



CITY OF SALISBURY

125 N. Division Street, Salisbury, MD 21801

WORK SESSION

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

Monday, August 24, 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

RESOLUTION

- Charter Amendment Resolution 2026-3 Referendum Schedule
Resolution scheduling the referendum on the proposed charter amendment to repeal Article XXIII of the City Charter for the next general election scheduled for Tuesday, November 2, 2027.

ORDINANCE

- Permit Fee Reduction
Ordinance to amend the Salisbury City Code, Title 15, building and construction, to provide for discretionary reduction in permitting fees for nonprofit entities
- Text amendment to allow Accessory Dwelling Units as required by HB 1466

Ordinance amending Title 17 of the Salisbury City Code entitled "Zoning," by amending section 17.04.120 "Definitions" and Chapter 17.164 entitled "R-5S, R-8S and R-10S Residential Districts," and adding a new Chapter 17.170 entitled "Accessory Dwelling Unit Standards."

PUBLIC COMMENT

ADMINISTRATION COMMENTS

- Update on the West Salisbury Community Center

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: City Council
From: Julie English, City Clerk
Date: August 21, 2026
Subject: Charter Amendment Resolution 2026-3 Referendum Schedule

The petition for referendum that I received on July 6, 2026 was verified, by the Wicomico County Board of Elections, as having signatures by more than twenty percent of the qualified registered voters of the City of Salisbury. This resolution states the Council agreed to place the referendum on the next General Election ballot. The election is scheduled for Tuesday, November 2, 2027 from 7:00am to 7:00pm.

The exact text to be placed on the ballot is included in the resolution.

Thank you.

Attachment(s):

[Resolution for Referendum of Proposed Charter Amendment Resolution 2026-03](#)

**A RESOLUTION OF THE COUNCIL OF THE CITY OF SALISBURY
SCHEDULING THE REFERENDUM ON THE PROPOSED CHARTER
AMENDMENT TO REPEAL ARTICLE XXIII OF THE CITY CHARTER
FOR THE NEXT GENERAL ELECTION SCHEDULED FOR TUESDAY,
NOVEMBER 2, 2027.**

WHEREAS, on April 27, 2026, the Council of the City of Salisbury initiated a proposed amendment to the City’s Charter, referred to as “Charter Amendment Resolution No. 2026-03,” which sought to repeal Article XXIII of the City Charter and to abrogate all collective bargaining rights; and

WHEREAS, on May 26, 2026, following a public hearing, the Council of the City of Salisbury by majority vote adopted Charter Amendment Resolution No. 2026-03 to repeal Article XXIII of the Charter in its entirety and to abrogate all collective bargaining rights; and

WHEREAS, on July 6, 2026, within forty (40) days of the Council adopting Charter Amendment Resolution No. 2026-03, a petition for a referendum, which was signed by more than twenty percent (20%) of the qualified voters of the City for the City’s general election, was received by the City Clerk and requested that the proposed amendment be submitted to referendum of the qualified voters of the City; and

WHEREAS, at the City Council Work Session on August 10, 2026, the City Clerk informed Council that the petition for a referendum, which was received by the City Clerk on July 6, 2026, satisfied all legal requirements; and

WHEREAS, pursuant to § 4-304(d)(5) of the Local Government Article of the Maryland Annotated Code, the Council hereby specifies by this Resolution the referendum shall occur at the next General Election, scheduled for Tuesday, November 2, 2027, from 7:00 a.m. to 7:00 p.m., and sets forth herein the exact text to be placed on the ballot.

3

Rights, §§ 4-301 *et seq.* of the Local Government Article of the Code of Maryland, and Article XXI of the City Charter as follows:

Section 1. The proposed Charter Amendment Resolution 2026-3 shall be submitted to referendum of the qualified voters of the City, and the referendum shall occur at the next General Election, which is scheduled for November 2, 2027, from 7:00 a.m. to 7:00 p.m.

Section 2. The following bolded text shall be placed on the ballot:

Article XXIII of the City Charter provides:

“§ SC23-1. - Collective Bargaining

The City of Salisbury grants certain public employees the right to organize and bargain collectively through representative employee organizations of their own choosing and to submit to binding arbitration certain labor disputes that may arise during negotiations as defined and provided by ordinance of the City Council to be referred to as the "Labor Code." Once this Charter Amendment takes effect, the City Council shall adopt a Labor Code establishing, inter alia, the scope and subjects of bargaining, including negotiable and non-negotiable items, or both; the rights of the employer and the employee; the units appropriate and inappropriate for collective bargaining; grievances; unfair labor practices; permissible and impermissible union activities; and the scope and method of binding arbitration and the disputes to be submitted to binding arbitration. The Labor Code shall prohibit strikes or work stoppages for all public employees.”

