




**Planning and Zoning Commission**  
**May 7, 2026**  
**Council Chambers**  
**6:00 PM**



- I. Call to Order
- II. Pledge of Allegiance
- III. Minutes of Previous Meeting
  1. Minutes of the April 2, 2026 meeting of the Planning and Zoning Commission
- IV. Public Period
- V. Old Business
  1. Small Lot Residential Development in the DM Zoning District
- VI. New Business
- VII. Adjournment

More than one member of the City Council may be present and speak at this meeting.

**Notice: Any person who desires to appeal any decision made at this meeting or hearing will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made which includes testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's office (407-539-6219) 48 hours in advance of the meeting.**

MEETING DATE		AGENDA
May 7, 2026		Section: Minutes of Previous Meeting
Department/Office : Community Development	AGENDA REPORT	Item #: 1.
<b>Subject:</b> Minutes of the April 2, 2026 meeting of the Planning and Zoning Commission		
<b>Requested Action or Motion:</b>		
<b>Summary Explanation &amp; Background:</b>		
<b>Fiscal Impact:</b>		
<b>Exhibits:</b> 1. Planning and Zoning Commission DRAFT Minutes 4_2_26		
<b>Commission/Board:</b> Other		
<b>Contact Person:</b>		
Reviewed by City Attorney		



**Planning and Zoning  
Commission  
Minutes  
April 2, 2026  
Council Chambers  
6:00 PM**



**I CALL TO ORDER**

Chair Glen Jaffee called the meeting to order at 6:00 pm on March 5, 2026. Staff in attendance included: Director of Community Development Mike Daniels, Attorney Drew Smith, Chief Planner Sara Blanchard and Senior Planner Barrett Chaix.

**Present:** 5- Glen Jaffee (Chair), Jody Barry (Vice-Chair), Eddie Baird, Ken Linehand, Greg Hardwick

**Absent:** 0 -

**II PLEDGE OF ALLEGIANCE**

**III MINUTES OF PREVIOUS MEETING**

**1 MINUTES OF THE MARCH 5, 2026 MEETING OF THE PLANNING AND ZONING COMMISSION**

**RESULT:** Approve the minutes of the March 5, 2026 Planning and Zoning Commission

**MOVER:** Baird

**SECONDER:** Barry

**AYES:** Baird, Hardwick, Linehan, Barry, Jaffee

**NAYS:** None

**IV PUBLIC PERIOD**

Chair Jaffee opened the public period. Monica Bunett, resident of the Bell at Trelago Apartments came to the podium and spoke about one of the agenda items (MCN Lot 6 PD Amendment). Chair Jaffee interjected and asked that she share her comments during the agenda item, after staff and the applicant has made their presentation on the item.

**V PUBLIC HEARING**

- 1 **PLANNED DEVELOPMENT AMENDMENT PETITION# AZPD (2025)-0001 MAITLAND CONCOURSE NORTH LOT 6/601 TRELAGO WAY**  
Sara Blanchard, Chief Planner, presented information on the proposed PD Amendment.

This application for planned development amendment is a companion petition to Maitland Ordinance 1446. That ordinance amended the Maitland Comprehensive Development Plan to modify the portion of the CDP that sets policies and standards for the Maitland Concourse North (MCN) area of special consideration, to include townhouse dwelling units as an additional type of residential use. The ordinance was adopted by City Council on February 23, 2026.

The application is analyzed in the attached DRC report. The proposal is for development of an 85-unit townhouse project with associated infrastructure. The townhouse development consists of five (5) five-unit buildings and fifteen (15) four-unit buildings, with a main access road loop to provide access for the project. The proposed design is three stories in height. The DRC recommends 12 conditions of approval to accompany the PD amendment.

Jonathan Hules, Lowndes Law, presented on behalf of the applicants. He was joined by Josh Conradi, Kimley-Horn and Associates.

Monica Burnett, resident of the Bell at Trelago Apartments, expressed her concerns with the project, due to the lack of green space in the area for residents. She also expressed environmental concerns about flooding, carbon absorption and heat reduction.

Zachary Ingram, 8535 Shadow Drive, Apopka spoke on behalf of his uncle, Alan Charone, developer of Lot 1. He is concerned because when he bought lot 1, he believed there would be office space, it makes his investment deteriorated. He objects to the design elements, that the build quality is not top-notch. He specifically mentioned parapet walls, and that it matches what he is trying to do which is an elevated, high-income location.

Greg Hardwick asked about access control to the Lake. Barry asked about whether any units were for disabled persons. Hules explained that they were not. Barry asked about the additional landscaping. Linehan asked about the t-intersections. Conradi explained it was a requirement of the Fire Marshal. Linehan asked about the possibility of eliminating them in the interest of using the space for other necessary items. There was additional discussion about landscape buffering locations. The lack of overflow parking is a concern that could be off-set by the elimination of the redundant hammerheads/t-intersections all over the property. Jaffee

asked if a fire gate be a solution, like on Ventris Ave., rather than a hammerhead. Jaffee discussed issues of viewshed, development rights, guest parking, and development mix with residences compared with office.

