

24. **2025-217:** Motion to approve text amendment to reduce rear yard setback on properties adjoining canals and waterways.

Motion made by Ward 2 Sheppard, Seconded by Councilmember-At-Large Maher to approve text amendment to reduce rear yard setback on properties adjoining canals and waterways.

Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

MOTION CARRIED UNANIMOUSLY

25. **2025-218:** Motion to approve text amendment to allow golf carts to cross Exit 16 overpass.

Motion made by Ward 1 Finley, Seconded by Ward 3 Harwood to table motion to approve text amendment to allow golf carts to cross Exit 16 overpass.

Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

MOTION CARRIED UNANIMOUSLY

- 25.a Motion made by Mayor Liese, Seconded by Councilmember-At-Large Maher to request Planning and Zoning Commission to hold a public hearing for reviewing landscape ordinance.

Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

MOTION CARRIED UNANIMOUSLY

17. **2025-220:** Motion to approve to advertise for engineering services for a 4-year term with amended Request for Proposal.

Motion made by Councilmember-At-Large Maher, Seconded by Ward 3 Harwood to approve to advertise for engineering services for a 4-year term with amended Request for Proposal.

Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

MOTION CARRIED UNANIMOUSLY

Routine Agenda.

Claims Payable

26. Motion to approve Docket of Claims (DKT233089 - DKT233121) in the amount of \$1,015,730.48.

Motion made by Ward 1 Finley, Seconded by Ward 2 Sheppard to approve Docket of Claims (DKT233089 - DKT233121) in the amount of \$1,015,730.48.

Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

MOTION CARRIED UNANIMOUSLY

Public Comments on Non-Agenda Items - None

Council Closing Comments

from the point of intersection of the curb lines. In the absence of curb, the triangular area shall be measured 25 feet from intersection of the projection line of the edge of pavement.

2.5.4 Buffer Yards.

a) **Scope.** Any non-residential use which borders any property zoned or used for residential purposes shall provide buffer yards which comply with the standards of the section.

b) Size, Location.

- i. A 15 foot buffer yard shall be required, unless otherwise indicated in this Ordinance. A 25 foot buffer yard shall be required when any non-residential use borders any property zoned as R-10 or R-6. Additionally, the Planning Commission may require additional buffer area upon the determination that the proposed non-residential use will generate noise, light, glare, dust, odor, appearance, or other noxious characteristics which warrant additional separation or screening techniques.
- ii. The buffer yard shall be measured from the property line or from the street right-of-way line (where a street serves as the district boundary line). Buffer yards shall not be within an existing or future street right-of-way and shall be in addition to that right-of-way.
- iii. The buffer yard may be coterminous with a required front, side, or rear yard, provided the larger yard requirements shall apply in case of conflict.

c) Characteristics.

- i. The buffer yard shall be a landscaped area free of structures, manufacturing or processing activity, materials, or vehicular parking. No driveways or streets shall be permitted in the buffer yards except at points of ingress or egress.
- ii. In all buffer yards, all areas not within the planting screen shall be planted with grass seed, sod or ground cover, and shall be maintained and kept clean of all debris, rubbish, grass more than 12 inches in height, or weeds.

d) Planting Screen.

- i. Each buffer yard shall include a planting screen of trees, shrubs, and other plant materials extending the full length of the lot line to serve as a barrier to visibility, airborne particles, glare and noise.
- ii. Each Planting Screen shall be in accordance with the following requirements:
 - a. Plant materials used in the Planting Screen shall be of such species and size as will produce, within two years, a complete year-round visual screen of at least eight feet in height.
 - b. The Planting Screen shall be permanently maintained by the landowner and any plant material which does not live shall be replaced within one year.
 - c. The Planting Screen shall be so placed that at maturity it will be at least three feet from any street or property line.
 - d. The Planting Screen shall be broken only at points of vehicular or pedestrian access and shall comply with Section 2.5.3.
- iii. In circumstances where it is impractical for a planting screen to meet all the requirements of this Section or would create an undue hardship, the Planning Commission may modify the requirements or approve acceptable alternatives which shall satisfy the spirit, objectives and intent of the screen requirements. Planning Commission review shall be in accordance with Section 9.8 of this Ordinance.

e) Plans.

