

ORDINANCE NO. 2296

AN ORDINANCE OF THE CITY OF SALISBURY, MARYLAND, PURSUANT TO CHAPTER 17.228 OF TITLE 17, ZONING OF THE SALISBURY MUNICIPAL CODE AND SECTION 4.04 OF ARTICLE 66B OF THE ANNOTATED CODE OF MARYLAND FOR THE PURPOSE OF AMENDING SECTION 17.04.120, DEFINITIONS, AND SECTION 17.76.020B, LIGHT INDUSTRIAL DISTRICT TO ADD A DEFINITION FOR AN OUTDOOR STORAGE YARD AND TO ADD AN OUTDOOR STORAGE YARD AS A USE PERMITTED BY SPECIAL EXCEPTION.

WHEREAS, the ongoing application, administration and enforcement of Title 17, Zoning of the Salisbury Municipal Code, demonstrates a need for periodic review, evaluation, and amendment that will keep Title 17 current; and

WHEREAS, the Mayor and City Council may amend Title 17, Zoning, of the Salisbury Municipal Code, pursuant to the authority granted by Article 66B of the Maryland Annotated Code and in accordance with specific provisions of Chapter 17.228, Amendments and Rezoning, of Title 17, Zoning; and

WHEREAS, the Mayor and City Council have requested that the Salisbury Planning and Zoning Commission periodically review Title 17 in light of existing development trends and practices and current City development policies as well as to review all individual amendment requests from private citizens;

WHEREAS, a Public Hearing on said text amendment to the Uses Permitted by Special Exception in the Light Industrial District, Section 17.76.020B, Title 17, Zoning, of the Salisbury Municipal Code was held by the Planning Commission in accordance with the provisions of Chapter 17.228, of Title 17, Zoning, of the Salisbury Municipal Code on April 17, 2014; and,

WHEREAS, the Planning Commission did recommend approval of the proposed text changes at a Public Hearing on April 17, 2014;

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE CITY OF SALISBURY, MARYLAND, that Title 17, Zoning, of the Salisbury Municipal Code is hereby amended as follows:

AMEND SECTION 17.04.120, DEFINITIONS, TO ADD THE FOLLOWING:

OUTDOOR STORAGE YARD: THE KEEPING OR STORING, OTHER THAN IN A WHOLLY ENCLOSED BUILDING, OF GOODS, ITEMS, MATERIALS OR MERCHANDISE, EXCEPT FOR SCRAP MATERIALS, DEBRIS, OR A JUNKYARD.

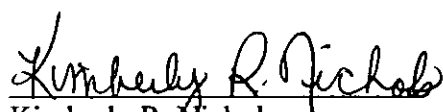
AMEND SECTION 17.76.020B TO ADD ITEM 5:


- 5. OUTDOOR STORAGE YARD, IN ACCORDANCE WITH SECTION 17.220.040.**

AND BE IT FURTHER ORDAINED BY THE CITY OF SALISBURY, MARYLAND, that this Ordinance shall take effect from and after the date of its final passage, but in no event until ten (10) days after the date of the Council's Public Hearing, and


THE ABOVE ORDINANCE was introduced at a meeting of the Council on the 23 day of June, 2014, and thereafter, a statement of the substance of the ordinance having been published as required by law, in the meantime, was finally passed by the Council on the 14 day of July, 2014.

ATTEST:


Kimberly R. Nichols
City Clerk


Jacob R. Day, President
Salisbury City Council

Approved by me this 15th day of July, 2014.


James Heton, Jr.
Mayor of the City of Salisbury

INTER

OFFICE

MEMO

OFFICE OF THE MAYOR

To: City Council
From: Tom Stevenson
Subject: Text Amendment (Title 17, Zoning)
Date: June 16, 2014

Attached, please find an ordinance that will have the effect of amending Sections 17.040.120 *Definitions* and 17.76.020 *Light Industrial* of the Zoning Code of the City of Salisbury, MD. The amendment will define Outdoor Storage and include it as a Permitted Use by Special Exception.

Please let me know if you have any questions or require additional information.