**RESULT:** Recommend approval of Planned Development Amendment Petition# AZPD (2025)-0001 Maitland Concourse North Lot 6/601 Trelago Way with conditions based on the findings of the DRC staff report and the comments heard during the public hearing.

**MOVER:** Baird

**SECONDER:** Hardwick

**AYES:** Baird, Hardwick, Linehan, Barry, Jaffee

**NAYS:** None

## VI OLD BUSINESS

## VII NEW BUSINESS


- 1 **DOWNTOWN MAITLAND LAND DEVELOPMENT CODE DISCUSSION**  
 Director Daniels presented the discussion, which included information on the current standards and requirements of the Downtown Maitland zoning districts as pertains to residential uses on smaller lots, and whether existing single-family homes should be allowed to be expanded or rebuilt in a larger footprint. Jaffee discussed a culture shift in Maitland to move away from suburbia to urban in downtown. He discussed the context of the Parker at Maitland Station to change rules to require mixed use. The rules we established after than have "frozen" small residential projects. There was discussion of whether allowing redevelopment of existing single-family or two-family dwellings would disincentive transition to commercial uses.

Daniels described the next step which would be to speak to the City Manager to discuss next steps with a possible ordinance and the appetite of the City Council to take up the issue. The board discussed what they should do, if it's not on City Council's radar. A joint workshop with City Council would be an option to make sure that City Council is brought along with the discussion.

**VIII ADJOURNMENT**

Chair Jaffee adjourned the meeting at 7:29 PM.

DRAFT

MEETING DATE		AGENDA
May 7, 2026		Section: Old Business
Department/Office : Community Development	AGENDA REPORT	Item #: 1.
<b>Subject:</b> Small Lot Residential Development in the DM Zoning District		
<b>Requested Action or Motion:</b> Staff Recommends approval of proposed land development code changes for discussion with City Council		
<b>Summary Explanation &amp; Background:</b> Pursuant to discussion at the April Planning and Zoning Commission meeting, staff has created draft changes to the City's Residential permitted uses in the Downtown Maitland (DM) Zoning District. Staff is proposing that the Land Development Code be changed to address the following issues: Existing single-family homes and duplexes can be demolished and redeveloped subject to the requirements of the RSF-D Zoning District with the requirement that new units comply with the public frontage standards that are required in the DM District.  Multifamily developments of 3 units or more in the DM Zoning District are exempted from the requirement prohibiting residential uses on the ground floor, and incorporates nonresidential and non-parking uses along at least sixty (60) percent of the ground-floor building frontage along a public right-of way if:  a. Located on a Type II or Type III street as defined in section 3.3.5(e)(4)(A) with the exception of Independence Lane, and b. Located on a parcel or parcels less than 20,000 square feet prior to the effective date of this ordinance, and c. Shall comply with all other requirements of the Downtown Maitland Zoning District  To support this discussion, staff has provided the following materials: Proposed Revisions to LDC Section 4.2.4 Standards Specific to Principal Uses Existing Zoning Requirements for the RSF-D Zoning District LDC Section 3.3.5 – Downtown Maitland Zoning Regulations LDC Table 4.2.2 – Permitted Residential Uses LDC Section 10.3.2 – Definitions DM Street Type Definitions Map Identifying parcels in the DM Zoning District that would qualify for the proposed exemption Upon approval of conceptual language for proposed ordinance changes to the DM District by the Planning and Zoning Commission, staff will include as a discussion agenda item on the next available City Council agenda.		
<b>Fiscal Impact:</b> NA		
<b>Exhibits:</b>		

1. 4.2.4.\_\_Standards\_Specific\_to\_Principal\_Uses. proposed revisions revised 4.29
2. 3.2.6.\_\_RSF\_D\_Residential\_Single\_Family\_and\_Duplex\_District.
3. Maitland LDC DM
4. Maitland, FL Land Development Code Permitted Uses
5. Residential Use Definitions
6. DM STREET TYPE DEFINITIONS
7. 20,000 square foot lots and smaller in DM Districts

**Commission/Board:** Planning and Zoning Commission

**Contact Person:** Michael Daniels 407-539-6211

Reviewed by City Attorney

No

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#### 4.2.4. Standards Specific to Principal Uses.

(a) *Organization and General Standards.*

- (1) This section sets forth the standards for all principal uses that have a reference provided in the "Use-Specific Standards" column in Table 4.2.2: Principal Use Table, in Sec. 4.2.2, Principal Use Table, as well as standards for use classifications and use categories that apply to all uses in the classification or category. The standards set forth in this section for a specific principal use apply to the particular individual principal use, regardless of the review procedure by which it is approved, unless otherwise specified in this LDC. Standards are organized in this section using the same organization of use classifications, use categories, and use types in Sec. 4.2.2, Principal Use Table, and Sec. 4.2.3, Classification of Principal Uses.