Should Article XXIII of the City Charter be repealed?

Yes

No

- **A “yes” vote means Article XXIII will no longer be valid or enforceable and Article XXIII will be removed from the City Charter.**
- **A “no” vote means Article XXIII will continue to be valid and enforceable and Article XXIII will not be removed from the City Charter.**

72 **AND, BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF**
73 **SALISBURY:**

74 **Section 3.** It is the intention of the Council of the City of Salisbury that each provision of
75 this Resolution shall be deemed independent of all other provisions herein.

76 **Section 4.** It is further the intention of the Council of the City of Salisbury that if any
77 section, paragraph, subsection, clause, or provision of this Resolution shall be adjudged invalid,
78 unconstitutional, or otherwise unenforceable under applicable Maryland or federal law, such
79 adjudication shall apply only to the section, paragraph, subsection, clause, or provision so
80 adjudged and all other provisions of this Resolution shall remain and shall be deemed valid and
81 enforceable.

82 **Section 5.** The Recitals set forth hereinabove are incorporated into this section of this
83 Resolution as if such recitals were specifically set forth at length in this Section.

84 **THE ABOVE RESOLUTION** was introduced and read and passed at the regular
85 meeting of the Council of the City of Salisbury held on this ____ day of _____, 2026.

86
87 _____
88 **Julie A. English,**
89 **City Clerk**

April R. Jackson,
City Council President



City of Salisbury

Memo

To: City Council
From: Mayor Taylor
Date: August 19, 2026
Subject: Permit Fee Reduction

Ordinance to propose an amendment to the Salisbury City Code, specifically Title 15 (Buildings and Construction), allowing for a discretionary reduction in permitting fees for nonprofit entities.

Attachment(s):
[Permit fee reduction Ordinance](#)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SALISBURY TO AMEND THE SALISBURY CITY CODE, TITLE 15, BUILDINGS AND CONSTRUCTION, TO PROVIDE FOR A DISCRETIONARY REDUCTION IN PERMITTING FEES FOR NONPROFIT ENTITIES.

WHEREAS, the City of Salisbury (the “City”) seeks to encourage development and redevelopment of properties within the City to increase the City’s housing stock and provide other public benefits; and

WHEREAS, development and redevelopment of critical properties will generate higher tax assets within the City; and

WHEREAS, the fees associated with building permits, fire plan reviews and building plan reviews can create financial impediments for nonprofit entities wishing to develop properties within the City; and

WHEREAS, reducing fees associated with building permits, fire plan reviews and building plan reviews for nonprofit entities in certain circumstances will encourage development and redevelopment of critical properties; and

WHEREAS, the Mayor and Council wish to create a mechanism in the Salisbury City Code to allow nonprofit entities to request a reduction of certain permitting fees and to give Mayor and Council discretion to reduce permitting fees, provided Mayor and Council determine it is in the best interest of the City; and

WHEREAS, the Mayor and Council have determined that the amendments to Title 15 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 15, Buildings and Construction, of the Salisbury City Code, is hereby amended by adding the bolded and underlined language as follows

Section 1. Section Chapter 15.04 of the Salisbury City Code, entitled “Building Code,” shall be amended as follows:

15.04.050 – Reduction of permitting fees for nonprofit entities.

- A. **Permitting fees, which shall include building permits, fire plan reviews and/or building plan reviews, may be reduced by the Mayor and the Council for development projects owned by a nonprofit entity, which, for the purpose of this Chapter, is defined as a legally formed entity that has operated for the public benefit for at least three years and who meets all current legal, filing, and financial obligations required by Federal, State, and local law and regulation.**
- B. **A nonprofit entity may submit a written request for a permitting fee reduction to the Director of Infrastructure and Development, or his/her designee, only if the permitting fees are greater than \$5,000 and setting forth:**
1. **Whether the development project increases the City’s housing stock or addresses other public housing needs including, but not limited to, encouragement of adaptive redevelopment of existing structures or fostering housing stability;**
 2. **Whether the development project will be located in an economically disadvantaged community, a blighted area, or an area targeted to benefit from community development block grant funds;**
 3. **Whether the project supports community needs including, but not limited to, behavioral health and wellness services; and/or**
 4. **Whether the development project will positively impact the community's health, wellbeing, quality of life, environment or overall sustainability.**

