LANCASTER TOWNSHIP
BUTLER COUNTY, PA

Data Center Legislation Fact Sheet
October 19, 2026

Lancaster Township understands residents' concerns regarding data center development and is in the process of pursuing legislation that would establish additional zoning and development requirements to address potential impacts on surrounding properties, infrastructure, and the environment.

The proposed data center ordinance aims to permit data centers as conditional uses in Industrial zoning districts with specific development, environmental, utility, and operational requirements, including:

- Minimum 10-acre lot
- 300-foot setbacks from specified districts, including residential
- 80-foot buffer yard
- 55 dB noise limit at property lines
- Detailed water and electricity documentation
- Professional studies, emergency-response planning, and financial security

The ordinance also establishes ongoing monitoring and operational requirements, including potential shutdown for violations that remain uncorrected for 30 days.

Ordinance Development and Enactment Process

- ☑ Board of Supervisors directs Planning Commission to start drafting a data center ordinance
- ☑ Planning Commission drafts the ordinance
- ☑ Planning Commission presents the draft of the ordinance to Board of Supervisors
- ☑ Board of Supervisors reviews the draft and makes comments, suggestions, and recommendations
- ☑ Planning Commission revises the draft
- ☑ Planning Commission presents the final draft to the Board of Supervisors
- ☑ Board of Supervisors send the drafted ordinance to Butler County Planning Commission for review and comments
- ☐ Following review by Butler County Planning Commission, a public hearing will be scheduled and the draft will be made public
- ☐ Public hearing will take place
- ☐ Board of Supervisors will vote to enact the ordinance

LANCASTER TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

ORDINANCE No. 2026 – 127

AN ORDINANCE OF LANCASTER TOWNSHIP, BUTLER COUNTY, PA, TO AMEND THE LANCASTER TOWNSHIP CODE OF ORDINANCES TO DEFINE AND ADD SPECIFIC REQUIREMENTS FOR DATA CENTERS AND DATA CENTER ACCESSORY USES.

WHEREAS, the Pennsylvania Municipalities Planning Code ("PA MPC"), 53 P.S. Section 10101, *et seq.*, authorizes the Lancaster Township (the "Township") to enact, amend, and repeal Zoning Ordinances; and

WHEREAS, the Township Board of Supervisors have deemed it necessary to address Township zoning provisions, or the current lack thereof, related to the regulation of data centers or similar uses in the Township under the procedures and protections of the municipal curative amendment process as is provided for under PA MPC § 609.2 (53 P.S. § 10609); and

WHEREAS, the Township has determined that data centers, while potentially beneficial to economic development, may have significant impacts on neighboring properties and Township infrastructure if not properly regulated; and

WHEREAS, pursuant to this Municipal Curative Amendment, addressing the deficiencies specified in Township Resolution 2026-16, the Township has developed the within provisions to appropriately regulate Data Centers as a conditional use within the Township's Industrial Zoning District and provided for those specific use criteria and requirements attendant to the same; and

WHEREAS, the Township Planning Commission has reviewed and recommended approval of these amendments to the Township Zoning Ordinance; and

WHEREAS, the Board of Supervisors of Lancaster Township have met all procedural requirements of the Pennsylvania Municipalities Planning Code and Second-Class Township Code for the adoption of the proposed Ordinance, including holding a Public Hearing.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Lancaster Township, Butler County, Pennsylvania, incorporating the above recitals by reference, as follows:

SECTION I – DEFINITIONS:

Section 300-9 of the Lancaster Township Zoning Ordinance, entitled Definitions, is amended to add the following definitions:

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BATTERY ENERGY STORAGE SYSTEM (BESS): Battery Energy Storage System (BESS) is defined as an electrochemical system capable of receiving electrical energy, storing it in chemical form, and subsequently discharging that electrical energy back into the grid, a microgrid, or a facility load to provide backup power, load leveling, and grid support. Notwithstanding this definition, BESS installations utilizing lithium-element, lithium-ion, or any lithium-based chemical composition are strictly prohibited. Furthermore, the on-site production, generation, reformation, and/or bulk storage of hydrogen—whether intended for fuel cells, combustion, or auxiliary power—is explicitly prohibited across all facility operations.

CRYPTOCURRENCY: Digital or virtual currency is an electronic medium of exchange that is not a representation of U.S. or foreign currency. Units of cryptocurrency are generally referred to as coins or tokens. Cryptocurrency is a type of digital currency that utilizes cryptography to secure transactions that are digitally recorded on a distributed ledger, such as a blockchain. Distributed ledger technology uses independent digital systems to record, share, and synchronize transactions, the details of which are recorded in multiple places at the same time with no central data source or administrative functionality.

