

**ORDINANCE 24-04**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE TOWNSHIP OF SUSQUEHANNA, DAUPHIN COUNTY, PENNSYLVANIA BY AMENDING CERTAIN SECTIONS OF CHAPTER 27 (ENTITLED "ZONING"), ESTABLISHING A "STATE INSTITUTION OVERLAY" TO INCLUDE: PURPOSES OF THE DISTRICT; BOUNDARIES OF THE DISTRICT; PERMITTED USES; USE REGULATIONS; PARKING STANDARDS, AND AMENDING THE OFFICIAL ZONING MAP TO CREATE A STATE INSTITUTION OVERLAY AS DEPICTED IN EXHIBIT A BY HATCHING (BLACK) AND SHADING (RED) AND DESCRIBED BY METES AND BOUNDS IN EXHIBIT B; BOTH OF WHICH ARE ATTACHED TO AND MADE PART OF THIS ORDINANCE.**

**WHEREAS**, the Board of Commissioners of the Township of Susquehanna, Dauphin County, Pennsylvania, under the powers vested in them by the "First Class Township Code" of Pennsylvania and the authority and procedures of the "Pennsylvania Municipalities Planning Code," as amended, as well as other laws of the Commonwealth of Pennsylvania, do hereby enact and ordain the following amendment to the text of Chapter 27 (Zoning) of the Code of Ordinances of the Township of Susquehanna Township, Dauphin County, Pennsylvania; and

**WHEREAS**, the Board of Commissioners of Susquehanna Township has determined that the public health, welfare and safety and the development of the community would be served by amending the Zoning Ordinance of the Township.

**WHEREAS**, the Board of Commissioners of the Township of Susquehanna desire to amend Chapter 27 (Zoning) of the Code of Ordinances of the Township of Susquehanna Township, Dauphin County, Pennsylvania by establishing the "State Institution Overlay District" at the real property described in Exhibit A and Exhibit B.

**NOW, THEREFORE**, be it enacted and ordained by the Board of Commissioners of the Township of Susquehanna, Dauphin County, Pennsylvania, and the same is hereby ordained and enacted as follows, to wit:

**Section 1:** Chapter 27 (Zoning), Part 3 (Designation of Districts), of the Code of Ordinances of Susquehanna Township, is hereby amended as follows:

- A. § 27-301 (Zone Districts) is amended under "Overlay Districts:" to add a new overlay entitled "SIO - State Institution Overlay District."
- B. § 27-302.2 (Zoning Map) of the Code of Ordinances of Susquehanna Township, is hereby

amended to add the SIO – State Institution Overlay District as graphically identified on Exhibit A, with the contiguous area depicted with black hatching and a red outline, and as described by metes and bounds in Exhibit B, both of which are attached to and made a part of this Ordinance.

**Section 2:** Chapter 27 (Zoning), Part 17 (Reserved for Future Use), is hereby amended to add a new overlay entitled SIO – State Institution Overlay District as follows:

**§ 27-1701 Boundary of State Institution Overlay District.**

The SIO – State Institution Overlay District is bounded on the north by Elmerton Avenue; on the east by Sycamore Drive; on the South by Arsenal Boulevard; and on the west by North Cameron Street and is delineated on the Susquehanna Township Zoning Map (Attachment 5).

- A. Additions. The addition of contiguous property to the SIO District shall have a minimum 20 acres required to expand the overlay district.
- B. Property Ownership. The SIO District may consist of multiple parcels; however, ownership by the Commonwealth of Pennsylvania is required.

**§ 27-1702 Intended Purpose.**

The SIO - State Institution Overlay District is intended to recognize the established campus of public uses constructed and used by the Commonwealth of Pennsylvania. This district provides for the modernization of the historic use and promotion of efficiency for the colocation of public uses and compatible infill development and reuse.

**§ 27-1703 Permitted Uses.**

The SIO District shall be considered a superseding district. More than one use per lot is permitted in the SIO District in accordance with the requirements of this article. In the SIO District, a building may be erected or used, and a lot may be used or occupied for one or more of the following permitted uses when owned and operated by the Commonwealth of Pennsylvania:

Agriculture Uses

- 1. Agriculture in accordance with §27-2001 and §27-2051.
- 2. Keeping of riding horses in accordance with § 27-2002.