City of Salisbury – Wicomico County
DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT
P.O. BOX 870
125 NORTH DIVISION STREET, ROOMS 203 & 201
SALISBURY, MARYLAND 21803-4860
410-548-4860
FAX: 410-548-4955



JAMES IRETON, JR
MAYOR

TOM STEVENSON
CITY ADMINISTRATOR

RICHARD M. POLITT, JR
COUNTY EXECUTIVE

R. WAYNE STRAUSBURG
DIRECTOR OF ADMINISTRATION

June 9, 2014

TO: Tom Stevenson, City Administrator
FROM: John F. Lenox, AICP, Director, Salisbury/Wicomico Planning & Zoning
SUBJECT: **PUBLIC HEARING – Text Amendment to Section 17.76.020B – Light Industrial District – To add an Outdoor Storage Yard as a Use Permitted by Special Exception and to Amend Section 17.04.120 – Definitions – to include the definition of an Outdoor Storage Yard - Planning Commission Recommendations**

I. INTRODUCTION.

On April 17, 2014, the Salisbury Planning Commission held a public hearing on an amendment to Sections 17.76.020B and 17.04.120 to add an Outdoor Storage Yard by Special Exception in the Light Industrial District and to add the definition of an Outdoor Storage Yard to the Definitions section of the Code. (See Attachment A.)

II. RECOMMENDATION.

After considering the staff report and following discussion by the Commission on the proposed amendment, the Salisbury Planning Commission forwarded a **Favorable** recommendation to the Mayor and City Council for adoption of the following:

AMENDMENT OF SECTION 17.04.120, DEFINITIONS, TO ADD THE FOLLOWING:

OUTDOOR STORAGE YARD: THE KEEPING OR STORING, OTHER THAN IN A WHOLLY ENCLOSED BUILDING, OF GOODS, ITEMS, MATERIALS OR MERCHANDISE, EXCEPT FOR SCRAP MATERIALS, DEBRIS, OR A JUNKYARD.

AMENDMENT OF SECTION 17.76.020B TO ADD ITEM 5:

5. OUTDOOR STORAGE YARD, IN ACCORDANCE WITH SECTION 17.220.040.

III. BACKGROUND.

Pohanka Automotive Group proposes use of a lot at the corner of Northwood Drive and West Gordy Road as overflow storage for new and used autos, trucks and trailers. The Light Industrial District permits outdoor storage only as an accessory use to a repair garage or a wholesale merchandising facility. No garage or office is proposed at this location. The property will be fenced but not paved.

The applicants noted that this will be periodic use tied to the timing of shipments from the auto manufacturers

If approved as proposed, the use will be permitted by Special Exception in all areas zoned Light Industrial. The Special Exception process requires approval by the Board of Zoning Appeals at a public hearing. In cases where the Light Industrial District might adjoin a residential neighborhood, the Board can impose conditions regarding lighting or landscaping.

Attachments

cc: Mayor Jim Ireton



City of Salisbury – Wicomico County

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT
P.O. BOX 870
125 NORTH DIVISION STREET, ROOMS 203 & 201
SALISBURY, MARYLAND, 21803-4860
410-548-4860
FAX: 410-548-4955



JAMES IRETON, JR.
MAYOR

TOM STEVENSON
CITY ADMINISTRATOR

RICHARD M. POLITT, JR.
COUNTY EXECUTIVE

R. WAYNE STRAUSBURG
DIRECTOR OF ADMINISTRATION

STAFF REPORT

MEETING OF APRIL 17, 2014

CASE NO.: #SP-1401

APPLICANT: Pohanka Automotive Group, rep. by AWB Engineers

REQUEST: **PUBLIC HEARING – Text Amendment Section 17.76.020B – Uses permitted by Special Exception in the Light Industrial District to add an Outdoor Storage Yard.**

I. REQUEST:

Mr. Matt Drew of AWB Engineers has submitted a request on behalf of Pohanka Automotive Group, to add an Outdoor Storage Yard as a use permitted by special exception in the Light Industrial zoning district. If approved, the request would allow Pohanka to utilize a property on the corner of Northwood Drive and West Gordy Road as a storage area for new and used cars, trucks, and trailers. (See Attachment #1.)

In accordance with the requirements of Section 17.228 of the Salisbury Municipal Code, the Planning Commission must hold a Public Hearing on proposed Text Amendments to the Code. The Commission must forward a recommendation (within six months) to the City Council. The City Council must also hold a public hearing before granting final approval to Code text amendments (by Ordinance).

II. DISCUSSION:

The applicants acquired this property in December with plans to utilize the property as overflow storage for their automotive business nearby on North Salisbury Boulevard. However, the Light Industrial District permits outdoor storage only as an accessory to a permitted use.