(b) *Residential Use Classification.*

(1) *Household Living Uses.*

(A) *Dwelling, Single-Family Detached.*

1. In the DM district, new single-family detached dwellings are prohibited. Detached single-family dwellings existing prior to June 22, 2020 shall be deemed conforming and shall be allowed to be repaired, ~~or~~ remodeled and redeveloped, notwithstanding the limitations of Section 8.2, Nonconforming Uses, and Section 8.3, Nonconforming Structures. All standards of the RSF-D Zoning District, Section 3.2.6, shall be met with the following exceptions:

a. Compliance with the build-to-zone dimensions set forth in Sec. 3.3.5(c) based on street type shall replace front yard setback requirements.

b. Compliance with public frontage standards set forth in table 3.3.5(e)(4)(B) based on street type.

2. New single-family uses are not permitted in the Corridor District identified in the comprehensive development plan except as part of an approved PD district.

(B) *Dwelling, Two-Family (Duplex).*

1. In the DM district, new two-family (duplex) dwellings are prohibited. Two-family (duplex) dwellings existing prior to June 22, 2020 shall be deemed conforming and shall be allowed to be repaired, remodeled and redeveloped notwithstanding the limitations of Section 8.2, Nonconforming Uses, and Section 8.3, Nonconforming Structures. All lot standards of the RSF-D Zoning District shall be met with the following exceptions:

a. Compliance with the build-to-zone dimensions set forth in Sec. 3.3.5(c) based on street type shall replace front yard setback requirement.

b. Compliance with public frontage standards set forth in table 3.3.5(e)(4)(B) based on street type.

2. New two-family (duplex) uses are not permitted in the Corridor District identified in the comprehensive development plan except as part of an approved PD district.
3. A two-family (duplex) dwelling which is an optional conjoined dwelling is permitted in all zone districts which permit the two-family (duplex) dwelling use. For purpose of compliance with district standards, the adjoining lots on which each conjoined dwelling is constructed shall together be considered to be one unified parcel for the purpose of

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compliance with the development standards such as, but not limited to, setbacks, impervious coverage, and lot width applicable to the zoning district in which the conjoined dwelling is located.

- (C) *Dwelling, Three-Family (Triplex)*. In the Corridor District identified in the comprehensive development plan, new three-family (triplex) uses are not permitted except as part of an approved PD district. In the DM district, Triplex dwellings are permitted only in a mixed-use building that has no residential uses on the ground floor and incorporates nonresidential and non-parking uses along at least sixty (60) percent of the ground-floor building frontage along a public right-of way except for the exception listed below:
- a. Located on a Type II or Type III street as defined in section 3.3.5(e)(4)(A) with the exception of Independence Lane, and .
  - b. Located on a parcel or parcels less than 20,000 square feet prior to the effective date of this ordinance, and.
  - c. Shall comply with all other requirements of the Downtown Maitland Zoning District
- (D) *Dwelling, Four-Family (Fourplex)*. In the Corridor District identified in the comprehensive development plan, new four-family (fourplex) uses are not permitted except as part of an approved PD district. In the DM district, Fourplex dwellings are permitted only in a mixed-use building that has no residential uses on the ground floor and incorporates nonresidential and non-parking uses along at least sixty (60) percent of the ground-floor building frontage along a public right-of way except for the following exception listed below:
- a. Located on a Type II or Type III street as defined in section 3.3.5(e)(4)(A) with the exception of Independence Lane, and
  - b. Located on a parcel or parcels less than 20,000 square feet prior to the effective date of this ordinance, and
  - c. Shall comply with all other requirements of the Downtown Maitland Zoning District
- (E) *Dwelling, Multifamily*.
1. In the Corridor District identified in the comprehensive development plan, new multifamily uses are not permitted except as part of an approved PD district.
  2. In the DM ~~and DM-PD~~ districts, multifamily dwellings are permitted only in a mixed-use building that has no residential uses on the ground floor and incorporates nonresidential and non-parking uses along at least sixty (60) percent of the ground-floor building frontage along a public right-of way except for the exception listed below:
    - a. Located on a Type II or Type III street as defined in section 3.3.5(e)(4)(A) with the exception of Independence Lane, and
    - b. Located on a parcel or parcels less than 20,000 square feet prior to the effective date of this ordinance, and
    - c. Shall comply with all other requirements of the Downtown Maitland Zoning District
- (F) *Dwelling, Live-work*.

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1. The residential portion of the building shall occupy at least 50 percent of the gross floor area.
  2. The nonresidential portion of the building shall comply with all applicable nonresidential requirements of the Florida Building Code.
  3. Employees shall be limited to occupants of the residential portion of the building plus up to three (3) persons not residing in the residential portion.
  4. Drive-through facilities are prohibited.
  5. Any nonresidential off-street parking shall be located as far as practicable from existing adjacent single-family dwellings.