Office Uses

- 3. Administrative and Support Services in accordance with §27-2051.
- 4. Information Services and Data Processing in accordance with §27-2051.
- 5. Medical and Diagnostic Laboratories in accordance with §27-2051.
- 6. Offices of Physicians, Dentist and Other Health Practitioners §27-2051.

Institutional Uses

7. Academic Clinical Research Center in accordance with §27-2051.
8. Day care center in accordance with §27-2033 and §27-2051.
9. Government Offices, Government Maintenance Buildings, Government Maintenance Garages in accordance with §27-2051.
10. Hospital in accordance with §27-2035 and §27-2051.
11. Laboratory Campus in accordance with §27-1704 and §27-2051.
12. Outpatient Care Centers in accordance with §27-2051.
13. Psychiatric Facility in accordance with §27-2035 and §27-2051.
14. Veterinary Hospital. in accordance with §27-2036 and §27-2051.

Accessory Uses

15. Customary accessory uses and buildings incidental to any permitted uses in accordance with Part 17. including parking lots, structures, and related maintenance facilities in accordance with §27-2051.

**§ 27-1704 Bulk and Area Regulations.**

The structures and improvements within the SI District shall be subject to the requirements of the underlying district, except as hereinafter set forth:

1. Lot Area: 100 Acres. Parcels or an area of the SIO District comprised of less than 100 acres are not entitled to the application of the SIO District provisions.
2. Minimum setbacks. The following minimum standards shall apply:
  - A. Front yard: 50 feet
  - B. Side yard: 40 feet
  - C. Rear yard: 50 feet
3. Maximum Building Coverage: 30%.
4. Maximum Impervious Lot Coverage: 40%
5. Minimum Vegetative Cover: 60%
6. Height Regulations: The height of buildings in the SIO District shall not exceed thirty (30) feet in accordance with § 27-2104, except the height of any principal building may exceed 30 feet in the SIO Overlay District by one (1) foot for each additional ten (10) feet by which the width of each yard exceeds the minimum yard regulations of the district; however, under no circumstances shall the height exceed a maximum of eighty (80) feet. (For the avoidance of doubt, where a lot extends into an adjacent municipality, the setback and yard area shall be measured from the lot line without regard a closer municipal boundary line.) The following standards shall also apply:
  - A. Any proposed subdivision plan or deed proposing to convey property located in the SI District must contain a restriction set forth in the document to be recorded prohibiting the subdivision of the real property in such a manner that would reduce the distance of an improvement exceeding thirty (30) feet to the applicable property line from which the allowable height was measured.

- B. No more than two buildings may exceed thirty (30) feet in height on one parcel.
7. Buffer yards for nonresidential structures: Buffer yards shall be required for nonresidential structure when abutting a residential use or district in accordance with §27-2106, Subsection 5.

**§ 27-1705 Landscaping Plan.**

A landscaping plan for the entire site shall be required. A landscape architect licensed by Commonwealth of Pennsylvania shall be retained to complete such a plan to ensure the proper species, use and arrangement of plant materials. All areas of the development not covered by impervious surfaces shall be landscaped and maintained with suitable ground cover and plants. Existing vegetation is encouraged to be preserved for landscaping purposes.

1. Earthen berms may be incorporated into the landscaping plan along public street frontage and along property lines abutting existing dwellings. Earthen berms shall have a maximum height of five feet and a maximum slope of four feet horizontal to one-foot vertical.
2. Landscaped areas shall be continually maintained by the landowner. Care, grooming, and replacement of plants shall be included as part of the required maintenance. Failure to adequately maintain landscaped areas shall be subject to a citation issued by the Township.
3. Buffers and screens shall be in accordance with §27-2106, Subsection 5, herein.

**§ 27-1706 Off-Street Parking Requirements.**

Off-street parking shall be provided in accordance with the provisions of Part 23 of this Chapter.

