

ZONING

27 Attachment 6

Township of Salisbury

**Table of Requirements for the C1, C2, C3 and I Districts for Uses Other Than Manufactured/Mobile Home Parks (which are regulated by § 27-402)**

Type of Requirement (See definition of terms in Part 2)	C1	C2*	C3****	I
a) Minimum lot area with public water and sewer (sq. ft.)	10,000	7,000	20,000, with a min. of 10,000 per principal type of use	50,000
b) Minimum lot width at the minimum front yard building setback line (ft.)	100	75	100	100
c) Minimum lot width at the post-development street right-of-way line (ft.):				
For a lot granted preliminary subdivision approval after the adoption of this chapter that will have direct vehicle access involving left-hand turns onto or off of an arterial street	200	200	200	NA
For any other lot	50	35	50	50
d) Minimum building setback for principal and accessory structure (ft.):				
Front yard	30	40***	40***	40***
Side yard	Min. of 5 for each, with a min. of 24 for both side yards added together	5	Min. of 15 for each, with a min. of 40 for both side yards added together	20
Rear yard	30	15	30	20
For any yard adjacent to a public street	35	40***	50***	40
e) Minimum building setback for principal structure or certain uses (ft.):				

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Type of Requirement (See definition of terms in Part 2)	C1	C2*	C3****	I
For a portion of a building used for manufacturing or an area routinely used for the parking, storage or loading/unloading of tractor-trailer trucks or refrigerated trucks to an abutting residential lot line (see definition in Part 2) other than a nature preserve	100	100	100	100
For any newly constructed nonresidential principal structure other than a portion of a building used for manufacturing to an abutting lot line of a residential lot line (see definition in Part 2)	50	25	50	50
f) Maximum height (ft.) for any building (see exceptions in § 27-802)	36**	36	36	100
g) Maximum number of stories	3**	2 1/2	3	3
h) Maximum building coverage	30%	45%	35%	50%
i) Maximum impervious coverage	65%*****	85%	85% except 80% if the lot includes more than 3 acres of lot area	80%

**NOTES:**

For a subdivision or land development that includes more than one acre of undeveloped land, the number of lots and/or dwelling units shall also be restricted by the site capacity analysis in § 27-308.

\* In the C2 District, principal and accessory residential uses shall be permitted under the same regulations as in the R4 District and not under the regulations of the C2 District.

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- \*\* In the C1 District, a maximum of 6 habitable stories or 80 feet, whichever is more restrictive, for a building or 8 floors or 80 feet for a parking structure is allowed, provided such area of taller height is located a minimum of 500 feet from a residential district boundary or the lot line of a public park.
- \*\*\* Except 20 feet if there will be no vehicle parking between the face of the building and the adjacent existing street right-of-way line.
- \*\*\*\* See additional standards in § 27-402 for shopping centers.
- \*\*\*\*\* Except within an approved office park of 15 or more acres: 80% per lot, with 70% for all lots in common ownership in the office park combined.

See § 27-803, Subsection 1, regarding sight distance at an existing residential driveway onto an arterial street that is to serve a nonresidential use.