(2) *Group Living Uses.*

(A) *Assisted Care Community.*

1. *Location.*

- a. Except as provided in subsection b below, a new assisted care community shall only be located within the New Neighborhood Future Land Use Designations on the FLUM of the comprehensive development plan, and no closer than one thousand two hundred fifty (1,250) feet from an existing or approved nursing home, adult congregate living facility, or extended care facility.
- b. An assisted care community may be located either outside lands in the New Neighborhood Future Land Use Designations on the FLUM of the comprehensive development plan, or closer than one thousand two hundred fifty (1,250) feet from an existing or approved nursing home, adult congregate living facility, or extended care facility, if the City Council determines, following a public hearing with noticed in accordance with Sec. 2.4.6, Scheduling of Public Hearing and Notification, that allowing the assisted care community in such location promotes the public health, safety, and general welfare of the community.

2. *Payment in-Lieu of Taxes Agreement.* Prior to approval of an assisted care community, the landowner or developer may enter into an agreement with the City for a payment in-lieu of taxes agreement for a term of at least ninety-nine (99) years, in the event that a non-profit entity acquires ownership of the property in the future. The agreement shall be recorded in the public records of Orange County, Florida prior to issuance of a building permit for the project.



3. *Additional Requirements.* The assisted care community shall:

- a. Provide proof of an ongoing service agreement with a non-emergency ambulance provider to facilitate transportation to an emergency department for patients who do not exhibit an emergency medical condition as defined in Sec. 409.901(10), Fla Stat.;
- b. Maintain at least one working Automatic External Defibrillator (AED) in a central location at the facility; and
- c. Provide at all times staff who are CPR, First Aid, and AED certified.

(B) *Foster Care Home.* Operation of a foster care home shall comply with all relevant state and federal laws and shall be licensed by the Florida Department of Children and Families.

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- (C) *Group Home*. Operation of a group home shall comply with all relevant state and federal laws and shall be licensed by the Florida Department of Children and Families.

### 3.2.6. RSF-D: Residential Single Family and Duplex District.

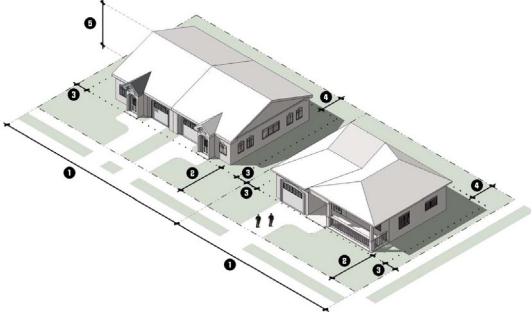
<b>(a) Purpose</b>		
<p>The purpose of the RSF-D: Residential Single Family and Duplex District is to provide lands that accommodate single-family detached and two-family (duplex) dwellings of moderate density on lots with a minimum lot area of four thousand five hundred (4,500) square feet. The district also accommodates certain group living arrangements as conditional uses, accessory uses such as home occupations and home-based child care, and other compatible uses. District regulations discourage development that negatively impacts the quiet residential nature of the district.</p>		
 		
<b>(b) Use Standards</b>		
<p>Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.</p>		
<b>(c) Intensity and Dimensional Standards</b>		
Standard	Single-Family or Two-Family Residence	Townhouse
Lot area, min. (sf)	4,500	3,000
Density, max. (du/acre)	[1]	
① Lot width, min. (ft)	50 [2]	50 [3]
② Front yard setback, min. (ft)	20	20
③ Side yard setback, min. (ft)	5	5 [4]
④ Rear yard setback, min. (ft)	10	10
⑤ Building height, max. (ft)	35	35
Living area, min. (sf)	900 (single-family detached residence)  700 (townhouse or two-family residence)	
Impervious coverage, max. (percent)	70	70 [3]
<p>NOTES: sf = square feet; ft = feet; min.= minimum; max.= maximum            [1] Development is allowed up to the maximum residential density permitted for the property in</p>		

accordance with the comprehensive development plan.

[2] Minimum lot width is measured along the road frontage as well as along property fronting a lake, canal, or creek, if applicable.

[3] Applicable to the development lot as a whole rather than individual lots under townhouse units

[4] Townhouse side-yard setback only applies to the exterior units.