**§ 27-1707 Signs.**

Permanent signage shall be in accordance with the provisions of Part 24, Table 2401 Section P-8D of this Chapter. The underlying zoning district in the signage table shall not prevail.

**§ 27-1708 Site Boundary Plan.**

A site boundary plan depicting the site in which a proposed development is located shall be submitted. This plan shall clearly delineate the area of the proposed development and other lands which are not part of such development.

**Section 3:** Chapter 27 (Zoning), Part 20 (Use Regulations), is hereby amended to add a new §27-2051 to read as follows:

**§27-2051 Laboratory Campus.**

1. A Laboratory Campus consisting of at least 100 acres, which includes Testing Laboratory or Medical and Diagnostic Laboratories uses, as defined below and within the Susquehanna Township Zoning Ordinance, or a combination thereof, along with related office and

accessory uses in support of such laboratory, medical and public health uses, such as for storage and maintenance, is permitted in the SIO District.

2. Laboratory uses permitted in the SIO District are those establishments primarily engaged in providing one or more of the following laboratory services:

- A. Agricultural related testing
- B. Pollution testing
- C. Product testing
- D. Radiation dosimetry
- E. Seed testing
- F. Veterinary testing
- G. Hydrostatic testing
- H. Forensic laboratories
- I. Crime Scene Related Testing
  - (1) Firearms testing (including indoor range for testing)
  - (2) DNA and related testing
  - (3) Calibration and certification testing
  - (4) Radiation detection
  - (5) Hydrostatic testing
  - (6) Film budge service metallurgical testing.
  - (7) Assaying services

3. Medical and Public Health Laboratory uses permitted in the SIO District are those establishments primarily engaged in providing one or more of the following laboratory services:

- A. Bacteriological laboratories (not manufacturing)
- B. Biological laboratories (not manufacturing)
- C. Blood analysis laboratories
- D. Chemists, biological: (not manufacturing) laboratories of
- E. Dental laboratories, X-ray
- F. Disease and public health laboratories
- G. Medical laboratories, clinical
- H. Pathological laboratories
- I. Testing laboratories, medical: analytic or diagnostic
- J. Urinalysis laboratories
- K. Diagnostic laboratories

4. Trails. Existing trails shall be maintained and continued for recreational use or new trails provided that provide additional access for the Capital Area Greenbelt and its spurs. Alterations to trails or new trails should meet the following provisions:
  - A. The trail design shall be according to the Pennsylvania Trail Design and Development Principles published by the Pennsylvania Department of Conservation and Natural Resources.
  - B. The minimum width of the trail shall be ten (10) feet.
  
5. At the time of the submittal of a Land Development Plan, information regarding proposed public transportation access shall be furnished by the Applicant. Coordination shall occur between the Applicant and Capital Area Transit to ensure that proper consideration is given to public transportation access. Proof of such coordination between the Applicant and Capital Area Transit shall be provided to the Township.

**Section 4:** Chapter 27 (Zoning), Part 23 (Off-Street Parking), §27-2302 (Off-Street Parking Requirements), 5 (Category of Uses) of the Code of Ordinances of Susquehanna Township, is hereby amended to add a new Subparagraph G. to the Off-Street Parking Schedule to read as follows:

Category of Uses	Uses	Minimum Required Parking
5. Institutional Uses	G. Laboratory Campus	1 space per 1,000 square feet of gross floor area

**Section 5:** Chapter 27 (Zoning), Part 3 Designation of Districts, §27-302.2 (Zoning Map) of the Code of Ordinances of Susquehanna Township, is hereby amended to add the SIO – State Institution Overlay District on the contiguous area depicted with (black) hatching and (red) outline Exhibit A and described by metes and bounds in Exhibit B, both of which are attached to and made a part of this Ordinance.

**Section 6: SEVERABILITY.** If a Court of competent jurisdiction declares any provisions of this Amendment to be invalid in whole or in part, the effect of such decision shall be limited to those provisions expressly stated in the decision to be invalid, and all other provisions of this Zoning Amendment shall continue to be separately and fully effective.