Generally, the Light Industrial District is intended for development with manufacturing uses. The development standards state that uses are to be conducted within a building and outdoor storage is permitted only in open sheds screened from view.

Outdoor storage might be considered an accessory use to a repair garage, but the applicants do not intend to establish a garage here. Such storage might also be considered an accessory to wholesale merchandising, but no sales office is proposed here.

Attachment A

A site plan has been submitted to indicate the location of proposed fencing (6 ft. tall) for the use and the location of the stabilized entrance on West Gordy Road. The applicants do not propose paving of the storage yard. Storage of any inoperable vehicles is not planned at this location.

The text of Chapter 17.76, Light Industrial District, is included as **Attachment #3**.

As proposed, the use would be permitted by Special Exception. A Special Exception requires review and approval by the Salisbury Board of Zoning Appeals at a public hearing. If approved, this use then becomes permissible in all areas of the City zoned Light Industrial. Although the applicants do not propose storage of inoperable vehicles on the site, Staff is concerned about the establishment of outdoor storage yards in other Light Industrial areas in the City. Review and approval by the Salisbury Board would add a layer of protection to any Light Industrial areas that are bordered by residential development.

As currently written, the Code defines a "junkyard" but does not define "outdoor storage". The definition of a junkyard addresses a variety of discarded goods, including inoperable vehicles and marine vessels and equipment. To differentiate between the two uses, the following definition is proposed: *"The keeping or storing, other than in a wholly enclosed building, of any goods, items, materials or merchandise, except for scrap materials, debris, or a junkyard."*

III. RECOMMENDATION.

Staff recommends that the Commission forward a Favorable recommendation to the Mayor and City Council for a Text Amendment to the Salisbury Municipal Code as follows:

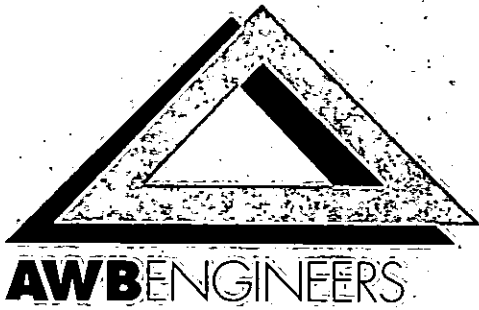
AMENDMENT OF SECTION 17.04.120, DEFINITIONS, TO ADD THE FOLLOWING:

OUTDOOR STORAGE YARD: THE KEEPING OR STORING, OTHER THAN IN A WHOLLY ENCLOSED BUILDING, OF ANY GOODS, ITEMS, MATERIALS OR MERCHANDISE, EXCEPT FOR SCRAP MATERIALS, DEBRIS, OR A JUNKYARD.

AMENDMENT OF SECTION 17.76.020B TO ADD ITEM 5:

5. OUTDOOR STORAGE YARD.

COORDINATOR: Gloria Smith, Planner
DATE: April 10, 2014



March 28, 2014
14-GMD-0222

PLANNING DEPARTMENT

RECEIVED

DATE 3/31/14 BY De

Mrs. Gloria Smith
Salisbury-Wicomico County
Department of Planning, Zoning, and Community Development
125 N Division Street
Salisbury, MD 21801

RE: Application for Zoning Text Amendment
Pohanka Automotive Group
Tax Map 103, Parcels 360-364, 377-381
Northwood Drive & W Gordy Road
Salisbury, Maryland
AWB Project 131203

Dear Mrs. Smith

On behalf of the property owner, Pohanka Automotive Group, I am requesting a text amendment to the zoning code for the property referenced above.

The 2.66 +/- acre property is located at the south-west corner of the intersection of Northwood Drive and W. Gordy Road, and fronts on Northwood Drive, West Gordy Road, and Shipley Drive. The site is within the municipal boundary of the City of Salisbury and is zoned Light Industrial. The site is currently unimproved.

The property owner plans to store new and used cars, trucks, and trailers on the site. This parcel is within 0.5 miles of their existing automotive dealership sites on North Salisbury Boulevard. The owner intends to install a perimeter security fence around the site with a lockable access gate. Public access within the fenced area would be restricted. All vehicles would be stored within the fenced area. All vehicles would be operational, but may not be tagged for use on public ways. No site lighting is anticipated, but may be added at a future time. No signs are anticipated, but may be added at a future time.

