

**TOWNSHIP OF SILVER SPRING
CUMBERLAND COUNTY, PENNSYLVANIA**

ORDINANCE NO. 04 of 2023

AN ORDINANCE OF THE TOWNSHIP OF SILVER SPRING, CUMBERLAND COUNTY, PENNSYLVANIA AMENDING CHAPTER 415 [ZONING] OF THE CODE OF THE TOWNSHIP OF SILVER SPRING TOWNSHIP, AS AMENDED, TO AMEND THE DEFINITION OF “PLANNED CENTER,” TO DEFINE THE TERM “STORAGE DEPOT” AND “DROP LOT,” TO PERMIT DROP LOTS IN THE HEAVY INDUSTRIAL AND LIGHT INDUSTRIAL ZONES WITH ADDITIONAL CRITERIA, TO ADD PROVISIONS FOR IMPERVIOUS COVERAGE FOR CONSERVATION DEVELOPMENT AREAS A AND B, TO AMEND PROVISIONS REGARDING SPECIAL EVENT SIGNS AND TO CORRECT ERRONEOUS AND INCONSISTENT SECTION AND TERM REFERENCES WITHIN THE TOWNSHIP ZONING ORDINANCE

IT IS HEREBY ENACTED AND ORDAINED by the Board of Supervisors of the Township of Silver Spring, Cumberland County, Pennsylvania, that the Code of the Township of Silver Spring ("the Code"), Chapter 415 [Silver Spring Township Zoning Ordinance of 2022], as amended, is hereby amended as follows:

SECTION 1

Silver Spring Township Zoning Ordinance shall be amended as follows (new text is underlined; deleted text is crossed out; section or subsection titles are in brackets; all section references are to the pending incorporation into codification of revisions to Chapter 415 the Silver Spring Township Code which will be numbered SST Code § 415- ####):

A. Section 111.3 [SPECIFIC WORDS AND PHRASES] is hereby amended as follows:

PLANNED CENTER - A group of uses, which may only be those permitted within the applicable zoning district, planned and designed as an integrated unit with controlled ingress and egress and shared off-street parking provided on the property as an integral part of the unit. Such centers also may include “planned center signs” as regulated herein. Warehousing, Distribution and related uses are prohibited.

WAREHOUSINGE - A building or group of buildings primarily used for the unloading and indoor storage, transfer, and distribution of products and materials, but not including retail uses or a truck terminal. This term does not include a Storage Depot.

The following definitions to be inserted in proper alphabetical order:

DROP LOT - A tract of land, or portion thereof, used by Commercial Trucks for the purpose of dropping or picking up loaded and/or unloaded trailers, including the incidental short-term or daily storage of loaded and/or unloaded trailers, for transfer to other points or jurisdictions. The use may include an accessory guardhouse or similar type structure to allow for trailers to be checked in and out. The use does not include the breakdown or aggregation into smaller or larger loads; but may include the following only for use of trucks dispatching from the facility: truck repair and service facilities, fueling, dispensing or storage of petroleum products.

STORAGE DEPOT - A premises used for the storage of goods, materials, equipment, and

personal belongings in a wholly enclosed building, which may include a Mini-Storage Facility. This use expressly prohibits the storage of commercial trucks and trailers as the primary/accessory object being stored and does not include warehousing.

B. The sentence, “All uses shall comply with Section 301.19 D of this Ordinance” shall be removed from the following sections: 212.D.4, 213.D.4, 214.D.4,215.D.4,217.H.7, and 218.H.15.

