

# SALISBURY ZONING REWRITE

Taskforce Meeting #2



**PRESENTED TO:**  
Salisbury Zoning Rewrite Taskforce  
  
SEPTEMBER 28, 2020



WITH JAKUBIAK AND ASSOCIATES, INC.

# **VIRTUAL MEETING GROUND RULES**

Taskforce Meeting #2

- **This meeting is being recorded, and these slides will be posted online**
- **Please use the chat function to comment before speaking, and you will be called on**
- **Please state your name before speaking**
- **Please use your video camera if possible**
- **Keep yourself on mute when not speaking**
- **Use audio from either computer or phone – not both**
- **Please be respectful to diverse ideas and opinions, and do not speak over someone else**

# Meet the Team



**Anne Roane**

City Planner, Salisbury



**Allysha Lorber,**  
PLA, AICP

Project Manager



**Chris Jakubiak, AICP**

Zoning Expert



**Sarah Diehl, AICP**

Urban Designer  
Researcher  
GIS Mapping



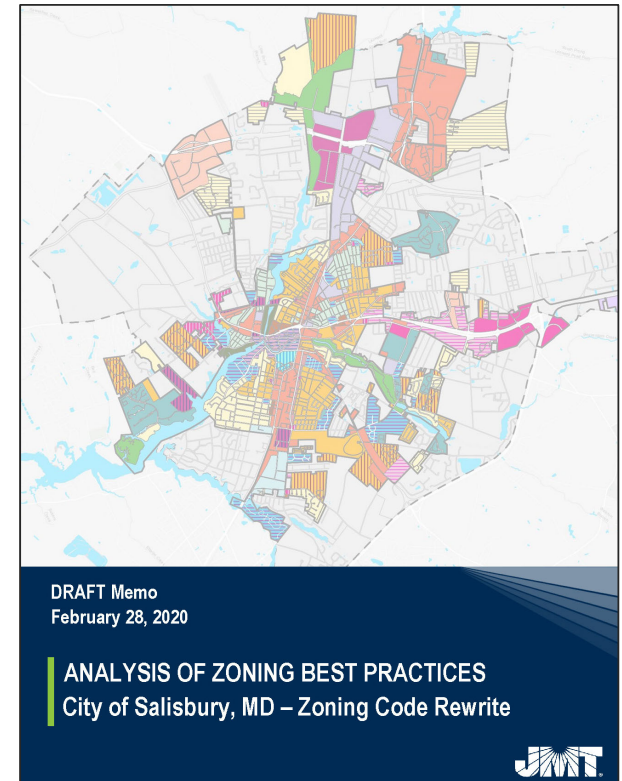


## Today's Presentation

- **Recap from last meeting**
- **Progress to-date**
- **Review of Interactive Website**
- **Next Steps**

# Recap from Last Meeting

- Established the need for comprehensive replacement of the zoning code
- Best practices analysis
  - Updating a Zoning Code
  - Form-Based Code
  - Housing
  - Transit Oriented Development
  - Critical Area Components
- Discussion summary:
  - Need to encourage shift in uses in areas of the city
  - Downtown: continue to encourage the connection between the University and Downtown
  - Form based code: could be applicable in many areas in the city, particularly in areas where we want to see large scale changes (Infill Downtown, Route 13 Corridor Redevelopment)
  - Areas north of Downtown: encourage better connectivity – especially with the hospital and employment centers



## Current Zoning

Residential Zones	
RR-5A	Planned Districts
R-5A	High Density Multifamily
R-8A	Medium Density Multifamily
R-10A	Low Density Multifamily
R-5	High Density Single Family
R-8	Medium Density Single Family
R-10	Low Density Single Family
R-5S	High Density Cluster Development
R-8S	Medium Density Cluster Development

Industrial Zones	
LI	Light Industrial
I	Industrial
IP	Industrial Park

Commercial Zones	
OSH	Office and Service Highway
OSR	Office and Service Residential
GC	General Commercial
RC	Regional Commercial
SC	Select Commercial
NB	Business
MINR	Mixed Use Non-Residential
LBI	Light Business and Institutional

Planned Districts	
CBD	Central Business District
RR	Riverfront Redevelopment
PDD	Planned Development
PRD	Planned Residential

Institutional	
CU	College and University
H	Hospital

Open Space	
C	Conservation

## Proposed Zoning

Residential Zones	
RH	High Density Residential
RM	Medium Density Residential
NC	Neighborhood Conservation

Business & Employment Zones	
GC	General Commercial
UC	Urban Commercial
HC	Highway Commercial
IE	Industrial Employment
HI	Heavy Industrial

