



MOBILE HOME PERMITTING GUIDELINES

In General:

Single family residences are defined by the Palestine Zoning Ordinance as either mobile homes, manufactured housing, modular homes and site-built homes. Generally, all site-built homes and modular homes are permitted in any residential zoning district. Regulations on the exterior portion of a home are subject to additional design restrictions if the property is designated as a Palestine Landmark or if the property is located within a Palestine Historic Overlay District. Mobile homes, including manufactured housing are only allowed under certain conditions and in specific zoning districts.

Definitions of Types of Single Family Dwellings:

Manufactured housing:

A dwelling unit suitable for year round occupancy which arrives at the site in two or more sections, modules, or components designed to be permanently joined together to form a primary structure on a permanent foundation. The foundation for such units (including underpinning where applicable) being one equivalent to that required for a similar site-built structure. The sections, modules or components of such structure shall have been inspected and certified by an authority recognized by the State of Texas as having met building code requirements equivalent to those in effect locally for site-built units.

Mobile home: If the manufactured home is mounted on a chassis and is delivered to the site on wheels, it is considered a mobile home regardless of the age of the home. A detached dwelling unit intended for occupancy by a single family suitable for year round occupancy which is equipped with wheels or has provisions for attachment with wheels, and arrives at the site complete and ready for occupancy except for minor incidental unpacking, assembly and connections.

Modular home or Industrialized housing:

A residential structure that is designed for the use and occupancy of one or more families, that is constructed in one or more modules or constructed using one or more modular components built at a location other than the permanent residential site, and that is designed to be used as a permanent residential structure when the modules or modular components are transported to the permanent residential site and are erected or installed on a permanent foundation system. The term includes the plumbing, heating, air conditioning, and electrical systems. The term does not include any residential structure that is in excess of three stories or 49 feet in height as measured from the finished grade elevation at the building entrance to the peak of the roof. The term shall not mean nor apply to (1) housing constructed of sectional or panelized systems not utilizing modular components; or (2) any ready-built home which is constructed so that the entire living area is contained in a single unit or section at a temporary location for the purpose of selling it and moving it to another location.

Site Built/Single Family Residences:

A detached residential dwelling unit that is constructed or built on site on a permanent concrete slab or pier and beam foundation.

Examples of Single Family Dwelling Types



Mobile Home/Manufactured Home
Skirting has been installed covering the chassis.



Mobile/Manufactured Home
Skirting will be installed when the home is delivered to a permanent location.



Modular Home (Under Construction)
Individual modules delivered to the site and assembled on a permanent foundation



Modular Home (Under Construction)
Individual modules delivered to the site and assembled on a permanent foundation



Site-Built Home
Single family dwelling constructed onsite on a permanent foundation



Site-Built Home
Single family dwelling constructed onsite on a permanent foundation

Installing a New Mobile Home or Manufactured Home

Zoning and Development Regulations

Mobile and Manufactured homes are only permitted in certain zoning districts and under certain conditions. An existing mobile or manufactured home may be replaced with a newer model that is the same square footage or larger than the one to be replaced. This is only allowed if the existing home was legally permitted or was at a location prior to being annexed into the City Limits. There are also Historic Preservation regulations that may prevent an existing home from being replaced.

Permitted Locations And Approval Process

The table below shows what types of single family dwellings may be placed in certain zoning districts. This also includes any special zoning approval if applicable.

Type of Dwelling	Permitted Zoning Districts	Specific Use Permit Approval Required
Site Built Dwelling	All Residential Zones	No
Mobile Home	MH (Mobile Home District) RE (Residential Estate) R-3 (Single Family District)	RE and R-3 Zones Require a Specific Use Permit
Manufactured Home	All Residential Zones	If the Manufactured Home is affixed to a chassis and arrives at the site on wheels, it is only allowed in the RE and R-3 Zones after approval of a Specific Use Permit

Specific Use Permit Application Requirements

In order to place a mobile home or a manufactured home that has provisions for wheels, in the R-3 or RE Zoning Districts, a Specific Use Permit must be approved first by the City Council. The application must include a picture of the proposed home and the date of manufacture of the home cannot be over five years from the date of filing for the specific use permit.

If the Specific Use Permit is approved, the mobile or manufactured home has to meet the following standards:

1. Non-combustible skirting and underpinning shall be installed prior to a certificate of occupancy being issued;
2. The front of the home shall face the street. The front of the mobile home will always be on one of the longest sides of the mobile home and shall be the side of the home which is more attractive and designed by the manufacturer with the more attractive "front door";
3. The lot shall provide all-weather off-street parking spaces for two vehicles;
4. The mobile home must be placed on the lot within six months of the specific use permit being granted or such specific use permit shall become null and void.

Replacing an Existing Mobile or Manufactured Home

If a mobile home occupies a lot in the City, the owner may remove the home from its location and place another mobile home on the same property that the replacement is a newer home and is at least as large in living space as the prior mobile home. A building permit is required and the replacement home must meet the current building setbacks.

FREQUENTLY ASKED QUESTIONS

MOBILE HOMES PERMITTING GUIDELINES

1. What is the difference between a mobile and manufactured home?
The City of Palestine's Zoning regulations consider a mobile home and a manufactured home one in the same if they are constructed on a permanent integrated chassis and arrive at the site on wheels regardless of the date of manufacture. For the most part, dealers who sell these units no longer refer to them as mobile homes but as manufactured housing.
2. Can I place a mobile home in the city limits?
Yes if any of the following apply:
 - a) If there is an existing legally permitted mobile home currently on the property, it can be replaced with a newer model or one that is at least the same square footage or larger. A building permit is required.
 - b) If the mobile home was legally permitted at a location but was moved off of the property within 6 months, a mobile home can be placed back on the property subject to the conditions in letter "A" above.
 - c) If the property is zoned R-3 or R.E., and a specific used permit is obtained from City Council, a mobile home may be located within these zoning districts subject to the following:
 - No mobile home manufactured over five years from the date of filing for the specific use permit shall be allowed;
 - Non-combustible underpinning shall be installed prior to a certificate of occupancy being issued;
 - The front of the mobile home shall face the street. For purposes of this section, the front of the mobile home will always be on one of the longest sides of the mobile home and shall be the side of the home which is more attractive and designed by the manufacturer with the more attractive "front door".
 - The lot shall provide all-weather off-street parking spaces for two vehicles
 - Only double-wide mobile homes shall be considered for a specific use permit;
 - The mobile home must be placed on the lot within six months of the specific use permit being granted or such specific use permit shall become null and void.
3. Is a building permit required to locate a mobile home in the City Limits or replace an existing Mobile Home?
Yes in both cases. Prior to obtaining a permit, a building permit application must be submitted along with a site plan showing the location of the mobile home in reference to the required building setbacks.
4. Are mobile homes allowed in the Palestine Historic Districts?
New construction or additions to existing buildings or residences must adhere to specific design standards per the Historic Preservation Ordinance. Generally a mobile home will not be approved as a permitted housing type in the Historic Districts.

It is strongly recommended that you consult with Development Services prior to purchasing a mobile home that you are wanting to locate in the City of Palestine. We can assist you with determining whether or not the mobile home meets the zoning requirements or whether or not the property where you are wanting to locate the mobile home is located in a zone that allows mobile homes by specific use permit.