A 30' wide gravel stabilized construction entrance (less than 5000 sf in area, constructed per MDE requirements) would be installed from the edge of the existing roadway (West Gordy Road) to the proposed access gate. The gravel stabilized entrance would be located at least 100' from the nearest intersection. A concept site plan has been provided for your review.

Mrs. Glóriã Smith

14-GMD-0222

Page 2 of 2

If additional stabilization is required by the City within the fenced area, the owner intends to install a permeable, turf reinforcement system and establish grass in such reinforced areas. The turf reinforcement system would be limited to specific, marked drive aisles within the parking area, where heavy traffic is anticipated. Grassed areas would be maintained per City requirements. No additional landscaping is anticipated. Other than the turf reinforcement system, no additional storm water management practices are anticipated.

The proposed use for this property is not specifically listed in the City's Zoning Code as a permitted use, a use permitted by special exception, or a use permitted by ordinance permit. The proposed use is similar in nature to Section 17.76.020A1, Permitted uses, Garage for the repair, storage and maintenance of motor vehicles. As such, I request that a text amendment be made to Section 17.76.020B (Uses permitted by Special Exception) to include Outdoor Storage Yards.

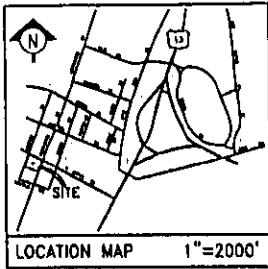
Thank you for your consideration of this matter. I am available at (410) 742-7299 should you have any questions regarding this request.

Regards,



G. Matthew Drew, P.E.
Executive Vice President

cc: Ms. Sandy Fitzgerald, Pohanka
Mr. Ben Kamm, Pohanka
Mr. Brad Gillis, SYN



OWNER INFORMATION

POWANKA AUTOMOTIVE GROUP
 C/O MR. BOB TAMM
 2815 NORTH SALESWAY BLVD.
 BALZERSVILLE, MO 63004
 PHONE: 314-898-6878
 FAX: 417-948-4400

PERMITS DATA

TAX MAP 103
 PARCELS 385-384 & 377-381
 ZONING LIGHT INDUSTRIAL

UTILITY DATA

DEED REFERENCE: D.B. 3376, P. 231
 PLAT REFERENCE: P.S. 304, P. 41 - "NORTHWOOD PLAT"

NOTES

PER CITY OF BALZERSVILLE ZONING OPTION, THE PROPOSED FENCE CAN BE INSTALLED ALONG OR GREATER THAN REQUIRED SETBACKS, WHICH ARE SHOWN. THE SETBACK POINTS SHOWN ARE A 5' OFFSET ON THE OUTSIDE FOR THE USE OF THE FENCE CONTRACTOR.