**(d) Reference to Other Standards**

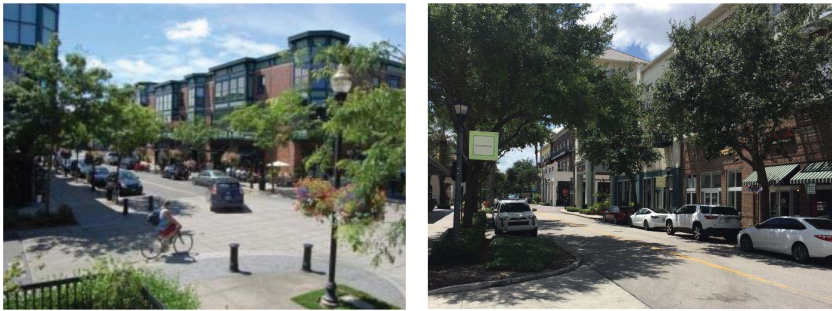
Section 5.1 Mobility and Connectivity Standards	Section 5.10 Residential Compatibility Standards
Section 5.2 Off-Street Parking, Bicycle, and Loading Standards	Section 5.11 Architectural, Form, and Design Standards
Section 5.3 Landscape, Buffer, and Tree Protection Standards	Section 5.12 Sustainable Development Standards
Section 5.4 Open Space Set-Aside Standards	Section 5.13 Sustainable Development Incentives
Section 5.5 Vegetation Removal	Section 5.14 Signs
Section 5.6 Residential Tree Protection	Section 5.15 Building Numbering and Street Naming
Section 5.7 Flood Damage Prevention	Article 6 Subdivision Standards
Section 5.8 Fence and Wall Standards	Article 7 Public Facility Funding
Section 5.9 Exterior Lighting Standards	Appendix A Engineering and Design Manual

(a) Purpose

The purpose of the DM: Downtown Maitland zone district is to implement the comprehensive development plan and Downtown Maitland Master Plan by providing lands that accommodate downtown Maitland as the center of commerce, government, entertainment, and culture in the City. Principal types of development include higher intensity government, commercial, entertainment, and employment uses, as well as higher density residential and mixed use development, all in a form that is pedestrian friendly, architecturally attractive, consistent with the desired character of the city, supportive of multiple modes of mobility, and protective of the character of adjacent residential lands. Allowed uses include retail services, personal services, recreation/entertainment, offices, hotels and motels, restaurants, microbreweries, health care, multifamily and townhome dwellings, and mixed-use development.



The Downtown Maitland (DM) zone district consists of two subdistricts. The Downtown Maitland (DM) subdistrict supports pedestrian-friendly, mixed-use development at the greatest intensities and densities in the City. The Downtown Maitland Edge (DM-EDGE) Subdistrict, which is located on lands adjacent and proximate to existing residential neighborhoods is supportive of pedestrian-friendly, mixed use, and other similar types of development as the DM subdistrict, but at less intense densities/intensities, and in a form that ensures the character of the adjacent residential neighborhoods is maintained.



(b) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in [Article 4: Use Regulations](#). In a PD located in the DM district, an ongoing use that existed prior to June 22, 2020 may continue. However, any change to a use in a planned development that existed prior to June 22, 2020 shall only be to a use allowed in the DM-PD district in accordance with Table 4.2.2: Principal Use Table.

(c) Intensity and Dimensional Standards

(1) Unless exempted in subsections (2) or (3) below, all development in the DM zone district shall comply with the following intensity and density standards.

(2) The expansion or alteration of development existing prior to June 22, 2020 that is not approved as a planned development, that increases the building's floor area by less than 50 percent or alterations that involve less than 50 percent of the building's gross floor area, over the five years prior to the submission of an application, is exempt from the requirements of this section, except for the following:

(A) The existing building that is expanded or altered is first expanded or altered toward the street frontage if it does not comply with the build-to-zone standards of this section, to bring the building into greater compliance with those standards;

(B) The expansion or alteration makes reasonable efforts to comply with the building width in build-to zone and building façade fenestration/transparency standards of this section; and

(C) The expansion or alteration complies with the maximum density and maximum FAR standards.

(3) A planned development existing prior to June 22, 2020 may continue to develop consistent with the terms and conditions of approval of the approved planned development, except that any expansion or alteration that increases the building's floor area by less than 30 percent or alterations that involve less than 30 percent of the building's gross floor area over the five years prior to the submission of an application, shall comply with the following:

(A) The existing building that is expanded or altered shall first be expanded or altered toward the street frontage, to the maximum extent practicable, if it does not comply with the build-to-zone standards of this section, to bring the building into greater compliance with those standards;

(B) The expansion or alteration shall make reasonable efforts to comply with the building width in the build-to zone and building façade fenestration/transparency standards of this section; and

(C) The expansion or alteration shall comply with the maximum density/intensity requirements of the approved planned development, but under no circumstances shall exceed the maximum density and maximum FAR standards of this section.

(4) A planned development existing prior to June 22, 2020 that expands or is altered in a way that increases the building's floor area by 30 percent or more, or alters the building's gross floor areas by 30 percent or more over the five years prior to the submission of an application, shall comply with all of the following intensity and dimensional standards.

