

City of Lake Jackson - Zoning Chart - (rev 3/10/2026)

	E-1 Single Family Residence, Estates (Sect. 110-67)	R-1 Single Family Residence (Sect. 110-68)	R-2 Single Family Residence (Sect. 110-69)	R-2A Single Family Residence (Sect. 110-69.1)	R-3 Two Family Residence (Sect. 110-70)	R-4 Multi Family Residence (Sect. 110-71)	B-1 Neighborhood Business (Sect. 110-72)	B-1A Professional Offices (Sect. 110-73)	B-2 Central Business (Sect. 110-74)	B-3 Institutional Zone (Sect. 110-75)	C-1 Commercial (Sect. 110-76)	C-2 Commercial (Sect. 110-77)	M-1 Light Industrial (Sect. 110-78)	M-2 Heavy Industrial (Sect. 110-79)	T-1 Single Family Townhouse (Sect. 110-80)	PURZ Planned Unit Residential (Sect. 110-82)	PUD Planned Unit Development (Sect. 110-81)	MH-1 Mobile Home Park (Sect. 110-83)	MH-2 Manufactured Homes (Sect. 110-84)
1. Purpose and Description:	Most restrictive of residential zones, composed chiefly of individual homes on relatively large lots.	A highly restricted zone composed chiefly of individual homes.	A medium density zone composed primarily of individual homes.	A medium density zone composed primarily of individual homes.	Two-family dwelling characteristics of single-family Useful as buffer bordering neighborhood shopping centers.	A medium density zone for garden apartments, group housing and courts.	Neighborhood shopping zone. Retail & service establishments for daily use.	Professional Offices	Main business area. Permits most types of general commercial enterprise. Mfg and nuisance industries are excluded.	Cultural, educational and other institutional uses.	Designed to contain commercial businesses	High rise buildings.	Most compounding, assembling/ treatment of articles/ materials with exception of heavy mfg and processing raw materials.	Designed to contain those industries which process raw material into useful goods.	Highly restricted residential zone of single family townhouse dwellings. Townhouse to be located on individual lot.	See Chapter 110 Article IV for regulations applicable to the PURZ	See Chapter 110 Article V for regulations applicable to the PUD	Recommend Surrounding Cities	Recommend Surrounding Cities
2. Permitted Uses:	One Family Dwelling	One Family Dwelling	One Family Dwelling	One Family Dwelling	One Family Dwelling, Duplexes.	One Family Dwelling, Apartment Houses, Duplexes & Condominiums	Office and office buildings, medical offices, studios, retail shops, service shops, drive-in eating places, groceries, day care facilities, auto repair, residential care facilities, mobile food service vendor courts.	Professional offices & office buildings, medical offices, studios, clinics; and daycares. No retail sales.	Office/office buildings, medical offices, studios, auto repair/ retail/service shops, drive-in eating places, groceries, daycare center, newspaper, auto dealers, theatres, hotel/motel, banks/ financial institutions, residential care facilities, tattoo studios, mobile food service vendor courts.	Churches, religious institution, public, private or parochial schools.	Office/office bldgs, medical office, studios, home improve centers, auto repair/retail/ service shops, restaurants, groceries, daycares, residential care facilities, newspapers, auto dealers, hotel/motel, theatres, banks/financial institutions, warehouses, wholesale business, veterinary clinic, laundries / cleaners, self-storage facilities or mini-warehouses, recreational business, tattoo studios, mobile food service vendor courts.	Hotels/motels, office/office bldgs./ medical offices, hospitals, banks/financial institutions, research, development / testing laboratories	Machine shops, carpenter shops, ice mfg, light metal processing, meat & food processing, paper fabricating, plastic mfg, clay products mfg, trucking yard, dairy product mfg, feed & fuel yards & mini warehouses.	Machine shop, carpenter shops, ice mfg, light metal processing, meat & food processing, paper fabricating, plastic mfg, clay products mfg, trucking yard, dairy product mfg, feed & fuel yards & mini warehouses. All other mfg must obtain special permits.	Single family dwelling.				