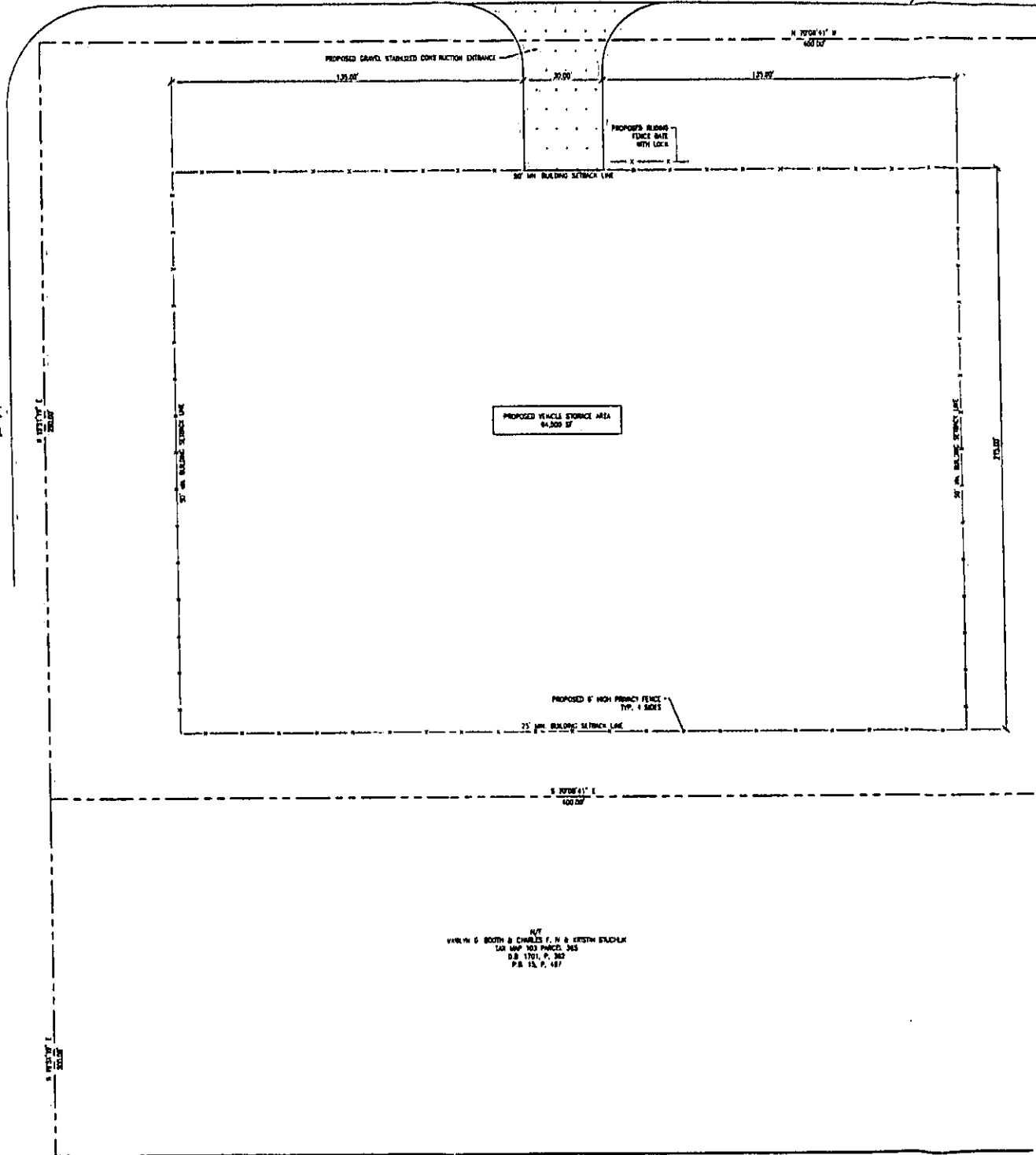
WINDSOR DRIVE
100' R/W

5' SETBACK
100' R/W

5' SETBACK
100' R/W

WEST GORDY ROAD
100' R/W

EDGE OF EXISTING ASPHALT PAVEMENT



1/27
 VANLIV G. BOOTH & CHARLES F. H. & KRISTIN BRADLEY
 1201 MAP 103 PARCELS 385
 D.B. 1701, P. 383
 P.S. 15, P. 487

Chapter 17.76

LIGHT INDUSTRIAL DISTRICT

Sections:

- 17.76.010 Purpose.**
- 17.76.020 Permitted uses.**
- 17.76.030 Uses permitted by ordinance permit.**
- 17.76.040 Accessory uses.**
- 17.76.050 Development standards.**

17.76.010 Purpose.

The purpose of the light industrial district is to foster the continuance of existing manufacturing and other light industrial uses and to encourage the location of new industries within the city to continually improve the economic base of the community. These uses require large sites served by highways, rail lines and utilities near enough to residential areas to provide employment with minimum travel time. To make these areas attractive to industries compatible with one another, maintain property values and protect residential areas adjoining or close by, uses are limited to those which do not create adverse external noise, vibration, smoke, dust, lint, odor, heat or glare and uses which are nonexplosive, nontoxic or not otherwise hazardous. In accordance with this purpose, which is in accord with findings and recommendations of the adopted land use element of the metro core comprehensive plan, the following uses, standards and area regulations have been established. (Prior Code Section 150-77)

17.76.020 Permitted uses.

A. Permitted uses shall be as follows:

1. Garage for the repair, storage and maintenance of motor vehicles;
2. Beverage blending or bottling, manufacture of bakery products, candy, dairy products and ice cream; but not distilling of beverages or processing of or bulk storage of grain or feed for animals or poultry;
3. Carbon paper and inked ribbon manufacture;
4. Compounding of cosmetics, toiletries, drugs and pharmaceutical products;
5. Construction contractor's establishment;
6. Data processing and computer center;
7. Greenhouse, wholesale;
8. Ice manufacture, sales and distribution;
9. Industrial vocational training school;
10. Laboratory for research, experimenting and testing, but not for testing explosives or other hazardous materials;

