



5000 Diamondhead Circle • Diamondhead, MS 39525

Phone: 228.222.4626 Fax: 228-222-4390

TO: City Council and City Manager

FROM: J. Pat Rich, Development Coordinator

DATE: August 29, 2025

SUBJECT: Rear Yard Setbacks for Lots on Canals and Waterways

- Reduce RYSB for residence from 20' to 10'.
- Reduce RYSB for Accessory Structures from 10' to 5'.
- No impact to drainage or density.
- Only applies to waterfront properties.

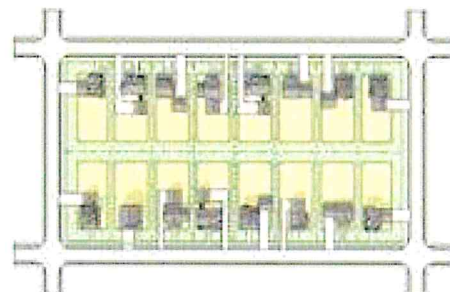
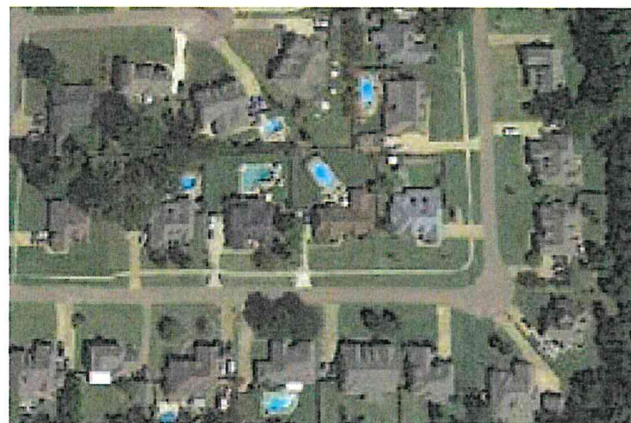
The Planning & Zoning Commission voted unanimously to recommend approval.

3.4.7 Residential R-10 – Low Density Single-Family District

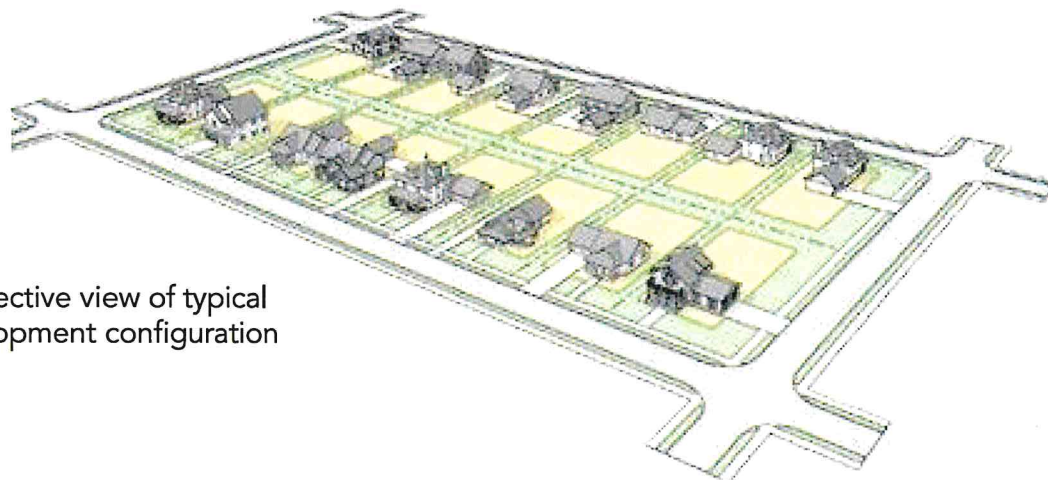
The district is intended to implement the First Diamondhead and Suburban Neighborhood Placetypes set out in Envision Diamondhead 2040 Comprehensive Plan. The district is to recognize and promotes the character of these areas in Diamondhead while accounting for neighborhood support facilities and activities.

