

TOWNSHIP OF SILVER SPRING
Cumberland County, Pennsylvania

ORDINANCE NO. 5 of 2005

AN ORDINANCE OF THE TOWNSHIP OF SILVER SPRING,
CUMBERLAND COUNTY, PENNSYLVANIA, AMENDING, MODIFYING
AND CHANGING SECTION 434 OF THE SILVER SPRING TOWNSHIP
ZONING 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 434 of the Silver Spring Township Zoning Ordinance of 2003 (the “Zoning Ordinance”) is hereby amended as follows:

Section 434.3 of the Zoning Ordinance is hereby amended to read as follows:

434.3. Within rural clusters, the maximum permitted density shall be one (1) dwelling unit per each two (2) acres of area contained within the total development site, including common open space. If both public water and public sewer is provided the maximum permitted density shall be increased to one dwelling per each 1.5 acres of gross land area;

Section 434.4 of the Zoning Ordinance is hereby amended to read as follows:

434.4. Within rural clusters, only single-family detached dwellings are permitted, subject to the following design standards:

Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage	Minimum Yard Setbacks				
			Front	One Side	Both Sides	Rear	
1 Acre ¹	100 Feet ²	10%	40 Feet	20 Feet	40 Feet	40 Feet	
25,000 sf	100 Feet ²	20%	40 Feet	20 Feet	40 Feet	40 Feet	Public Water and Sewer Provided

¹ All uses relying upon on-lot sewers are subject to the requirements of Section 311 of this Ordinance.

² Minimum lot width as measured at the street line may be reduced to seventy (70) feet for lots that abut a cul-de-sac turnaround.

Section 434.6 of the Zoning Ordinance is hereby amended to read as follows:

434.6. No less than forty percent (40%) of the total area of a rural cluster development shall be devoted to common space;

SECTION 2: In all other respects, the Zoning 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SECTION 3: Any ordinances or parts of ordinances inconsistent herewith are hereby repealed.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. 5 of 2005 this 21st day of December, 2005 by the Board of Supervisors of the Township of Silver Spring.

ATTEST:

BOARD OF SUPERVISORS
TOWNSHIP OF SILVER SPRING

Lee Ellen Adams
Township Secretary

Jackie Eaker
Vice-Chairman