Standard	DM	DM-EDGE
<sup>1</sup> Block length, min.   max. (ft.)	330   660	
<sup>2</sup> Build-to zone (ft.) [1]		
Type I Street	26   41	
Type II Street	25   40	
Type III Street	18   33	
Front yard setback, min. (ft.)	—	
Side yard setback, min. (ft.)	—	

	Rear yard setback, min (ft.)	—	
	Building width in build-to zone, min. (% of lot width) [2]	75	60
	Building façade fenestration/transparency, min. (percentage of street-level façade area) [3]	50	40 for non-residential and mixed use 25 for residential
Density, min.   max. (du/acre of net lot area) [4] [5]			
	Parcels less than 2 acres	10   20	5   14
	Parcels 2 acres or greater and less than 3 acres	12   30	8   21
	Parcels 3 acres or greater	16   40	12   28
Floor Area Ratio (FAR), min.   max. [6]			
	Parcels less than 2 acres	0.60   1.20	0.40   0.85
	Parcels 2 acres or greater and less than 3 acres	0.70   1.40	0.50   1.00
	Parcels 3 acres or greater	1.00   2.00	0.70   1.40
①	Building height, max. (ft)	78 (6 stories) [7]	48 (3 stories) [7]
	Open space set-aside, min. (%)	10	15

Impervious surface, min.   max. (%)	50   90	40   80
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NOTES: sf = square feet; ft = feet; min.= minimum; max.= maximum

[1] The area between the minimum and maximum build-to lines that extends the width of the lot constitutes the build-to zone. The minimum and maximum build-to lines are measured from back of curb. They differ based on the street type on which the building fronts. The area between the minimum build-to-line and curb shall include the parkway, the sidewalk, and the activity area. See Table 3.3.5(e)(4)(B): Public Frontage Standards. If the minimum required parkway and/or activity area width is reduced in accordance with Sec. 3.3.5(e)(4)(B), Public Frontage Standards, the minimum build-to line shall be reduced accordingly.

[2] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities that use environmental site design techniques.

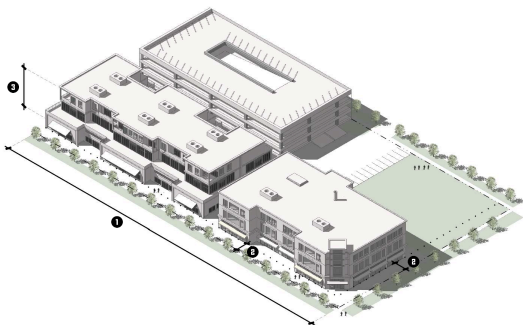
[3] Window and door openings counting toward meeting this transparency requirement shall consist of glass that is relatively clear and non-reflective, with a minimum visible light transmittance of 0.65 and maximum visible light reflectance of 0.2.

[4] Maximum density varies based on parcel size as outlined in the comprehensive development plan.

[5] A development can potentially achieve maximum residential densities and maximum nonresidential FARs. For purposes of calculating permitted density, a group home use shall be considered as a nonresidential use subject to the FAR requirements.

[6] Maximum FAR varies based on parcel size as outlined in the comprehensive development plan.

[7] The first floor of all buildings shall be a minimum of 14 feet in height.



(d) Reference to Other Standards	
<u>Section 5.1</u> Mobility and Connectivity Standards	<u>Section 5.10</u> Residential Compatibility Standards
<u>Section 5.2</u> Off-Street Parking, Bicycle, and Loading Standards	<u>Section 5.11</u> Architectural, Form, and Design Standards
<u>Section 5.3</u> Landscape, Buffer, and Tree Protection Standards	<u>Section 5.12</u> Sustainable Development Standards
<u>Section 5.4</u> Open Space Set-Aside Standards	<u>Section 5.13</u> Sustainable Development Incentives
<u>Section 5.5</u> Vegetation Removal	<u>Section 5.14</u> Signs
<u>Section 5.6</u> Residential Tree Protection	<u>Section 5.15</u> Building Numbering and Street Naming
<u>Section 5.7</u> Flood Damage Prevention	<u>Article 6</u> Subdivision Standards
<u>Section 5.8</u> Fence and Wall Standards	<u>Article 7</u> Public Facility Funding
<u>Section 5.9</u> Exterior Lighting Standards	Appendix A Engineering and Design Manual

4.2.2. - Principal Use Table.

Table 4.2.2: Principal Use Table																	
Use Category		Use Type		Residential Districts					Mixed-Use Districts				Non-Res.		Professional Office Building		Use-Specific Standards
				RSF-1	RSF-2	RSF-3	RSF-D	R-MF	MX	WS-NM	WS-RT	DM	GAP	NC	PD	DM-PD	
Household Living		Dwelling, single-family detached	P	P	P	P		P			P				A	A	4.2.4(b)(1) (A)
		Dwelling, townhouse					P	P	P	P	P				A	A	
		Dwelling, two-family (duplex)				P		P			P				A	A	4.2.4(b)(1) (B)
		Dwelling, three-family (triplex)					P	P	P	P					A		4.2.4(b)(1) (C)
		Dwelling, four-family (fourplex)					P	P	P	P					A		4.2.4(b)(1) (D)
		Dwelling, multifamily					P	P	P	P	P				A	A	4.2.4(b)(1) (E)
		Dwelling, live-work							P	P	P		P		A	A	4.2.4(b)(1) (F)
		Dwelling, unit within professional office building for owner or custodian					C	C							A		

## **Section 10.3.2. Residential Use Definitions:**

### **Dwelling, Single-Family Detached**

A dwelling located on its own lot that does not share an exterior wall with another building. There shall only be one (1) single-family detached dwelling on one individual lot.

