

Silver Spring Township

Zoning Ordinance



Cumberland County, PA

ADOPTED March 2022
As Amended (9/28/2023)

SECTION 217 INTERCHANGE REGIONAL GATEWAY ZONE (INT-RG)

A. Purpose

The areas encompassed by this Zone have excellent regional vehicular access adjoining the interchange of PA Route 114 and Interstate 81 (Conodoquinet Parkway) and buffered from several residential areas. This access affords the opportunity for a wide range of intensive land uses with minimized traffic impact. Local officials view this interchange as a premium regionally based development site and a “gateway” to the Township. Therefore, its use is reserved for high quality economic development.

B. Objectives

Provisions within this section are based on the authorizations and objectives of Traditional Neighborhood Development (“TND”) as established by Article VII-A of the Pennsylvania Municipalities Planning Code (“MPC”), as amended. The objectives of this Zone are as follows:

1. To encourage a more efficient use of land and of public services to reflect changes in the technology of land development;
2. To minimize traffic congestion, infrastructure costs and environmental degradation;
3. To promote the implementation of the objectives of the Township’s Comprehensive Plan for guiding the location for growth;
4. To ensure that the increased flexibility of regulations over land development authorized herein is carried out under such administrative standards and procedure as shall encourage the disposition of proposals for land development without undue delay;
5. To permit land uses and development opportunities that are more regional in nature; and
6. To establish development patterns, scales and densities that are complementary and consistent with the surrounding highway-oriented landscape.

C. Applicability. The following uses are permitted by right within this zone and not subject to a preliminary master plan (Subsection D) and the accompanying development standards (Subsection H) of this section.

1. Agriculture/Agricultural Operation
2. Forestry
3. Public and/or Non-Profit Activities Related to Preservation and Conservation of Natural and/or Historical Resources
4. Public Utility Structure Type 1

D. Preliminary and Final Approval. The provisions of this section require a two-step approval process:

1. Preliminary Zoning Approval. A master plan for the entire property area proposed for development shall be approved by the Board of Supervisors. The master plan shall include all information and elements as required by the Township's Subdivision and Land Development Ordinance (Section 603).
2. Final Zoning Approval. After obtaining preliminary approval of the master plan from the Board of Supervisors, final zoning approval must be obtained from the Board of Supervisors for each development phase, building, lot and/or set of buildings, which may be obtained in conjunction with a preliminary land development application in accordance with the township's Subdivision and Land Development Ordinance.
3. All applications for Final Zoning Approval shall be in conformance with the previously approved Preliminary Master Plan. In instances in which a Final Zoning Approval application differs from the previously approved Master Plan, regarding land use development types, densities, area and bulk regulations, and/or street/traffic circulation patterns, the applicant shall first obtain a new Preliminary Zoning Approval for the entire master plan. Submission and consideration for Final Zoning Approval may then follow after the Board of Supervisors has granted approval of the revised Master Plan.

E. Application and Approval Process

1. The application and approval process shall be completed in accordance with Section 801 of this Ordinance. This process shall apply for both the preliminary and final steps, as outlined above.

F. Permitted Uses

Permitted Uses		Additional Provisions Reference
Accessory Drive-thru/Pick-up	P	301.18
Accessory Uses customarily incidental to the principal use	P	301
Agriculture/Agricultural Operation	P	N/A
Bank and Financial Institution	C	804; 405
Automobile Filing Station	C	804; 304.3
Bed and Breakfast	C	804; 406
Brew Pub	C	804; 450
Commercial Day-Care Facility	C	804; 411
Commercial Recreation Facility	C	804; 304.7
Convention Center	C	804; 414
Forestry	P	304.19
Health and Fitness Club	C	804; 419

Health Care Campus and Hospital	C	804; 420
Hotel/Motel	C	804; 426
Medical or Dental Clinic	C	804
Medical Residential Campus	C	804; 429
Indoor Mini-Storage	C	804; 304.12.H
Office	C	804.B
Public and/or Non-Profit Activities Related to Preservation and Conservation of Natural and/or Historical Resources	P	N/A
Public and/or Non-Profit Park and Playground	C	804.B
Public Utility Structure Type 1	P	304.22
Restaurant with Alcohol	C	804
Restaurant without Alcohol	C	804
Retail Sale of Goods and Services	C	804
Tavern	C	804

P – Permitted Use By Right

C – Conditional Use

G. Dimensional Requirements

ALL PERMITTED USES	
MIN. LOT SIZE	2 acres
MIN. LOT WIDTH	
at Building Setback Line	200 ft
MAX. BUILDING HEIGHT	
Principal Structure	60 ft
MAX. LOT COVERAGE	
Impervious Surface	60%
MIN. SETBACK	
<i>Principal</i>	
Front	50 ft
Side	25 ft
Rear	35 ft
<i>Accessory</i>	
Front	50 ft
Side	25 ft
Rear	35 ft

