



**PLANNING DEPARTMENT**  
Cumberland County

## Cumberland County Review Report

Cumberland County Planning Department  
310 Allen Road, Suite 101  
Carlisle, PA 17013  
Telephone: (717) 240-5362

### Recommendation: *Approval With Comments*

<i>Name of Amendment:</i>				
Planned Center, storage depot, drop lot and other				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Silver Spring Township	1/30/2023	2/21/2023	SH	KS
<i>Type of Amendment:</i>				
Zoning Text Amendment				

### Explanation of Amendment:

Silver Spring Township submitted a zoning ordinance text amendment for review and comment. The zoning ordinance was adopted in March 2022. The amendment consists of several minor text changes as summarized below.

- Add and/or change the definition of planned center, warehouse, drop lot, and storage depot.
- Add drop lot as a permitted use by right in section 214.B (I-1) and 215.B (I-2).
- Add impervious coverage requirements in Conservation Development Areas A and B.
- Add requirements for a drop lot in the I-1 zone.
- Remove the maximum acreage requirement for a place of worship in the A zone.
- Add requirements for a special event sign.
- Other miscellaneous amendments.

The proposed text amendments are generally consistent with the Cumberland County Comprehensive Plan and the Silver Spring Township Comprehensive Plan.

### Administrative Comments and Recommendations:

1. Page 3, proposed amendment G. the spacing should be reviewed for clarity. The term borough is found in the following sections: 304.26.D, 304.26.G, 304.27.D, 304.27.G, 304.28.A, 450.D, 450.G, 451.D, 451.G, and 452.A.

### Technical Comments and Recommendations:

1. Page 1-2, proposed section 111.3. What is the difference between a 'storage depot' and the existing definition of a 'mini-storage facility'? Both definitions should be reviewed prior to adoption of the amendment. The township should consider removing 'storage depot' from the list of uses.
2. Existing section 304 is titled 'use specific criteria'. The requirements in section 304 appear to apply to the specific use, regardless of the zoning districts listed. The following comments apply:

- a. Page 2, proposed section 304.8 (Drop Lot). This section indicates that Drop Lots in the I-1 zone are subject to the following criteria. It appears that Drop Lots will be permitted by right in the I-1 and the I-2 zone. The language in 304.8 should reference both districts.  
  
In addition, the permitted uses table in section 215.B should reference section 304.8.
3. Page 2, proposed section 304.8.2. This section requires a drop lot to be located within 1,320 feet of a bulk-fuel storage facility.
  - a. The definition of a 'bulk-fuel storage facility' should be provided in the definitions section of the ordinance.
  - b. A bulk-fuel storage facility is not a use that is permitted in the I-1 or I-2 district.
  - c. This section indicates that a bulk fuel storage facility must include tanks with at least 3,000,000 gallons of capacity. The township should verify that this capacity is an industry standard, and not an arbitrary figure.
4. Page 3, proposed section 304.8.4. This section should require a 'traffic impact report' to be consistent with the requirements in SLDO 402.05.
5. Page 3, proposed section 501.Y. The ordinance should include a definition of a 'special event sign'.

*"Section 505 (b) and 609 (g) of the Municipalities Planning Code requires that amendments to municipal ordinances be filed with the county planning agency. If this amendment is approved, please forward a final copy to the county planning office so we may update our records."*