3. Max % Lot used for Bldg/Accessory:	25%	30%	35%	35%	45%	50%	100%	100%	100%	n/a	100%	100%	100%	100%	50% Include common area				
4. Minimum Living Area for Houses:	2,000 S.F.	1,400 S.F.	1,200 S.F., Platted prior to 7-3-61 - less than 70 ft. frontage - 900 S.F.	1,000 S.F.	900 S.F.	450 S.F.	None Required	None Required	None Required	None Required	None Required	None Required	None Required	None Required	800 S.F.				
5. Maximum Height of Building:	2-1/2 stories	2-1/2 stories or 35 Ft.	2-1/2 stories 35 Ft.	2-1/2 stories 35 Ft.	2-1/2 stories 35 Ft.	2-1/2 stories, 35 Ft. or as approved	2-1/2 stories 35 Ft.	2-1/2 stories 35 Ft.	4 stories, 50 Ft. or as approved.	4 stories, 50 Ft. or as approved.	4 Stories, 50 Ft. or as approved	4 Stories, 50 Ft. or as approved	4 Stories, 50 Ft. or as approved	4 Stories, 50 Ft. or as approved	2-1/2 stories or 35 Ft.				
6. Minimum Lot Area:	1 Acre	15,000 S.F.	8,400 S.F.	7,200 S.F.	8,500 S.F.	1 Acre minimum 20 units/ac maximum	2,000 S.F.	2,000 S.F.	2,000 S.F.	1 Acre	3,000 S.F.	10,000 S.F.	8,400 S.F.	15,000 S.F.	2,000 SF/lot. Total 3,500 per/family incl. common area				
7. Minimum Frontage:	200 Ft.	100 Ft.	70 Ft. Platted prior to 7/3/61 60 Ft.	60 Ft.	100 Ft.	100 Ft.	20 Ft.	100 Ft.	30 Ft.	200 Ft.	30 Ft.	30 Ft.	60 Ft.	150 Ft.	20 Ft.				
8. Minimum Lot Depth:	150 Ft.	150 Ft.	120 Ft. Platted prior to 7/3/61 100 Ft.	120 Ft.	85 Ft.	120 Ft.	100 Ft.	100 Ft.	100 Ft.		100 Ft.	100 Ft.	100 Ft.	100 Ft.	100 Ft.				
9. Minimum Lot Setback:											None required unless abutting residential zone of E-1, R-1, R-2, R-3, or T-1, then a minimum setback of 20' on the rear & side, for all bldgs up to 50' in height. If the bldg is greater than 50' in height, the setback on the rear and side shall be 20' plus twice the height of the portion of the building in excess of the first 50'. Portions of drainage ditches on property/between properties shall be credited to landowner for purposes of establishing the setback.								
	Front	40 Ft.	30 Ft.	25 Ft.	25 Ft.	25 Ft.	25 Ft.	None	None						5 Ft.				
	Side	25 Ft.	10 Ft.	15 Ft. total both sides, min. 5 Ft. any side. Platted prior to 7/3/61 - less than 70 Ft. frontage min. 5 Ft. each side	5 Ft. total for both sides	10 Ft.	25 Ft.	None Required	None Required										
	Rear	20% of depth	15 Ft.	15 Ft.	15 Ft.	15% of Depth	25 Ft.	None	None						10 Ft.				
	Side Street	25 Ft.	15 Ft.	15 Ft.	15 Ft.	15 Ft.	15 Ft.	None	None						25 Ft.				
10. Permitted Accessory Uses:	Servants quarters, garden/tool/play houses, personal recreational facilities, country club, incidental livestock	Garden, tool & play houses, personal recreational facilities.	Garden, tool & play houses, personal recreational facilities.	Garden, tool & play houses, personal recreational facilities.	Garden, tool & play houses, personal recreational facilities.	Garden/tool/ play houses, personal rec. facility, boarding houses, day nursery nursing homes & prof. offices.	None Allowed	None Allowed	None Allowed	Parking garage, day care facility, cinerarium see section 110-179.			No Restrictions	No restriction, except no dwellings.	Mechanical building, maintenance, tool shop, recreational building, customary home occupations.				
