

MEETING DATE		AGENDA
August 24, 2026		Section: Decisions
Department/Office : Community Development	AGENDA REPORT	Item #: 2.
Subject: First Reading: Ordinance 1461 Revisions to the Downtown Maitland Zoning District for Small Lot Development.		
Requested Action or Motion: Move to approve Ordinance No. 1461, on First Reading, amending the Land Development Code requirements for the Downtown Maitland Zoning District, as presented.		
Summary Explanation & Background: Pursuant to discussion at the April and May Planning and Zoning Commission meetings and June 8th City Council meeting, staff has prepared a zoning ordinance amendment to the City's residential development regulations within the Downtown Maitland (DM) Zoning District. The amendment is intended to address the concerns from the Planning Commission members that certain existing DM District development requirements may limit the feasibility and continued improvements of smaller-scale, residential projects on infill parcels within the downtown area, thereby reducing opportunities for context-sensitive reinvestment and housing diversification. The primary concern of the Commission was that the requirement to have first floor non-residential uses on small lots would render them economically infeasible to develop due to the cost of constructing commercial space on the first floor with one or two residential units on the upper floor(s), as well as the difficulty of meeting the parking, drainage, landscaping and other site design criteria required for mixed use development for small lots. In combination with this issue, the Commission agreed that if developers were required to provide and construct the first floor commercial space, it would go unused and vacant due to the size and potential limitation on uses. To address this, staff is recommending modifying the requirements for smaller lots (less than 20,000 sq. ft.) to allow exemptions from the first floor commercial requirement if certain conditions are met. The proposed amendments are intended to reduce regulatory barriers that may constrain incremental infill development and small-scale residential redevelopment opportunities within the downtown area, while maintaining consistency with the urban design and streetscape objectives of the DM District. In particular, the proposed changes are intended to support a broader range of small-scale multifamily residential development on appropriately scaled parcels within the downtown area. Staff, based upon recommendations from the Planning and Zoning Commission, is proposing amendments to the Land Development Code to address the following issues: • Allow for redevelopment and expansion of existing single-family homes and duplexes within the DM Zoning District subject to the development standards of the RSF-D Zoning District, while continuing to require compliance with the public frontage and streetscape standards applicable to the DM District.		

- Reduce regulatory constraints affecting small-scale multifamily residential development within the DM Zoning District by providing exemptions from certain mixed-use and ground-floor activation requirements for residential developments containing three (3) or more dwelling units where:
 - the property is located on a Type II or Type III street, as defined in Section 3.3.5(e)(4)(A), excluding Independence Lane;
 - the parcel or combined parcels were less than 20,000 square feet in area prior to the effective date of the ordinance; and
 - the development otherwise complies with all applicable standards of the Downtown Maitland Zoning District.

The proposed amendments are intended to encourage context-sensitive residential infill development on smaller downtown parcels that may not be capable of supporting larger mixed-use projects under the current code framework. The amendments are also intended to expand housing choice, promote incremental redevelopment, and encourage reinvestment within the Downtown Maitland area.

Staff and the Planning and Zoning Commission believe that the proposed amendments will continue to advance the overall intent of the Downtown Maitland Zoning District by:

- promoting walkable urban development patterns;
- maintaining compatibility with existing neighborhood and streetscape character;
- encouraging reinvestment and redevelopment within the downtown area; and
- supporting a broader range of housing types that can serve varying household sizes and life stages.

Staff and the Planning and Zoning Commission unanimously (with a 3-0 vote on August 6, 2026) recommended approval of the attached ordinance. To support the proposed ordinance amendment, staff has provided the following materials:

- Existing Zoning Requirements for the RSF-D Zoning District
- LDC Section 3.3.5 – Downtown Maitland Zoning Regulations
- LDC Section 10.3.2 – Definitions
- DM Street Type Definitions
- Map identifying parcels within the DM Zoning District that may qualify for the proposed exemption
- Ordinance No. 1461

Fiscal Impact:

N/A

Exhibits:

1. 3.2.6.__RSF_D_Residential_Single_Family_and_Duplex_District.
2. Residential Use Definitions
3. Maitland LDC DM
4. DM STREET TYPE DEFINITIONS
5. 20,000 square foot lots and smaller in DM Districts and not type 1 street type
6. Ordinance 1461 for small lot revisions final

Commission/Board: City Council

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Reviewed by City Attorney
D. Smith