

**ORDINANCE 25-03**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE TOWNSHIP OF SUSQUEHANNA, DAUPHIN COUNTY, PENNSYLVANIA BY AMENDING CERTAIN SECTIONS OF CHAPTER 27 (ENTITLED "ZONING"), REMOVING AND REVISING CERTAIN SPECIFIC REGULATIONS FOR ELEMENTARY AND SECONDARY SCHOOLS AND AMENDING THE OFFICAL ZONING MAP TO REZONE FROM THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT TO THE BOR BUSINESS-OFFICE-RESIDENTIAL DISTRICT A PORTION OF THE PARCEL IDENTIFIED AS DAUPHIN COUNTY PROPERTY IDENTIFICATION NOS. (AND ADDRESSES): 62-009-246 (4401 DEER PATH ROAD) AND THE ENTIRETY OF 62-009-256 (DEER PATH ROAD TRACT 5), AS DEPICTED IN EXHIBIT A BY HATCHING (BLACK) AND SHADING (RED) AND DESCRIBED 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 have 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, Dauphin County, Pennsylvania by deleting and revising certain specific requirements for Elementary and Secondary School uses.

**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, Dauphin County, Pennsylvania by rezoning certain land in the Township as described 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 20 (Use Regulations), Section 27-2034 (Elementary and Secondary Schools) of the Code of Ordinances of Susquehanna Township, is hereby amended as follows:

- A. To revise §27-2034.2 to read as follows:  
The maximum building height of schools may be up to 65 feet, provided that each building and/or structure shall be set back a distance equal to height. For buildings exceeding 55 feet, the applicant shall be required to submit expert evidence that sufficient safeguards regarding fire protection and rescue are in place. All other facilities shall not exceed the height requirement of the district in which they are located.
- B. To delete §27-2034.2.D in its entirety.
- C. To delete §27-2034.2.E in its entirety.
- D. To delete §27-2034.6 in its entirety.
- E. To delete §27-2034.7 in its entirety.
- F. To renumber §27-2034.8 to §27-2034.6 and to revise the text to read as follows:  
Off-street parking shall be provided in accordance with § 27-2302 of this Chapter.
- G. To renumber §27-2034.9 to §27-2034.7.

**Section 2:** Chapter 27 (Zoning), Part 3 (Designation of Districts), Section 27-2034 (Zoning Map) is hereby amended to rezone from the R-1 Low Density Residential Zoning District to the BOR Business-Office-Residential District a portion of the parcel identified as dauphin county property identification nos. (and addresses): 62-009-246 (4401 Deer Path Road) and the entirety of 62-009-256 (Deer Path Road Tract 5) as depicted in exhibit A by hatching (black) and shading (red) and described in exhibit B.

**Section 3: 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.

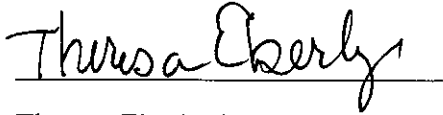
**Section 4: REPEALER.** All provisions of Township Ordinances and resolutions or parts thereof that are in conflict with the provisions of this Ordinance are hereby repealed.

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

**THIS ZONING ORDINANCE AMENDMENT IS HEREBY ORDAINED AND ENACTED**  
this 13<sup>th</sup> day of March, 2025.

ATTEST:

BOARD OF COMMISSIONERS OF  
THE TOWNSHIP OF SUSQUEHANNA

Handwritten signature of Theresa Eberly in cursive script, written over a horizontal line.

