

Memo #4 – Proposed Zoning Code Amendments for Short-Term Rental

Date: 3.15.22

To: Diamondhead Planning and Zoning Commission

From: Robert Barber, FAICP

RE: Zoning for Short Term Rentals

Based on study memos #1, #2 and #3, planning commission review, staff review, and a community survey, the following draft zoning code amendments related Short-Term Rentals are submitted for consideration and action in accordance with Diamondhead's zoning amendment procedure.

Amendment 1. Add Definition to Article 3 Definitions:

Short-Term Rental means the rental or lease of an attached or detached residential dwelling unit to guests for a duration not to exceed thirty consecutive days.

Amendment 2. Amend the Table 4.2 to show Short Term Rental as Permitted with Planning Commission Review in the R-3 Residential District and Conditional in all other Residential Districts but excluded in the Manufactured Home District. (proposed amendments indicated in red on the following page).

Amendment 3. Add use conditions as note #17 after Table 4.2 as follows:

17. Short-Term Rentals shall be required to meet the following minimum standards. This section does not abrogate the application of private covenants and restrictions that may be applicable to a site.

- a. The owner or designated manager shall permanently reside within the City Limits of Diamondhead.
- b. Short-Term Rentals shall be separated by a distance of 1000 feet except in condominium or multiple-family structures.
- c. The minimum stay in a short-term rental shall be two nights.
- d. No accessory structure shall be permitted for use as a Short-Term Rental.
- e. Occupancy shall be limited to a maximum of 2 persons per bedroom.
- f. All parking shall be provided off-street. Parking in any yard, except on a paved drive is prohibited.
- g. The outward appearance of a Short-Term Rental shall be indistinguishable from that of residence. Signage related to the activity is prohibited.
- h. Proof of code compliance, fire safety measures, adequate water and sewer service, or other utilities or infrastructure shall be supplied.
- i. Annual compliance inspection.
- j. Current privilege license issued by the City.
- k. Payment of all applicable taxes.

Amended Chart of Uses with amendments indicated in **red**.

TABLE 4.2: CHART OF DETERMINATE USES

Alphabetical Listing of Uses by Zoning Districts	R-1 = Low Density Single-Family R-2 = Medium Density Single-Family R-3 = High Density Single-Family R-4 = High Density Multi-Family MH = Manufactured Home C-1 = General Commercial	C-2 = Interstate Commercial / Gaming / Resort T = Technology I = Industrial PR = Preservation PFR = Public Facilities & Rec.
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R = Use by Right

P = Use by Planning Commission Review

C = Use by Conditional Use

Uses	Zoning Classification														
	R-1	R-2	R-3	R-4	MH	C-1	C-2	T	I	PR	PFR	TCMU	TCLM	TCTH	TCWF
AGRICULTURAL USE (General)	-	-	-	-	-	-	-	-	-	R	-	-	-	-	-
RESIDENTIAL USES															
Single Family unit	R	R	R	R	R	-	-	-	-	-	-	-	-	-	-
Two Family units (duplex)	-	-	P	P	-	-	-	-	-	-	-	C	C	C	C
Multi-family units (apartment)	-	-	-	P	-	-	-	-	-	-	-	-	-	C	C
Condominium Units	-	-	P	-	-	-	-	-	-	-	-	C	-	C	P
Townhouse unit	-	-	P	P	-	-	-	-	-	-	-	P	-	R	R
Zero Lot Line unit (patio homes)	-	-	P	P	-	-	-	-	-	-	-	-	-	-	C
Manufactured homes (Single Wide)	-	-	-	-	R	-	-	-	-	-	-	-	-	-	-
(Double Wide)	-	-	-	-	R	-	-	-	-	-	-	-	-	-	-
Manufactured Home Park or Subdivision	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
Modular Home	-	-	-	-	R	-	-	-	-	-	-	-	-	-	-
Accessory Structure	R	R	R	R	R	C	C	-	-	-	-	-	-	-	-
Short Term Rental	P	P	P	P	-	-	-	-	-	-	-	P	P	P	P