- i. Prior to the issuance of any Zoning approval, the applicant shall submit plans which graphically indicate, in both drawing and text where appropriate, the following:
 - a. The location and arrangement of each buffer yard.
 - b. The placement, species, and size of all plant materials; and
 - c. The placement, size, materials and type of all fences to be placed in such buffer yard.



Table 5.1. Building, Site, and Design Standards														
Standard		Zone												
■ = Required ◆ = Not required		R-10	R-6	RHD-5	RM-5	MH	C-1	C-2	TND	Tech	I	EP	PFR	ADCC
g) A landscaped island at least 8 feet wide and 15 feet in length shall be installed for each 100 lineal feet of parking area and shall cap ends of parking rows. Islands shall be landscaped in accordance with the landscape standards of this code. (See Illustration 5.5.3). However, curbs may allow for waterflow into the island as bioretention, infiltration consistent with LID practices.														
Illustration 5.5.3 		◆	◆	◆	◆	■	■	■	■	■	◆	◆	■	■
h) Loading docks and truck parking shall be positioned, or screened, so as to not be visible from a public street.		◆	◆	◆	◆	■	■	■	■	■	◆	◆	■	■
5.5 PEDESTRIAN CIRCULATION.														
5.5.1 External Site Circulation.														
a) Sidewalks shall be provided along all public streets of a development site and connect to any existing adjacent sidewalk. Minimum sidewalk width is five feet. Additional width may be required.		■	■	■	■	■	■	■	■	■	◆	◆	■	■
b) Sidewalks shall be ADA compliant.		■	■	■	■	■	■	■	■	■	■	■	■	■
c) Where sidewalks are not present on adjacent sites, they shall be constructed at least five feet behind the curb to allow for landscaping, bioretention, and street trees.		■	■	■	■	■	■	■	■	■	◆	◆	■	■
d) Sidewalks shall be broom finished concrete. Asphalt is prohibited.		■	■	■	■	■	■	■	■	■	■	■	■	■
e) Crosswalks shall be provided to connect external pedestrian systems to a site, safely conveying pedestrians to site destination.		■	■	■	■	■	■	■	■	■	■	■	■	■
f) Crosswalks shall be striped in conformance with the latest edition of the Manual on Uniform Traffic Control Devices.		■	■	■	■	■	■	■	■	■	■	■	■	■
5.5.2 Internal Site Circulation														
a) Internal pedestrian circulation shall be provided creating an interconnected pathway connecting adjacent streets and parking areas to the destination.		◆	◆	◆	◆	■	■	■	■	■	■	■	■	■

Table 5.1. Building, Site, and Design Standards

Standard	Zone												
■ = Required ♦ = Not required	R-10	R-6	RHD-5	RM-5	MH	C-1	C-2	TND	Tech	I	EP	PFR	ADCC
f) Dumpster containers shall be located to the side or rear of principal structures.	♦	♦	♦	♦	♦	■	■	■	■	♦	♦	■	■
g) Dumpster containers shall be sited to avoid conflict with vehicular and pedestrian movement.	■	■	■	■	■	■	■	■	■	■	■	■	■
h) All activities related to non-residential material management, including deliveries and removal, and non-residential waste removal shall be conducted fully onsite and shall not involve the use of public streets for vehicle parking or maneuvering.	♦	♦	♦	♦	■	■	■	■	■	■	■	■	■
5.9 LANDSCAPING.													
5.9.1 Interior Site Landscaping.													
a) There shall be a minimum of 20 square feet of interior landscaped area provided within each parking lot for each parking space provided exclusive of landscape islands 50% of this space to be devoted to Low Impact Design features.	♦	♦	♦	♦	■	■	■	♦	■	♦	♦	■	
b) Parking lot islands shall contain a minimum of one large, shade or canopy tree per island except where low impact design features are incorporated, in which case 50% of the islands shall contain required planting. Parking islands directly abutting buildings shall substitute shrub plantings.	♦	♦	♦	♦	■	■	■	♦	■	♦	♦	■	
c) Landscaped areas shall be covered by at least 75 percent grass or organic ground cover. Low impact design components may substitute for conventional ground coverings. Planting shall be established prior to building occupancy.	♦	♦	♦	♦	■	■	■	■	■	♦	♦	■	
5.9.2 Perimeter Site Landscaping.													
a) A planted verge of at least 10 feet in width shall be established on a site perimeter. Planting shall consist of at least one deciduous tree sized at 3.5 inches in caliper DBH per 60 feet of perimeter. Low impact design components shall be established at site discharge points.	♦	♦	♦	♦	♦	■	■	♦	■	■	■	■	