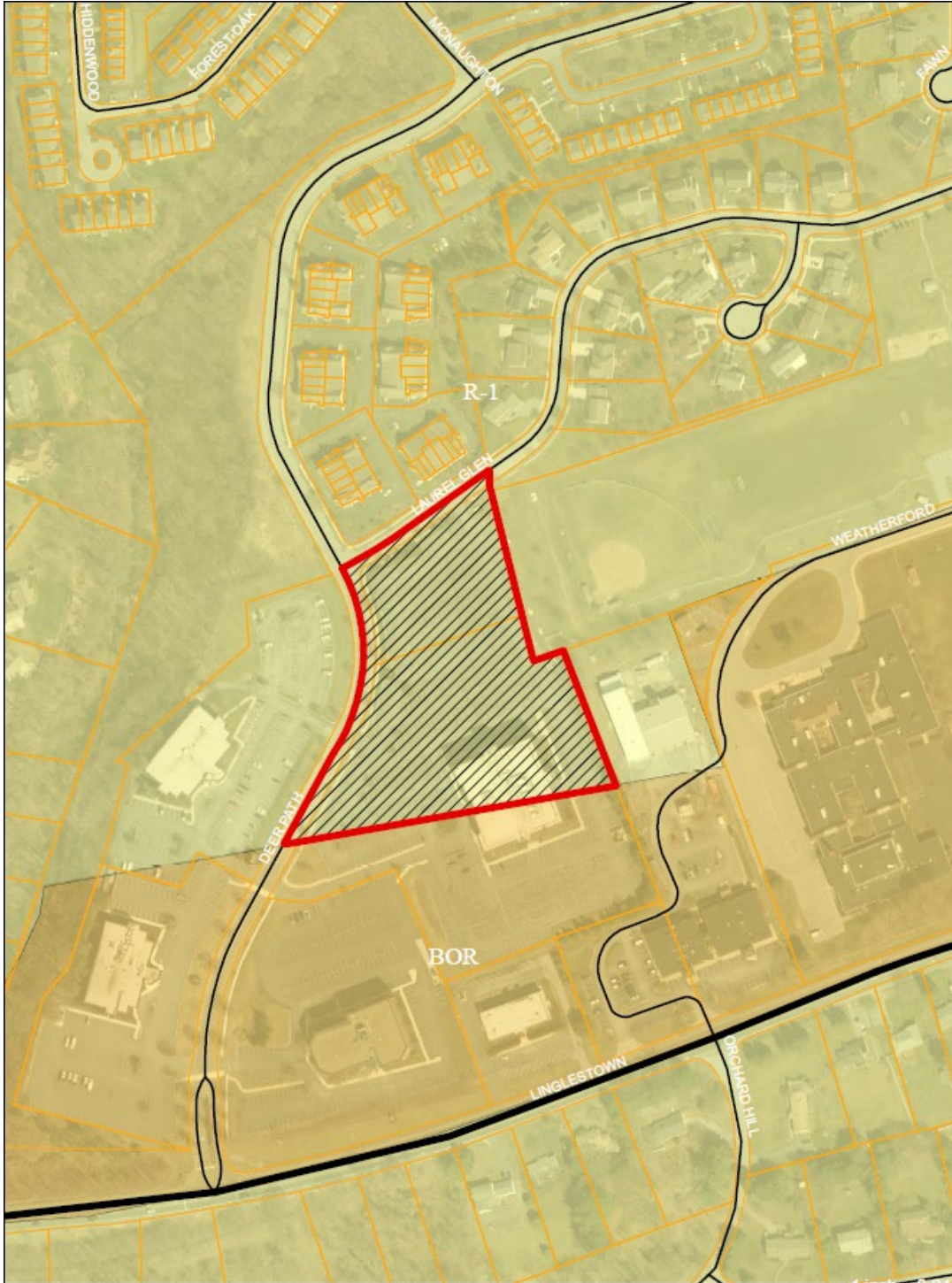
Theresa Eberly, Secretary

Handwritten signature of Frank Lynch in cursive script, written over a horizontal line.

Frank Lynch, President

**EXHIBIT 'A'**

**MAP OF THE PARCELS AND CONTIGUOUS AREA TO BE REZONED FROM THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT TO THE BOR BUSINESS-OFFICE RESIDENTIAL DISTRICT**



**EXHIBIT 'B'**

**LEGAL DESCRIPTION OF THE PARCELS TO BE REZONED FROM THE R-1  
MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT TO THE BOR BUSINESS-  
OFFICE-RESIDENTIAL DISTRICT**

