



TO: Mayor, City Council and City Manager

FROM: J. Pat Rich, Development Coordinator *J. Pat Rich*

DATE: September 14, 2022

SUBJECT: Recommendation from Planning Commission Text Amendment Required Number of Facades

This item was tabled at the September 6th, 2022 meeting so that we could work on the verbiage and make it work for all developers. We were attempting to address diversity of facades before building permits were requested. We realized that is not feasible in today's environment and will have to be evaluated and enforced at the building permit level. We are confident this language will allow us to maintain diversity and meet the wishes of the Council and residents. The final product is below.

Add text Article 12.8.1 D:

D. No front facades (elevations) of any developer, builder and/or person who develops and plats subdivisions, or those other individuals building homes within such subdivision, will be approved without sufficient deviation in design item(s) listed in 12.8.1 C to maintain architectural compatibility with the surrounding neighborhood. No like front facades (elevations) will be approved within two (2) platted lots adjacent to, or one (1) platted lot across from or diagonal to a like facade. Alternating like facades in a manner that is contrary to the intent of this section will be grounds for denial of such plans.

Required Number of Facades

Recommended by Planning Commission:

D. Any developer, builder and/or person who develops and plats subdivisions shall submit the facades (elevations) for all sides of the structure depicting the above building design items listed in 12.8.1 C. This information shall be submitted before any building permits are reviewed and issued. Based on the number of proposed platted lots, the developer, builder and/or person shall submit the minimum number of required different facades in sufficient detail to determine compatibility with the surrounding neighborhood.

| Number of lots | Required facades |
|----------------|------------------|
| 1-10 | 5 |
| 11-20 | 10 |
| 21-30 | 15 |
| 31-40 | 20 |
| 40 plus | 25 |

Proposed rewrite:

D. No front facades (elevations) of any developer, builder and/or person who develops and plats subdivisions, or those other individuals building homes within such subdivision, will be approved without sufficient deviation in design item(s) listed in 12.8.1 C to maintain architectural compatibility with the surrounding neighborhood. No like front facades (elevations) will be approved within two (2) platted lots adjacent to, or one (1) platted lot across from or diagonal to a like facade. Alternating like facades in a manner that is contrary to the intent of this section will be grounds for denial of such plans.

12.8. SINGLE-FAMILY RESIDENTIAL DISTRICTS.

12.8.1 *Architectural Compatibility.*

To ensure architectural compatibility with homes in the immediate vicinity of the building site, building design shall be in keeping with the design patterns and architectural features that exist in the immediate vicinity.

- A. The immediate vicinity shall include an area within the same zoning district and a 500' radius of the building site.
- B. If no buildings exist within the immediate vicinity, then 10 homes within the same zoning district and similarly situated as the proposed building site shall be selected from within the City of Diamondhead. Similarly situated shall mean houses which have a similar location and characteristics as that which is proposed. Examples of similar location and characteristics include, but are not limited to, golf course orientation, water frontage, airport access, attached vs. detached units, square footage, etc. The 10 homes shall be utilized as a compatibility guide to determine compliance with Section 12.8.1(C).
- C. Building design shall conform to the prevailing pattern and materials within the immediate vicinity. The following items shall be used to determine compatibility:
 - i. Roof pitch.
 - ii. Roofing materials.
 - iii. Exterior finishes and materials.
 - iv. Garage orientation.
 - v. Landscaping.
 - vi. Color scheme.
 - vii. Mailbox design and construction.
 - viii. Driveway and walkway materials.
 - ix. Porches, dormers, or other features.
 - x. Building orientation.
- D. No front facades (elevations) of any developer, builder and/or person who develops and plats subdivisions, or those other individuals building homes within such subdivision, will be approved without sufficient deviation in design item(s) listed in 12.8.1 C to maintain architectural compatibility with the surrounding neighborhood. No like front facades (elevations) will be approved within two (2) platted lots adjacent to, or one (1) platted lot across from or diagonal to a like facade. Alternating like facades in a manner that is contrary to the intent of this section will be grounds for denial of such plans.

12.8.2. *General Design Characteristics.*

- A. Parking on site should be visually subordinate to the residential character of the street.
- B. Garages, carports, outbuildings, etc., should not be "street forward" and of materials and styles that blend with the existing structures and neighborhood.
- C. Maintain the average scale of one- and two-story buildings along the street.