

~~Access to D. Detention~~  
~~Plant~~

4.19 CHART OF SETBACKS AND RELATED REQUIREMENTS

TABLE 4.1: ZONING DISTRICT SUMMARY SETBACKS AND RELATED REQUIREMENTS							
**Summary Data Only - Refer to specific district text for full dimensional requirements and allowances**							
Zoning District	Height <sup>1</sup>	Front Yard <sup>2</sup>	Side Yard <sup>2</sup>	Rear Yard <sup>2</sup>	Lot Area <sup>3</sup>	Lot Width <sup>2</sup>	Density <sup>4</sup>
R-1 Single-Family	35	20	10 <sup>5</sup>	20	10,000	80 <sup>6</sup>	4
R-2 Single-Family	25	35	20 ✓	810 <sup>5</sup> ✓	20 ✓	6,000 ✓	60 <sup>7</sup> ✓
R-3 Single-Family							
Single-Family Detached	35	20	5 <sup>5</sup>	20	5,000	50	7
Single-Family 0-Lot Line	35	20	0 <sup>5</sup>	20	5,000	50	7
Townhouse Units	35	20	0 <sup>8</sup>	20	6,000 <sup>9</sup>	14	8.5
All Other Uses	35	20	10 <sup>5</sup>	20	6,000	60	7
R-4 Multi-Family							
Single-Family Detached	35	20	5 <sup>5</sup>	20	5,000	50	7
Single-Family 0-Lot Line	35	20	0 <sup>5</sup>	20	5,000	50	7
Townhouse Units	35	20	0 <sup>8</sup>	20	6,000 <sup>9</sup>	14	8.5
Two-Family (Duplex)	35	20	10 <sup>5</sup>	20	6,000	60	8
Multi-Family	35 <sup>10</sup>	20	10 <sup>5</sup>	20	9,600 <sup>11</sup>	80	20
MH Manufactured Home	35	20	10 <sup>5</sup>	20	5,000	40	8
C-1 General Commercial	35 <sup>10</sup>	25	5 <sup>12, 13</sup>	10 <sup>13</sup>	none	100	none
C-2 Interstate Commercial/ Gaming/Resort	50 <sup>14</sup>	25	5 <sup>12, 13</sup>	10 <sup>13</sup>	none	100	none
T Technology	35	25	5 <sup>13</sup>	5 <sup>13</sup>	none	none	none
I Industrial	35 <sup>10</sup>	25	5 <sup>12, 13</sup>	5 <sup>13</sup>	none	none	none
PR Preservation	35	25	5	5	none	none	none
PFR Public Facilities & Recreation	35 <sup>10</sup>	25	10	25	none	none	none

1. Building height is in feet.

2. Units are in Feet (ft)

3. Units are in Square Feet (sf)

4. Dwelling Units per Acre (DUA)

5. On a corner lot street side yard = front yard

6. 100 ft for corner lots

7. 90' for corner lots

8. 20 ft between building clusters

9. First 2 units, 1,800 sf for each additional unit

10. 50 ft with conditional use approval

11. For first 3 units, 800 sf each additional unit

12. 0 ft is permissible with continuous facade

13. 15 feet when adjacent to a residential use  
25 feet when adjacent to a property zoned R-1 or R-2

14. 100 ft with conditional use approval

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

Structures of Diamondhead represented by Jim Grotowski, owner, and Duke Levy, engineer, has submitted "the Sketch Plat for The Preserve Subdivision Phase 2" for review, consideration and approval.

The Sketch Plat is a 24 lot development having lot sizes ranging from the smallest lot of 7,025 sf to the largest lot of 12,906 sf. The total number of acres is approximately 8.97 acres as part of a larger parcel of 28 acres. The current zoning of lots is R-2 medium Density single Family. The property is generally located north of and adjacent to The Preserve Subdivision Phase 1

The Planning Commission shall review and submit a recommendation to the City Council.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, July 27, 2021, 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.

If you have any questions or comments or would like to review the application, you may contact the Building Department at the above address and/or at 228-222-4626.



5000 Diamondhead Circle • Diamondhead, MS 39525-3260

Phone: 228.222.4626 Fax: 228-222-4390

[www.diamondhead.ms.gov](http://www.diamondhead.ms.gov)

TO: Structures of Diamondhead and adjacent property owners

FROM: J. Pat Rich, Planning and Zoning Administrator *J. Pat Rich*

DATE: July 9, 2021

SUBJECT: Notice of Public Hearing

Structures of Diamondhead represented by Jim Grotowski, owner, and Duke Levy, engineer, has submitted "the Sketch Plat for The Preserve Subdivision Phase 2" for review, consideration and approval.

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