- 44 C. The Director of the Department of Infrastructure and Development or his/her designee shall
45 review the nonprofit entity's application and make a recommendation to the Mayor and to
46 the Council whether the application shall be granted or denied, in whole or in part.
- 47 D. Council shall then pass a resolution either granting or denying, in whole or in part, the
48 nonprofit entity's application for a fee reduction. In no event shall Council reduce permitting
49 fees by more than fifty percent (50%).
- 50 E. If Council grants the nonprofit entity's application, the resolution shall specify:
- 51 1. The permitting fee reduction is valid for two years. The two-year reduction begins to run
52 from the time of the signing of the resolution awarding the reduction.
- 53 2. The completion date for the development project. The reduction shall become null and
54 void and all permitting fees shall become immediately due and payable to the City, if the
55 project is not completed on or before the completion date as set forth in the Resolution.
- 56 3. The reduction shall become null and void and all permitting fees shall become
57 immediately due and payable, if the nonprofit entity changes the designated use of the
58 property within two years from the date of the resolution.
- 59 4. The reduction is assigned to a project and to the property on which the project is located,
60 and cannot be transferred.
- 61 F. This chapter shall take effect July 1, 2026.

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

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

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

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

73 **Section 5.** This Ordinance shall take effect July 1, 2026.

74 THIS ORDINANCE was introduced and read at a meeting of the Council of the City of Salisbury held on
75 this ____ day of _____, 2026, and thereafter, a statement of the substance of the Ordinance having been published
76 as required by law, was finally passed by the Council on the ____ day of _____ 2026.

77 ATTEST:

78
79
80 _____
81 Julie A. English, City Clerk

82
83 _____
84 April Jackson, President, Salisbury City Council

85 APPROVED BY ME THIS _____ day of _____, 2026.

86
87 _____
88 Randolph J. Taylor, Mayor



Memo

To: Nick Rice, City Administrator
From: Scarlett Liberto
Date: August 19, 2026
Subject: Text amendment to allow Accessory Dwelling Units as required by HB 1466

The Council is asked to consider a text amendment to the City of Salisbury Zoning Code in order to allow "Accessory Dwelling Units (ADUs)" as an allowable use in any zoning district that currently allows detached single-family residences.

During its 2025 Session, the MD Legislature adopted HB 1466 that establishes a State-wide policy to encourage the development of Accessory Dwelling Units (ADUs) in order to expand housing opportunities throughout the State. This State Law, which goes into effect Oct. 1, 2026, requires that ADUs must be permitted in any zoning district that allows detached single-family residences. The Law also contains certain requirements, summarized below:

- An ADU is defined as a self-contained residential unit located on the same lot as a principal single-family detached dwelling, and contains permanent facilities for living, sleeping, eating, cooking and sanitation;
- Local governments are required to allow one (1) ADU on lots where single-family detached dwelling exist, subject to reasonable local regulations protecting public health, safety and welfare;
- ADUs cannot exceed 75% of the size of the primary residence;
- ADUs can be attached to the principal residence or can be detached as a separate structure; and
- Prohibits local governments from adopting regulations that unreasonably restrict or prohibit ADUs.

The Planning Commission held a Public Hearing on August 13, 2026, and have forwarded a favorable recommendation to the City Council to allow ADUs in accordance with State Law. The Planning Commission recommended that at least one of the residences (either the primary residence or the ADU) must be owner-occupied; the Commission agreed with the maximum 75% size limitation; and the Commission recommended that setbacks for ADUs should be the same as all accessory structures (5' from side or rear property lines).

In order to comply with the Law, a new definition of ADU will be added to our zoning code and ADUs will be added as an allowable use in all of the City's zoning districts where single-family detached dwellings are now allowed. These include the following districts:

- Light Business & Institutional (LBI);
- Office & Service Residential (OSR);
- RR-5A Residential Redevelopment District;
- R-5, R-8 & R-10 Residential;

- R-5A, R-8A & R-10A Residential; and
- R-5S, R-8S & R-10S Residential.

