



CITY OF SALISBURY

125 N. Division Street, Salisbury, MD 21801

WORK SESSION

125 N. Division Street, Room 301, Salisbury, MD 21801

Monday, June 8, 2026 7:00 PM

APRIL R. JACKSON
Council President

SHARON C. DASHIELL
Council Vice President

ANGELA M. BLAKE
Councilwoman

MICHELE R. GREGORY
Councilwoman

MELISSA D. HOLLAND
Councilwoman

CALL TO ORDER

ORDINANCE

- LBI Text Amendment

Ordinance amending Chapter 17.28.020 of the Salisbury City Code to include "Multi-use Facility" as a permitted use.

COUNCIL DISCUSSION

- Code of Conduct

PUBLIC COMMENT (3 minutes)

ADMINISTRATION COMMENTS

COUNCIL COMMENTS

ADJOURNMENT

City Council Meetings are conducted in Open Session unless otherwise indicated. All or part of the Council's meetings can be held in Closed Session under the authority of the Maryland Open Meetings Law, Annotated Code of Maryland General Provisions Article § 3-305(b) by vote of the City Council.



City of Salisbury

Memo

To: Nick Rice, City Administrator
From: Zachary White
Date: May 29, 2026
Subject: LBI Text Amendment

This amendment would provide greater flexibility by allowing multiple permitted uses to operate within a single building without the requirements currently associated with Planned Business Centers. The existing standards for Planned Business Centers include minimum acreage and subdivision requirements, can unintentionally limit the way land in the zone. Allowing Multi-Use Facilities would better align with modern development patterns and maintain the overall intent and character of the district.

While this amendment will be adding a new “use”, it should be noted that a “Multi-Use Facility” will only allow for uses already permitted in Light Business Institution to exist within the same building. DID staff presented this proposed change to the Salisbury Planning Commission, and subsequently held a public hearing on the matter on May 14th, 2026 where the commission forwarded a favorable recommendation to the City Council.

Attachment(s):

[STAFF REPORT - Healthway Drive Text Amendment \(FOR COUNCIL\).pdf](#)
[ORDINANCE \(LBI TEXT AMENDMENT\)](#)



Infrastructure and Development Staff Report

May 14, 2026

I. SUMMARY OF REQUEST:

Planning staff are recommending a text amendment to the City of Salisbury Zoning Code, specifically the following chapter.:

- 17.28 – Light Business and Institutional District

The proposed amendments are summarized below:

- Add “Multi-Use Facility” to the permitted uses in the Light Business and Institutional District. Section 17.04.120, states

Multi-Use Facility - "Multi-use facility" means two or more similar or different uses on a lot or parcel that are conducted in physically separate areas and permitted inherently or otherwise in the district in which located, provided that the lot or parcel and improvements thereon satisfy the total parking, lot area and other requirements of the uses; the facility shall not be deemed to be a shopping center if the total floor area of the uses in which the principal activity is on-site retail sales does not exceed one-third of the gross floor area of the entire facility.

II. PLANNING & ZONING ANALYSIS

The proposed amendment would allow for multiple uses in a single building within a zone that already allows for Planned Business Centers. Planned Business Centers are not defined explicitly in the definitions section of our code; however, there is a dedicated section, Chapter 17.172, which lays out their purpose and specific development standards. The most relevant standards are as follows:

17.172.020 A.

*A planned business center shall be developed in accordance with a comprehensive development plan, as defined in Section [17.04.120](#), which shall be submitted and reviewed in accordance with [Chapter 17.180](#). In addition to the requirements of a comprehensive development plan, a **subdivision plat shall be required**, including covenants and restrictions relating to shared facilities and the maintenance and responsibility for the same, which shall be approved by the planning commission and recorded in the land records of Wicomico County*



17.172.020 D.

A planned business center shall contain a minimum of two acres.