11. Laundry and linen service;
12. Leather goods manufacture, but not including tanning operations;
13. Manufacture, assembly and repair of boxes, furniture, cabinets, baskets and other wood products of similar nature;
14. Manufacture and assembly of bolts, nuts, screws, rivets, ornamental iron products, firearms, electrical appliances, tools, pumps, dies, machinery, hardware, wire and sheet-metal products;
15. Manufacture and assembly of heating, ventilating, cooking and refrigeration supplies and appliances;
16. Manufacture and assembly of medical and dental equipment drafting, optical and musical instruments, watches, clocks, toys, games and electrical or electronic apparatus;
17. Manufacture of rugs, mattresses, pillows, quilts, millinery, hosiery, clothing, yarn, thread, cordage and fabrics, and printing and finishing of textiles and fibers into fabric goods;
18. Manufacture and assembly of products from plastic;
19. Manufacture and assembly of shipping containers (corrugated board, fiber- and wire-bound);
20. Offices and office building;
21. Photographic processing and blueprinting establishment;
22. Plating, electrolytic process;
23. Plumbing supplies, manufacture;
24. Printing, bookbinding and publishing establishment;
25. Radio and television broadcasting station and studio;
26. Wholesale merchandising and warehousing;
27. Fabrication and assembly of burial vaults, home steps, parking bumpers, walkway and patio blocks and other similar items from concrete, excluding the fabrication and assembly of blocks, bricks, culverts, cylinder pipe, columns, pilings, silos, storage tanks, prestressed panels, pods, modules or similar building materials from concrete, with no manufacture of concrete on the premises (must be delivered to the site);
28. Animal hospital.
29. Planned Business Center, in accordance with Chapter 17.172. [Added 4/8/02 by Ord. No. 1842]
30. Indoor Recreational Facilities
31. Schools of Special Instruction.

- B. Uses permitted by special exception shall be as follows:
1. Restaurant;
 2. Gasoline service facilities with convenience goods clearly incidental to the gas facility;
 3. Day-care center or nursery school in accordance with Chapter 17.220. (Ord. 1566, 1993; Prior Code Section 150-78)
 4. Group home. (Added 10/23/2000 by Ord. No. 1786)

17.76.030 Uses permitted by ordinance permit.

Uses permitted by ordinance permit shall be as follows:

- A. Communication tower, in accordance with Chapter 17.120;
- B. Public or private utility building and uses in accordance with Chapter 17.220. (Prior Code Section 150-79)
- C. Petroleum and propane storage and distribution on a minimum site of three (3) acres. [Added 5/28/02 by Ord. No. 1839]

17.76.040 Accessory uses.

Accessory uses shall be as follows:

- A. Living quarters for resident watchmen and caretakers employed on the premises;
- B. Cafeteria or other eating facilities, lecture halls, recreation facilities and day-care services for employees or students;
- C. Communication towers for broadcasting and receiving, not exceeding seventy-five (75) feet in height;
- D. Other accessory uses and structures clearly incidental to, customary to and associated with the permitted use;
- E. Retail sales as an accessory use, for products produced or distributed by uses permitted inherently or by special exception, provided that additional parking is provided for the amount of space devoted to retail sales as required by Section 17.196.030. (Prior Code Section 150-80)

17.76.050 Development standards.

Development standards for the light industrial district shall be as follows:

- A. All uses shall be conducted within a completely enclosed building. Raw materials, in-process materials, supplies or waste material from manufacturing may be stored outside in open sheds if completely screened from view by landscaping or fencing in accordance with Chapter 17.220. Finished or semifinished product manufactured or assembled on the premises may be stored outside in the side or rear yard if completely screened from view by landscaping or fencing in accordance with Chapter 17.220.

- B. Minimum Lot Requirements. All lots hereafter established shall meet the following minimum requirements:
1. Lot area: twenty thousand (20,000) square feet;
 2. Interior lot width: one hundred (100) feet;
 3. Corner lot width: one hundred twenty (120) feet.
- C. Minimum yard requirements shall be as follows:
1. Front: fifty (50) feet;
 2. Rear: thirty (30) feet; fifty (50) feet where adjoining a residential district;
 3. Side: twenty-five (25) feet; fifty (50) feet where adjoining a residential district;
 4. Corner, side: same as front yard.
- D. Parking. Parking, loading and unloading areas shall be provided in accordance with Chapter 17.196.
- E. The height limitation shall be fifty (50) feet.
- F. Access. Direct access onto a public street may be reduced or eliminated wherever the city department of public works determines that alternate or unified points of access are available to a site, resulting in better traffic flow and less traffic congestion. Service drives and loading or unloading areas shall be located so that in the process of loading or unloading no truck will block the passage of other vehicles on the service drive or extend into any public street or private drive used for traffic circulation.
- G. Signs shall be in accordance with Chapter 17.216.
- H. Landscaping and Screening. In addition to the requirements of Chapter 17.220, all areas not devoted to buildings and required parking shall be landscaped and maintained in accordance with Section 17.220.080. (Prior Code Section 150-81)