Attachment(s):

[Draft Ordinance - ADU.ler8.21.26.docx](#)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SALISBURY AMENDING TITLE 17 OF THE SALISBURY CITY CODE ENTITLED “ZONING,” BY AMENDING SECTION 17.04.120 ENTITLED “DEFINITIONS,” AMENDING CHAPTERS 17.28.050, 17.84.040, 17.152.040, 17.156.050, 17.160.050, 17.164.030 AND 17.164.050, AND ADDING A NEW CHAPTER 17.170 ENTITLED “ACCESSORY DWELLING UNIT STANDARDS.”

WHEREAS, the ongoing application, administration and enforcement of the City of Salisbury Municipal Code (the “**Salisbury City Code**”) demonstrates a need for its periodic review, evaluation and amendment, in order to 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**”); and

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; and

WHEREAS, the City Council may amend the Salisbury City Code pursuant to the authority granted in § SC 2-15 of the Salisbury City Charter; and

WHEREAS, during the 2025 Legislative Session, the Maryland General Assembly passed Senate Bill 891 and House Bill 1466 which established the policy of the State to promote and encourage the creation of accessory dwelling units on land with a single family detached dwelling unit as the primary dwelling unit in order to meet the housing needs of citizens of the State; and

WHEREAS, on April 22, 2025, Governor Moore signed the bill into law; and

WHEREAS, the law requires that, on or before October 1, 2026, legislative bodies of certain counties and municipal corporations adopt local laws authorizing the development of accessory dwelling units on land with a single-family detached dwelling unit as the primary dwelling unit; and

WHEREAS, the Mayor and Council desire to establish clear and uniform standards for accessory dwelling units in order to promote housing flexibility, support responsible property use, preserve neighborhood character, and reduce potential adverse impacts on surrounding properties and the community; 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 and/or adding Sections 17.04.120, 17.28.050, 17.84.040, 17.152.040, 17.156.050, 17.160.050, 17.164.030, 17.164.050 and 17.170; and

WHEREAS, at the conclusion of its August 13, 2026 meeting, the Planning Commission recommended that the amendments and additions to Sections 17.04.120, 17.28.050, 17.84.040, 17.152.040, 17.156.050, 17.160.050, 17.164.030, 17.164.050 and 17.170 of the Salisbury City Code set forth herein be approved by the Mayor and Council; and

WHEREAS, the City Council have determined that the amendments to Title 17 of the Salisbury City Code set forth below shall be adopted as set forth herein.

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

Section 1. Title 17 of the Salisbury City Code is hereby amended by adding the bolded and underlined language and removing the stricken language as follows:

17.04.120 – Definitions.

The following definitions have been used or considered in the construction of this title and shall be used in its interpretation:

~~"Accessory apartment"~~ **Accessory dwelling unit** means a dwelling unit, limited to no more than one bedroom, incorporated within a single family dwelling or its accessory building. ~~The accessory apartment or the principal dwelling shall be occupied by the owner(s) of the property on which the accessory apartment is located~~ **a secondary dwelling unit that is on the same lot, parcel or tract as a primary single family detached dwelling unit and not greater than 75% of the size of and subordinate in use to the primary single-family detached dwelling unit. Accessory Dwelling Unit includes a structure that is separate from the primary single-family detached dwelling unit or attached as an addition to the primary single-family detached dwelling.**

...

17.28.050 Accessory uses and structures.

Accessory uses and structures shall be as follows:

- A. Communication towers for broadcasting and receiving, not exceeding seventy-five (75) feet in height;
- B. Other accessory uses and structures clearly incidental to, customary to and associated with the permitted use;
- C. Family day-care home;
- D. Day-care services for employees or patrons of a permitted use;
- E. Pharmacy, hairdresser shop, florist and printing and reproduction shop, only as accessory uses to and located within the same building as the following permitted uses:
 - 1. Apartment building and project in accordance with chapter 17.168,
 - 2. Business, governmental, financial or professional office,
 - 3. Business center in accordance with chapter 17.172,
 - 4. Medical-care facility,
 - 5. Medical and dental office and clinic

F. Accessory dwelling unit, in accordance with Chapter 17.170.

17.84.040 Accessory uses and structures.

Accessory uses and structures shall be as follows:

