

TOWNSHIP OF SILVER SPRING
Cumberland County, Pennsylvania

ORDINANCE NO. 7 OF 2008

AN ORDINANCE OF THE TOWNSHIP OF SILVER SPRING,
CUMBERLAND COUNTY, PENNSYLVANIA, AMENDING,
MODIFYING AND CHANGING THE SILVER SPRING TOWNSHIP
ZONING ORDINANCE OF 2007

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 2007 (the "Zoning Ordinance") is hereby amended as follows and shall be known as the Silver Spring Township Zoning Ordinance of 2008:

A. Section 112(C) of the Zoning Ordinance is hereby amended to:

1. Amend the definition of "Screening" to read as follows: An assemblage of materials that are arranged so as to block the ground level views between grade and a height of six (6) feet. Suitable screening materials include trees, shrubs, hedges, berms, walls, sight-tight fences, and/or other similar type materials. No wall or fence shall be constructed of plywood, corrugated metal or fiberglass, or sheet metal. Landscape screens must achieve the required visual blockage within two (2) years of installation, after both adjoining parcels are developed.

B. Section 211.12 is hereby amended as follows: "Screening must be provided along any adjoining lands within a residential zone, by whoever is the latter to develop the parcel."

C. Section 212.9 is hereby amended as follows: "A visual screen must be provided along any adjoining lands within a residential zone, by whoever is the latter to develop the land."

D. Section 220.11 is hereby amended as follows: "A visual screen must be provided along any adjoining lands within a residential zone, by whoever is the latter to develop the land."

E. Section 302.1 of the Zoning Ordinance is hereby amended as follows:

1. Section 302.1.6.F is hereby amended to read as follows: "In addition, the parking or storage of any commercial semi-tractor trailer, other than those accessory to a principal residential use, is expressly prohibited."

2. Section 302.1.7 is hereby added and shall read as follows: "In C-1 and C-2 zones, commercial trucks may park only in areas designated for such vehicles. Commercial trucks or any part thereof may only be parked at a loading dock for the purpose of unloading for a maximum of twelve (12) hours and may not idle from 10 pm to 6 am."
3. Section 302.1.8 is hereby added and shall read as follows: "In public parking areas, no vehicle shall be parked for more than twenty-four (24) consecutive hours."

F. Section 313.3 of the Zoning Ordinance is hereby amended as follows:

1. Section 313.3 Specific Sign Requirements – The tables on the following pages, attached hereto, tabulate requirements imposed upon permanent, temporary, businesses, and shopping center signs as permitted within the Township.
2. Section 313.3.1 is hereby added to read as follows:

"On site directory signs shall be allowed where a particular site includes more than one tenant, provided that:

- a. Directory signs must be located near entrances to parking areas, but not less than 50 feet from any public right-of-way, and at principal intersections within the site. Such signs shall be uniform in size 62" x 36", color, height, and lettering of the business name and direction information only, but shall not contain any commercial message."

G. Section 313.5 of the Zoning Ordinance is hereby amended to read as follows:

1. Section 313.5.4 is hereby added and shall read as follows: "For any retail business, any sign or signs, which are attached to, placed or painted on any vehicle or trailer and greater than ten (10) square feet per side of a vehicle or trailer or twenty (20) square feet in total, and visible from any public street or residence, subject to the following exception:

Any vehicle or trailer which is actively engaged in making deliveries, pick-ups or otherwise actively in use and the sign does not protrude in excess of one inch from the vehicle, but when such vehicle or trailer is not in use it shall be parked so as not to be visible from any public street or residence, or be a minimum of 100 feet from any arterial road, or a minimum of 50 feet from any collector road."

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

1. Add subsection 436.10, which shall read as follows: "Solid fencing or earthen berm at a height of six (6) feet shall be installed along all areas of the shopping center bordering residentially used or zoned property by whoever is the latter to develop the parcel."

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.

24th DULY ENACTED AND ORDAINED INTO LAW as Ordinance No. 7 of 2008 this day of September, 2008 by the Board of Supervisors of the Township of Silver Spring.

ATTEST:

BOARD OF SUPERVISORS
TOWNSHIP OF SILVER SPRING

Lee Ellen Adams
Township Secretary

Jim W. St. Laurent
Chairman