

SALISBURY ZONING REWRITE

Taskforce Meeting #3



PRESENTED TO:

Salisbury Zoning Rewrite Taskforce

JANUARY 26, 2020



VIRTUAL MEETING GROUND RULES

Taskforce Meeting #3

- **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
City of Salisbury.



Allysha Lorber,
PLA, AICP
Community Planner
JMT



April Showers,
AICP
Planner
JMT



Marian Batton,
GISP
GIS Analyst
JMT



Jessica Lord
Environmental Planner
JMT

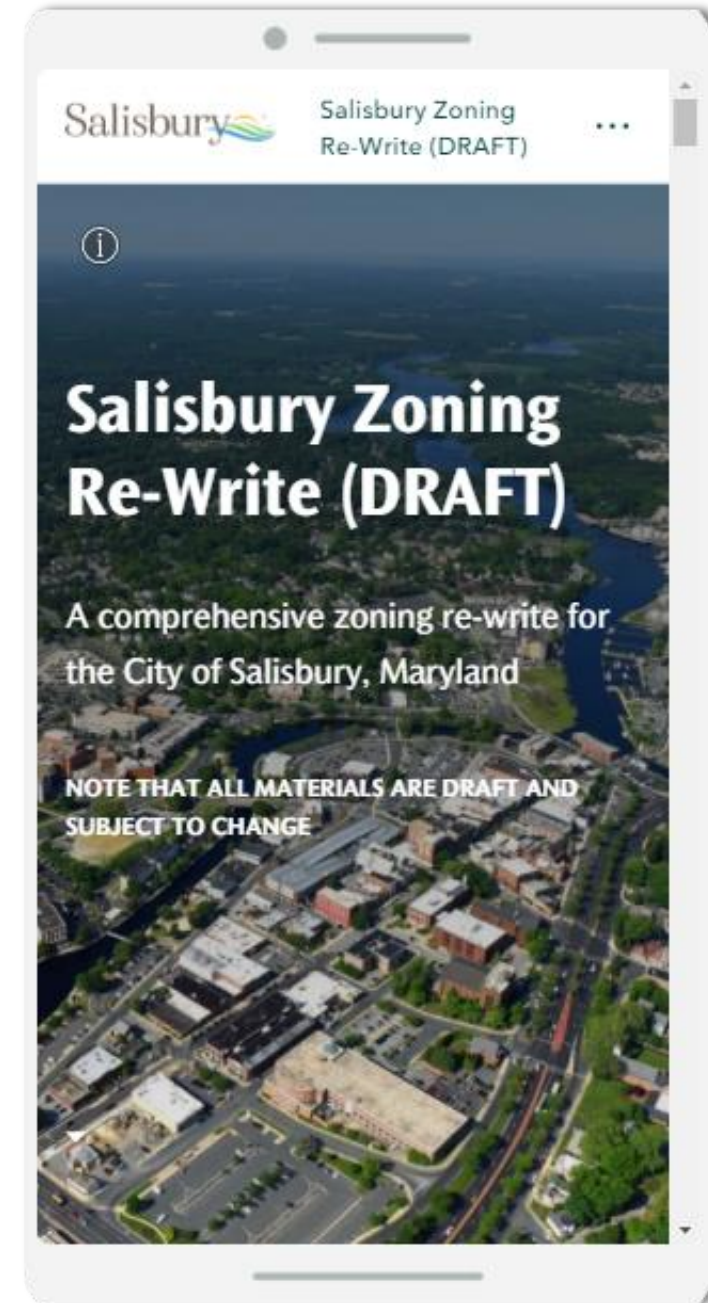


Today's Presentation

- **Recap from Last Meeting**
- **Review of Public Survey**
- **Additional Public Engagement Strategies**
- **Review of Draft Code – partially written and mapped**
- **Next Steps**

