

ORDINANCE NO. 3008

AN ORDINANCE OF THE CITY OF SALISBURY AMENDING CHAPTER 17.28.020 OF THE SALISBURY CITY CODE TO INCLUDE “MULTI-USE FACILITY” AS A PERMITTED USE.

WHEREAS, the ongoing application, administration and enforcement of Title 17 (Zoning) of the City of Salisbury Municipal Code (the “**Salisbury City Code**”) demonstrates a need for its periodic review, evaluation and amendment, in order to keep the provisions of Title 17 current, comply with present community standards and values, and promote the public safety, health and welfare of the citizens of the City of Salisbury (the “**City**”);

WHEREAS, the Mayor and Council of the City of Salisbury (the “Mayor and Council”) are authorized by MD Code, Local Government, § 5-202 to adopt such ordinances, not contrary to the Constitution of Maryland, public general law or public local law, as the Mayor and Council deem necessary to assure the good government of the municipality, to preserve peace and order, to secure persons and property from damage and destruction, and to protect the health, comfort and convenience of the citizens of the City;

WHEREAS, the Mayor and Council may amend Title 17 (Zoning) of the Salisbury City Code pursuant to the authority granted by MD Code, Land Use, § 4-102, subject to the provisions set forth in Section 17.228.020;

WHEREAS, the uses permitted in the Light Business Institutional District do not include “Multi-Use Facility,” but do include Planned Business Centers;

WHEREAS, Planned Business Centers are not defined explicitly in the Salisbury City Code, however Chapter 17.172 provides that their purpose is to encourage the clustering of select commercial uses, and includes specific development standards. Those development standards include the requirement of a subdivision plat, minimum lot sizes, and minimum total development size of two acres. Such requirements effectively limit the ability for a collection of permitted uses to exist on a smaller area of land in this zone;

WHEREAS, the proposed amendment would add “Multi-Use Facility” as a permitted use, allowing two or more similar or different uses to operate within physically separate areas of a single building or lot; and

WHEREAS, pursuant to Section 17.228.020 of the Salisbury City Code, any amendment to the Salisbury Zoning Code requires the recommendation of the Salisbury Planning and Zoning Commission (the “Planning Commission”) prior to the passage of an ordinance amending Chapter;

WHEREAS, at the conclusion of its May 14, 2026 meeting, the Planning Commission recommended, by a vote of 5-0, that the amendments to Sections 17.28.020 of the Salisbury City Code set forth herein be approved by the Mayor and Council; and

WHEREAS, the Mayor and Council have determined that the amendments to Sections 17.28.020 of the Salisbury City Code shall be adopted as set forth herein.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND, that Chapter 17.28.020 of the Salisbury City Code is hereby amended by adding the bolded and underlined language as follows

Section 1. Section 17.28.020 of the Salisbury City Code, entitled “Permitted Uses” shall be amended as follows:

17.28.020 - Permitted uses.

Permitted uses shall be as follows:

- A. Apartment building and project in accordance with chapter 17.168;
- B. Bank and other financial institution;
- C. Business, governmental, financial or professional office;
- D. Business center, in accordance with chapter 17.172;
- E. Care home;
- F. Church or other place of worship, in accordance with chapter 17.220, excluding bus storage and maintenance, cemetery and gymnasium as an accessory use;
- G. Cultivation of land;
- H. Cultural uses, such as museum, library or art gallery;
- I. Funeral home;
- J. Medical-care facility;
- K. Medical and dental office and clinic;
- L. Radio or television broadcasting station and studio;
- M. School of general instruction, in accordance with chapter 17.220;
- N. Dry-cleaning pickup station;
- O. Florist;
- P. Office supplies and equipment;
- Q. Photographic studio;
- R. Travel agency;
- S. Group domiciliary care facility;
- T. Self storage;
- U. Single-family detached dwelling unit.

V. Multi-Use Facility

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

Section 2. It is the intention of the Mayor and Council of the City of Salisbury that each provision of this Ordinance shall be deemed independent of all other provisions herein.

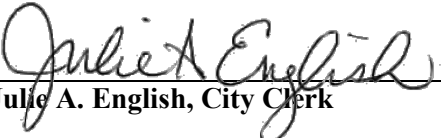
Section 3. It is further the intention of the Mayor and Council of the City of Salisbury that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged invalid, unconstitutional or otherwise unenforceable under applicable Maryland or federal law, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and all other provisions of this Ordinance shall remain and shall be deemed valid and enforceable.

Section 4. The recitals set forth hereinabove are incorporated into this section of the Ordinance as if such recitals were specifically set forth at length in this Section 4.

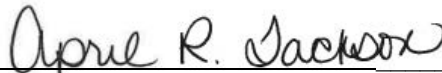
Section 5. This Ordinance shall take effect from and after the date of its final passage.

THIS ORDINANCE was introduced and read at a Meeting of the Mayor and Council of the City of Salisbury held on the 22 day of June, 2026 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 of the City of Salisbury on the 13 day of July, 2026.

ATTEST:

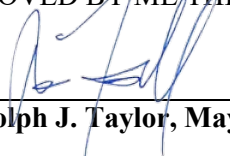


Julie A. English, City Clerk



**April R. Jackson, President,
Salisbury City Council**

APPROVED BY ME THIS 27 day of July, 2026.



Randolph J. Taylor, Mayor