H. Development Standards

1. **Required Public Utilities.** All uses permitted within this zone shall require connections to public sewer and public water.
2. **Building Separation Setbacks.** For multiple buildings contained on the same lot, there shall be provided a minimum of twenty-five (25) feet between the closest points of such buildings.
3. **Rooftop Equipment Screening.** An architectural screen must be provided along the perimeter of all rooftop equipment areas and apparatus. The screen must be 1' higher than the highest dimension of any given pieces of equipment or apparatus. Equipment shall include but is not limited to elevator shafts, heating and cooling equipment, chillers, duct work, communication antennae, cameras, etc. Within the Interchange RG Zone, rooftop structures for the housing of elevators, stairways, water storage tanks, ventilating fans, and other mechanical appurtenances shall be included in the calculation of maximum building height.
4. **Residential Buffer Strip.** Any lot adjoining land within a residential zone shall maintain a thirty-five (35) foot setback for buildings, structures, and off-street loading areas, and a twenty-five (25) foot setback for off-street parking lots from the residentially zoned parcels.
5. **Screening.** A visual screen must be provided along any adjoining lands within a residential zone, regardless of whether or not the residentially zoned parcel is developed.
6. **Landscaping.** Any portion of the site not used for buildings, structures, parking compounds, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. A minimum fifteen (15) foot landscape strip shall be provided along property lines.
7. **Waste Products.** Storage of industrial waste materials shall not be permitted, except within an enclosed building. Dumpsters used for domestic garbage may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads or properties. Such dumpsters shall not be used for industrial wastes. All dumpsters shall be set back twenty-five (25) feet from all lot lines and fifty (50) feet from any adjoining residentially zoned property. All trash dumpsters shall be located within a side or rear yard, screened from adjoining roads or properties, and completely enclosed within a masonry or fenced enclosure equipped with a self-latching door or gate.
8. **Outdoor Storage.** No outdoor storage of equipment, materials, or supplies shall be permitted.
9. All uses permitted within this Zone shall also comply with all applicable General Provisions in Article 3 of this Ordinance.

SECTION 429 MEDICAL RESIDENTIAL CAMPUSES

Medical residential campuses are permitted by conditional use, subject to the following criteria:

- A. The campus shall primarily serve the needs of retirement-aged persons. At least one (1) resident of each household shall be at least fifty (50) years old, or possess some handicap that can be treated within a setting like the medical residential campus;
- B. The campus shall achieve a balanced residential/medical environment which cannot be achieved through the use of conventional zoning techniques;
- C. Residences shall be functionally, physically, and architecturally integrated with medical service and recreational activity centers;
- D. Commercial, medical, and recreational uses shall be grouped together and located near the populations being served;
- E. The minimum land area devoted to the campus shall be ten (10) contiguous acres;
- F. The site shall front on and have access to a collector or arterial road;
- G. All buildings or structures containing non-residential use(s), off-street parking lots and loading areas shall be set back at least seventy-five (75) feet from all adjoining residentially zoned land, and fifty (50) feet from all lot lines of the campus property;
- H. The maximum permitted overall density is ten (10) dwelling units per acre. For purposes of this section, each 1.5 care beds associated with a medical use shall constitute one dwelling unit. No more than fifty percent (50%) of the total number of permitted dwelling units shall consist of care beds;
- I. All buildings or structures used solely for residential purposes shall be set back at least fifty (50) feet from all lot lines of the campus property;
- J. The maximum permitted height is sixty (60) feet, provided that an additional two (2) feet of required building setback shall be provided for that portion of building height exceeding thirty-five (35) feet. Furthermore, any building exceeding thirty-five (35) feet in height shall require the applicant to obtain a letter from the Township Emergency Management Coordinator indicating that adequate provision has been made for firefighting and rescue activities;
- K. No more than sixty percent (60%) of the subject property shall be covered with buildings, parking and loading areas and/or other impervious surfaces;
- L. Each off-street parking lot shall provide at least twenty percent (20%) of the total parking spaces as those designed for the physically handicapped. Furthermore, such parking spaces shall be located throughout the campus in such a manner to be conveniently accessible to the buildings/uses for which they are required;
- M. Only those uses, which provide a harmonious, balanced mix of medical, residential, limited commercial and recreational uses, primarily serving campus residents, and public, quasi-public, and medical services for the off-campus retirement-aged community will be permitted. Uses may include, but need not be limited to the following:

1. Dwelling, nursing homes, and congregate living facilities for the elderly or physically handicapped;
 2. Medical facilities including offices, laboratories, clinics, professional or paramedical training centers, and ambulatory care facilities;
 3. Commercial uses, which are strictly related and subordinate to the residential/medical character of the campus and which directly, serve the residents and employees of, or visitors to, the center. The uses should be chosen to reflect their local orientation to the immediate campus vicinity and should be of a size and scope so as not to interfere with existing or proposed retail uses located in the off-campus area; and,
 4. Recreational and social uses, such as athletic facilities, community centers, and assembly halls, limited to use only by campus residents, employees, or their guests; and,
- N. The applicant shall furnish a description of the effect of the proposed use on the delivery of ambulance service. This description shall include a letter from the agency responsible for ambulance service in the site's vicinity. Such letter shall describe the adequacy/inadequacy of existing facilities and services to accommodate the proposed use, and any suggestions that might enhance ambulance service. Should it be determined that the proposed use would overburden local ambulance service, the Township may attach conditions of approval that seek to assure adequate levels of service.

SECTION 430 NIGHTCLUBS

Nightclubs are permitted by conditional use, subject to the following criteria:

- A. No part of the subject property shall be located within six hundred (600) feet of any residentially zoned land;
- B. The applicant shall furnish expert evidence that the proposed use will not be detrimental to the use of adjoining properties due to hours of operation, light, and/or litter;
- C. The applicant shall furnish expert evidence as to how the use will be controlled so as to not constitute a nuisance due to noise or loitering outside the building; and,
- D. A working plan for the cleanup of litter shall be furnished and implemented by the applicant.
- E. Within the C-2 zone, nightclubs must be accessory to some other permitted principal use, including, but not limited to restaurants, taverns, and hotels. In addition, no area used for nightclub purposes shall have direct exterior access.

SECTION 431 ACCESSORY DRIVE-THRU/PICK-UP

Where permitted by conditional use, Accessory Drive-thru/Pick-up is subject to the following criteria:

- A. The subject property shall front on an arterial or collector road;
- B. Exterior trash receptacles shall be provided and routinely emptied so as to prevent the scattering of litter. All applications shall include a description of a working plan for the cleanup of litter;