1. Lot Standards and Buildable Area ¹	
Minimum Lot Size	10,000 (sf)
Minimum Lot Frontage	40'
Lot width at the building line	80'
Front Yard (min/max)	20'/none
Side Yard	10'
Rear Yard ³	20'
2. Use and Intensity	
Permitted Primary and Accessory Uses	See Article 4, Table 4.1, Use Matrix
Residential Intensity	4 Dwellings/Acre
Impervious Surface Ratio	0.45
Floor Area Ratio	None
Maximum Structure Height ²	35'
Minimum Dwelling Size	See Map of Minimum Square Footage Requirements
3. Site Specific Design Standards	
Mobility and Parking Standards	See Article 6
4. Review and Approval Processes	
Subdivision Standards	See Subdivision Regulations
Building, Site, and Design Standards	See Article 5
5. District Exceptions and Notes	
¹ See methods for dimensional measurements	
² See exceptions to height limitations	

3. ~~3~~ if waterfront
10'



Plan view illustration of typical development configuration



Perspective view of typical development configuration

3.4.8 Residential R-6 – Medium Density Dwelling District

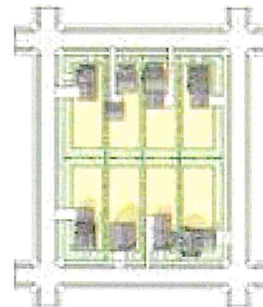
The district is intended to implement the First Diamondhead and Suburban Neighborhood Placetypes set out in Envision Diamondhead 2040 Comprehensive Plan. The district is to recognize and promotes the character of these areas in Diamondhead as medium density single-family residential neighborhoods now and into the future through the planning period, while accounting for neighborhood support facilities and activities.

1. Lot Standards and Buildable Area ¹	
Minimum Lot Size	6,000 (sf)
Minimum Lot Frontage	40'
Lot width at the building line	60'
Front Yard (min/max)	20'/none
Side Yard	10'
Rear Yard ³	20'
2. Use and Intensity	
Permitted Land Use	See Article 4, Table 4.1, Use Matrix
Residential Intensity	7 Dwellings/Acre
Impervious Surface Ratio	0.45
Floor Area Ratio	None
Maximum Structure Height ²	35'
Minimum Dwelling Size	See Map of Minimum Square Footage Requirements
3. Site Specific Design Standards	
Mobility and Parking Standards	See Article 6
4. Review and Approval Processes	
Subdivision Standards	See Subdivision Regulations
Building, Site, and Design Standards	See Article 5
5. District Exceptions and Notes	
¹ See methods for dimensional measurements	
² See exceptions to height limitations	

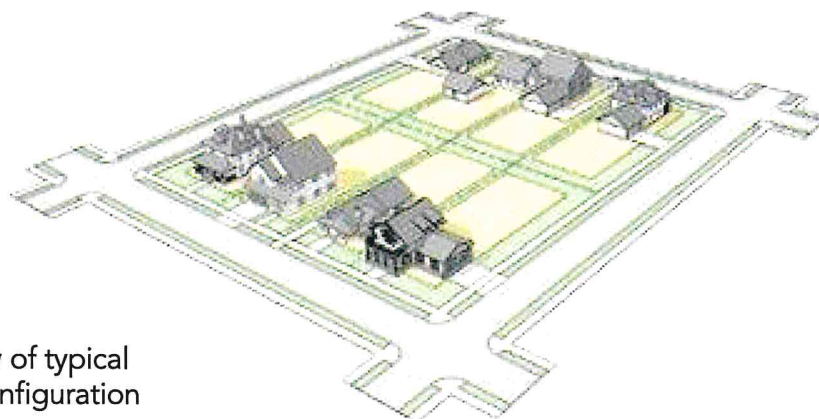
3. 10' if waterfront



Aerial precedent image



Plan view illustration of typical development configuration



Perspective view of typical development configuration

3.4.9 Residential RHD5 – High Density Single-family Dwelling District

The district is intended to implement the First Diamondhead and Suburban Neighborhood Placetypes set out in Envision Diamondhead 2040 Comprehensive Plan. The district is to recognize and promote the character of these areas in Diamondhead as high density single-family residential neighborhoods now and into the future through the planning period, while accounting for neighborhood support facilities and activities. The district functions to preserving existing low or medium density single-family neighborhoods from nearby non-residential uses by serving as a transitional land use. The district is to recognize and promotes the character of these areas in Diamondhead as high density single-family residential neighborhoods now and into the future through the planning period, while accounting for neighborhood support facilities and activities.

