

# PLANNED DEVELOPMENTS



**DeLand**

**LAND DEVELOPMENT REGULATIONS UPDATE**

*Planning with Purpose  
Local Voices. Community Choices.*

## OVERVIEW

Across the country, more cities are allowing smaller homes to be built on smaller lots. In the City of DeLand, the smallest lot size allowed for a single-family home is 6,500 square feet. One of the only ways to achieve a reduced lot size in DeLand is through specialized zoning designation called a Planned Development (PD). This zoning allows for flexibility and creativity in developing a neighborhood under a single plan, intended to achieve a higher level of design. As part of the PD, setbacks and other standards may also be reduced to accommodate the smaller lot sizes.

## 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 revising the development regulations to provide options for diverse housing types and provide development options to adequately serve the needs of all DeLand residents.

## HOW THE UPDATED CODE COULD ADDRESS PLANNED DEVELOPMENTS

Understanding that the development community has been utilizing the Planned Development process for flexibility and relief from standards, the new regulations could:

- Provide predictable, yet flexible regulations through performance standards and alternative compliance options in conventional zoning districts, thereby reducing the reliance on Planned Developments to provide flexibility and relief from standards.
- Allow a variety of housing and lot sizes as well as reduced standards through infill and redevelopment opportunities, rather than depending on Planned Developments to achieve a diverse housing mix.
- Consider overlays and modifications to the existing zoning districts to provide options for creative solutions to further reduce reliance on Planned Developments.
- Continue to allow Planned Developments as one of the many expanded options to achieve a higher level of design in exchange for flexibility to encourage creative and unique development opportunities.

