

9.1600 MH, Mobile Home District

.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 the residential districts use table in Sec. [14.100](#) for a complete listing.

.3 Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in the MH district unless otherwise expressly stated:

Description	Requirement
Minimum Lot Area	4,500 square feet
Minimum Lot Width	
Interior Lot	40 feet minimum/45 feet average
Corner Lot	45 feet
Minimum Lot Depth	95 feet
Minimum Front Yard	
From Street	30 feet (See Sec. 13.500.2)
From Drive	15 feet
Minimum Side Yard	<i>(Ord. No. 95-4-30)</i>
Interior Lot	See note [1], immediately following table
Corner Lot	15 feet on street side (See Sec. 13.500.3)
Maximum Side Yard (<i>Ord. No. 95-4-30</i>)	10 feet (See also Sec. 13.500.3 and note [2], immediately following table)
Minimum Rear Yard	10 feet (See also Sec. 13.500.4 and note [2], immediately following table)
Minimum Floor Area per Dwelling Unit	480 square feet
Maximum Lot Coverage	480 square feet
Maximum Height	1 story, 15 feet (See Sec. 13.600)
Parking Requirements	2 parking spaces per dwelling unit (See Article 16)

[1] No mobile home or house trailer shall be located nearer than 5 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.

[2] No mobile home or house trailer shall be located nearer than 10 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.

.4 Special District Requirements

A. Required Area

Minimum area for a mobile home park shall be 10 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 10 feet to any side or rear line of a plot, lot, tract, or stand except that such structure may be

located within 5 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.

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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	P, 8
Caretaker's/Guard's Residence	S
Construction Yard (Temporary)	9, 35
Field Office	35
Home Occupation	P
Backyard Cottage	P, 51

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

Educational, Institutional, Public, and Special Uses	
Accessory Housing Shelter (Temporary)	P, 45
Cemetery/Mausoleum	S
Community Center	S
Farm, Ranch, Garden, or Orchard	P
Fire Station/Public Safety Building	P
Golf Course/Country Club	S
Household Care Facility	P
Park/Playground	P
Private Recreation Facility	P
Rehabilitation Care Facility	S
Religious Facility	P, 5
School (Public or Parochial)	P, 5

P = Permitted Use; **S** = Specific Use Permit Required; **5** = See Sec. 13.300.2; **8** = See Sec. 13.900; **9** = For construction yard, field offices, and other temporary buildings, see Sec. 15.300; **35** = Subject to temporary permit and removal at completion of project; **36** = Concrete Plant: Issuance of temporary permit by City Engineer and removal as directed; Asphalt Plant: Issuance of temporary permit by resolution of City Council; **45** = Permitted only as an accessory use to a religious facility. See definition of Temporary Accessory Housing Shelter in Section 8.200; **51** = See Sec. 15.1800

Primary Residential Uses	
Mobile Home/Trailer Park	P
Single-Family Residence (Attached)	P
Single-Family Residence (Detached)	P
Two-Family Residence	P

Service Uses	
Day Care Center	P
Day Care (In-home)	P, 16, 42

Transportation, Utility, and Communications Uses	
Antenna	34
Antenna Support Structure (Commercial and Amateur)	34
Electrical Substation	S
Private Utility (other than listed)	S
Service Yard (Public or Utility)	S, 50
Sewage Treatment Plant	S
Transportation and Utility Structures/Facility	P
Utility Distribution/Transmission Line	P
Water Treatment Plant	S

P = Permitted Use; **S** = Specific Use Permit Required; 16 = See Article 8 for specific use permit requirements for certain in-home day care operations; **34** = See Section 15.200; **42** = See Section 15.400; **50** = Allowed by right as an accessory use to a park/playground if located a minimum of 150 feet from a residential property line and screened from view of adjacent streets and properties