Mixed Use Zones	
DT	Downtown
RF	Riverfront
CM	Corridor Mixed Use

Legacy Zones	
LB	Legacy Business Park
LP	Legacy Planned Community

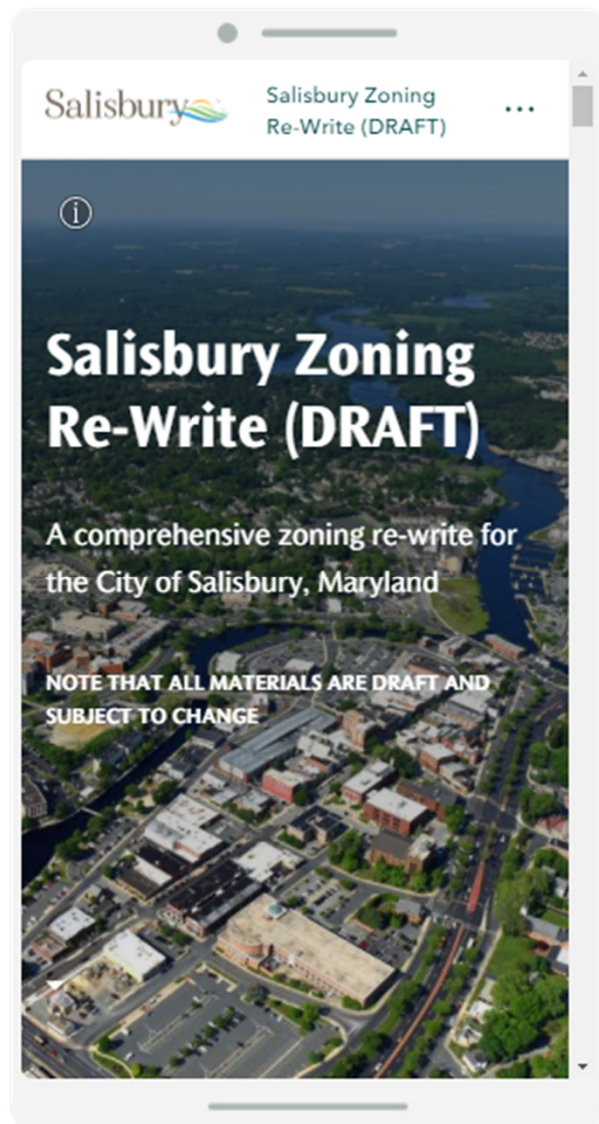
Institutional	
CO	College and University
MF	Medical Facility

Open Space	
PA	Parkland
EP	Environmental Preservation
AG	Agriculture

# Progress To-Date

## Draft Zone Consolidation

- Reorganization of Commercial and Industrial
  - Business and Employment
  - Mixed Use
- Fewer Residential Zones with more flexibility for variety of housing types
- Preserving Neighborhood Character
  - Neighborhood Conservation Zones
  - Legacy Zones
- Institutional Development in Partnership with City Goals
- Clarify the Role and Function of Open Space
  - Parkland
  - Environmental Protection
  - Urban Agriculture



# Draft Website

## Salisbury Zoning Re-Write

- Public facing and easy to navigate
- Contents to-date:
  - Goals
  - Anticipated New Zones / Descriptions
- Future Planned Content:
  - Refined Mapping
  - Definitions
  - Additional Images & Graphics
  - Regulatory Processes