**Section 7: REPEALER.** All provisions of Township ordinances and resolutions or parts thereof that are in conflict with the provisions of this Ordinance are hereby repealed.

**Section 8: ENACTMENT.** This Amendment shall be effective five (5) days after the date of passage.

**THIS ZONING ORDINANCE AMENDMENT IS HEREBY ORDAINED AND ENACTED**  
this 13th day of June, 2024.

ATTEST:

BOARD OF COMMISSIONERS OF  
THE TOWNSHIP OF SUSQUEHANNA



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David Pribulka, Secretary



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Frank Lynch, President



EXHIBIT 'A'

MAP OF THE CONTIGUOUS AREA OF WHICH THE SI- STATE INSTITUTION  
OVERLAY DISTRICT SHALL BE LOCATED





## EXHIBIT 'B'

### METES AND BOUNDS OF CONTIGUOUS AREA OF WHICH THE SIO - STATE INSTITUTION OVERLAY DISTRICT SHALL BE LOCATED

All that certain area of land situate in the Township of Susquehanna, County of Dauphin, Commonwealth of Pennsylvania, as shown on Exhibit 'A' Map Of The Contiguous Area Of Which The SIO- State Institution Overlay District Shall Be Located, and being more particularly bounded and described as follows:

Beginning at a nail at the intersection of the southern legal right-of-way line of Elmerton Avenue (SR 3026) (width varies) and the centerline of Sycamore Drive (private drive): thence,

Along the centerline of Sycamore Drive (private drive), the following courses and distances:

1. South 14°03'50" East, a distance of 479.36 feet to a point; thence,
2. South 16°50'38" East, a distance of 259.38 feet to a point; thence,
3. South 14°15'50" East, a distance of 645.00 feet to a point; thence,
4. Along a curve to the right a radius of 2,000.00 feet, an arc length of 193.31 feet, and a central angle of 05°32'17" and being subtended by a chord which bears South 11°29'41" East, a chord length of 193.24 feet; thence,
5. South 08°43'33" East, a distance of 191.37 feet to a point; thence,
6. Along a curve to the right a radius of 1800.00 feet, an arc length of 384.47 feet, and a central angle of 12°14'16" and being subtended by a chord which bears South 02°36'25" East, a chord length of 383.73 feet; thence,
7. South 03°30'43" West, a distance of 255.85 feet to a point; thence,
8. South 05°00'53" West, a distance of 934.21 feet to a point; thence,
9. South 76°19'43" West, a distance of 210.55 feet to a point; thence,
10. Leaving said line and extending, North 85°01'18" West, a distance of 476.04 feet to a point; thence,
11. South 18°52'23" West, a distance of 388.57 feet to a point; thence,
12. South 04°26'15" East, a distance of 765.14 feet to a point; thence,
13. South 67°17'39" West, a distance of 191.04 feet to a point; thence,
14. South 72°02'22" West, a distance of 58.85 feet to a point; thence,
15. Along the northerly line of Arsenal Boulevard (S.R. 0022) on a curve to the left a radius of 801.05 feet, an arc length of 425.65 feet, and a central angle of 30°26'42" and being subtended by a chord which bears North 56°57'49" West, a chord length of 420.66 feet; thence,
16. thence along a compound curve to the left a radius of 1,050.00 feet, an arc length of 271.65 feet, and a central angle of 14°49'23" and being subtended by a chord which bears North 79°24'56" West, a chord length of 270.89 feet; thence,
17. North 86°49'37" West, a distance of 113.05 feet to a point; thence,
18. North 64°07'35" West, a distance of 103.65 feet to a point; thence,

