

FORM-BASED CODES



DeLand

LAND DEVELOPMENT
REGULATIONS UPDATE

Planning with Purpose
Local Voices. Community Choices.

OVERVIEW

Since the beginning of planning and zoning, the focus has been on what and where development can occur and how the land is used – separating homes, businesses, and industrial into different zones and setting rules for things like building height, lot size, and parking. While this helps reduce conflicts, it can also lead to sprawl and reliance on driving, as uses are often far apart and do not relate to one another. Form-based codes take a different approach by focusing on the look and feel of buildings and streets, not just their use. They promote compact, walkable, mixed-use neighborhoods where living, working, and shopping are all nearby.

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

Often, it is difficult to move to a form-based code in cities with an established downtown. Recognizing this, all three plans encouraged updating the Land Development Regulations with a hybrid code – a mix form-based code and traditional zoning regulations.

HOW THE UPDATED CODE COULD ADDRESS FORM BASED CODES

Incorporating form-based code principles into the updated Land Development Regulations would support the creation of walkable, mixed-use neighborhoods by focusing more on the design and relationship of buildings, streets, and public spaces, rather than just land use.

The city will consider options for:

- Promoting mixed-use developments to create walkable communities.
- Encouraging vertically mixed-use development, such as apartments above shops, cafes, and offices, where appropriate.
- Defining street types and include standards and criteria for bike lanes, wider sidewalks, well-designed on-street parking, street trees, benches, and public plazas.
- Making streets safer and more inviting.
- Protecting DeLand's historic charm while allowing smart growth and gentle density, where appropriate.
- Providing infill and redevelopment options to encourage creative and innovative development.