ARTICLE 6 - OFF-STREET PARKING AND LOADING

6.1 GENERAL PROVISIONS.

The off-street parking and loading requirements hereinafter set forth in this Article supplement the district regulations for each of the districts, pursuant to this Ordinance. In no case is parking authorized on any private or public areas not specifically designed or designated for parking. This includes residential yards, median areas, and roadways.

6.1.1 Procedure. An application for a building permit for a new or enlarged building, structure or use shall include therewith a plot plan, drawn to scale, and fully dimensioned showing any off-street parking or loading facilities to be provided in compliance with the requirements of this Ordinance.

6.1.2 Extent of Control. All buildings and structures erected and all land uses initiated after the effective date of this ordinance shall comply with the off-street parking and loading requirements of this ordinance and shall provide accessory off-street parking or loading facilities as required herein for the use thereof.

6.1.3 Parking and Storage of Certain Vehicles or Equipment in Residential Zones. Within the various residential zoning districts for the City of Diamondhead, the following restrictions and limitations concerning the parking of recreational vehicles, trailers, equipment and the like shall apply.

- a) The following vehicles are prohibited from being parked in a residential zoning district for more than a 12 hour period:
 - i. All vehicles that have a dump-type bed.
 - ii. All motorized construction equipment.
 - iii. All vehicles that exceed ten (10) feet in height above the grade.
- b) The following vehicles shall be parked behind the front line of the existing house and screened from view from the street and adjacent property, including golf course areas:
 - i. Vehicles that exceed seven feet, six

inches in height above grade.

- ii. Lawn maintenance equipment.
 - iii. All trailers used to transport equipment or construction vehicle parked for more than 24 hours.
 - iv. Individual recreational vehicles such as boats, jet skis, all-terrain vehicles (ATV), or similar vehicles.
- c) The screening utilized to comply with this section shall require a permit issued by the Development Coordinator and shall conform to the following:
- i. When possible, materials utilized for the screen shall be similar to the exterior materials of the primary structure or fence, if a fence exists.
 - ii. In no case shall the following materials be utilized for the required screen: tarpaulin, bed linens or similar, tin or sheet metal, vinyl slatted chain-link or wire mesh, wood sheeting, plastic or vinyl sheeting, or other materials which would detract from the neighborhood.
 - iii. Landscape plantings may be utilized to accomplish the necessary screening.
- d) Major recreational equipment, including but not limited to, travel trailers, campers or camper trucks, coaches, motorized dwellings, or similar equipment, shall not be parked or stored in a driveway or parking area, except for a reasonable amount of time as may be required to load or unload personal property at a residence prior to or after use. Out of town guests of a property owner may be permitted to park major recreational equipment on premises driveway only for a period not exceeding seven days, provided no portion of the equipment extends into the road right-of-way or sidewalks if present.

