



5000 Diamondhead Circle · Diamondhead, MS 39525

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STAFF REPORT – MODULAR HOMES

TO: Planning & Zoning Commission

FROM: Beau King, Building Official

DATE: February 19, 2026

SUBJECT: Text Amendment request before the Planning & Zoning Commission –Modular Homes

NATURE OF REQUEST: The City of Diamondhead will hold a public hearing on a proposed Text Amendment to Article 4 – Uses and Use Conditions, Table 4.1 Use Matrix, Modular Home. The proposed text amendment is to allow modular homes in the R-10, R-6, RDH5, and RM-5 zoning districts.

DATE OF PUBLIC HEARING: February 24, 2026, at 6:00 PM.

RECOMMENDATION: To **approve** the text amendment as written. All cities along the Gulf Coast and many in other regions of the country allow modular homes in single-family residential districts. Modular homes are completely different than mobile or manufactured homes. Manufactured homes are built to be HUD compliant, while modular homes are built off-site to our adopted code. Once placed on a site built foundation, they are indistinguishable from a conventional site built home.

ARTICLE 4 - USES AND USE CONDITIONS

Table 4.1. Use Matrix

Uses	Conventional Districts											Aloha District					Use Condition
	R-10	R-6	RHD5	RM-5	MH	C-1	C-2	TC	I	EP	PFR	ADMU	ADLM	ADTH	ADWF	ADCC	
■ - By Right; □ - Conditional Use																	
Professional offices, studios and banks	♦	♦	♦	♦	♦	■	■	□	♦	♦	♦	■	■	♦	♦	■	-
Schools (public)	□	□	□	□	□	■	■	■	♦	■	□	□	♦	♦	♦	♦	-
School (private)	♦	♦	♦	♦	♦	□	□	□	■	♦	♦	□	□	♦	♦	♦	4.10.2
Trade school	♦	♦	♦	♦	♦	♦	♦	♦	■	♦	♦	♦	♦	♦	♦	♦	-
Residential Uses																	
Agricultural Use (General)	♦	♦	♦	♦	♦	♦	♦	♦	♦	■	♦	♦	♦	♦	♦	♦	-
Single-family unit	■	■	■	■	■	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	-
Two-family units (duplex)	♦	♦	■	■	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	4.11.1
Multi-family units (apartment)	♦	♦	♦	■	♦	♦	♦	♦	♦	♦	■	■	♦	♦	♦	♦	4.11.2
Condominium units	♦	♦	■	♦	♦	♦	♦	♦	♦	♦	■	■	♦	♦	♦	♦	4.11.2
Townhouse unit	♦	♦	■	■	♦	♦	♦	♦	♦	♦	♦	♦	♦	■	♦	♦	4.11.3
Zero lot line unit (patio homes)	♦	♦	■	■	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	4.11.4
Accessory Dwelling Unit	□	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	4.11.5
Manufactured homes	♦	♦	♦	♦	■	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	4.11.6
(single wide)	♦	♦	♦	♦	■	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	4.11.6
(double wide)	♦	♦	♦	♦	■	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	4.11.6
Manufactured home park or subdivision	♦	♦	♦	♦	■	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	4.11.6
Modular home	■	■	■	■	■	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	-
Short Term Rental	■	■	■	■	■	♦	♦	♦	♦	♦	♦	■	■	♦	♦	♦	4.11.7
Resort Uses																	
Casino gaming	♦	♦	♦	♦	♦	♦	□	♦	♦	♦	♦	♦	♦	♦	♦	♦	-
Marina w/accessory uses	♦	♦	♦	♦	♦	♦	□	♦	♦	♦	■	♦	♦	♦	■	♦	-
Technology Uses																	
Research, development and assembly of electronics related to aerospace, aviation, security or communication	♦	♦	♦	♦	♦	♦	♦	□	♦	♦	♦	■	■	♦	♦	■	-
Geospatial and other data collection, analysis and processes	♦	♦	♦	♦	♦	♦	♦	□	♦	♦	♦	■	■	♦	♦	■	-
Computer software development and simulation	♦	♦	♦	♦	♦	♦	♦	□	♦	♦	♦	■	■	♦	♦	■	-
Transportation Uses and Structures																	
Auto storage (parking and rental, etc.)	♦	♦	♦	♦	♦	■	■	♦	♦	♦	♦	♦	♦	♦	♦	♦	-
Parking garage	♦	♦	♦	♦	♦	■	■	♦	■	♦	■	■	♦	♦	♦	♦	-
Pier, dock, boat livery, boat launch area, and related recreational facilities	♦	♦	□	□	□	■	■	♦	♦	■	■	♦	♦	♦	■	♦	-

PROPOSED CHANGED

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**NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS**

The City of Diamondhead will hold a public hearing on a proposed Text Amendment to Article 4 – Uses and Use Conditions, Table 4.1 Use Matrix, Modular Home. The proposed text amendment is to allow modular homes in the R-10, R-6, RDH5, and RM-5 zoning districts.

In accordance with Article 9.10.6, the City Council shall have jurisdiction with respect to all Text Amendments and Rezoning. The Planning Commission shall review and submit a recommendation to the City Council on Text Amendments and Rezoning.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, February 24, 2026, at 6:00 p.m.** The public hearing will be held at Diamondhead City Hall in the Council Chambers at 5000 Diamondhead Circle in Diamondhead, MS 39525. Interested members of the public are invited to attend. This meeting will also be live streamed for your convenience.

If you have any questions or comments or would like to review the application, you may contact Beau King, Building Official, at bking@diamondhead.ms.gov or 228-222-4023.