- 1. Each lot in a center in a general commercial district shall contain a minimum land area of six thousand (6,000) square feet, each lot in a select commercial district shall contain a minimum land area of ten thousand (10,000) square feet. **Each lot in a light business and institutional district shall contain a minimum land area of fifteen thousand (15,000) square feet.** Each lot in a light industrial district shall contain a minimum land area of ten thousand (10,000) square feet. Each lot in a regional commercial district shall contain a minimum land area of twenty-five thousand (25,000) square feet.*

These standards require a subdivision plat, minimum lot sizes of 15,000 square feet, and a minimum development size of two acres. These requirements do not allow for multiple businesses in one building on one lot.

The text amendment as proposed does not change the uses allowed but does provide the opportunity for them to be located in the same building and more efficiently use the land in this zoning district. It should be noted that all developments within the Light Business and Institutional District require a Comprehensive Development Plan; therefore, approvals must be granted by the Planning Commission before anything is built in this district.

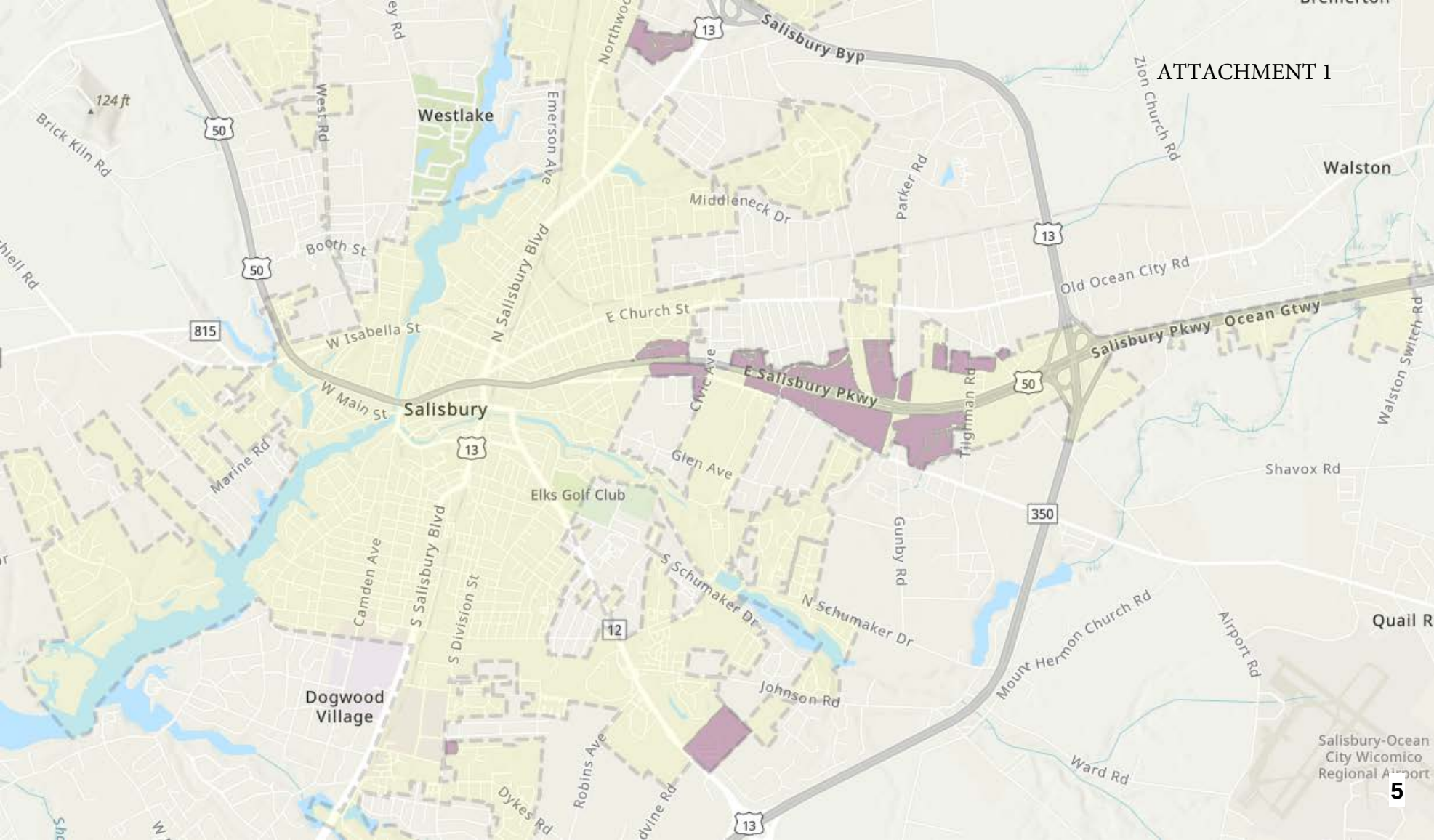
A map showing where lands zoned as Light Business and Institutional is attached as **(Attachment 1)**