6.1.4 Location of Parking Areas.

- a) Off-street parking facilities shall be provided on the same lot or parcel of land as the main building being served, or on a separate lot or parcel of land not over 500 feet from any entrance of the main building measured from the nearest point of the parking area, provided the separate lot or parcel of land intended for the parking facilities is located in the same district as the principal permitted use or in a less restricted district.



system utilizing turf grass is provided for a fire access lane that is independent of a parking lot.

vii. Pervious pavement or pervious pavement systems shall not allow parking spaces, drives aisles, or driveways to be located anywhere not otherwise permitted by the regulations of this zoning ordinance and the district in which it is located.

viii. Parking areas shall have the parking spaces marked as required by this article except that pervious pavement systems that utilize gravel or turf may use alternative marking to indicate the location of the parking space, including, but not limited to, markings at the end of spaces on the drive aisle or curbing, wheel stops, or concrete or paver strips in lieu of painted lines.

6.4.3 Parking Space Geometry.

- a) Parking spaces shall have a minimum area of 171 square feet with a width of nine feet and a length of nineteen 19 feet. Parking lots shall be laid out and constructed in accordance with the following specifications as set forth in Article 5, Design Standards.
- b) Parallel parking spaces shall have a minimum width of nine feet and a minimum length of 24 feet adjacent to a minimum 12-foot wide aisle.
- c) Aisles or lanes designated by the Fire Department shall be a minimum of 18 feet wide.
- d) Additional aisle width and turning radii may be required to accommodate emergency vehicles, large vehicles, equipment, vehicles with trailers, or when the aisle serves as a principle means of access and/or circulation within the site including access to loading spaces, drive-through facilities, or trash storage facilities.
- e) Pedestrian walks shall be located between every other (alternating) parking bay, a parking bay being the vehicular access aisle and parking spaces on one or both sides served by it. If parking bays exceed 300 feet in length without vehicular access to adjacent bays or to another drive or street, a pedestrian walk shall be provided between each parking bay.
- f) Required pedestrian walks shall have a four-foot clear width and such width shall

be protected and maintained by curbs or wheel guards. All pedestrian walks shall be paved and maintained free of standing water.

- g) Blocks of parking bays containing more than 200 parking spaces shall be established if the total number of parking spaces to be provided exceeds 200. Such blocks shall be defined by landscaped strips having at least a 15 foot clear width and such width shall be protected by curbs or wheel guards. Each such landscape strip shall be raised and protected by curbs and shall contain a four foot wide pedestrian walk extending the full length of the strip. Vehicular access aisles within the block shall be connected to one or more roadway at least 24 feet wide or such greater width as may be required to accommodate the volume of traffic anticipated and along which no parking spaces shall be provided or allowed.

6.4.4 Access Drives and Driveways.

- a) Parking facilities shall be designed with appropriate means of vehicular access to a street or alley in such manner as will least interfere with the movement of traffic, and so as to provide adequate maneuvering area for the vehicle to turn around where only one entry or exit is provided in order that no backing of vehicles into the street or alley is required. No driveway or curb cut in any district shall exceed forty feet in width and the location of such driveway or curb cut shall be subject to the approval of the Development Coordinator on the basis of providing the minimum traffic interference.
- b) Parking lot access drives may be designed for either one-way or two-way traffic and in either case shall be appropriately marked. In the case of one-way traffic, a parking lot access drive shall not be less than 12 feet in width. In the case of two-way traffic, a parking lot access drive shall not be less than 24 feet in width.
- c) Adequate provisions shall be made to maintain uninterrupted parallel drainage along a public street at the point of driveway or access drive entry.
- d) At least 50 feet shall be provided between any two access drives along one street for one lot.
- e) No access drive or driveway shall be less



than 30 feet from any street intersection.

- f) The use of shared access drives shall be encouraged in order to reduce the number of curb cuts and improve the appearance of street corridors in the city.

6.4.5 Grading, Surface Drainage. Adequate stormwater drainage facilities shall be installed in order to ensure that stormwater will not collect upon the parking areas and remain there and to ensure that stormwater will not flow onto abutting property or abutting sidewalks.

6.4.6 Nighttime Illumination.

- a) Any parking area designed for use by ten or more cars after dusk shall be adequately illuminated.
- b) Illumination shall be provided in compliance with Article 5, Design Standards.

