

**ORDINANCE NO. 1998**

**AN ORDINANCE OF THE MAYOR AND THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND PURSUANT TO CHAPTER 17.228 OF TITLE 17, ZONING, OF THE SALISBURY MUNICIPAL CODE, AND SECTION 4.04 OF ARTICLE 66B OF THE ANNOTATED CODE OF MARYLAND, FOR THE PURPOSE OF AMENDING THE TEXT OF CHAPTER 17.150.050, THE VILLAGES AT AYDELOTTE FARM PRD #7, DEVELOPMENT STANDARDS.**

**WHEREAS**, the ongoing application, administration, and enforcement of Title 17, Zoning, of the Salisbury Municipal Code, demonstrates a need for its periodic review, evaluation, and amendment that will keep Title 17 current; and,

**WHEREAS**, the Mayor and City Council may amend Title 17, Zoning, of the Salisbury Municipal Code pursuant to the authority granted by Article 66B of the Maryland Annotated Code and in accordance with specific provisions of Chapter 17.228, Amendments and Rezoning of Title 17, Zoning; and,

**WHEREAS**, the Mayor and City Council have requested that the Salisbury Planning and Zoning Commission periodically review Title 17 in light of existing development trends and practices and current City development policies as well as to review all individual amendment requests from private citizens;

**WHEREAS**, a Public Hearing on said text amendments to the Development Standards in The Villages at Aydelotte Farm PRD #7, Section 17.150, Title 17, Zoning, of the Salisbury Municipal Code was held by the Planning Commission in accordance with the provisions of Chapters 17.108, 17.112, and 17.228, of Title 17, Zoning, of the Salisbury Municipal Code on April 20, 2006; and,

**WHEREAS**, the Planning Commission did recommend approval of the proposed text changes at a Public Hearing on April 20, 2006;

**NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND**, that Title 17, Zoning, of the Salisbury Municipal Code are hereby amended by adding the wording in bold print and deleting the wording with strike-throughs as follows:

**Chapter 17.150**

**PLANNED RESIDENTIAL DISTRICT NO. 7 –  
THE VILLAGES AT AYDELOTTE FARM  
[Amended 1/9/06 by Ord. #1978]**

**17.150.050 Development standards.**

A. Individual Parcel Standards.

2. Parcel B –Residential.

- a. Minimum land area: six acres.
- b. Density: not to exceed seven units/acre.
- c. Height: thirty-five (35) feet maximum.
- d. Setbacks shall be not less than:
  - i. Street: ~~twenty-five (25) feet~~ **THIRTY (30) FEET.**
  - ii. Side: Ten (10) ft.
  - iii. Rear: ~~thirty (30) ft.~~ **TWENTY-FIVE (25) FEET.**

3. Parcel C –Residential – Single-family detached.

- a. Minimum land area: eighteen acres.
- b. Density: not to exceed three units/acre.
- c. Height: thirty-five (35) feet maximum.

- d. Setbacks shall be not less than:
  - i. Street: ~~twenty five (25) feet~~ **THIRTY (30) FEET.**
  - ii. Side: ten feet.
  - iii. Rear: ~~thirty (30) feet.~~ **TWENTY-FIVE (25) FEET.**
  
- 5. Parcel F –Residential (Condominium).
  - a. Minimum land area: Seven (7) acres.
  - b. Density: not to exceed Ten (10) units/acre.
  - c. Height: Fifty-five (55) feet maximum.
  - d. Distance between buildings: thirty (30) feet minimum.
  - e. Setbacks shall be not less than:
    - i. Street: ~~twenty five (25) feet~~ **THIRTY (30) FEET.**
    - ii. Side: ten feet.
    - iii. **REAR: TWENTY-FIVE (25) FEET.**
  
- 7. Parcel H – Residential (Townhouses).
  - a. Minimum land area: Thirty (30) acres.
  - b. Density: Not to exceed 5.5 units/acre.
  - c. Height: Thirty-five (35) feet maximum.
  - d. Setbacks shall be not less than:
    - i. Street: ~~Twenty five (25) feet~~ **THIRTY (30) FEET.**
    - ii. Side: Ten feet.
    - iii. Rear: ~~Thirty (30) feet.~~ **TWENTY-FIVE (25) FEET.**
  
- 8. Parcel I – Residential (Townhouses).
  - a. Minimum land area: Thirty (30) acres.
  - b. Density: Not to exceed 5.5 units/acre.
  - c. Height: Thirty-five (35) feet maximum.
  - d. Setbacks shall be not less than:
    - i. Street: ~~Twenty five (25) feet~~ **THIRTY (30) FEET.**
    - ii. Side: Ten feet.
    - iii. **REAR: TWENTY-FIVE (25) FEET.**
  
- 9. Parcel J – Residential – Single-Family Detached.
  - a. Minimum land area: Eight (8) acres.
  - b. Density: Not to exceed three units/acre.
  - c. Height: Thirty-five (35) feet maximum.
  - d. Setbacks shall be not less than:
    - i. Street: ~~Twenty five (25) feet~~ **THIRTY (30) FEET.**
    - ii. Side: Ten feet.
    - iii. Rear: ~~Thirty (30) feet.~~ **TWENTY-FIVE (25) FEET.**

- 10. Parcel L –Residential.
  - a. Minimum land area: seven (7) acres.
  - b. Density: not to exceed nine units/acre.
  - c. Height: thirty-five (35) feet maximum.
  - d. Distance between buildings: thirty (30) feet minimum.
  - e. Setbacks shall be not less than:
    - i. Front: twenty-five (25) feet.
    - ii. **SIDE: TEN (10) FEET.**
    - iii. **REAR: TWENTY-FIVE (25) FEET.**

**AND BE IT FURTHER ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND,** that this Ordinance shall take effect from and after the date of its final passage but in no event until ten (10) days after the date of the Council’s Public Hearing, and,

**THE ABOVE ORDINANCE** was introduced at a meeting of the Council on the 12th day of June, 2006, and having been published as required by law, in the meantime, was finally passed at its meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
 Michael P. Dunn  
 President of the City Council of  
 the City of Salisbury

Approved by me this \_\_\_\_\_  
 day of \_\_\_\_\_, 2006.

Witness:

\_\_\_\_\_  
 Barrie Parsons Tilghman  
 Mayor of Salisbury

\_\_\_\_\_  
 Brenda J. Colegrove  
 City Clerk