CRYPTOCURRENCY MINING: Cryptocurrency Mining is a data centered business utilizing the operation of specialized computer equipment for the primary purpose of mining one or more blockchain-based cryptocurrencies, such as Bitcoin, the most common example of cryptocurrency. This activity, which is also termed "proof of work", involves the solving of algorithms as part of the development and maintenance of a blockchain which is a type of distributed ledger maintained on a peer-to-peer network. Typical physical characteristics of Cryptocurrency Mining include, but are not limited to, specialized computer hardware or data centers, for data mining operations as well as equipment to cool the hardware and operating space. For the purposes of the associated regulations, Cryptocurrency Mining does not include the exchange of cryptocurrency or any other type of virtual currency, nor does it encompass the use, creating, or maintenance of all types of peer-to-peer distributed ledgers.

DATA CENTER: A building or buildings which are occupied primarily by computers and/or telecommunications and related equipment where digital information is processed, transferred and/or stored, primarily to and from offsite locations. This use does not include computers or telecommunications related equipment that is secondary and customarily incidental to an otherwise permitted use on the property, such as servers associated with an office building. This use shall also include data mining, cryptocurrency mining, blockchain transaction processing, and server farms. A Data Center may include Data Center Accessory Uses.

DATA CENTER ACCESSORY USE: Ancillary uses or structures secondary and incidental to a Data Center use, 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

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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.

DATA MINING: The process of using computers and automation to search large sets of data for patterns and trends, turning those findings into business insights and predictions. Data Mining goes beyond the search process, as it uses data to evaluate future probabilities and develop actionable analyses. Data Mining also includes the process of cryptocurrency mining.

SERVER FARM: A facility, building, or distinct portion thereof containing twenty (20) or more server racks/cabinets, or equivalent housing structures dedicated to the centralized processing, storage, networking, and dissemination of electronic data, which operates primarily to provide cloud computing, data hosting, artificial intelligence training, cryptocurrency mining, or enterprise data processing services. This definition excludes telecommunications switching stations, local enterprise server rooms accessory to a permitted principal commercial or industrial use, and edge-computing installations occupying less than five hundred (500) square feet of gross floor area.

SERVER CABINET:
Blade server cabinets, also known as enclosures, are designed to house multiple blade servers. They come in various sizes and configurations to accommodate different needs. Common Blade Server Cabinet Sizes:

SIZE	HEIGHT (U)	NUMBER OF BLADES	TYPICAL USE
6U	6	Up to 8	Small to medium deployments
10U	10	Up to 16	Medium to large deployments
42U	42	Up to 128	Large data centers
48U	48	Up to 180	Enterprise-level application

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SECTION II – OFF STREET PARKING REQUIREMENTS:

Section 300-15.D.(14) of the Lancaster Township Zoning Ordinance, entitled Off Street Parking Requirements, is amended to add the following criteria:

Off-Street Parking Requirements	
Type of Use	Minimum Off-Street Parking Spaces
Data Center	5, plus 1 for each 8,000 square feet of gross floor area

SECTION III – AUTHORIZED USES:

Section 300-26 of the Lancaster Township Zoning Ordinance, entitled Authorized Uses, and more specifically, Table 601: Table of Authorized Uses by District, referenced in §300-26, shall be amended to add the following incorporation providing for Data Centers as a permitted Conditional Use in Industrial zoning districts:

Uses	**CN**	**R-1**	**R-2**	**V**	**MU**	**I**	**A&D Overlay**
Data Center						C	

SECTION IV – STANDARDS AND CRITERIA FOR SPECIFIC USES:

Section 300-46 of the Lancaster Township Zoning Ordinance, entitled Standards and Criteria for Specific Uses, is amended to add the following specific use criteria section:

Data Center and Data Center Accessory Use

For purposes of this section, sensitive receptors shall be defined as including residential uses, educational institutions, nursery schools, day-care centers, institutional house, medical treatment facility, personal care facility, nursing home, personal care boarding home, assembly hall, religious establishments, facilities, recreation facilities (excluding trails), campgrounds, prisons, dormitories., stables, kennels, and areas used in the keeping of livestock or other animal operation.

(a) **Area and Site Requirements:** The area and site requirements of Data Centers and Data Center Accessory Uses shall be in accordance with the area and site requirements of the zoning district with the following exceptions:

i. The minimum lot area required is 10 acres.
ii. The maximum building height for a Data Center, inclusive of roof- mounted equipment such as cooling and ventilation systems, HVAC units and cooling towers, shall not exceed 60 feet.
iii. The maximum height of Data Center Accessory Uses shall be no greater than the height of the principal building.