6.4.7 Landscaping.

- a) All parking spaces and access drives shall be at least five feet from any side or rear lot lines.
- b) All areas not serving as parking spaces, aisles, access drives or pedestrian walkways shall be permanently landscaped and maintained.
- c) Except where entrance and exit drives cross street lines, all parking areas for any purpose other than single-family residences shall be physically separated from any public street by a concrete curb and by a planting strip which shall not be less than ten feet in depth (measured from the right-of-way line).
- d) Planted areas shall be planted and maintained with live landscape material, such as trees, plants, or shrubbery. In the event any location is subject to more than one provision with respect to planting areas, the more restrictive provision shall apply.
- e) The maximum number of uninterrupted parking spaces shall be 25. Planted islands (shade trees) shall be used as a means to divide the groups of parking spaces from each other.
- f) All parking rows must be anchored on either end with a curbed planted island/projection. Each island/projection must have one (1) indigenous shade tree for single parking rows, and two (2) for double

parking rows at a minimum two-and-one-half (2½) inch caliper.

6.4.8 Screening.

- a) Any area of six or more spaces which is not within a building and abuts or is across a street from any lot in a residential zoning district, shall be provided with a suitable fence, wall, berm, or evergreen planting, or a combination thereof, at least four (4') feet in height, designed to screen visibility and headlight glare from such residential lot.
- b) The perimeter of all parking areas within the C-1, C-2, I, and T zoning districts must have an unbroken hedge consisting of either indigenous evergreen shrubs or indigenous densely planted deciduous shrubs, to be a minimum height of 24 inches at the time of planting. The perimeter screening must also include indigenous shade trees planted a minimum of 35 feet on center, measured at 2½ inch caliper thickness, at a height of five feet at the time of planting. (This provision ensures that the negative visual impacts of parking are minimized, as viewed from within the parking lot and from the neighboring properties and the heavy interstate traffic flow.)

6.5 SHARED PARKING FACILITIES.

Under the foregoing provisions of this ordinance, off-street parking spaces are required to be provided individually for each use or structure. Pursuant to the procedure hereinafter set forth and subject to certain limitations, two or more uses may share off-street parking facilities, with each of such uses being considered to have provided the parking spaces individually.

- a) No use shall be considered as individually having provided off-street parking facilities which are shared with one or more other uses unless the schedules of operation of all such uses are such that none of the uses sharing the facilities require the off-street parking facilities at the same time as the other sharing them.
- b) An application for Conditional Use shall be filed with the Development Coordinator by the owner or owners of all land and structures for which shared off-street parking spaces are to be provided. The applications shall contain such information as is required by this ordinance or



Table 8.3. Sign Requirements by Type

Sign Type	Location	Number	Area	Min/ Max Height	Special Conditions
k) Temporary Signs for Special Events (on or off Premises)	Placed on a wall surface or securely mounted with a temporary device so sign is secure in all weather conditions	Max of 2 per event	24 ft (2)	Ground - 4ft Wall - none	Maximum of 30 consecutive days
l) Mobile Billboards	To Be Determined	-	-	-	Display during the hours of 8 am to 5 pm where permitted. Parking of mobile billboards where visible to the public more than 48 hours is prohibited.

- k) Electronic or mechanically changing messages are prohibited except in C-2 zones.

8.9 GENERAL REQUIREMENTS, DISPLAY CONDITIONS, AND DESIGN.

8.9.1 Signs not to be Primary Land Use.

Signs shall be permitted or sited only when the property, lot, or parcel upon which the sign is to be placed houses a structure or active land use in conformance with the provisions of the zoning regulations. For clarification and administrative purposes, a vacant lot shall not contain any additional sign above that which already exist, and a nonconforming land use shall not contain any additional sign above that which may already exist.

- 8.9.2 Ingress, Egress.** No sign shall be erected as to impede or prevent free ingress or egress from any door, window, or fire escape and no sign of any kind shall be attached to a standpipe or fire escape.

