

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

**ORDINANCE NO. 3 OF 2015**

**AN ORDINANCE OF THE TOWNSHIP OF SILVER SPRING,  
CUMBERLAND COUNTY, PENNSYLVANIA, AMENDING, MODIFYING  
AND CHANGING THE SILVER SPRING TOWNSHIP ZONING ORDINANCE OF 2014**

**BE IT ORDAINED** by the Board of Supervisors of the Township of Silver Spring, Cumberland County, Pennsylvania, as follows:

**SECTION 1:** The Silver Spring Township Zoning Ordinance of 2014 (the “Zoning Ordinance”) is hereby amended as follows:

Section 221.1 is hereby amended to read as follows:

**221.1 Purpose** To permit and encourage small-scale light industrial development and to consolidate locations of light industrial related land uses that because of their shipping, storage and other requirements exert special demands in Silver Spring Township. New construction for nonresidential uses shall be encouraged while complementing and serving the local community. The intent of the provided design standards is to encourage functional attractive sites while conserving the value of neighboring residential areas and promoting economic development. The provided design standards shall regulate the intensity of all permitted uses and to minimize negative impacts for abutting residential areas and local roadways that may be effected by increase truck traffic.

Section 221.2.3 is hereby amended to read as follows:

3. Manufacturing of the following:
  - A. Furniture, cabinets, fixtures, office supplies, floor and ceiling materials, and other household appointments;
  - B. Scientific, specialized and technical instruments and equipment;
  - C. Hardware and software for audio-video components, computers, vending machines and video games;
  - D. Finished textile products;
  - E. Brushes, brooms and combs;
  - F. Hot tubs, spas, saunas and swimming pools;
  - G. Jewelry and other precious metals;

- H. Photographic, lighting and timekeeping equipment;
- I. Small household appliances, excluding major appliances;
- J. Musical instruments and sporting equipment;
- K. Cosmetics, toiletries and pharmaceuticals;
- L. Optical, dental, and medical supplies and equipment; and,
- M. Small or novelty products from prepared materials (excluding the use of sheet metals).

Section 221.2.4 is hereby amended to read as follows:

- 4. Processing of food products excluding:
  - A. Breweries and distilleries;
  - B. Pickling processes;
  - C. Rendering or slaughtering operations; and,
  - D. Sugar refineries.

Section 221.2.5 is hereby amended to read as follows:

Storage of the following, provided the site is set back no less than five hundred (500) feet from the closest residentially-zoned property:

- A. Nursery and garden materials, and stock;
- B. Contractor supplies; and,
- C. Plumbing, heating, air conditioning, electrical, and other structural components of buildings;

Section 221.2.14 is hereby amended to read as follows:

- 14. Agricultural support businesses, including:
  - A. Facilities for the commercial processing of agricultural products;
  - B. Facilities for the sales and service of agricultural equipment, vehicles, feed, or supplies; and,
  - C. Veterinary offices, animal hospitals, or kennels;

Section 221.8.5 is hereby amended to read as follows:

**Residential buffer strip** - Any lot adjoining land principally used as a residence or within a residential zone shall maintain a fifty (50) foot setback for buildings, structures, off street parking lots, loading areas, and outdoor storage areas from residentially-used and /or zoned parcels.

Section 221.9 is hereby amended to read as follows:

**Maximum Permitted Height** – Forty - (40) feet, provided that no habitable space be located above thirty-five (35) feet, and that all structures exceeding thirty-five (35) feet in height shall be set back a distance at least equal to their height from each property line.

Section 221.17 is hereby added to read as follows:

**221.17. Prohibited Uses** – Principle uses identified as warehousing and truck terminals shall be prohibited.

Section 232.5 Table 232.C is hereby amended to read as follows

**232.5 Dimensional Standards for Options 1 Through 4**

1. The dimensional standards in Tables 232 C., D., and E. shall apply to Options 1 through 4.

**TABLE 232 C. - Dimensional Standards for the R and RE Zones**

	<b>Option 1: Conservation Subdivision</b>	<b>Option 3: Estate Lots (applicable only in the RE Zone)</b>	<b>Option 4: Country Properties</b>
Density	.5 du/ac, ATA	.25 du/ac, ATA	.10 du/ac, gross
Minimum Lot Area	20,000 sf <sup>1</sup>	40,000 sf	60,000 sf
Minimum lot width at building line <sup>2</sup>	80 ft.	115 ft.	140 ft.
Minimum street frontage	20 ft. (where flag lots are permitted, or on cul de sac)	20 ft. (where flag lots are permitted or on cul de sac)	50 ft.
Minimum front yard	20 ft.	40 ft.	100 ft.
Garage setback <sup>3</sup>	10 ft.	10 ft.	10 ft.
Minimum rear yard	40 ft.	50 ft.	50 ft.
Accessory bldgs.	10 ft.	10 ft.	20 ft.
Minimum side yard	5 ft. 30 ft. aggregate	20 ft. 50 ft. aggregate	25 ft.
Maximum height	35 ft.	35 ft.	35 ft.

<sup>1</sup> 40,000 sf shall be required for lots without public water and sewer.

<sup>2</sup> In the case of flag lots, the building line shall be located where the lot equals the minimum width in accordance with Section 605.04.7 of the Subdivision and Land Development Ordinance.

<sup>3</sup> For front-facing garages, distance behind the front façade of the primary dwelling.

Section 317.3 is hereby amended to read as follows:

In return for compliance with the above-described design standards, the Township can award the following development bonuses as part of the conditional use approval:

Underlying Zone	Maximum Permitted Lot Coverage in Underlying Zone	Maximum Permitted Lot Coverage With Optional Stormwater Management Practices
C-2	60%	80%
C-3	60%	80%
O	60%	80%
I-1	60%	80%
I-2	60%	80%
INT	60%	80%

**SECTION 2:** The provisions of this Ordinance are severable, and if any of its provisions shall be held to be illegal, invalid or unconstitutional, the decision of the court of competent jurisdiction so holding shall not affect or impair any of the remaining provisions of this Ordinance. It is hereby declared to be the intent of the Silver Spring Township Board that this Ordinance would have been adopted of such illegal, invalid or unconstitutional provisions or provisions had not been included therein.

**SECTION 3:** In all other respects, the Zoning Ordinance shall remain as heretofore enacted, ordained and amended.


**SECTION 4:** Any ordinances or parts of ordinances inconsistent herewith are hereby repealed.

**SECTION 5:** This Ordinance shall become effective five (5) days after enactment.

**DULY ENACTED AND ORDAINED INTO LAW** as Ordinance No. 3 of 2015 this 28th day of July, 2015 by the Board of Supervisors of the Township of Silver Spring.

**ATTEST:**

**BOARD OF SUPERVISORS  
TOWNSHIP OF SILVER SPRING**

  
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Township Secretary

  
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Harold Kertes, Chairman