

2.807 MH - Mobile Home

(1) Purpose

The MH district is intended to provide for the development of Mobile Home or Trailer Parks where mobile or manufactured housing can be placed in a coordinated, well-designed urban setting.

(2) Permitted Uses

See Subsection 2.502, Schedule of Permitted Uses, for a complete listing.

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Minimum Lot Area	4,500 square feet
Minimum Lot Width	40 feet minimum/45 feet average
--of Corner Lot:	45 feet
Minimum Lot Depth	95 feet
Minimum Front Yard	30 feet from street (See Section 3.500.)
	15 feet from any drive
Minimum Side Yard (Ordinance No. 95-4-30)	See 3.a. below.
--of Corner Lot	15 feet on street side (See Section 3.600.)
Maximum Side Yard (Ordinance No. 95-4-30)	Ten feet (See 3.b. below and Section 3.600.)
Minimum Rear Yard	Ten feet (See 3.b. below and Section 3.700.)
Minimum Floor Area per Dwelling Unit	480 square feet
Maximum Lot Coverage	480 square feet
Maximum Height	One story, 15 feet (See Section 3.800.)
Parking Requirements	Two parking spaces per dwelling unit (See Section 3.1100.)

- (a)** No mobile home or house trailer shall be located nearer than five feet to the side of any lot, plot, or tract on which such mobile home or trailer is located, and all mobile home stands shall be so located that a minimum of 20 feet clearance shall exist between adjacent mobile homes. Any accessory structure such as an awning, cabana, carport, storage cabinet, or porch which has a floor area of 25 square feet or more shall be considered the same as a mobile home for establishing the minimum side yard clearance. No mobile home shall be located nearer than 20 feet to any boundary line or district line of an MH district.

- (b) No mobile home or house trailer shall be located nearer than ten feet to the rear line of any lot, plot, or tract on which such mobile home is located, and no mobile home shall be located nearer than 20 feet to any boundary line or district line of an MH district. (See Section 3.700.)

(4) Special District Requirements

(a) Required Area

Minimum area for a mobile home park shall be ten acres. Maximum area for a mobile home park shall be 25 acres.

(b) Accessory Building

In the MH district, no carport, garage, storage building, office, or caretaker's dwelling, laundry house, or other permitted structure may be located nearer than ten feet to any side or rear line of a plot, lot, tract, or stand except that such structure may be located within five feet of the side or rear line of a plot, lot, tract, or stand when such structures are located within the rear 25% of the trailer lot, plot, or tract. Such structures shall also be subject to front yard requirements above.

(c) Alternate Standards

An MH district may be developed according to the standards required in the PH, 2F, SF-A, and SF-6 districts.

(d) Street Names

Whenever street names are to be given to public streets or private drives in an MH development, such street names shall be approved with approval of a site plan.

Disclaimer - Uses listed by zoning district are provided as a convenience but should not be relied upon as the most current and accurate source of information. Please contact the City of Plano Planning Department to verify a specific use.

MH - Mobile Home Permitted Uses

Accessory and Incidental Uses	
Accessory Building or Use (8)*	P
Caretaker's/Guard's Residence	S
Construction Yard (Temporary) (9)*	35
Field Office (9)*	35
Home Occupation (11)*	P
Homebuilder Marketing Center (10)*	S
* = (8) - See Section 3.200 of the Zoning Ordinance; (9) - For construction yard, field offices, and other temporary buildings, see Subsection 3.103 of the Zoning Ordinance; (10) - See Subsection 3.103 of the Zoning Ordinance; (11) - See Subsection 3.110 of the Zoning Ordinance	

Commercial, Manufacturing, and Industrial Uses	
Concrete/Asphalt Batching Plant (Temporary)	36

Educational, Institutional, Public, and Special Uses	
Cemetery/Mausoleum	S
Church and Rectory (5)*	P
Community Center (ZC 98-101)	S
Farm, Ranch, Garden, or Orchard	P
Fire Station/Public Safety Building	P
Golf Course/Country Club (Private)	S
Household Care Facility (ZC 04-15, ZC 91-07, ZC 90-57)	P
Park/Playground	P
Private Recreation Facility	P
Rehabilitation Care Facility	S
School - Primary or Secondary (Public or Parochial) (5)*	P
* = (5) - See Subsection 3.401 of the Zoning Ordinance	

Primary Residential Uses	
Mobile Home/Trailer Park	P
Single-Family Residence Attached (ZC 02-47, ZC 02-37)	P
Single-Family Residence Detached	P
Two-Family Residence	P

Service Uses	
Day Care Center (ZC 01-51, ZC 96-32, ZC 93-45) (13)*	P
Day Care (In-Home) (16)*	P
* = (13) - See Section 1.600 and Subsections 3.102, 3.1107, and 3.1114 of the Zoning Ordinance; (16) - See Section 1.600 of the Zoning Ordinance for specific use permit requirements for certain in-home day care operations	

Transportation, Utility, and Communications Uses	
Antenna	34
Antenna Support Structure (Commercial and Amateur) (ZC 99-43)	34
Electrical Substation	S
Private Utility (other than listed)	S
Service Yard of Governmental Agency	S
Sewage Treatment Plant	S
Transportation and Utility Structures/Facility	P
Utility Distribution/Transmission Line	P
Water Treatment Plant	S