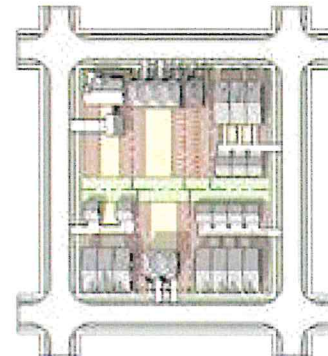
1. Lot Standards and Buildable Area ¹				
Minimum Lot Size		Zero-lot line	5,000 (sf)	
		Attached Town-house	6,000 (sf) first 2 units, 1,800 each added unit	
		All other uses	6,000 (sf)	
Minimum Lot Frontage			40'	
Lot width at the building line		Detached	60'	
		Townhome	14'	
		All other uses	60'	
Yards ³	Unit Type	Front	Side	Rear
	Detached	20'	5'	20'
	Zero-lot or Townhome		0, 10' on end	
	All other uses		10'	
2. Use and Intensity				
Permitted Land Use			See Article 4, Table 4.1, Use Matrix	
Residential Intensity			8.5 Dwellings/Acre	
Impervious Surface Ratio	Single-Family Detached	0.60		
	Single-Family Attached	0.70		
Floor Area Ratio			None	
Maximum Structure Height ²			35'	
Minimum Dwelling Size			See Map of Minimum Square Footage Requirements	
3. Site Specific Design Standards				
Mobility and Parking Standards			See Article 6	
4. Review and Approval Processes				
Subdivision Standards			See Subdivision Regulations	
Building, Site, and Design Standards			See Article 5	
5. District Exceptions and Notes				
¹ See methods for dimensional measurements				
² See exceptions to height limitations				

3. 10' if waterfront

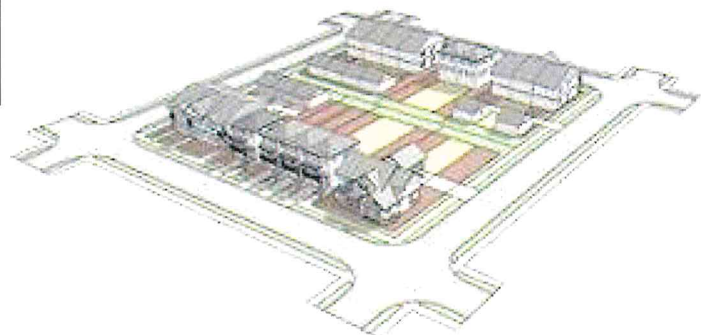
Perspective view of typical development configuration



Aerial precedent image



Plan view illustration of typical development configuration



3.4.10 Residential RM5 – Multi-Family High Density Dwelling District

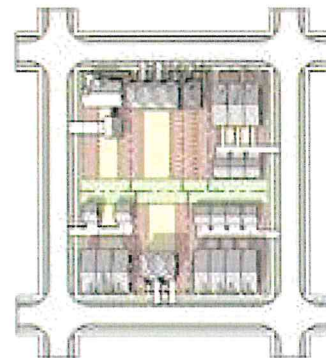
The district is intended to implement the First Diamondhead and Suburban Neighborhood Placetypes set out in Envision Diamondhead 2040 Comprehensive Plan. The district is to recognize and promotes the character of these areas in Diamondhead as high density single-family residential neighborhoods now and into the future through the planning period, while accounting for neighborhood support facilities and activities. The district functions to preserving existing low or medium density single-family neighborhoods from nearby non-residential uses by serving as a transitional land use. The district is to recognize and promotes the character of these areas in Diamondhead as high density single-family residential neighborhoods now and into the future through the planning period, while accounting for neighborhood support facilities and activities.

1. Lot Standards and Buildable Area ¹				
Minimum Lot Size		SF Detached	5,000(sf)	
		Attached Town-house	6,000(sf) first 2 units, 1,800 each added unit	
		Multi-family	9,600(sf) for up to three units; 800 each added unit	
		All other uses	6,000 (sf)	
Minimum Lot Frontage			40'	
Lot width at the building line		Detached	50'	
		Townhome	14'	
		Two-family	60'	
		Multi-family	80'	
Yards <i>4'</i>	Unit Type	Front	Side	Rear
	Detached	20'	5'	20'
	Zero-lot or Townhome		0, 10' on end unit	
	All other uses		10'	
2. Use and Intensity				
Permitted Land Use			See Article 4, Table 4.1, Use Matrix	
Residential Intensity		SF and Two-family	8.5 Dwellings/Acre	
		Multi-family	20 Dwelling/Acre	
Impervious Surface Ratio		SF Detached	0.60	
		Townhouse	0.70	
		Multi-family	0.50	
		All Others	0.60	
Floor Area Ratio			None	
Maximum Structure Height ^{2,3}			35'	
Minimum Dwelling Size			See Map of Minimum Square Footage Requirements	
3. Site Specific Design Standards				
Mobility and Parking Standards			See Article 6	
4. Review and Approval Processes				
Subdivision Standards			See Subdivision Regulations	
Building, Site, and Design Standards			See Article 5	
5. District Exceptions and Notes				
¹ See methods for dimensional measurements				
² See exceptions to height limitations				
³ 50 feet shall be allowed with conditional use approval				

