

SALISBURY ZONING REWRITE

Task Force Meeting
September 14, 2021





Today's Presentation

- Introductions & New Team Members
- Public Comment Summary
- Allowable Uses and Special Exceptions
- Zoning Map
- Schedule
- Next Steps

New Team Members

- Brian Soper – City Planner with Department of Infrastructure and Development
- Laura Hay – City of Salisbury's Legal Counsel, Cockey, Brennan & Maloney, P.C.
- Michael Sullivan – City of Salisbury's Legal Counsel, Cockey, Brennan & Maloney, P.C.
- Nancy Templeton, AICP – Zoning Expert with CHPlanning, Ltd

Salisbury Zoning Re-Write

A comprehensive zoning re-write for the City of Salisbury,
Maryland

NOTE THAT ALL MATERIALS ARE DRAFT AND SUBJECT TO CHANGE

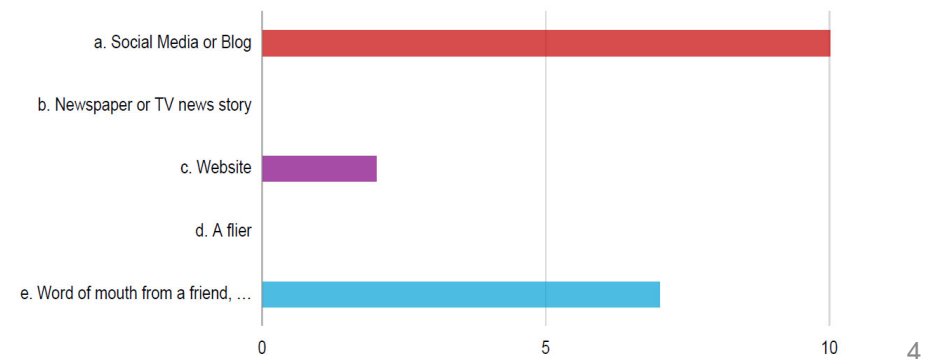
Anticipated New Zones (DRAFT)

The current zoning code has 32 zones, and we propose a consolidation to 18 base zones with four overlay zones for special circumstances. All properties will be assigned a base zone of **residential, commercial, industrial, institutional, open space, or mixed use**. Overlay Zones will have additional requirements for sensitive areas such as historic districts, Chesapeake Bay Critical Areas, flood prone areas, and source drinking water protection areas.

Public Comment Summary

- Incorporated into the Project Website for context and online accessibility
- Open for comment for one month between August 7 and September 8
- Advertised through Social Media blasts, fliers, and community networking
- Collected 19 responses

10. How did you learn about this survey? (Pick Multiple)



WHAT WE HEARD

○ 5. Please rank your priorities for zoning code revisions. (Click and slide the items up and down to pu...



- Increase flexibility in zoning regulations
- Allow ADUs
- Allow Short-Term Rentals
- Redefine “Family Unit” to be more flexible for non-traditional families

WHAT WE HEARD – RESIDENTIAL ZONING

- Maintain existing character
- Increase walkability and density
- Maintain current heights up to 3 stories
- Provide a mix of housing for greater diversity
- Allow for neighborhood-scale commercial space
- Promote a “park-like” setting with open space



WHAT WE HEARD – MIXED-USE AREAS

- Preserve historic character downtown
- Integrate new, more modern styles
- Improve walkability, reduce parking lots
- Promote walk-up, first floor retail
- Integrate more open space and pocket parks
- Sea Gull Square is a good example to follow in CM
- Expand and extend the riverfront promenade
- Waterfront should be more prominent, attractive, and accessible



WHAT WE HEARD – COMMERCIAL & EMPLOYMENT

- Redevelopment is strongly supported
- Commercial and industrial development could be more attractive and walkable
- Need more sports and aquatics amenities for the community
- Adaptive reuse is preferred for historic structures



WHAT WE HEARD – OPEN SPACE

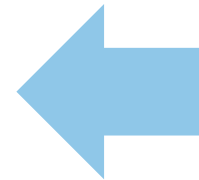
- Preserve and enhance natural areas
- Provide more greenways and trails
- Increase open space with pocket parks throughout the City
- Integrate rain gardens and stormwater management as landscape features
- Integrate more historic features to honor the City's history



PROPOSED NEW OUTLINE

Full replacement of current zoning section

1. Title
2. General Provisions
3. Administration
4. Definitions
5. Zoning Districts
 - Map
 - Table of Allowable Uses
6. Special Exceptions
7. Mixed Use Zones – *This Section is Form Based*
8. Residential Zones
9. Business and Employment Zones
10. Institutional Zones
11. Open Space Zones
12. Overlay Zones
13. Citywide Performance Standards
14. Planned Development Process



Today's Focus

NEW ZONES

Zoning Map:

- Consolidated into fewer zones
- Designations are based on existing zones, with a few exceptions:
 - Some commercial or industrial areas become mixed use areas
 - Planned development areas will become single use zones, such as industrial or residential
 - More open space areas
 - Avoiding islands of spot zoning with future land use / ensuring compatible uses

Allowable Uses:

- Consolidated into a reference table
- Comprehensive list of uses
- Specifically intended to be more open and flexible
 - Some commercial allowed in residential, and vice versa
 - Some residential allow
 - More open space areas
 - Special exceptions used when there may be an issue of compatibility

SCHEDULE & NEXT STEPS

September/October

- Task Force Meeting
- Update drafted sections
- Draft remaining sections

November/December

- Task Force Meeting
- Update sections
- City Council and Planning Commission Meetings

December/January

- Adoption
- Begin Comprehensive Plan Process



QUESTIONS & DISCUSSION