

**SPRINGFIELD TOWNSHIP, MERCER COUNTY**  
**AMENDMENT 2-2003 TO THE**  
**ZONING ORDINANCE**

**WHEREAS**, the Board of Supervisors of Springfield Township Mercer County have adopted a Zoning Ordinance # 2-2001 to promote the public health, safety, morals and general welfare; and

**WHEREAS**, the Springfield Township Planning Commission has recommended the Zoning Ordinance be amended to further define Commercial Recreation as a Conditional Use; and to rezone the area know as Number 2 Mine or Drake from Rural Development to Village District; and

**WHEREAS**, the Mercer County Regional Planning Commission has reviewed the amendment and endorsed it; and

**WHEREAS**, the Township has held a public hearing as required by the Municipalities Planning Code as amended, to consider comments and testimony regarding this amendment;

**BE IT THEREFORE RESOLVED**, that the Springfield Township Supervisors adopt the following as amendments to the Springfield Township Zoning Ordinance:

**Section 702                      Specific Terms**

The following words and phrases shall have the meaning given in this section.

Commercial Recreation - a facility which offers various indoor or outdoor recreational opportunities for its patrons including games, performances and opportunities for observation or participation in games or sports. Specific types of commercial recreation are based upon the activities offered. All Commercial Recreation shall be classified as Indoor, Outdoor, or Intensive.

Commercial Recreation, Indoor - a facility which offers various indoor recreational opportunities for its patrons including such games as: pool, billiards, bowling, video games, miniature golf and similar pursuits.

Commercial Recreation, Outdoor - a facility which offers outdoor recreational or spectator opportunities for its patrons including such games as: miniature golf, driving ranges, tennis, team sports such as soccer or baseball, camps and clinics for sport instruction and similar pursuits. This category does not include recreation fields accessory to schools, churches or community based non-profit organizations.

Commercial Recreation, Intensive - a facility which offers various outdoor recreational or spectator opportunities for its patrons including go-cart raceways, paintball, auto raceways, motor sports, outdoor concert performances, and similar pursuits. This category does not include annual or seasonal festivals held by non-profit community organizations, or businesses, which may include occasional accessory or incidental outdoor performances.

**Section 401 Conditional Uses and Special Exceptions**

**Table 401  
C-1 COMMERCIAL DISTRICT**

<b>Use</b>	<b>Min. Lot Size</b>	<b>Screening &amp; Buffering</b>	<b>Operating Restrictions</b>	<b>Category</b>
Commercial Recreation (all types)	2 Acres (Indoor) 6 Acres (Outdoor or Intensive)	See 416	See 416	Conditional Use
Sexually Oriented Businesses	2 Acres	None	See 423	Conditional Use
Junk Yards	10 Acres	Type II	7 a.m. - 7 p.m. See 415	Conditional Use
Correctional Facility/Halfway House		Type I	See 424	Conditional Use
Heavy Manufacturing	10 Acres	Type II	See 407-Maximum Building Size 200,000 Sq. Ft.	Conditional Use
Communication Towers	1 Acre	Type I	See 403	Conditional Use
Truck Terminals/Warehousing	10 Acres	Type II	See 406	Conditional Use
Sanitary Landfills	15 Acres	Type III	See 414	Conditional Use

**Section 416 Commercial Recreation**

These particular uses by their nature can generate noise or excessive activity adversely affecting neighboring properties. Standards shall be based upon the type of activities.

Indoor uses shall:

- A. Maintain a lot of at least two (2) Acres.
- B. Have no outdoor speakers, with the exception of emergency public address speakers.
- C. Present evidence of compliance with Labor and Industry (PA) building regulations.

Outdoor uses shall:

- A. Maintain a lot of at least six (6) Acres.
- B. Present a Plan for the use, time and duration of any Outdoor Speakers. Outdoor speakers may not be employed for musical performances. Outdoor speakers may not be employed for non-emergency use between the hours of 10:00 PM and 7:00 AM.

- C. Safety Fencing of at least four (4) feet in height shall be provided to enclose all spaces utilized for outdoor activities that abut a public road or street or commercial parking lot.
- D. All yards that abut a village or rural development district shall employ an opaque fence of at least eight (8) feet in height, in addition the area shall be planted with Type I screening unless an alternate landscape plan as provided for under Section 513 is recommended to be approved by the Planning Commission and approved by the Board of Supervisors.
- E. All side yards shall be increased by ten (10) feet.
- F. Present evidence of compliance with Labor and Industry (PA) building regulations.
- G. Outdoor lighting shall be shielded to prevent glare to neighboring properties.

Intensive Uses shall:

- A. Maintain a lot of at least six (6) Acres.
- B. Increase all yard setbacks by fifty (50) feet.
- C. No intensive use shall directly abut a village or rural development district.
- D. Intensive Uses shall maintain Type III Screening on all yard areas.
- E. Hours of operation shall not commence before 8:00 AM, and continue past 10:00 P.M.
- F. Outdoor lighting shall be shielded to prevent glare to neighboring properties.
- G. Present evidence of compliance with Labor and Industry (PA) building regulations.

### **Zoning Map Amendment**

The Springfield Township Supervisors hereby amend the zoning map of the Springfield Township Zoning Ordinance # 2-2001. The amendment shall rezone the area know as Number 2 Mine from Rural Development Zone to Village Zone. The area is defined as all of the properties on the Mercer County Tax Parcel Map # 308, as well as parcels number 29-222-054, 29-222-056, and 29-222-057. A copy of the map is attached and the original will be on file in the Township offices.

**NOW, THEREFORE, BE IT RESOLVED**, by the Springfield Township Board of Supervisors, Mercer County that the Springfield Township Zoning Ordinance will be amended on this 18th day of August, 2003.

