

CITY OF WACO – Chapter 28 Zoning

Chart 3. Lot size requirements by zoning district and use.

Minimum sq. ft. lot area (per unit for residential)

Minimum lot width

Density: Units per acre for residential uses

		<i>One-family detached</i>	<i>One-family attached</i>	<i>Two-family</i>	<i>Town-house*</i>	<i>Multi-family</i>	<i>Other</i>	<i>Special permits</i>
R-E	Sq. ft. Width Density	40,000 150' 1.089					43,560 100 --	40,000 150 --
R-1A	Sq. ft. Width Density	12,000 100 3.63					43,560 100 --	12,000 100 --
R-1B	Sq. ft. Width Density	6,000 50 7.26					43,560 100 --	7,000 60 --
R-1C	Sq. ft. Width Density	7,000 60 10.89	4,000 40 10.89				43,560 100 --	7,000 60 --
R-2	Sq. ft. Width Density	6,000 50 14.52	4,000 40 10.89	3,000 50 14.52			43,560 100 --	6,000 60 --
R-3A	Sq. ft. Width Density	6,000 50 14.52	4,000 40 10.89	3,000 80 14.52	6,000 50(20)* 7.26	6,000 120 7.26	43,560 100 --	7,000 60 --
R-3B	Sq. ft. Width Density	6,000 50 7.26	4,000 40 10.89	3,000 60 14.52	3,360 50(20)* 12.96	3,360 100 12.96	43,560 100 --	6,000 60 --
R-3C	Sq. ft. Width Density	6,000 50 7.26	4,000 40 10.89	3,000 60 14.52	3,000 50(20)* 14.52	1,740 50 25.03	43,560 100 --	6,000 60 --
R-3D	Sq. ft. Width Density	6,000 50 7.26	4,000 40 10.89	3,000 60 14.52	2,000 50(20)* 21.78	1,360 50 32.03	43,560 100 --	6,000 60 --
R-3E	Sq. ft. Width Density	6,000 50 7.26	4,000 40 10.89	3,000 60 14.52	3,000 50(20)* 14.52	1,089 50 40	43,560 100 --	6,000 60 --
O-1	Sq. ft. Width Density	6,000 50 7.26	4,000 40 10.89	3,000 60 14.52			6,000 60 --	6,000 60 --
O-2	Sq. ft. Width Density	6,000 50 7.26	4,000 40 10.89	3,000 60 14.52	3,000 50(20)* 14.52	1,089 50 40	6,000 60 --	6,000 60 --
O-3	Sq. ft. Width Density	6,000 50 7.26	4,000 40 10.89	3,000 60 14.52	3,000 50(20)* 14.52		6,000 60 --	6,000 60 --
C-1	Sq. ft. Width Density				3,000 50(20)* 14.52	1,740 50 25.03	10,000 80 --	10,000 80 --
C-2	Sq. ft. Width Density				3,000 50(20)* 14.52	1,740 50 25.03	10,000 80 --	10,000 80 --

CITY OF WACO – Chapter 28 Zoning

C-3	Sq. ft. Width Density						20,000 100 --	20,000 100 --
C-4	Sq. ft. Width Density				No Limit	No Limit	No Limit	No Limit
C-5	Sq. ft. Width Density						5,000 50 --	5,000 50 --
M-1	Sq. ft. Width Density						40,000 200 --	40,000 200 --
M-2	Sq. ft. Width Density						15,000 75 --	15,000 75 --
M-3	Sq. ft. Width Density						80,000 200 --	80,000 200 --

* Townhouses require a minimum lot of 20 feet per unit. The minimum townhouse development of two units with five-foot side yards requires a 50-foot lot.