19. Along a curve to the right a radius of 910.00 feet, an arc length of 358.40 feet, and a central angle of  $22^{\circ}33'57''$  and being subtended by a chord which bears North  $75^{\circ}32'39''$  West, a chord length of 356.09 feet; thence,
20. Leaving said line and extending, North  $20^{\circ}23'00''$  West, a distance of 847.12 feet to a point; thence,
21. South  $73^{\circ}37'15''$  West, a distance of 621.29 feet to a point; thence,
22. Along a curve to the left a radius of 660.00 feet, an arc length of 75.48 feet, and a central angle of  $06^{\circ}33'09''$  and being subtended by a chord which bears North  $81^{\circ}52'29''$  West, a chord length of 75.44 feet; thence,
23. South  $12^{\circ}23'30''$  West, a distance of 3.52 feet to a point; thence,
24. Along a curve to the right a radius of 112.00 feet, an arc length of 128.11 feet, and a central angle of  $65^{\circ}32'14''$  and being subtended by a chord which bears North  $44^{\circ}50'23''$  West, a chord length of 121.24 feet; thence,
25. Along the easterly line of North Cameron Street (S.R. 0022) North  $10^{\circ}23'03''$  West, a distance of 382.29 feet to a point; thence,
26. Along a curve to the right a radius of 96.75 feet, an arc length of 105.96 feet, and a central angle of  $62^{\circ}45'02''$  and being subtended by a chord which bears North  $20^{\circ}59'28''$  East, a chord length of 100.74 feet; thence,
27. North  $35^{\circ}04'27''$  East, a distance of 94.90 feet to a point; thence,
28. Along a curve to the left a radius of 126.00 feet, an arc length of 295.97 feet, and a central angle of  $134^{\circ}35'02''$  and being subtended by a chord which bears North  $32^{\circ}13'04''$  West, a chord length of 232.47 feet; thence,
29. South  $80^{\circ}29'25''$  West, a distance of 28.01 feet to a point; thence,
30. North  $09^{\circ}30'35''$  West, a distance of 20.36 feet to a point; thence,
31. Leaving said line and extending, South  $89^{\circ}57'17''$  East, a distance of 141.65 feet to a point; thence,
32. North  $00^{\circ}02'42''$  East, a distance of 219.66 feet to a point; thence,
33. North  $85^{\circ}41'20''$  East, a distance of 546.31 feet to a point; thence,
34. North  $05^{\circ}59'39''$  West, a distance of 420.71 feet to a point; thence,
35. South  $84^{\circ}00'21''$  West, a distance of 50.00 feet to a point; thence,
36. North  $12^{\circ}31'38''$  West, a distance of 635.41 feet to a point; thence,
37. North  $69^{\circ}45'24''$  East, a distance of 1172.17 feet to a point; thence,
38. South  $73^{\circ}38'00''$  East, a distance of 334.16 feet to a point; thence,
39. North  $24^{\circ}28'22''$  East, a distance of 126.55 feet to a point; thence,
40. North  $03^{\circ}13'30''$  East, a distance of 811.32 feet to a point; thence,
41. Along the southerly line of Elmerton Avenue, South  $85^{\circ}55'50''$  East, a distance of 56.46 feet to a point; thence,
42. Along a curve to the left a radius of 2,009.86 feet, an arc length of 262.00 feet, and a central angle of  $07^{\circ}28'08''$  and being subtended by a chord which bears South  $89^{\circ}39'54''$  East, a chord length of 261.81 feet; thence,

43. North  $86^{\circ}36'02''$  East, a distance of 159.16 feet to a point; thence,
44. North  $03^{\circ}23'58''$  West, a distance of 40.00 feet to a point; thence,
45. North  $86^{\circ}36'02''$  East, a distance of 163.31 feet to a point; thence,
46. Along a curve to the left a radius of 1,014.93 feet, an arc length of 120.75 feet, and a central angle of  $06^{\circ}49'00''$  and being subtended by a chord which bears North  $83^{\circ}11'32''$  East, a chord length of 120.68 feet; thence,
47. North  $79^{\circ}47'03''$  East, a distance of 173.08 feet to a point; thence,
48. South  $73^{\circ}39'03''$  East, a distance of 44.72 feet to a point; thence,
49. North  $79^{\circ}47'03''$  East, a distance of 46.53 feet to a point; thence,
50. North  $79^{\circ}52'26''$  East, a distance of 4.45 feet to point and place of beginning.

Encompassing an area of 9,459.075 square feet or 217.150 acres, more or less.