- A. Cloister or clerical housing on the same property with a church or other place of worship;
- B. Family day-care home;
- C. Home occupation;
- D. Private garages and other accessory uses normally associated with residential use, such as, but not limited to, detached home workshop, swimming pool, cabana,

greenhouse, private studio and boathouse, all of which shall be incidental to the use of the property as a residence;

E. Storage of recreational vehicles and boats on residential lots, limited to two in any combination, in back of the front building setback line where such recreational vehicles and boats are for the use and enjoyment by the residents thereon;

F. Other accessory uses and structures clearly incidental to, customary to and associated with the permitted use;

G. Day-care services for employees or patrons of an office or service use; **and**

H. Accessory dwelling unit, in accordance with Chapter 17.170.

17.152.040 Permitted uses.

Uses permitted inherently shall be as follows:

A. All inherent, special exception and accessory uses specified in the R-5A district, in accordance with the referenced standards for such uses, except when modified by the standards for this district or as approved by the city council at the time the district is established;

B. Redevelopment subdivisions;

C. Single-family attached dwellings, not exceeding nine in a row; **and**

D. Accessory dwelling unit, in accordance with Chapter 17.170.

17.156.050 Accessory uses and structures.

Accessory uses and structures shall be as follows:

A. Cloister or clerical housing on the same lot with a church or other place of worship, meeting lot area and/or standards required for each individual use;

B. Home occupation;

C. Home office;

D. Family day-care home;

E. Private garages and other accessory uses normally associated with a residential use, such as but not limited to detached home workshop, swimming pool, cabana, greenhouse, private studio and boathouse, all of which shall be incidental to the use of the property as a residence;

F. Storage of recreational vehicles and boats on residential lots, limited to two in any combination, in back of the front building setback line, where such recreation vehicles and boats are for the use and enjoyment of the resident thereon;

~~G. Other accessory uses and structures clearly incidental to, customary to and associated with the permitted use.~~

G. Accessory dwelling unit, in accordance with Chapter 17.170; and

H. Other accessory uses and structures clearly incidental to, customary to and associated with the permitted use.

17.160.050 Accessory uses and structures.

Accessory uses and structures shall be as follows:

- A. Cloister or clerical housing on the same lot with a church or other place of worship, meeting lot area and/or standards required for each individual use;
- B. Home occupation;
- C. Home office;
- D. Family day-care home;
- E. Office within an apartment or townhouse project solely for the purpose of ongoing management and rental or a temporary sales office in conjunction with model units until all units in the project have been sold;
- F. Private garages and other accessory uses normally associated with residential use, such as but not limited to detached home workshop, swimming pool, cabana, greenhouse, private studio and boathouse, all of which shall be incidental to the use of the property as a residence;
- G. Rental of guest rooms to not more than two roomers in a single-family detached dwelling on a minimum lot of five thousand (5,000) square feet which is occupied by a family related by blood, marriage or adoption, provided that one (1) additional parking space for each roomer shall be provided in the rear yard;
- H. Storage of recreational vehicles and boats on residential lots, limited to two in any combination, in back of the front building setback line, where such recreation vehicles and boats are for the use and enjoyment of the resident thereon;
- ~~I. Other accessory uses and structures clearly incidental to, customary to and associated with the permitted use.~~
- I. Accessory dwelling unit, in accordance with Chapter 17.170; and**
- J. Other accessory uses and structures clearly incidental to, customary to and associated with the permitted use.**

17.164.030 – Uses permitted by special exception.

Uses permitted by special exception shall be as follows:

- ~~A. An accessory apartment of not over five hundred (500) gross square feet in size within an owner-occupied single family detached dwelling or in an accessory building on a lot upon which an owner-occupied single family detached dwelling is located. The lot shall have a minimum sixty (60) feet width and contain at least nine thousand (9,000) square feet of land area. All parking required for an accessory apartment shall be in the rear yard no closer than three (3) feet to all adjoining property lines, provided that an accessory apartment shall not be allowed in any dwelling where guest rooms are provided;~~
- A.** ~~B.~~ Care home, in accordance with chapter 17.220;
- B.** ~~C.~~ Cemetery, on a minimum tract of ten acres;
- C.** ~~D.~~ Church and other place of worship on a lot size of less than five acres, in accordance with chapter 17.220, excluding bus storage, cemetery, day-care center, school of general instruction and gymnasium as accessory uses;
- D.** ~~E.~~ Church and other place of worship on a minimum lot of five acres, in accordance with chapter 17.220, including an activity building with offices and meeting

rooms, cemetery, day-care center, school of general instruction and gymnasium as accessory uses;