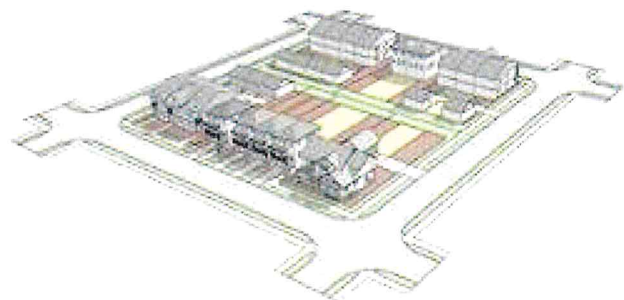
*4. 8' if waterfront
10'*



Aerial precedent image



Plan view illustration of typical development configuration



Perspective view of typical development configuration

3.4.11 Residential MH – Manufactured Home Dwelling District

The district is intended to implement the First Diamondhead Placetype set out in Envision Diamondhead 2040 Comprehensive Plan. The district is designed to accommodate manufactured home communities and manufactured home parks, either as subdivisions or as rental parks, in certain areas of the city. This district may also accommodate related recreational, religious, and educational facilities normally required to provide the basic elements of a balanced and attractive residential area.

1. Lot Standards and Buildable Area ¹

Minimum Lot Size	3 acre site, minimum of 17 lots of 5,000(sf)
Minimum Lot Frontage	40'
Lot width at the building line	80'
Front Yard (min/max) ³	20'/none
Side Yard ³	10', 20' on street side of corner
Rear Yard ^{3,4}	20'
Minimum Unit Separation	16'

2. Use and Intensity

Permitted Primary and Accessory Uses	See Article 4, Table 4.1, Use Matrix
Residential Intensity	8 Dwellings/Acre
Impervious Surface Ratio	0.60
Floor Area Ratio	None
Maximum Structure Height ²	35'
Minimum Dwelling Size	See Map of Minimum Square Footage Requirements

3. Site Specific Design Standards

Mobility and Parking Standards	See Article 6
--------------------------------	-------------------------------

4. Review and Approval Processes

Subdivision Standards	See Subdivision Regulations
Building, Site, and Design Standards	See Article 5

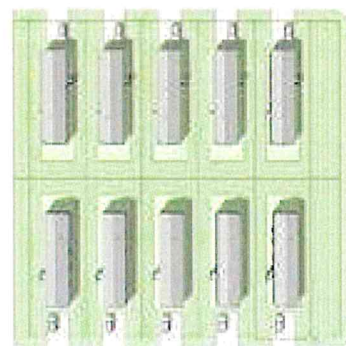
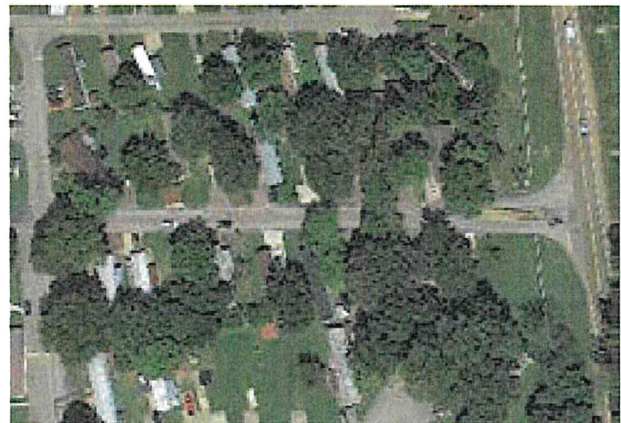
5. District Exceptions and Notes

