

TOWNSHIP OF SILVER SPRING
Cumberland County, Pennsylvania

ORDINANCE NO. 4 of 2007

AN ORDINANCE OF THE TOWNSHIP OF SILVER SPRING,
CUMBERLAND COUNTY, PENNSYLVANIA, AMENDING,
MODIFYING AND CHANGING 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: The Silver Spring Township Zoning Ordinance of 2003 (the "Zoning Ordinance") is hereby amended as follows and shall be known as the Silver Spring Township Zoning Ordinance of 2007:

- A. Section 112(C) of the Zoning Ordinance is hereby amended to:
1. amend the definition of "DOMESTIC PETS" to read as follows:
"Nonfarm animals that are locally available for purchase as pets, as an accessory use to a dwelling unit.
 2. add a definition for "NON-PROFIT ANIMAL RESCUE" to read as follows:
"A governmental or non-profit private organization, duly registered as such pursuant to applicable federal or state law, that provides temporary homes for stray, surrendered or abandoned dogs or cats."
 3. amend the definition of "SHOPPING CENTER" to read as follows:
"A group of stores in excess of 40,000 square feet of gross leasable area, planned and designed for the site on which it is built, functioning as a unit, with shared off-street parking provided on the property as an integral part of the unit."; and
 4. amend the definition of "SIGN" to read as follows: "Any identification, description, illustration or device, illuminated or non-illuminated, which is visible from any public place and which directs attention to a product, service, place, activity, person, institution, business or solicitation, but not flags or other insignia of any government, fraternal or similar organization."

B. Section 202.6 of the Zoning Ordinance is hereby amended as follows: The table is amended to add footnote 3, which shall be applicable to “Maximum Lot Coverage” and read as follows: “For existing lots under one (1) acre in area, the maximum lot coverage shall be 25%.”

C. Section 301.8 of the Zoning Ordinance is hereby amended to read as follows:

301.8. Ornamental Ponds and Wading Pools:

1. Such structures shall comply with all accessory use setbacks, except that they may be permitted in the front yard;
2. No such impoundment shall contain more than 26.6 cubic feet of water (200 gallons). All ponds, pools or other impoundments exceeding the requirements of this section shall be considered as “Man-made Lakes, Dams and Impoundments,” and are subject to the criteria listed in Section 301.9. of this Ordinance;
3. No such impoundment shall have a length or diameter exceeding fifteen (15) feet nor a maximum depth exceeding one and one-half (1½) feet;
4. All such ponds or pools shall be maintained so as to not pose a nuisance by reason of odor, or the harboring of insects;
5. No such pond(s) shall be used for the commercial hatching of fish or other species; and
6. A zoning permit must be obtained from the Township.

D. Section 310 of the Zoning Ordinance is hereby amended to delete “Wertzville Road – SR 0944” from the list of “Collectors” and add it to the list of “Arterials.” In addition, under the list of “Collectors,” the name of “Locust Point Road – SR 1007” is changed to “North Locust Point Road – SR 1007,” and the following roads are added to the list: “Woods Drive – east of Route 114” and “Mulberry Drive.”

E. Section 317.2 of the Zoning Ordinance is hereby amended to read as follows:

317.2. Buildings and sites shall be designed by registered architects licensed to practice in the Commonwealth of Pennsylvania and constructed and maintained so that they:

1. Except for architectural metal wall panels (which shall be permitted but do not include steel ribbed siding), make use of masonry or wood (no synthetic material) for all exterior wall materials;
2. Visually screen heating, ventilation, air conditioning, elevator, or other mechanical appurtenances, from adjoining streets and properties; and,

3. Place utilities underground;

F. Section 333 is hereby added to the Zoning Ordinance to read as follows:

SECTION 333 DOGS AND CATS

Within all zones it shall be unlawful to keep or allow to be kept more than four (4) dogs or four (4) cats or any combination of such animals exceeding four (4) in number, over the age of 120 days, at any residence unless such residence is a kennel or non-profit animal rescue.

G. Section 340 of the Zoning Ordinance is hereby amended to read as follows:

SECTION 340 STABLES, KENNELS AND NON-PROFIT ANIMAL RESCUES

340.1. Subject to the following criteria, stables, kennels and non-profit animal rescues are permitted uses within the (C) and (A) Zones. Also, subject to the following criteria, stables are a permitted use in the (R) Zone:

340.2. Minimum Lot Area - Ten (10) acres;

340.3. Any structure used for the boarding of horses shall be setback at least two hundred (200) feet from any property line. Any structures used for the boarding of dogs or cats for the purpose of a kennel or non-profit animal rescue shall be setback at least four hundred (400) feet from any property line;

340.4. All stables, kennels and non-profit animal rescues shall be maintained so to minimize odors perceptible at the property line;

340.5. All outdoor training, show, riding, boarding, running, or pasture areas shall be enclosed by a minimum four (4) foot-high fence;

340.6. All parking compounds and unimproved overflow parking areas shall be set back at least ten (10) feet from adjoining lot lines. Unimproved overflow parking areas shall also provide a fence delineating such occasional parking facilities and preventing the parking and/or movement of vehicles across neighboring properties; and

340.7 All stables, kennels and non-profit animal rescues shall comply with all applicable local, state and federal law.

H. Section 436 of the Zoning Ordinance is hereby amended as follows:

1. Delete the word "and" at the end of the phrase in subsection 436.8.
2. Add the word "and" to the end of the phrase in subsection 436.9.
3. Add subsection 436.10, which shall read as follows: "Solid fencing at a height of six (6) feet shall be installed along all areas of the shopping center bordering residentially used or zoned property."

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

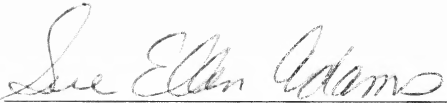
SECTION 3: Any ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 4: This Ordinance shall become effective five (5) days after enactment.

DULY ENACTED AND ORDAINED INTO LAW as Ordinance No. 4 of 2007 this 30th day of August, 2007 by the Board of Supervisors of the Township of Silver Spring.

ATTEST:

BOARD OF SUPERVISORS
TOWNSHIP OF SILVER SPRING



Township Secretary



Chairman