

**SOUTH LONDONDERRY TOWNSHIP
LEBANON COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF SOUTH LONDONDERRY, LEBANON COUNTY, PENNSYLVANIA, AMENDING THE SOUTH LONDONDERRY TOWNSHIP ZONING ORDINANCE OF 2024 (ORDINANCE NO. 226, ADOPTED APRIL 24, 2024) TO PROVIDE FOR THE REGULATION OF DATA CENTERS AS A CONDITIONAL USE IN THE LIGHT INDUSTRIAL (LI) ZONE, TO ADD DEFINITIONS, AND TO ESTABLISH STANDARDS FOR DATA CENTER AND DATA CENTER ACCESSORY USES.

Section 1. Purpose

The purpose of this Ordinance is to amend the South Londonderry Township Zoning Ordinance of 2024 (Ordinance No. 226, adopted April 24, 2024) to establish definitions and standards for a Data Center use which is permitted as a conditional use solely within the Light Industrial (LI) Zone. The intent is to balance the Township's economic development goals with infrastructure, environmental, and community considerations associated with large-scale data processing facilities.

Section 2. Article 1, Background Provisions, Section 113, Definitions, of the South Londonderry Township Zoning Ordinance of 2024 is amended by adding the following new definitions:

CONTINUOUS OPERATIONAL NOISE - the average sound level over a _____ hr/minute period, excluding emergency generator operation during outages and permitted testing.

DATA CENTER – A facility primarily used for the centralized storage, management, processing, and/or transmission of digital data and information, which is occupied primarily by computers and/or telecommunications and related equipment where digital information is processed, transferred, and/or stored. They may include limited accessory office space for administrative functions directly related to facility operations but shall not include facilities primarily used for office work, call centers, or manufacturing. Data Centers shall be designed and operated in a manner that minimizes noise, vibration, light spillover, and heat emissions and ensures reliable utility service without adverse impacts to surrounding uses.

DATA CENTER ACCESSORY USES - Ancillary uses or structures secondary and incidental to a Data Center, including but not limited to: administrative, logistical, fiber optic, storage, and security buildings or structures; sources of electrical power such as generators used to provide temporary power when the main source of power is interrupted; electrical substations; utility lines; domestic and non-contact cooling water

and wastewater treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers, fire suppression, and related equipment); security features, provided such data center accessory uses/structures are located on the same tract or assemblage of adjacent parcels developed as a unified development with a Data Center. The use shall not include energy generation systems used or intended to be used to supply power to the Data Center during normal operations.

Section 3. Article 2, Zone Provisions, Section 230, (LI) Light Industrial Zone, Subsection 230.B, Light Industrial Zone Use Table, of the South Londonderry Township Zoning Ordinance of 2024 is amended by adding Data Centers and Data Center Accessory Uses as follows:

Section 230.B, Light Industrial Zone Use Table is hereby amended by adding the following uses within the LI Light Industrial Zone:

Use	Section Number	Permitted By Right	Accessory	Conditional Use	Page
Data Centers	427			Yes	
Data Center Accessory Use	427		Yes		

Section 4. Article 4, Specific Criteria, is amended by adding a new Section 427, Data Centers and Data Center Accessory Uses, to read as follows:

427. DATA CENTERS AND DATA CENTER ACCESSORY USES

427.A Purpose and Intent.

To regulate the development of Data Centers and Data Center Accessory Uses in a manner that promotes economic growth while ensuring compatibility with surrounding land uses, efficient use of public utilities, and mitigation of potential environmental and operational impacts.

427.B Location.

Data Centers shall be permitted only as a conditional use in the Light Industrial (LI) Zone subject to compliance with this Section 427 and all applicable South Londonderry Township Ordinances and federal and/or state statutes. Data Center Accessory Uses shall only be permitted as an accessory to a Data Center as permitted by conditional use within the Light Industrial (LI) Zone.

427.C Minimum Lot Area and Setbacks.

The minimum lot area, yards, and setbacks for a Data Center use shall be as follows:

1. Minimum Lot Area: 5 acres.
2. Front Yard: 75 feet minimum.
3. Side Yard: 50 feet minimum.
4. Rear Yard: 75 feet minimum.
5. When abutting a Residential Zone or residential use, a minimum 150-foot setback with a 50-foot landscaped buffer shall be provided.

427.D Building and Site Design.