**DAUPHIN COUNTY PROPERTY IDENTIFICATION NO. 62-009-246 WITH AN  
ADDRESS OF 4401 DEER PATH ROAD**

All that certain piece, parcel or lot of land, together with improvements, situate in the Township of Susquehanna, County of Dauphin and Commonwealth of Pennsylvania, bounded and described as follows:

Tract I

Beginning at a point on the eastern right of way line of Deer Path Road, 60.00 feet wide, said point being a proposed concrete monument; thence North 70° 00' 00" East, a distance of 267.61 feet to a point in line of lands now or formerly of Susquehanna Township; thence along said lands now or formerly of Susquehanna Township, South 13° 28' 47" East, a distance of 85.09 feet to a point; thence South 71° 34' 55" East, a distance of 55.00 feet to a point; thence South 20° 25' 15" East, a distance of 490.00 feet to a point at the northeastern corner of lands now or formerly of Vasseli Tsenoff; thence along said lands now or formerly of Tsenoff and along lands now or formerly of Szeles Building & Leasing Company, South 69° 36' 55" West, a distance of 410.00 feet to a point in line of other lands of the Deer Path Woods PRO; thence along said other lands of the Deer Path Woods PRO, North 20° 23' 05" West, a distance of 227.00 feet to a point at a concrete monument on the southern right of way line of a 30.00 foot wide common access easement; thence along said right of way line, South 69° 36' 55" West, a distance of 140.89 feet to a point; thence North 20° 23' 05" West, a distance of 12.00 feet to a point at the centerline of said 30.00 foot wide common access easement; thence along said centerline, South 69° 36' 55" West, a distance of 12.00 feet to a point on the arc of a circle curving to the right having a radius of 75.00 feet and an arc length of 64.43 feet to a point; thence North 61° 09' 49" West, a distance of 5.32 feet to an iron pin located on the eastern right of way line of Deer Path Road, 60.00 feet wide; thence along said right of way line, North 28° 50' 11" East, a distance of 297.49 feet to a point on the arc of a circle curving to the left having a radius of 330.00 feet and an arc length of 144.13 feet to a point, the place of beginning.

Containing therein 5.80 acres of land and being known and numbered as Tract No. 4 on the Final Land Development Plan for Tract 4 Northwoods Crossing at Deer Path Woods PRO recorded in the Recorder's Office of Dauphin County in Plan Book X, Volume 6, page 9.

Being Tax ID No. 62-009-246.

Address: 4401 Deer Path Road, Harrisburg, Pennsylvania

**DAUPHIN COUNTY PROPERTY IDENTIFICATION NO. 62-009-246 WITH AN  
ADDRESS OF DEER PATH ROAD TRACT 5**

All that certain piece, parcel or lot of land, together with improvements, situate in the Township of Susquehanna, County of Dauphin and Commonwealth of Pennsylvania, bounded and described as follows:

Tract II

Beginning at a point, said point on the eastern line of Deer Path Road and marked with a concrete monument; thence along the eastern line of Deer Path Road by a curve to the left having a radius of 330.00 feet and an arc length of 151.69 feet to a point; thence by a curve to the right having a radius of 15.00 feet and an arc length of 21.98 feet to a point on the southern line of Laurel Glen Drive; thence along the southern line of Laurel Glen Drive by a curve to the left having a radius of 877.42 feet and an arc length of 94.80 feet to a point; thence along said southern line of Laurel Glen Drive, North 55° 32' 28" East, a distance of 166.53 feet to a point, said point being on the southern line of Laurel Glen Drive and marked by a concrete monument; thence along land now or formerly of Susquehanna Township, South 13° 12' 15" West, a distance of 222.86 feet to a point; thence along lands now or formerly of Marlboro Propeliies, L.P., South 70° 35' 07" West, a distance of 267.81 feet to a point, the place of beginning.

Containing 49,264.25 square feet, or 1.09 acres of land as shown on the Final Subdivision & Land Development Plan - Tracts 4 & 5, prepared by Advantage Engineering Services, Inc. dated August 8, 1999 and recorded in the Recorder's Office of Dauphin County in Plan Book L, Volume 7, page 18.

Being Tax ID No. 62-009-256.

Address: 4401 Deer Path Road, Harrisburg, Pennsylvania