### **Dwelling, Townhouse**

A group of three (3) or more dwelling units divided from each other by vertical common walls, each having a separate entrance leading directly to the outdoors at ground level. Parking lots, driveways, walkways, and accessory recreation areas may be in areas retained in common ownership which are owned jointly by the owners of townhome units.

### **Dwelling, Two-Family (Duplex)**

A dwelling containing two (2) dwelling units sharing a common wall. At minimum, the common wall must be a minimum of fifty (50) percent of the attached sides of the units. Each dwelling unit must be occupied exclusively by one family. A two-family (duplex) dwelling may be on one (1) level or may include two-story units where a floor/ceiling has the function of a common wall. An optional conjoined dwelling is a two-family dwelling in which the lot is split along a common wall through the lot split procedure (Sec. [2.5.2\(d\)](#), Lot Split).

### **Dwelling, Three-Family (Triplex)**

A dwelling containing three (3) attached dwelling units that are designed to be occupied by three (3) families living independently of each other.

### **Dwelling, Four-Family (Fourplex)**

A dwelling containing four (4) attached dwelling units that are designed to be occupied by four (4) families living independently of each other.

### **Dwelling, Multifamily**

A dwelling other than a townhome dwelling containing five (5) or more dwelling units that are attached or in the same building. Multifamily dwellings include what are commonly called apartments or condominium units.

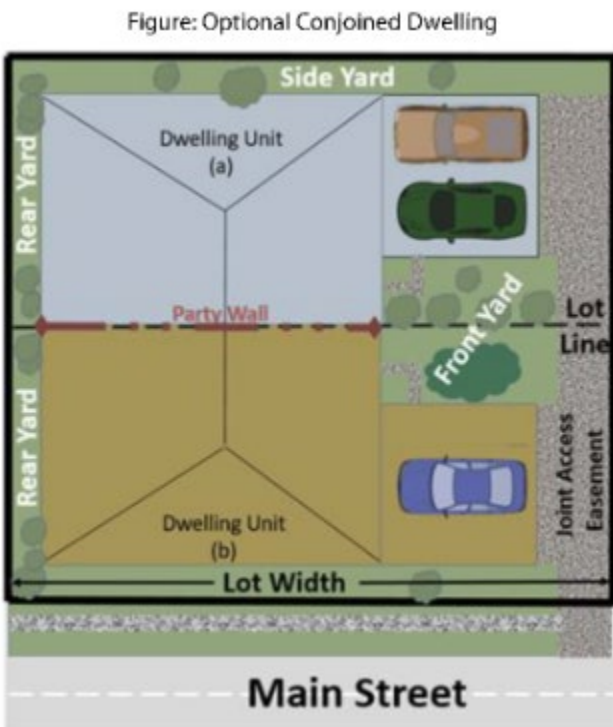
Dwelling, Live-work

A structure or portion of a structure combining a residential dwelling unit for one (1) or more persons with an integrated workspace (on the ground floor) principally used by one (1) or more of the dwelling unit residents.

### **Dwelling, Unit within Professional Office Building for Owner or Custodian**

A single housing unit providing complete, independent living facilities for one living unit, including permanent provisions for living, sleeping, eating, cooking, and sanitation, integrated into a structure which has a secondary primary use within the Commercial Uses Classification, Sec. 4.2.3(c)(5), Office Uses. The housing unit is intended solely for occupancy by the proprietor or an employee (and their family) of an establishment in the building, or by an employee of a business that is under contract to provide ongoing security, maintenance, or similar services for the building.

**OPTIONAL CONJOINED DWELLING.** A two-family dwelling on two (2) lots which are conjoined by a common wall along the lot line. Each dwelling unit has its own external entrance and is available to be sold for fee-simple ownership. Optional conjoined dwellings generally begin as duplexes on a single lot that are split into two (2) lots in accordance with Sec. 2.5.2(d), Lot Split. See the figure below.