City of Salisbury – Wicomico County

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT

P.O. BOX 870

125 NORTH DIVISION STREET, ROOMS 203 & 201

SALISBURY, MARYLAND 21803-4860

410-548-4860

FAX: 410-548-4955



JAMES IRETON, JR
MAYOR

TOM STEVENSON
CITY ADMINISTRATOR

RICHARD M. POLITT, JR
COUNTY EXECUTIVE

R. WAYNE STRAUSBURG
DIRECTOR OF ADMINISTRATION

April 21, 2014

Mr. Matt Drew
AWB Engineers
1942 Northwood Drive
Salisbury, MD 21801

SALISBURY-WICOMICO
FILE COPY
PLANNING

RE: #SP-1401 – PUBLIC HEARING- TEXT AMENDMENT – SALISBURY MUNICIPAL CODE – POHANKA AUTOMOTIVE GROUP, rep. by AWB Engineers – Section 17.76.020B – Lt. Industrial District – to add Outdoor Storage Yard – recommendation to Salisbury City Council.

Dear Mr. Drew:

The Salisbury Planning Commission at its April 17, 2014, meeting, forwarded a Favorable recommendation to the Mayor and City Council for Text Amendments to the Salisbury Municipal Code as follows:

AMENDMENT OF SECTION 17.04.120, DEFINITIONS, TO ADD THE FOLLOWING:

OUTDOOR STORAGE YARD: THE KEEPING OR STORING, OTHER THAN IN A WHOLLY ENCLOSED BUILDING, OF ANY GOODS, ITEMS, MATERIALS OR MERCHANDISE, EXCEPT FOR SCRAP MATERIALS, DEBRIS, OR A JUNKYARD.

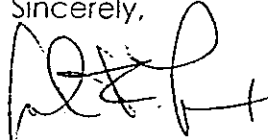
AMENDMENT OF SECTION 17.76.020B TO ADD ITEM 5:

- 5. OUTDOOR STORAGE YARD, IN ACCORDANCE WITH SECTION 17.220.040.**

This matter will now be forwarded to the City Administrator for scheduling for a public hearing before the Mayor and City Council.

If you have any questions concerning this matter, please don't hesitate to contact Gloria Smith or myself at 410-548-4860.

Sincerely,



John F. Lenox, AICP

Director

Salisbury/Wicomico Planning & Zoning

cc: Mike Moulds, Director of City Public Works Department
Bill Holland, Director of City Building, Permits, and Inspections Department
Assessments
Brad Gillis/Sperry Van Ness/206 E. Main Street/Salisbury, MD 21801
Pohanka Automotive Group/Attention: Sandy Fitzgerald/2013 N. Salisbury Blvd./Salisbury, MD
21801

**MAYOR AND CITY COUNCIL
NOTICE OF PUBLIC HEARING
TEXT AMENDMENT**

In accordance with the provisions of Section 17.228, Amendments and Rezoning, of the Salisbury Municipal Code, a request has been submitted on behalf of Pohanka Automotive Group, to amend the text of Title 17, Zoning, Section 17.76.020B, Uses permitted by Special Exception in the Light Industrial District, to add an Outdoor Storage Yard and to amend Section 17.04.120, Definitions to add the definition of an Outdoor Storage Yard.

A PUBLIC HEARING WILL BE HELD ON

Monday, June 23, 2014, at 6:00 P.M. in the Council Chambers, Room 301, of the Government Office Building, 125 North Division Street, Salisbury, Maryland to hear opponents and proponents, if there be any.

The Council reserves the right to close a part of this meeting as authorized by State Government section 10-508(a) of the Maryland Annotated Code.

(FOR FURTHER INFORMATION CALL 410-548-4860)

Tom Stevenson, City Administrator

Publication Dates: June 9, 2014
 June 16, 2014