C. Section 214.B shall be amended to include the following as a use permitted by right:

Drop Lot	P	304.8
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D. Section 215.B shall be amended to include the following as a use permitted by right:

Drop Lot	P	
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E. Section 220.B shall be amended to add the following in proper alphabetical order of the tables:

Table DD - Impervious Coverage for Conservation Development Areas A and B

Lot Area (square feet)	Maximum Impervious Coverage
Less than 10,000	50%
10,000 to 19,999	35%
20,000 to 43,560	20%
Larger than 43,560	Reduce limit by 1.5% for each additional acre up to a maximum impervious cover of 20,000 square feet

F. Section 304.8 [Reserved] shall be amended as follows:

304.8 Drop Lot

Drop Lots in the Light Industrial Zone (I-1) shall be subject to the following criteria:

1. The Drop Lot shall be located on a parcel of no less than ten (10) acres in size;
2. The Drop Lot shall be located within a 1,320-foot radius of a bulk-fuel storage facility, which is a facility that includes tanks at least 3,000,000 gallons in capacity where gasoline is stored in bulk for distribution by delivery truck, or fuel, including, but not limited, to kerosene, home heating oil, diesel fuel, gasoline, or propane, is stored in tanks for distribution to retail or wholesale establishments and not directly to consumers;
3. The subject property shall be located no closer than five hundred (500) feet from any residential zone and/or property containing a school, day-care facility, park, playground, library, hospital, nursing, rest or retirement home, or medical residential campus; and

4. The applicant shall furnish a traffic study prepared by a professional traffic engineer, in accordance with Section 402.05. of the SLDO.

G. The following sections shall be amended to remove the erroneous reference to “Borough” and replace it with “Township”: 304.26.D,304.26. G,304.27.D,304.27.G, 304.28.A, 450.D, 450.G, 451.D, 451.G, 452.A.

H. Section 427.A.1 [PLACE OF WORSHIP AND RELATED USES] shall be amended as follows:

1. Minimum lot area - Two (2) acres, ~~provided that within the (A) Zone, no place of worship shall contain more than five (5) acres of lot area;~~

I. The diagram in Section 501.W [Determination of Size of Sign Area] shall be amended as follows:

FREESTANDING LETTERS



TOTAL SIGN AREA;
TEN (10) SQUARE FEET

LETTERS ON SIGN PANEL



TOTAL SIGN AREA;
Fifteen (15) ~~TEN (10)~~ SQUARE FEET

J. Section 501 [GENERAL REGULATIONS FOR ALL SIGNS] shall be amended to add:

Y. Special Event Signs

1. Special Event Signs must follow the following sizing requirements:
 - a. Free-standing signs may have a maximum size of 32 square feet.
 - b. Signs attached to a building may have a maximum size of 48 square feet.
2. A commercial business may have only six (6) special event signs per year.
3. A sign permit is required for all special event signs.

K. All provisions for “Special Event Sign” shall be removed from the tables in the following sections: 503.8 [Neighborhood Commercial Zone (C-1)], 503.9 [Community Commercial Zone (C-2)], and 503.10 [Highway Commercial Zone (C-3)].

L. Section 704.D.8 shall be amended as follows:

8. Filing Requirements - In addition to the required zoning permit information (see Section 701), each variance application shall include ~~thirteen (13)~~ seven (7) copies of the following:

- A. Ground floor plans and elevations of existing and/or proposed structures;
- B. Names and addresses of adjoining property owners, including properties directly across a public right-of-way;
- C. A scaled drawing (site plan) of the site with sufficient detail and accuracy to demonstrate compliance with all applicable provisions of this Ordinance; and
- D. A written description of the proposed use in sufficient detail to demonstrate compliance with all applicable provisions of this Ordinance.

SECTION 2. Severability.

If any section, subsection, sentence, clause, phrase, provision, or portion of this Ordinance is found to be invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision. Such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 3. Effective Date.

This Ordinance shall become effective as soon as permissible by law after its enactment by the Board of Supervisors of the Township of Silver Spring, County of Cumberland, Commonwealth of Pennsylvania.

DULY ENACTED AND ORDAINED INTO LAW as Ordinance No. 04 of 2023 this 22nd day of March 2023.

ATTEST:

**SILVER SPRING TOWNSHIP
BOARD OF SUPERVISORS**

Willetta D. Huth, Secretary

Carldon R. Machamer, Chair