The maximum building height, impervious coverage, and design requirements for a Data Center use shall be as follows:

1. Maximum Building Height: 60 feet.
2. Impervious coverage shall not exceed 65%.
3. Building facades facing public rights-of-way shall incorporate architectural materials such as masonry, precast concrete, or metal panels designed to minimize visual massing.
4. All Data Center Accessory Uses shall be screened from public view by walls, fencing, and/or evergreen landscaping consistent with Section 321 and/or as otherwise required by the Board of Supervisors at the time of the conditional use hearing.

427.E Data Center Accessory Uses.

Data Center Accessory Uses/Structures shall be permitted by right in support of a Data Center on the same parcel of the Data Center and shall be incidental to the Data Center use.

427.F Noise and Vibration.

1. The applicant shall provide a noise study indicating sound generated by a data center or data center accessory uses will not exceed 70 decibels as measured at the property line. This requirement does not apply during a time of power outage.
2. Continuous operational noise shall not exceed 55 dBA measured at any property line.
3. Backup generator testing shall be limited to weekdays between 8:00 a.m. and 6:00 p.m. and shall not exceed one hour per week per unit.
4. Sound from a Data Center and/or Data Center Accessory Use shall comply with the restrictions and regulations of South Londonderry Township Ordinance No. 230.
5. The applicant shall provide a sound assessment with its conditional use application and land development plan application for a Data Center establishing how it will comply with the above sound standards. The sound assessment will be performed by a professional acoustic engineer that can demonstrate qualifications by delivery of a resume to the Township.

427.G Lighting.

1. All outdoor lighting shall comply with Section 310 of the Zoning Ordinance and employ full-cut-off fixtures. Lighting levels shall not exceed 0.5 footcandles at the property boundary.

427.H Energy and Sustainability.

1. The applicant shall provide an Energy and Cooling Management Plan describing the measurements to improve energy efficiency and minimize greenhouse gas emissions.
2. The applicant shall integrate renewable energy systems, waste heat recovery, and water reuse systems where feasible.

427.I Utilities and Infrastructure.

1. Water:

- A. The applicant shall submit an analysis of raw water needs (groundwater or surface water) from either private or public sources, indicating quantity of water required. If the source is from a municipal system, the applicant shall submit documentation that the public authority/provider will supply the water needed.
- B. If the data center or data center accessory uses are to rely upon nonpublic sources of water, a water feasibility study shall be provided. The purpose of the study will be to determine if there is an adequate supply of water for the proposed data center and to estimate the impact of the data center on existing wells in the vicinity. No data center shall be approved without sufficient water and/or for a use that poses adverse impact on existing wells in the vicinity. A water feasibility study shall include the following minimum information:
 1. Calculations of the projected water needs
 2. A geologic map of the area with a radius of at least one mile from the site
 3. The location of all existing and proposed wells within 1,000 feet of the site, with a notation of the capacity of all high-yield wells
 4. The location of all streams within 1,000 feet of the site and all known point sources of pollution
 5. Based on the geologic formation(s) underlying the site, the long-term safe yield shall be determined
 6. A determination of the effects of the proposed water supply system on the quantity and quality of water in nearby wells, streams, and the groundwater table

7. Identification of how water will be recycled or released into surrounding water bodies
 8. Persons preparing the studies shall be properly certified and provide appropriate signatures and certifications.
- C. The applicant shall provide proof of review and approval from the Susquehanna River Basin Commission (SRBC) for projects that have:
1. Water withdrawals of 100,000 gallons per day (gpd) or more over a 30-day average from any source or combination of sources within the Susquehanna River Basin.
 2. Any consumptive water use of 20,000 gpd or more over a 30-day average from any water source

2. **Electricity & Broadband:**

- A. Data Centers shall demonstrate adequate electrical and broadband capacity without adverse impact to the Township's or regional grid reliability.
 - B. The applicant should provide an interconnection agreement from the electric service provider indicating that capacity is available, and the data center will be served. Known impacts on electric rates or availability for others uses directly attributable to the data center project should be noted.
 - C. Any form of on-site energy generation, including substations and fuel cell power stations, shall be subject to the review and approval by the Township. The applicant shall submit a safety plan for the on-site energy generation use to the satisfaction and approval of the Township. The property owner shall annually recertify the safety plan and allow for a site inspection by the Township or their designee to identify any emergency response vulnerabilities and to identify compliance with the safety plan.
 - D. Every Data Center use shall be designed and operated so that the service lines, substation, etc., shall conform to the most acceptable safety requirements recognized by the Pennsylvania Bureau of Labor and Industry, shall be so constructed, installed, etc., as to be an integral part of the architectural features of the use or, if visible from abutting residential properties, shall be concealed in accordance with the landscaping requirements contained herein.
3. All systems must comply with all applicable state and federal regulations.
 4. Cooling systems utilizing water shall incorporate closed-loop or water-efficient technology, and any discharge shall meet DEP standards.
 5. The proposed use shall be serviced by public utilities where available. The applicant shall provide to the Township written verification from the appropriate public utility companies that:

- A. A written assessment by a certified professional in the field of engineering and utility design has been made of the potential electrical, water, and/or sewer consumption of the Data Center which ensures that there is sufficient capacity available to serve the Data Center as well as the projected service needs for future growth.
 - B. If the above-referenced assessment identifies a detrimental impact or threshold where utility capacity is not sufficient, the applicant shall provide, at their own expense, the necessary system improvements necessary to mitigate any limits or system constraints to accommodate the Data Center. The necessary system improvements shall conform to all specifications, procedures, and timelines required by the public utility.
6. To the extent practical, utility lines, including but not limited to electronic, fiber optic, cable, and telephone lines, from substations to a Data Center shall be placed underground. This requirement shall not apply if the utility company requires above-ground lines, or the placement of underground lines is not feasible.

427.J Traffic and Access.

1. Data Centers shall have direct access to an arterial or collector road as classified by Section 320 of this Ordinance. Traffic impact shall be evaluated in a manner and form consistent with Section 319.
2. No parking for a Data Center shall be located within fifty (50) feet of a property line abutting a residential zone or having a residential use.
3. A minimum of one (1) off-street loading space/dock shall be provided for a Data Center.
4. It shall be demonstrated that there is an adequate second means of ingress and egress suitable for emergency access to the site. Written approval from the Fire Department shall be provided demonstrating there is adequate emergency access, truck turning, fire suppression, and fire hydrant availability on the site.

427.K Security and Screening.

1. Fencing up to 6 feet in height may be permitted around critical infrastructure areas, provided it is screened with landscaping.
2. Security lighting shall be motion-activated and shielded.

427.L Emergency Management.

The applicant shall submit an Emergency Operations Plan to the Township and local emergency services outlining response procedures for fire, electrical, and hazardous material incidents.

427.M Environmental Impacts.

Environmental impacts associated with a Data Center shall be mitigated by demonstrating compliance with the following standards:

1. **Air pollution controls.** All uses shall comply with the standards of the Air Pollution Control Act, 35 P.S. §§ 4001 through 4015, as amended, and the following additional standards:
 - A. **Visible emissions.** Visible air contaminants shall not be emitted in such a manner that the opacity of the emissions is equal to or greater than 20% for a period or periods aggregating more than three minutes in any one hour, or equal to or greater than 60% at any time, and shall comply with Pennsylvania Code Title 25, Chapter 127A(7), or its most recent update.
 - B. **Hazardous air emission.** All emissions shall comply with National Emissions Standards for Hazardous Air Pollutants promulgated by the United States Environmental Protection Agency under the Federal Clean Air Act (42 U.S.C. § 7412) as promulgated in 40 CFR 61, or its most recent update.
 - C. **Dust, dirt, smoke, vapor, gas and odor control.** The use and applicant shall comply with South Londonderry Township Zoning Ordinance No. Section 316 – Operations and Performance Standards.

2. **Glare or heat control.** Any operation producing intense glare or heat shall be performed within an enclosed building or behind a solid fence in such a manner as to be completely imperceptible from any point beyond the lot lines.

427.N Decommissioning Plan.

Prior to approval, a Decommissioning Plan shall be submitted detailing procedures for the removal of structures, utilities, and impervious surfaces if the use ceases for 12 consecutive months.

Section 5. REPEALER. All other ordinances or parts of ordinances which are inconsistent herewith are hereby repealed, but only to the extent of such conflict. This repeal shall not affect any rights or obligations that have accrued under any ordinances in existence before the effective date of this ordinance.

Section 6. SEVERABILITY. If any section, paragraph, sub-section, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid. The Board of Supervisors hereby declares that it would have passed this Ordinance and each section

or part thereof, other than any part declared invalid, if it had advance knowledge that any part would be declared invalid.

Section 7. Effective Date. This Ordinance shall become effective five (5) days after final enactment.

Enacted and Ordained this ___ day of _____, 2026, by the **Board of Supervisors of South Londonderry Township, Lebanon County, Pennsylvania.**

BOARD OF SUPERVISORS
SOUTH LONDONDERRY TOWNSHIP

Faith Bucks

Attest:

Jack Custer

Secretary

William Bova