

TOWNSHIP OF SILVER SPRING  
Cumberland County, Pennsylvania

ORDINANCE NO. 5 of 2007

AN ORDINANCE OF THE TOWNSHIP OF SILVER SPRING,  
CUMBERLAND COUNTY, PENNSYLVANIA, AMENDING,  
MODIFYING AND CHANGING THE SILVER SPRING TOWNSHIP  
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2005

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 Subdivision and Land Development Ordinance  
of 2005 (the "SALDO") is hereby amended as follows and shall be known as the Silver Spring  
Township Subdivision and Land Development Ordinance of 2007:

- A. Section 203 of the SALDO is hereby amended to:
1. add a definition for "Areas of Environmental Sensitivity" to read as follows:  
"Wetlands, flood plain, steep slopes and habitats of endangered species."
  2. add a definition for "Natural Features" to read as follows:  
"Trees, streams, seeps, springs, caves, wetlands, steep slopes and habitats of  
endangered species."
- B. Section 304.05 of the SALDO is hereby amended to delete the third paragraph of  
the section.
- C. Section 402.03.4 of the SALDO is hereby amended to read as follows:
- "The following items when located (a) on the subject tract, (b) within two  
hundred (200) feet of the subject tract, or (c) beyond two hundred (200) feet of the  
subject tract when the item affects the subject tract, as determined by the  
Township Engineer:
- a) The location, size and name of existing rights-of-way and cartways for  
streets, access drives, driveways and service streets.
  - b) The location and size of the following existing features (e.g., public sanitary  
sewer facilities, public water supply facilities, fire hydrants, buildings, swales,  
watercourses, bodies of water, floodplain, wetland and storm water management  
facilities which affect storm water runoff on the subject tract) and any related  
rights-of-way.

- c) The location and size of existing rights-of-way for electric, telephone, cable television, gas and oil transmission lines and railroads.”
- D. Section 402.03 of the SALDO is hereby amended to delete 402.03.6.
- E. Section 403.04 of the SALDO is hereby amended to add 403.04.5, which reads as follows:
- “For proposed buildings and other major structures, other than single family detached dwellings, the plans shall include information to tie two opposing proposed points, such as building corners, to existing physical features on the site. Each proposed point shall be tied to at least two existing physical features. These requirements can be modified or adjusted by the Township Engineer as requested to accommodate actual field conditions.”
- F. Section 403.06.11 of the SALDO is hereby amended to read as follows:
- “The submission of an executed Improvement Guarantee Agreement, which sets forth the responsibilities of all parties regarding the installation and inspection of the required improvements.”
- G. Section 403.06 of the SALDO is amended to add 403.06.12, which reads as follows:
- “The submission of planned community documents and homeowners’ association documents to be reviewed and approved by the Township Solicitor.”
- H. Section 403.06 of the SALDO is hereby amended to add 403.06.13, which reads as follows:
- “A statement on the Plan that the development shall be constructed in accordance with the Plan and all applicable ordinances.”
- I. Section 601.02 of the SALDO is hereby amended to delete “and” at the end of paragraph (c), add “and” at the end of paragraph (d) and add paragraph (e) Natural features.
- J. Section 602.03.1 of the SALDO is hereby amended to delete “Wertzville Road – SR 0944” from the list of “Collectors” in paragraph (b). In addition, under the list of “Collectors” in paragraph (b) 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.”
- K. Section 603.07 of the SALDO is hereby amended to read as follows:

“Design Standards for Handicapped Parking Spaces. Off-street parking facilities shall conform with both the Americans with Disabilities Act Accessibility Guidelines and the International Building Code requirements for Accessible Parking and Passenger Loading Facilities in accordance with the Pennsylvania Uniform Construction Code as adopted by the Township.”

L. Section 603.19 of the SALDO is hereby amended as follows:

“Fire Lanes. Fire lanes shall be provided where determined necessary by the Zoning Officer as provided for in accordance with the provisions of the Pennsylvania Uniform Construction Code as adopted by the Township.”

SECTION 2: In all other respects, the SALDO 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. 5 of 2007 this 22<sup>nd</sup> day of August, 2007 by the Board of Supervisors of the Township of Silver Spring.

ATTEST:

BOARD OF SUPERVISORS  
TOWNSHIP OF SILVER SPRING

Sue Ellen Adams  
Township Secretary

Jan W. DeBlau  
Chairman