

TOWNSHIP OF SILVER SPRING
Cumberland County, Pennsylvania

ORDINANCE NO. 2 of 2005

AN ORDINANCE OF THE TOWNSHIP OF SILVER SPRING,
CUMBERLAND COUNTY, PENNSYLVANIA, AMENDING, MODIFYING
AND CHANGING SECTION 615.01 OF THE SILVER SPRING TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2003

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

SECTION 1: Section 615.01 of the Silver Spring Township Subdivision and Land
Development Ordinance of 2003 (the "Subdivision and Land Development Ordinance") is
hereby amended to read as follows:

615.01 Mandatory Dedication. Any proposal that would result in the creation of
one or more new dwelling units shall be required to dedicate a minimum of .032
acres of park and/or open space per dwelling unit to the Township prior to Final
Plan approval.

As an alternative to dedication, and upon agreement with the Board of
Supervisors, the applicant may agree to provide any of the following:

- a) Construct and/or improve existing recreation facilities.
- b) Pay a fee-in-lieu of dedication.
- c) Guarantee the private reservation and maintenance of parkland or open
space.
- d) Provide for any combination of the above.

Any of the preceding alternatives must be at least equal to the predetermined
Silver Spring Township fee schedule or the predevelopment fair market value of
the open space which would have been otherwise required for dedication. Fair
market value shall be submitted by the developer and determined by a Member
of the Appraisal Institute of the American Institute of Real Estate Appraisers
(MAI) and shall include any documentation used to derive the site's fair market
value. Should the Township dispute the appraised fair market value, it can
require mandatory dedication of needed acreage. The Board of Supervisors may
waive the foregoing land appraisal requirement, provided that the applicant
agrees to pay a fee of \$1,300.00 per proposed new dwelling unit, which fee may
be amended from time to time by the Board of Supervisors by resolution.

SECTION 2: In all other respects, the Subdivision and Land Development Ordinance shall remain as heretofore enacted, ordained and amended.

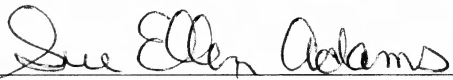
SECTION 3: Any ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 4: This Ordinance shall become effective upon enactment.

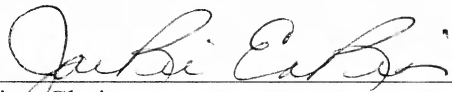
DULY ENACTED AND ORDAINED INTO LAW as Ordinance No. 2 of 2005 this 25th day of May, 2005 by the Board of Supervisors of the Township of Silver Spring.

ATTEST:

BOARD OF SUPERVISORS
TOWNSHIP OF SILVER SPRING



Township Secretary



Vice-Chairman