



**SALISBURY CITY COUNCIL  
WORK SESSION AGENDA**

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**AUGUST 15, 2022**

**Government Office Building, Council Chambers and Zoom Video Conferencing**

- 4:30 p.m. Ordinance to permit townhouse developments in General Commercial zoning-  
Brian Soper
- 4:35 p.m. Update on SWIFT- Fire Chief John Tull
- 4:45 p.m. Administration and Council Remarks
- 4:55 p.m. Adjournment


*Times shown are approximate. Council reserves the right to adjust the agenda as circumstances warrant.  
The Council reserves the right to convene in Closed Session as permitted under the Annotated Code of Maryland  
3-305(b).*

Join Zoom Meeting  
<https://us02web.zoom.us/j/88186172560>  
Meeting ID: 881 8617 2560  
Phone: 1.301.715.8592

Posted 8/12/22



City of  
**Salisbury**  
Jacob R. Day, Mayor

To: Julia Glanz, City Administrator  
From: Richard D. Baldwin, Director of Infrastructure and Development   
Date: August 2, 2022  
Re: Zoning Code Text Amendment Amending Section 17.36.020 and Adding Section 17.224.040

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The text amendment to section 17.36.020 and chapter 17.224 was prepared by the City Attorney and following a public hearing Planning Commission received favorable recommendation on May 19, 2022.

1. Ordinance for a text amendment to Zoning Code in Title 17 Zoning.
  - a. Amending Section 17.36.020 of the Salisbury City Code, entitled “Permitted uses,” to add Townhouse development as a permitted use.
  - b. Amending Chapter 17.224 of the Salisbury City Code, entitled “Townhouse Development,” to include section 17.224.040 entitled “Requirements in General Commercial District.
  - c. This text amendment will allow for additional housing development options in the General Commercial zoning district adjacent to Residential districts providing a transitional pattern of development.

Unless you or the Mayor has further questions, please forward a copy of this memo and the ordinance to the City Council.

Department of Infrastructure & Development  
125 N. Division St., #202 Salisbury, MD 21801  
410-548-3170 (fax) 410-548-3107  
[www.salisbury.md](http://www.salisbury.md)

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5. Business center in accordance with the requirements of chapter 17.172, provided that each individual lot shall have a minimum of six thousand (6,000) square feet of land area;
  6. Carpenter, sheet metal, sign, blacksmith and welding shop, provided that all activities are confined within a building;
  7. Church and other place of worship;
  8. Club, lodge and fraternal organization;
  9. Cultivation of land;
  10. Cultural uses, such as museum, library or art gallery;
  11. Dry-cleaning plant;
  12. Eating and drinking establishments, including tavern, dance hall, nightclub and restaurants, all types;
  13. Firehouse;
  14. Equipment sales, rental, service, repair or maintenance facility for industrial, automotive, marine, office, construction, household, business or farm equipment;
  15. Greenhouse, florist and nursery;
  16. Hotel, motel or motor hotel;
  17. Laboratory and establishment for production, sale, fitting or repair of eyeglasses, hearing aids and prosthetic appliances;
  18. Light industrial uses, as listed in the light industrial district, completely confined within a building with no outside storage of raw materials or finished products;
  19. Lumber and building supplies;
  20. Marina;
  21. Medical-care facility;
  22. Medical and dental office and clinic;
  23. Police station or substation;
  24. Parking garage, public or private;
  25. Mixed use building as defined in section 17.04.120 in this chapter in accordance with a comprehensive site plan, as approved by the planning commission, with a mandatory five-foot-wide landscaping area abutting all property lines and parking lots. Signage shall be the same as required for a shopping center;
  26. Neighborhood shopping center not exceeding thirty thousand (30,000) gross square feet of building area in accordance with the requirements of chapter 17.212;
  27. Office or office building for more than one office;
  28. Radio or television broadcasting station or studio;
  29. Retail sales;
  30. School of special instruction;
  31. Service, rental or repair establishment, such as laundry or laundromat, automobile rental, gasoline and service station, car wash, appliance repair, equipment or instrument repair or rental, dry-cleaning pickup station, hairdresser shop, pet-grooming shop, excluding outdoor runs, upholstery shop, funeral home, tailor and other uses of similar nature;

- 86 32. Taxi and limousine service;
- 87 33. Theater, excluding drive-in theater;
- 88 34. Wholesale business, warehouse, moving, storage and distribution establishment, including
- 89 wholesale sales;
- 90 35. Group domiciliary care facility;

91 **36. Townhouse development, in accordance with chapter 17.224.**

92 **Section 2.** By adding Section 17.224.040 of the Salisbury City Code, entitled “Requirements in General  
93 Commercial Districts” as follows:

94 **17.224.040 Requirements in General Commercial District.**

95 **Townhouse developments in the General Commercial District shall comply with all the**  
96 **requirements of this chapter and the following;**

97 **A. Contiguity.**

- 98 1. **The parcel on which townhouses are to be built shall have a continuous boundary line**  
99 **in common, of at least 200’, with a parcel(s) in the R-8A or R-10A zoning districts;**
- 100 2. **A road dividing zoning districts cannot be used to establish contiguity.**

101 **B. Density.**

- 102 1. **Townhouse developments shall be at the density requirements for R-5A of this**  
103 **chapter.**

104 **BE IT FURTHER ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF**  
105 **SALISBURY, MARYLAND, as follows:**

106 **Section 3.** It is the intention of the Mayor and Council of the City of Salisbury that each provision of this  
107 Ordinance shall be deemed independent of all other provisions herein.

108 **Section 4.** It is further the intention of the Mayor and Council of the City of Salisbury that if any section,  
109 paragraph, subsection, clause or provision of this Ordinance shall be adjudged invalid, unconstitutional or otherwise  
110 unenforceable under applicable Maryland or federal law, such adjudication shall apply only to the section, paragraph,  
111 subsection, clause or provision so adjudged and all other provisions of this Ordinance shall remain and shall be  
112 deemed valid and enforceable.

113 **Section 5.** The recitals set forth hereinabove are incorporated into this section of the Ordinance as if such  
114 recitals were specifically set forth at length in this Section 5.

115 **Section 6.** This Ordinance shall take effect from and after the date of its final passage.

117 **THIS ORDINANCE** was introduced and read at a Meeting of the Mayor and Council of the City of Salisbury  
118 held on the \_\_\_\_\_ day of \_\_\_\_\_, 2022 and thereafter, a statement of the substance of the Ordinance having  
119 been published as required by law, in the meantime, was finally passed by the Council of the City of Salisbury on the  
120 \_\_\_\_\_ day of \_\_\_\_\_, 2022

121 **ATTEST:**

125 \_\_\_\_\_  
126 **Kimberly R. Nichols, City Clerk**

125 \_\_\_\_\_  
126 **John R. Heath, City Council President**

127 Approved by me, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

129 \_\_\_\_\_  
130 **Jacob R. Day, Mayor**