

# HOUSING OPTIONS



**DeLand**

**LAND DEVELOPMENT  
REGULATIONS UPDATE**

*Planning with Purpose  
Local Voices. Community Choices.*

## OVERVIEW

Since the mid-1940s, most new housing development in the United States has consisted of single-family homes and mid-rise to high-rise apartment buildings. But, there's a range of smaller housing types in between, known as "missing middle" housing, such as duplexes, triplexes, and townhomes, that are often not allowed under traditional zoning codes. These missing pieces help fill gaps in housing stock, providing much needed affordable and accessible housing options. As part of the Land Development Regulations Update, the City will be exploring options for adding a variety of housing types throughout the City.

## TIES TO THE COMPREHENSIVE PLAN, 2050 VISION PLAN & STRATEGIC PLAN

A broad range of housing options helps communities grow and adapt through changing housing markets and shifts in demographics. The Comprehensive Plan, 2050 Vision, and Strategic Plan include goals and policies that encourage alternative housing options that meet different price points and lifestyles.

## HOW THE UPDATED CODE COULD ADDRESS MISSING-MIDDLE HOUSING

The proposed residential standards would explore options for small-format housing to encourage a variety of housing types and sizes by allowing smaller lots, smaller building footprints, and expanding opportunities for infill and redevelopment throughout the City.

The proposed regulations will consider:

- Options for "missing middle" housing within established neighborhoods.
- Standards for triplexes, multi-unit homes, townhomes, and small-sized apartment buildings to integrate into existing areas within the Core Gateway to allow for greater housing choices.
- Options for reduced lot sizes and smaller footprints for houses.
- Opportunities for infill and redevelopment within the Core Gateway.
- Standards for tiny homes and other small-format housing types throughout the City.