11. Accessory Structures:																			
Setbacks:																			
	Height	15 Ft. Max	15 Ft. Maximum	15 Ft. Maximum	15 Ft. Maximum	15 Ft.	15 Ft.	None Allowed	None Allowed	Any customary, incidental to business as a conditional use. Materials must be similar to the principal building.	Any customary, incidental to business.	Any incidental to the business located in the primary structure. Exterior consistent in appearance with primary structure.	Any customary, incidental to business.		Same design and appearance as townhouses and subject to the same maximum height restrictions				
	Side	25 Ft. Min	5 Ft.	5 Ft.	5 Ft.	5 Ft.													
	Rear	30 Ft. Min	5 Ft.	5 Ft.	5 Ft.	5 Ft.													
	Front	65 Ft. Min	To front of house.	To front of house.	To front of house.	To front of house.													
		No accessory structure shall be closer than the interior line of any easement.																	
	Maximum Floor Area:	50 % of principal building.	Over 200 Sf. setbacks of principal building	Over 200 Sf. setbacks of principal building	Over 200 Sf. setbacks of principal building	Over 200 Sf. setbacks of principal building	Over 200 Sf. setbacks of principal building												
Limitations:		No storage, garden, tool or playhouse used as garage. No rear exit. Garages setback of principle building.	No storage, garden, tool or playhouse used as garage. No rear exit. Garages setback of principle building	No storage, garden, tool or playhouse used as garage. No rear exit. Garages setback of principle building	No storage, garden, tool or playhouse used as garage. No rear exit. Garages setback of principle building	No storage, garden, tool or playhouse used as garage. No rear exit. Garages setback of principle building	Limitations applicable to B-1 businesses within 60 Ft. of residential See Sec. 110-178.					See Section 110-178 for additional design limitations and performance standards.							
12. Conditional Uses (Needs approval of Planning Commission):	Golf course, parks.	Golf course, parks.	Parks	Parks	Parks	Hospitals, clinics, funeral homes, fraternity/sorority houses, supervised living facilities, cemeteries, and residential care facilities	Supervised living facilities, churches & recreational businesses.	Hospital, churches.	Bowling alley & other recreational facilities, clinics & supervised living facilities, churches, special event venue, accessory buildings & education. No funeral homes.	Playfield or stadium, recreation center, dental, non-surgical medical, and optical health services.	Churches; 1 residential unit for self-storage facilities or mini-warehouses; research, development and testing laboratories; lumberyards; brickyards; warehouses; and small manufacturing.	None Allowed	Churches	Churches	There are no conditional uses allowed.				
13. Off Street Parking:	2-Space Garage (see Section 110-162)	2-Space Garage (see Section 110-162)	2-Space Garage. (see Sect. 110-162) Lots platted prior to July 3, 1961, less than 70 ft frontage, 1-car carport or 1-car garage	2-space garage or a carport type garage. (see Sect. 110-162)	Minimum 4-Covered Spaces. (see Sect. 110-162)	1 space/bedroom or 2 spaces/dwelling unit, whichever is highest	See Sect. 110-162	See Sect. 110-162	See Sect. 110-162	(a) No parking facility within 10 ft. of a public street, or within 10 ft. of a lot line adjacent to a residential zone. See Sect. 110-162	See Sect. 110-162	See Sect. 110-162	See Sect. 110-162	See Sect. 110-162	See Sect. 110-162 and Sect. 110-80, 17 for more details				
14. Off Street Loading:						None	See Sect. 110-163	See Sect. 110-163	See Sect. 110-163	See Sect. 110-163	See Sect. 110-163	See Sect. 110-163	See Sect. 110-163	See Sect. 110-163	None				
15. Other Provisions:						No signs larger than one hundred (100) square feet, nor exceeding 4:1 ratio	Detached sign to be monument sign. Sect. 78-10 and Sect. 110-72(17)	Signs attached to building. See Sect. 10-178 for design limitations	Signs attached to the building See Sect. 110-178 for design limitations	Landscape screen required (see Sec. 90-63)	See Sect. 110-178 for design design limitations	See Sect. 110-178 for design limitations	See Sect. 110-178 for design limitations	See Sect. 110-178 for design limitations	Zone cumulative of C-1 & C-2 zones.				