



City of DeLand

Classes of Development Review

The following is a description of the various classes of site plan review, per Section 33-132.03(a) of the City of DeLand Land Development Regulations. Please contact the City of DeLand Planning Dept. at (386) 626-7005 with any questions in regards to the different classes.

TYPES OF SITE PLAN:

- CLASS I:**
1. Construction or alteration of a one- or two-family dwelling on a lot of valid record.
 2. Additions of 600 sq. ft. or less to existing non-residential buildings, where this is no change of use.
 3. Erection of a sign; changing of sign content; or removal of protected trees on a previously-developed site and independent of any other development activity on the site.
 4. Resurfacing of a vehicle use area where the number of parking spaces is not increased by more than 3 spaces.
- CLASS II:**
1. Additions to existing non-residential buildings of more than 600 sq. ft.
 2. Change in use of the property, resulting in an increase of four or more required or provided off-street parking spaces.
 3. Areas for the sale, display, or storage of motor vehicles, boats, and other open lot sales activities.
 4. Multi-family developments with 40 or fewer units.
 5. New non-residential development with a total floor area of 40,000 sq. ft. or less.
 6. Mobile home developments with 40 or fewer units, lots, or spaces.
 7. Paving, or otherwise rendering impervious, of more than 600 sq. ft. of a currently unpaved area.
- CLASS III:**
1. Multi-family developments with 41 to 80 units.
 2. New non-residential development with a total floor area of greater than 40,000 sq. ft., but less than 80,000 sq. ft.
 3. Mobile home developments with 41 to 80 units, lots, or spaces.
- CLASS IV:**
1. Multi-family developments with more than 80 units.
 2. New non-residential development with a total floor area greater than 80,000 sq. ft.
 3. Mobile home developments with greater than 80 units, lots, or spaces.
 4. All recycling centers.