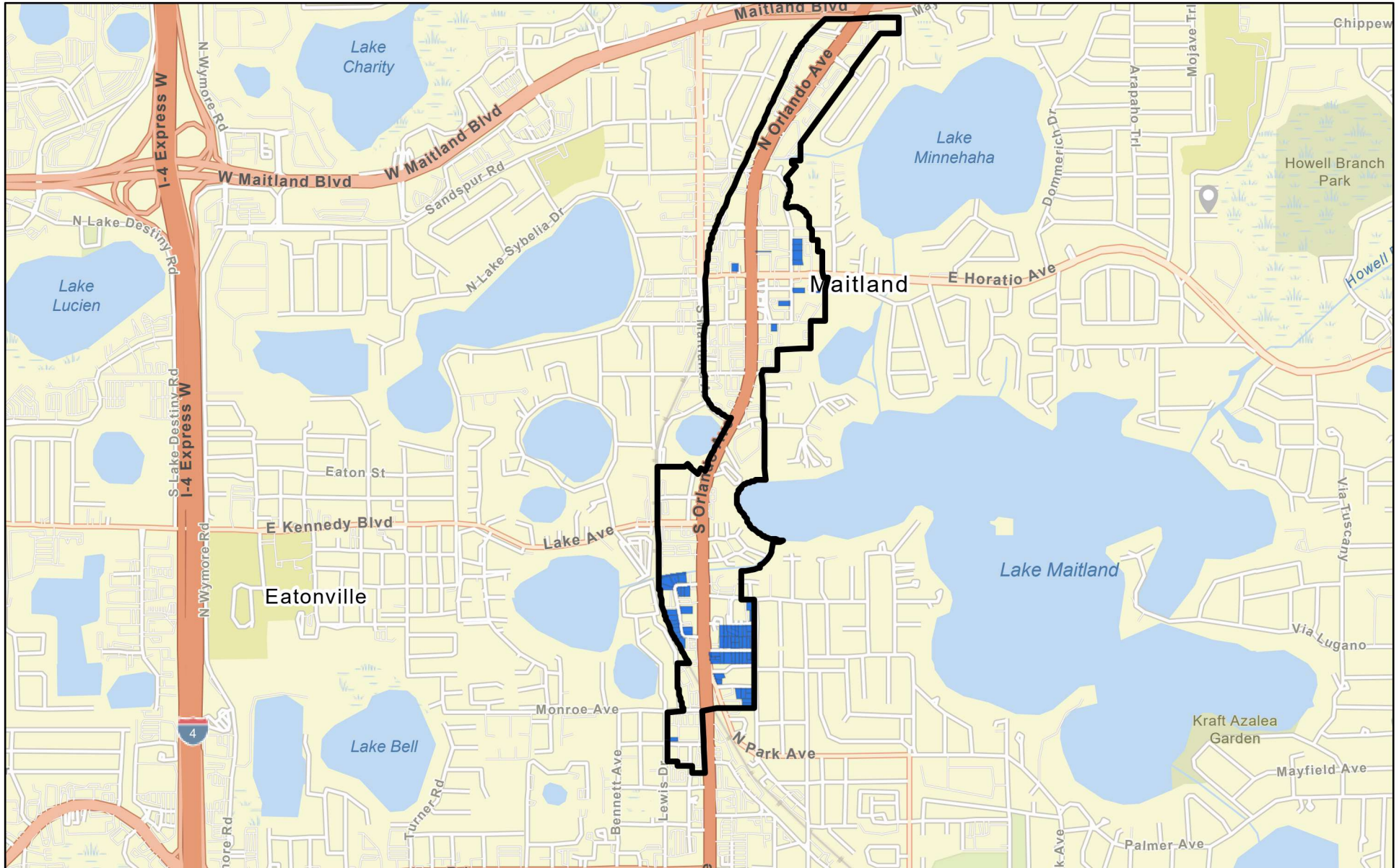
## **DM STREET TYPE DEFINITIONS**

### **LDC Section 3.3.5 (e)(4)**

(A) *Street Types.* Existing streets within the DM district are assigned the following street types. The Community Development Director shall assign each new street created as part of a development in accordance with the criteria below.

1. *Type I Street.* A Type I street is primarily intended to facilitate the movement of vehicular traffic through the DM district. There are two Type I streets in the DM district, both of which are major commercial streets — Orlando Avenue (US 17-92) and Horatio Avenue (east of Orlando Avenue). No new Type I streets shall be developed within the DM district.
2. *Type II Street.* A Type II street is designed to accommodate traffic accessing destinations within the DM district and also relieves traffic on the Type I streets. Type II streets support the most urban style of development and are recommended for new streets within the DM district. There are 14 Type II streets in the DM district. They are Maitland Avenue, Horatio Avenue (West of Orlando Avenue), Sybelia Avenue, Sybelia Parkway, George Avenue, Independence Lane, Swoope Avenue, Packwood Avenue, Ventris Avenue, Manor Road, Lake Avenue, Park Avenue, Monroe Avenue, Lewis Drive, and Elvin Avenue.
3. *Type III Street.* A Type III street has constrained right-of-way or connects directly into residential neighborhoods. There are six (6) Type III streets in the DM district. They are Versailles Drive, Circle Drive, Magnolia Road, Tangerine Place, Orange Place and Alpine Drive.

# 20,000 square feet and smaller lots in downtown maitland



4/30/2026

**DM Boundary**

City of Maitland Parcel Zoning Parcels less than 20 sq ft and Not type 1 Street

**DM - Downtown Maitland District**

1:25,000

0 0.17 0.35 0.7 mi

0 0.3 0.6 1.2 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community