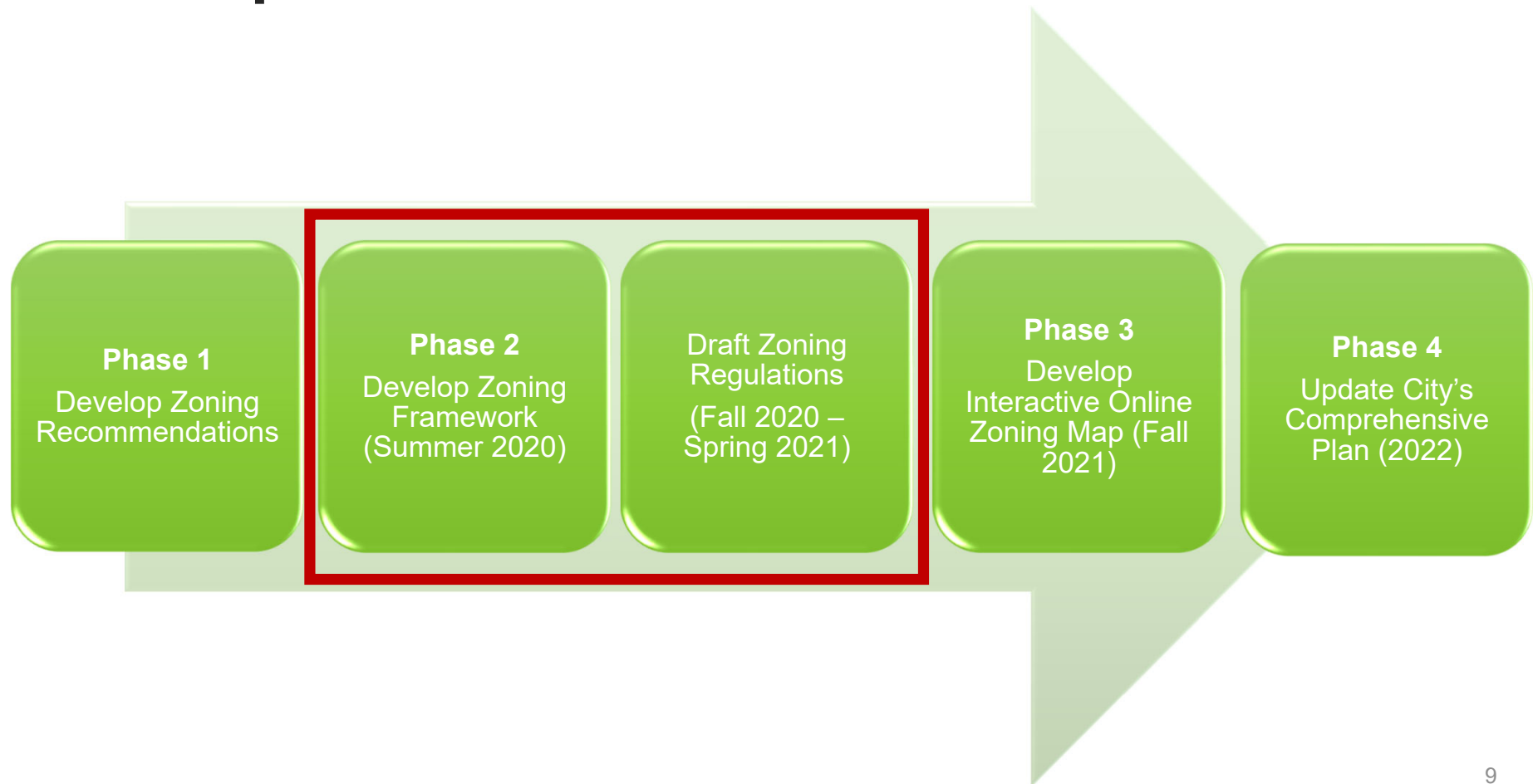
Found here: <https://storymaps.arcgis.com/stories/3bdb883bf83a42e393f2a1dd0a828943>

# Anticipated Taskforce Schedule

Tasks	2020				2021		
	Spring	Summer	Fall	Winter	Spring	Summer	Fall
<b>Taskforce Kick Off Meeting</b> <ul style="list-style-type: none"> <li>Review &amp; discuss City's Comprehensive Plan and small area Master Plan updates</li> <li>Review the purpose and goals for new zoning</li> <li>Review of best practices from other jurisdictions</li> </ul>							
<b>Review &amp; Refinement</b> <ul style="list-style-type: none"> <li>Review and refine initial recommendations for new zoning structure</li> </ul>							
<b>Review &amp; Refine Draft Zoning – Part 1</b> <ul style="list-style-type: none"> <li>Downtown</li> <li>Institutional areas (including Hospital &amp; University)</li> <li>Mixed Use Areas</li> <li>Commercial Areas Zoning</li> </ul>							
<b>Review &amp; Refine Draft Zoning – Part 2</b> <ul style="list-style-type: none"> <li>Residential areas</li> <li>Historic Preservation Areas</li> <li>Recreation and Open Space Zoning</li> </ul>							
<b>Review &amp; Refine Draft Zoning – Part 3</b> <ul style="list-style-type: none"> <li>Industrial Areas</li> <li>Agricultural Areas</li> <li>Chesapeake Bay Critical Areas</li> <li>Coastal Resiliency Zoning</li> </ul>							
<b>Final Steps</b> <ul style="list-style-type: none"> <li>Review of draft zoning ordinances</li> <li>Mapping</li> <li>Graphics</li> <li>User interface</li> </ul>							



# Next Steps





## QUESTIONS & DISCUSSION



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