

SIMPLIFICATION OF STANDARDS



DeLand

LAND DEVELOPMENT REGULATIONS UPDATE

*Planning with Purpose
Local Voices. Community Choices.*

OVERVIEW

The last major update to the City's Land Development Regulations was in 2013. Over the past 12 years, the City has updated specific sections to respond to changes in development practices. The goal of the 2025 Land Development Regulations Update is to comprehensively reorganize, reformat, and update the existing code to create predictable, flexible regulations with clear criteria and options for creative solutions.

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

The Comprehensive Plan, 2050 Vision Plan, and Strategic Plan include goals and policies that encourage the predictability, stability, and timeliness of development review. The simplification of standards could help in implementing these goals.

HOW WILL THE UPDATED CODE BE DIFFERENT?

The City is exploring options for the updated regulations to include language and standards that will be easier to implement and interpret, reorganize related topics into easy-to-follow chapters and sections, and provide more clarity and guidance for the public, developers, staff, and elected officials.

The proposed changes will include:

- Adding clear intent statements and design objectives to help guide decision making and support the goals, objectives, strategies, and action items found in the updates to the 2023 Strategic Plan, the 2024 Comprehensive Plan, and the Distinctly DeLand 2050 Vision Plan.
- Providing clear and simple standards to create a predictable development process.
- Graphics, diagrams, and illustrations for clarity and simplicity.
- Providing options and standards for creative and innovative development.
- Consolidating related code requirements and standards into easy-to-read tables and charts for ease-of-use and clarity.
- Consolidating and simplifying zoning district requirements and standards.