Recap from Last Meeting

- Reviewed Best Practices Memo
- Reviewed Framework for the New Code
- Reviewed Interactive Story Map Website
 - Updates are ongoing
- Discussion summary:
 - Overall – heading in the right direction
 - Consider renaming residential zones
 - Questions about how to define potential uses that may not occur often and could be overlooked
 - The land uses in Salisbury have changed a lot in some areas over time, particularly in the northern areas where there is a lot of industrial land on what used to agriculture and then residential zoning
 - Agriculture zoning may not be necessary as its own zone and could instead be an allowable use within certain zones with appropriate restrictions





Public Survey

- General Demographic Questions
 - General Understanding Questions
 - Priority Rankings
 - Residential Use Preferences
 - Map-Based Preference Question
-
- Will be asking for **your help** to publicize the Survey when it's available online

Salisbury

Learn about and stay informed

**The City of Salisbury's
Zoning Code
Will be Rewritten**

**Public Survey Now
Available Online at**

<https://salisbury.md/zoning-code-revisions>



Additional Engagement Opportunities

- Social Media
- Flier Distribution
- Press Release
- Council Hearings
- Grass Roots Networking
 - HOAs
 - Faith-Based Groups
 - Merchant Groups

When social distancing restrictions can be lifted:

- Public Meeting
- Block Parties

Photo Source: Picasa



Photo Source: Eventbrite.com

New Draft Code

- Administrative Sections
- Allowable Uses Matrix
- Map for Mixed Use and Business and Employment Zones
- Form Based Codes for “Mixed Use” Zones
 - Downtown
 - Riverfront
 - Corridor Mixed Use

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 Developer
R-10S	Low Density Cluster Development

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

Industrial Zones	
LI	Light Industrial
I	Industrial
IP	Industrial Park

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

DRAFT Proposed Zoning

Residential Zones	
UR	Urban Residential
MR	Middle Residential
NC	Neighborhood Conservation

Business and Employment Zones	
GC	General Commerical
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
LC	Legacy Planned Community

Institutional	
CO	College and University
MF	Medical Facility

Open Space	
PA	Parkland
EP	Environmental Preservation

Allowable Uses Matrix

Discussion on Permissions:

- Permitted by Right
- Special Exception
- Conditional Uses
- Temporary Uses

Discussion of Uses:

- Poultry and Livestock
- Equestrian Uses
- Animal Kennels
- Boarding Houses
- Shooting Ranges
- Short Term Rentals
- Accessory Dwelling Units
- Homeless Shelter

PROPOSED Zoning Salisbury, Maryland

Mixed Use Zones

- Downtown
- Riverfront
- Corridor Mixed Use

Business and Employment Zones

- General Commercial (Neighborhood Scale)
- Urban Commercial (High Density)
- Highway Commercial (Large Scale, Low Density)
- Industrial Employment
- Heavy Industrial