A copy of the Notice of Public Hearing is attached as **(Attachment 2)**

A drafted copy of the Ordinance, as it will be presented to Salisbury City Council, with the proposed amendments is attached as **(Attachment 3)**

III. RECOMMENDATION

The Department of Infrastructure and Development recommends that the Planning Commission forward a FAVORABLE recommendation to the Mayor and City Council for the proposed amendment based on the findings in the staff report.



**SALISBURY PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
TEXT AMENDMENT**

In accordance with provisions of Section 17.228, Amendments and Rezoning, of the Salisbury Municipal Code, the City of Salisbury proposes an amendment to the text of Title 17, Zoning, Section 17.28.020 to allow “Multi-Use Facility” as a permitted use in the Light Business and Institutional zoning district.

A PUBLIC HEARING WILL BE HELD ON

Thursday, May 14, 2026, at 4:00 P.M in the Council Chambers, Room 301, of the Government Office Building, 125 North Division Street, Salisbury, Maryland to hear opponents and proponents, if there be any.

Subsequent to the consideration of this proposal by the Salisbury Planning Commission, a recommendation will be made to the Salisbury City Council for its consideration at a Public Hearing.

The Commission reserves the right to close a part of this meeting in accordance with the Annotated Code of Maryland, General Provisions, section 3-305(b).

(FOR FURTHER INFORMATION CALL 410-548-3170)

Betsy Jackson, City Planner

Publication Dates: April 30, 2026
 May 7, 2026

ORDINANCE NO. _____

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 _____, 2026 meeting, the Planning Commission recommended, by a vote of __- ____, 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 _____ day of _____, 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 _____ day of _____, 2026.

ATTEST:

Julie A. English, City Clerk

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

APPROVED BY ME THIS _____ day of _____, 2026.

Randolph J. Taylor, Mayor

- Be specific in sharing community feedback

4. **CHARACTER - Model integrity in the performance of Council duties and responsibilities**

- Be a positive representative for the Salisbury City Council
- Address and promote genuine issues rather than personal agendas
- Abstain from using Council position for personal advantage

5. **RESPONSIBILITY - Guide and support the process of policy development and implementation**

- Arrive prepared for meetings
- Focus Council activity on policymaking, fiscal responsibility and carrying out the duties assigned to the Council by the Charter
- Actively participate in discussion and debate of issues before the Council
- Make decisions based on factual information
- Adhere to professional Council decorum

6. CONFIDENTIAL INFORMATION – Respect and preserve the confidential information provided concerning the confidential matters of the City

- Neither disclose confidential information without proper legal authorization nor use such information to advance their personal financial or private interest
- With respect to emails, Council Members shall not publicly post or distribute email communications related to City business unless such records have been formally released through appropriate public informed procedures and revised for any required redactions

THE ABOVE RESOLUTION was introduced and duly passed at a meeting of the Council of the City of Salisbury, Maryland held the ____ day of _____, 2026 and is to become effective immediately upon adoption.

ATTEST:

Julie A. English, City Clerk

April R. Jackson, City Council President