~~E. F.~~ Day-care facilities for the elderly and handicapped;

~~E. G.~~ Group domiciliary care facility;

~~G. H.~~ Rental of guest rooms to not more than two roomers in an owner-occupied single-family detached dwelling on a minimum lot of five thousand (5,000) square feet, provided that one additional parking space shall be provided in the rear yard for each roomer, and provided further that the rental of guest rooms shall not be allowed in any dwelling or on any lot that contains an accessory apartment.

17.164.050 Accessory uses and structures.

Accessory uses and structures shall be as follows:

A. Cloister or clerical housing in the same lot with a church or other place of worship, meeting lot area and/or standards required for each individual use;

B. Home occupation;

C. Home office;

D. Family day-care home;

E. Private garages and other accessory uses normally associated with a residential use, such as but not limited to detached home workshop, swimming pool, cabana, greenhouse, private studio and boathouse, all of which shall be incidental to the use of the property as a residence;

F. Storage of recreational vehicles and boats on residential lots, limited to two in any combination, in back of the front building setback line, where such recreation vehicles and boats are for the use and enjoyment of the resident thereon;

~~G. Other accessory uses and structures clearly incidental to, customary to and associated with the permitted use.~~

G. Accessory dwelling unit, in accordance with Chapter 17.170; and

H. Other accessory uses and structures clearly incidental to, customary to and associated with the permitted use.

Chapter 17.170 – Accessory Dwelling Unit Standards.

17.170.010 – General Provisions.

A. General. An Accessory Dwelling Unit is permitted on any lot with an existing single family detached dwelling unit, provided it meets all requirements of this Chapter. No more than one Accessory Dwelling Unit shall be permitted per lot, parcel or tract.

B. Density. The development of an Accessory Dwelling Unit shall be excluded from the calculation of density for the lot, parcel or tract on which it is located.

C. Development Standards.

1. Living facilities. Accessory Dwelling Units must provide complete living facilities for at least one person, including at minimum sanitation, cooking, eating, and sleeping.

208 2. Location of structure. An Accessory Dwelling Unit must be either separate
209 from or attached as an addition to an existing single family detached dwelling
210 unit.

211 3 Location of entrance. If the Accessory Dwelling Unit is attached to a single
212 family detached dwelling unit, the Accessory Dwelling Unit must have a
213 separate entrance.

214 4. Setback requirements. An Accessory Dwelling Unit must comply with the
215 setback requirements applicable to the zoning district in which it is located.

216 5.Occupancy. Either the single family detached dwelling unit or the Accessory
217 Dwelling Unit shall be owner occupied.

218 6. Maximum size. The size of an Accessory Dwelling Unit may be no more
219 than 75% of the square footage of the primary single family detached dwelling
220 unit. The primary single family detached dwelling unit size shall be measured
221 by total above grade living area.

222 7. Height. An Accessory Dwelling Unit shall not exceed the height of the
223 primary single family detached dwelling unit except as follows:

224 a. An Accessory Dwelling Unit constructed above a detached garage
225 on a lot with a one-story primary single family detached dwelling unit
226 may extend one additional story above the height of the primary single
227 family detached dwelling unit but shall not exceed the maximum
228 building height permitted in the applicable zone.

229 8. Subdivision prohibited. A lot with a detached Accessory Dwelling Unit shall
230 not be subdivided in a manner that causes the Accessory Dwelling Unit to
231 become the primary structure on the lot unless all applicable standards for
232 subdivisions and any other applicable standards are met.

233 9. Accessory Dwelling Units shall comply with all applicable building codes
234 and public health, safety and welfare requirements.

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

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

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

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

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

247 **THIS ORDINANCE** was introduced and read at a Meeting of the Mayor and Council of the City
248 of Salisbury held on this ____ day of _____, 2026 and thereafter, a statement of the substance
249 of the Ordinance having been published as required by law, in the meantime, was finally passed by the
250 Council of the City of Salisbury on the ____ day of _____, 2026.

ATTEST:

Julie English, City Clerk

April R. Jackson, City Council President

APPROVED BY ME THIS _____ day of _____, 2026.

Randolph J. Taylor, Mayor