- 8.9.3 Sight-Line Obstruction.** Signs shall not interfere with driver visibility of any traffic control device or with the visibility of the street, road, and thoroughfare or with the expressway itself.

- 8.9.4 Building Codes.** Unless otherwise provided in these regulations, all signs shall be constructed and erected in accordance with the building and electrical codes of the City.

- 8.9.5 Design and Maintenance.** All signs shall be designed according to generally accepted engineering practices to withstand wind pressures and to ensure that loads are distributed to structural supports to avoid overstress and all signs must be reasonably and properly anchored to avoid being swept away by wind or water.

- a) All signs over ten (10) feet in height are required to have a set of plans or drawings, signed and stamped by a Mississippi Registered Engineer or Architect certified to meet wind load requirements as per current adopted Building Codes. Also, all signs shall be maintained and in good repair and appearance.
- b) **Ground signs** shall incorporate architectural features and materials of corresponding building. The base of all ground signs and directional signs shall be fully landscaped with planters and/or shrubbery in all directions not less than the dimensional width of the base. All landscaping shall be properly maintained.

8.9.6 Illumination.

- a) All illuminated signs shall be permanently wired and constructed in accordance with the city's adopted electric code. Special care shall be given to ground fault connections, underground wire, and/or conduit with proper circuit breakers. Connecting wire from sign to permanent outlet shall not exceed four (4) feet.



- i. The proposed use will be located within the district so as to be harmonious with and complimentary to adjacent and existing land uses.
- ii. The structure resulting from the granting of a conditional use will be architecturally compatible with other existing or proposed structures in the neighborhood in which it is to be located. For the purpose of this criterion, the term "neighborhood" shall mean an area extending 750 feet in all directions from the lot line of the proposed structure.
- iii. For the purposes of determining architectural compatibility, consideration shall be given to: building mass and style; roof types, pitch and material; façade treatment and materials; window and door styles; eaves and porches; trim; gables and dormers; gutters; chimneys; walls, fences, hedges and other landscape elements; colors; driveway material; signage; dimensional setbacks and building orientation on the lot; and other such features as may be appropriately considered by the Planning Commission.
- iv. For the purpose of assessing the architectural compatibility, existing structures which may not be an architectural asset to the neighborhood shall not be considered in determining the appropriateness of a conditional use application.
- k) That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.
- l) That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

9.7.8 Conditions of Approval. The Planning Commission may establish conditions of approval. Conditions may include but shall not be limited to: requirements for special setbacks, open spaces, buffer, fences, walls, and screening; requirements for installation and maintenance of landscaping and

erosion control measures; requirements for street improvements and dedications, regulation of vehicular ingress and egress, and traffic circulation; regulation of signs; regulation of hours or other characteristics of operation; requirements for maintenance of landscaping and other improvements; establishment of development schedules or time limits for performance or completion; architectural conditions; and such other conditions as the Commission may deem necessary to ensure compatibility with surrounding uses.

9.7.9 Renewal or Lapse of a Conditional Use Permit.

- a) A Conditional Use Permit shall lapse and shall become void 1 year following the date on which such permit became effective, unless prior to expiration a building permit is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy or certificate of zoning compliance is issued for the use, or the site is occupied if no building permit or certificate of occupancy is required.
- b) A Conditional Use Permit subject to lapse may be renewed by the City Council for an additional period of 1 year, provided that prior to the expiration date, a written request for renewal is filed with the Zoning Administrator.

9.7.10 Modification of Conditional Use Permit.

Minor revisions or modifications may be approved by the Zoning Administrator if the Zoning Administrator determines that the circumstances or conditions applicable at the time of original approval remain valid, and that changes would not affect the findings prescribed herein.

9.7.11 Conditional Use Review Required.

In addition to those land uses requiring conditional use approval as specified in Table 5.1, Use Matrix, the following circumstances shall be subject to the conditional use approval process as set forth herein:

- a) Any residential, commercial, or industrial development having structures in excess of 35 feet in height.
- b) Any commercial or industrial development adjacent to property zoned or utilized for