¹ See methods for dimensional measurements

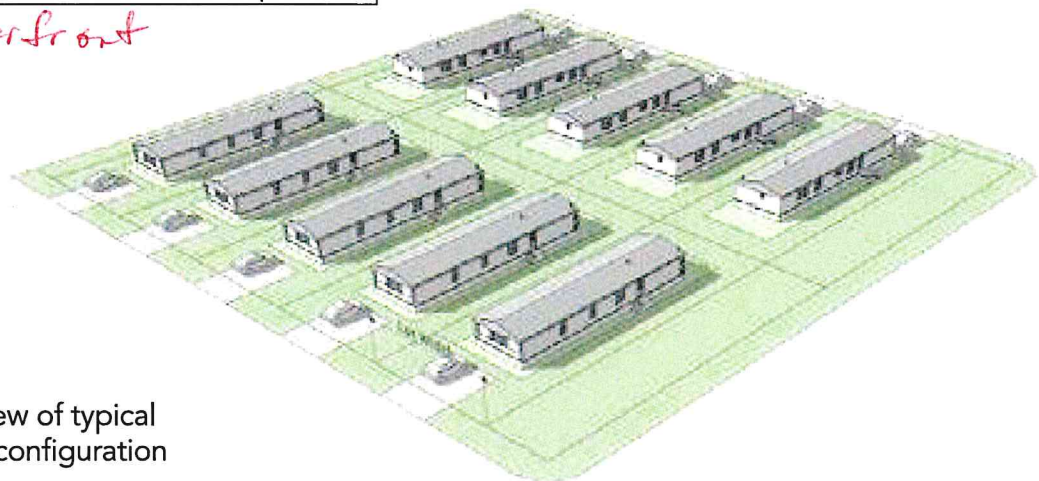
² See exceptions to height limitations

³ See use conditions for additional dimensional requirements

4.10' if waterfront



Plan view illustration of typical development configuration



Perspective view of typical development configuration

- i. Drive-through kiosks and windows are restricted to the side and rear of the building.
- ii. Drive-through stacking lanes shall not be placed between the street right-of-way and the associated building except that on corner lots such restriction shall be limited to the front façade of the building.
- iii. Drive-through windows are prohibited on the side of a building facing any residential zoning district or existing residential use.

4.3.4 Dwellings Accessory to Principal

Non-residential Use. Where permitted, dwellings accessory to a nonresidential use shall be subject to the following conditions:

- a) The total floor area of all accessory dwelling units shall be less than the floor area of the principal non-residential use.
- b) Additional parking spaces required by Article 6 for such dwellings shall be provided.

4.3.5 Home Occupations.

Where permitted, home occupations shall be subject to subject to the following conditions:

- a) Home occupations shall not be carried out in more than 20 percent of the total dwelling building area, not to exceed 500 square feet. No more than one home occupation may be carried out per principal dwelling.
- b) No part of a home occupation may be carried out within an accessory building.
- c) There shall be no onsite employment other than members of the resident family.
- d) The use shall not generate pedestrian or vehicular traffic beyond that reasonably expected to be generated by a residential living unit.
- e) Any need for parking spaces in excess of those required for a residential dwelling shall be provided in an off street location and in accordance with the provisions of Article 6.
- f) Appearance. There shall be no outdoor storage or display and no change in the existing outside appearance of the dwelling or premises or other visible evidence of the conduct of such home occupation or home professional office.

- g) Nuisances Prohibited. No machinery or equipment shall be permitted that produces noise, odor, vibration, light, or electrical interference beyond the boundary of the subject property.
- h) All home occupations shall be subject to permit approval of the Zoning Administrator.

4.3.6 Swimming Pool.

Where permitted, swimming pools designed to a water depth of 24 inches or more shall be subject to the following conditions:

- a) Location. No pool shall be located in front of the principal building. No above or in-ground pool shall be located within ten (10') feet of a side or rear lot line or under any electrical lines, or over any utility or drainage facility. No portion of any walkway or pool appurtenance structure shall be closer than four (4') feet to any lot line.
- b) Fence. Swimming pools shall be fenced in accordance with the applicable building code in force for the City of Diamondhead.

4.3.7 Residential Accessory Building,

Structure or Use. Where permitted, residential accessory buildings, structures, or uses shall be subject to the following conditions:

- a) Parking Spaces and garages shall comply with Article 6, but no parking garage shall be detached from a main structure.
- b) General Accessory Structures.
 - i. A principal structure shall be already constructed on the same lot.
 - ii. Accessory structures shall not be used as a habitable dwelling unit.
 - iii. Area limitation: Accessory structures shall be limited to 30% of the footprint of the primary structure but not to exceed 800 square feet whichever is less.
 - iv. Maximum height: The maximum height shall not exceed 25 feet. However, the height of the accessory structure shall not exceed the height of the primary structure. The accessory structure shall not exceed one story.
 - v. Setbacks: The structure shall not be located in front of nor within 10 feet of the principal building and not within five feet from a side lot line, nor within 10 feet of a rear lot line. If the height exceeds 15 feet, the accessory structure

(5 feet if water front)



**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 3 – Districts and 4.3.7 Residential Accessory Building, Structure or Use. The proposed text amendment is to change the rear yard setback in residential districts where the property abuts canals or waterways to 10' and 5' for accessory structures. The Case File Number is 202500501.

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, August 26, 2025, 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 J. Pat Rich, Development Coordinator, at prich@diamondhead.ms.gov or 228-242-1613.