Residential Zones

Institutional Zones

Open Space/ Conservation Zones

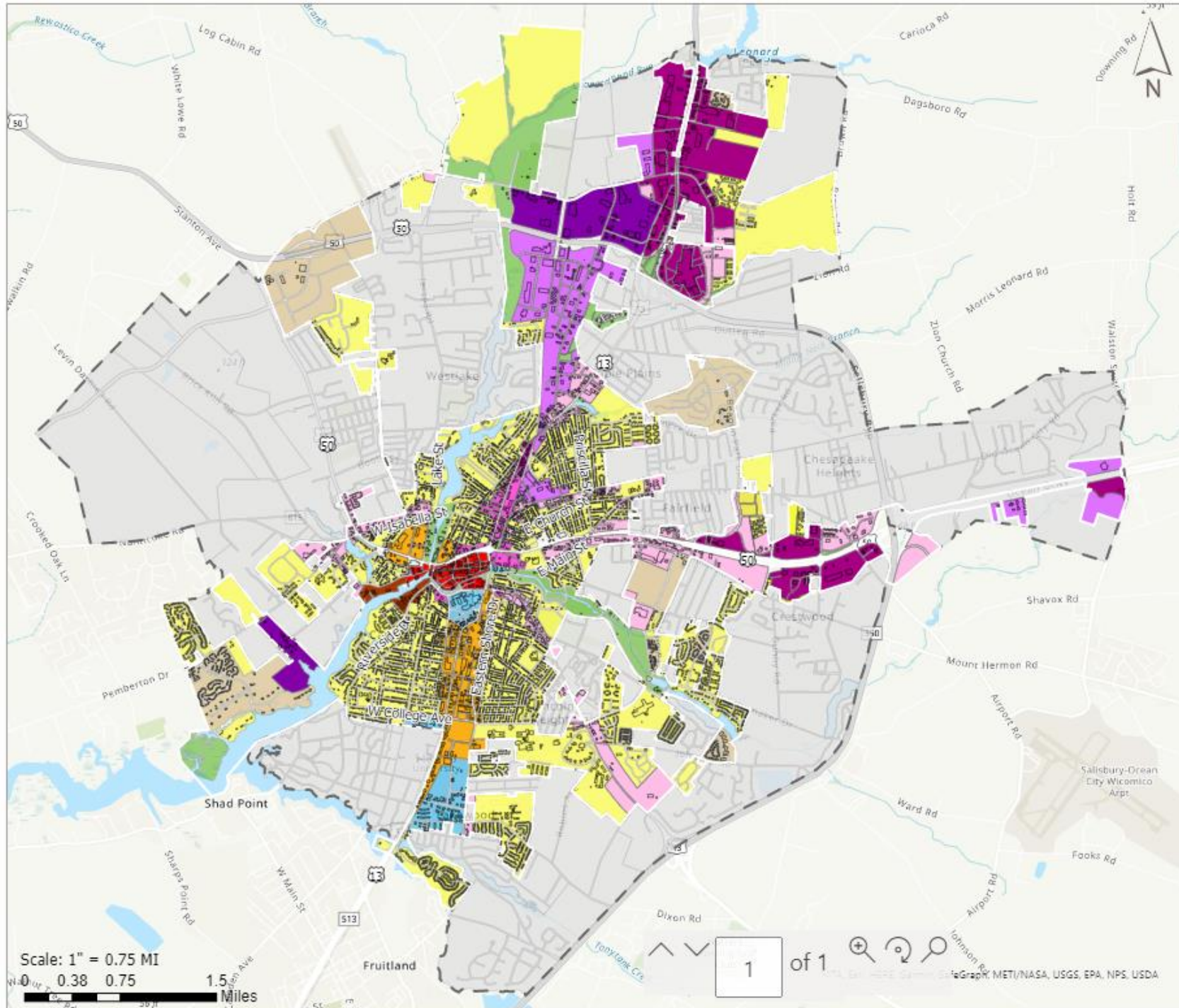
Legacy Zones

Building Footprints

Salisbury Waterbodies

Salisbury Corporate Limits

Future Growth Areas

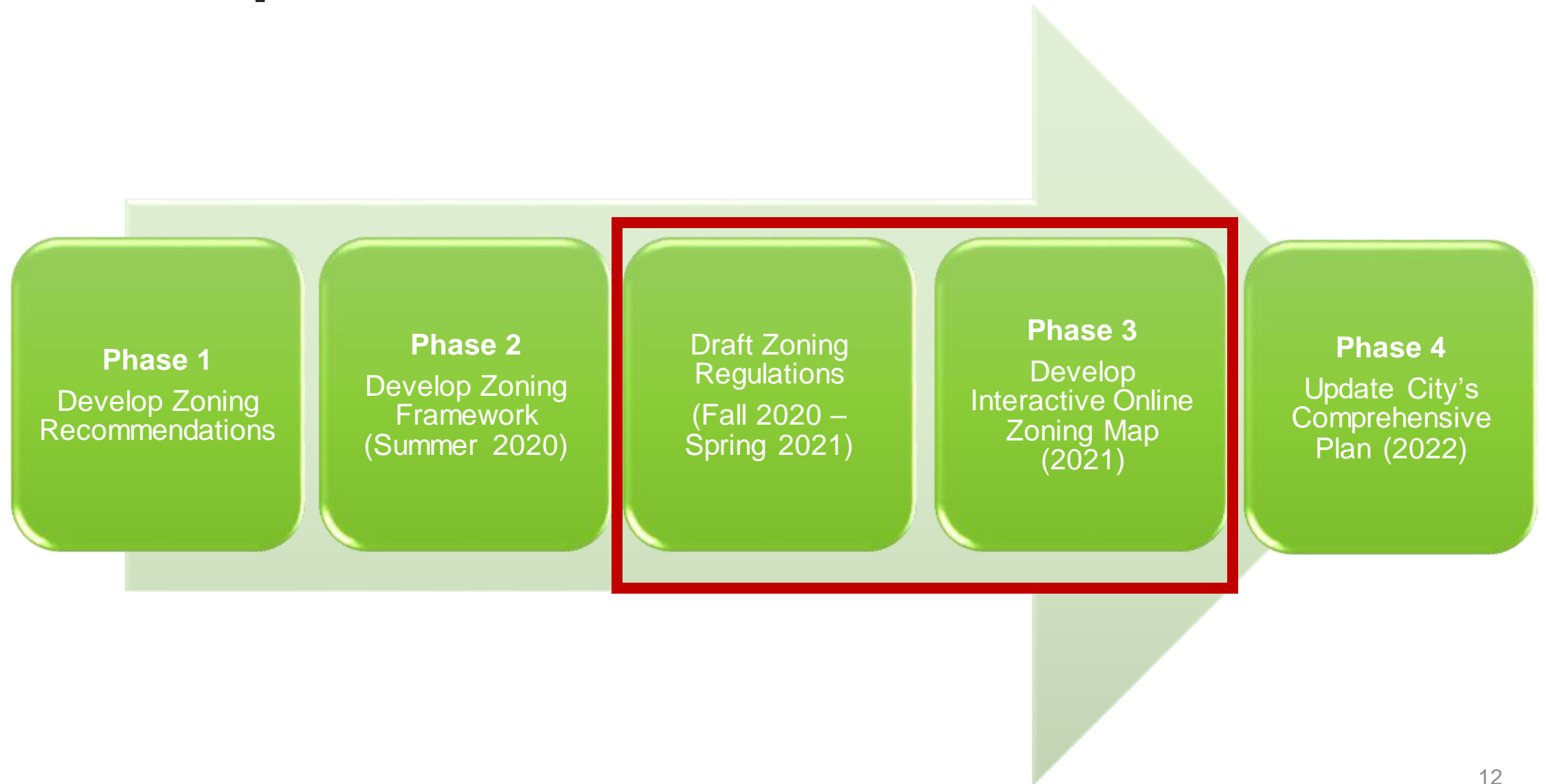


Scale: 1" = 0.75 MI
0 0.38 0.75 1.5 Miles

Anticipated Taskforce Schedule

Tasks	2020				2021		
	Spring	Summer	Fall	Winter	Spring	Summer	Fall
Taskforce Kick Off Meeting <ul style="list-style-type: none"> Review & discuss City's Comprehensive Plan and small area Master Plan updates Review the purpose and goals for new zoning Review of best practices from other jurisdictions 							
Review & Refinement <ul style="list-style-type: none"> Review and refine initial recommendations for new zoning structure 							
Review & Refine Draft Zoning – Part 1 <ul style="list-style-type: none"> Administrative Sections Allowable uses Mixed Use Areas 							
Review & Refine Draft Zoning – Part 2 <ul style="list-style-type: none"> Residential areas Recreation and Open Space Zoning Institutional areas (including Hospital & University) Commercial/Industrial Areas Zoning 							
Review & Refine Draft Zoning – Part 3 <ul style="list-style-type: none"> Open Space Zones Legacy Zones Performance Standards Overlay Zones 							
Final Steps <ul style="list-style-type: none"> Review of draft zoning ordinances Mapping Graphics User interface 							

Next Steps





QUESTIONS & DISCUSSION