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iv. The minimum separation between buildings shall be 100 feet.
v. Data Centers and Data Center Accessory Uses shall be set back 300 feet from the boundary of R-1, R-2, V, MU, & CN, or the lot line of any property developed with a sensitive receptor.
vi. Warning signs shall be placed on the fencing and/or boundary surrounding the site providing notice of potential dangers that may exist and the contact information for the operator and/or emergency contact in case of an emergency.
vii. Lighting at the site shall be directed so as to minimize the glare on public roads and adjacent property and nearby buildings and homes. The site shall remain in compliance with the light limit provided in §300-21(G)(8)(j) for the Industrial District, which shall be demonstrated by a light study (photometric plan). At minimum, light study shall be conducted at the following phases:
    a. A preliminary study shall be conducted as part of the conditional use process. The preliminary study shall include recommended lighting fixtures, placement and shielding as needed to meet the aforesaid light limits.
    b. An as-built light study shall be conducted six months after issuance of the certificate of occupancy and prior to final escrow release for any land development phase. If it is determined by the as-built light study that there is a violation of the aforesaid light limits, it shall be considered a violation of this Ordinance.
    c. The township has the right to contract for light studies no more often than once every six months where the cost of such study shall be paid by the applicant. If the township desires to conduct additional light studies, those studies would be at the expense of the township unless the light study demonstrates a violation of the aforesaid light limits in which case, the cost of the study shall be paid by the applicant. If the light study demonstrates a violation of the aforesaid light limits, the applicant shall have the right to contract for weekly light studies, and the cost of such studies shall be paid by the applicant until compliance is achieved.
    d. Violations will be governed by Section 22(o) of this ordinance.

(b) **Buffer Yard requirements:** A landscape buffer is required between adjacent properties and Data Centers/Data Center Accessory Uses.
i. General.
    a. Planted buffer areas shall be installed to provide year-round screening for visual and light protection. Also, buffers are necessary to assure aesthetics, functional, operational and visual aspects of site development and its effect on neighboring properties is minimal.
    b. Land uses should be encouraged to minimize conflicts by site selection. Land developments should be discouraged from being located adjacent to a conflicting use. Natural and physical features such as steep sloped areas, wetlands, vegetation, and roads should be used to separate conflicting uses. Separation between incompatible land uses on adjacent sites shall be in accordance with Section 3.
    c. Buffer yards shall be provided by the applicant around the entire perimeter of the site. The width of the buffer yard shall be a minimum of 80’ to provide maximum separation, total visual as well as traffic, and lighting screening.
    d. Buffer yards shall be inspected annually by the owner of the property and replaced as necessary. Buffer yards shall be kept free of debris and trash at all times. Plant materials that are dead, diseased, damaged, and/or insect infested shall be replaced

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within 60 days of the inspection.

e. No structure or vehicular use areas, buildings, accessory use buildings, light standards, etc. shall be permitted in a buffer yard.

f. Buffer yards may be used for passive recreation uses such as pedestrian and bicycle trails, provided that the required separation and screening are maintained.

ii. Buffer yard maintenance.

Planted buffers shall be properly installed and maintained in good condition under the supervision of the appropriate authority. If the Zoning Officer, upon inspection, determines that the buffer yard or screening material is not being maintained in satisfactory condition, they shall notify the owner in writing of their findings in order that any negligent or improper maintenance on the part of the owner and a corrective action plan submitted within 30 days of the date of said notice. In the event that any plantings required by this section fail to live, they shall be replaced within one growing season. Any failure on the part of the owner to comply with said notice shall be deemed a violation of this chapter and is subject to the penalties per the Township's fee schedule.

iii. Planting plan.

a. The planting plan shall incorporate the following number and types of plantings, per 100 lineal feet; at a minimum:
   - (6) canopy trees
   - (25) understory trees
   - (36) shrubs
   - (18) evergreen/conifers

b. Existing vegetation can count towards plantings.

iv. Required plantings.

Buffer yards shall be planted with native deciduous and evergreen species of plants as follows:

a. Canopy (shade/street) trees: minimum 2 inches caliper Diameter at Breast Height (DBH) at 4.5 feet.

Red sunset red maple or other red maple varieties
Sugar maple varieties
Celebration maple
Common hackberry
Katsura tree
Pyramidal European hornbeam
Turkish filbert
European beech
Summit ash
Cimmzam ash
Halka honeylocust
Skyline honeylocust
Sweet gum
London plane tree
Redspire pear
Pin oak
Red oak

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Little leaf lindens
Chinese elm
Zelkova

b. Understory (ornamental) trees: minimum 1 1/2inches caliper DBH or eight-foot height.
Hedge maple
Japanese maple
Serviceberry
River birch
Redbud
Fringe tree
Dogwood varieties
Hawthorn varieties
Magnolia varieties
Flowering crabapples

c. Evergreen/conifer trees: five-foot height minimum.
White fir
Canadian hemlock
Eastern white pine
Austrian pine
Serbian spruce
White or Norway spruce
Colorado spruce Pyramidal
Japanese yew Pyramidal
Arborvitae

d. Shrubs: two (2) gallon minimum, three (3) gallon minimum for screen plantings.
Chokeberry
Azalea varieties
Barberry
Spirea
Quince
Dogwood varieties
Burning bush
Forsythia
Witch hazel
Holly varieties
Privet
Honeysuckle
Magnolia
Mockorange
Rhododendron varieties
Shrub roses
Yews
Viburnum varieties
Austrian pine
Cutleaf stephanandra

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(c) **Screening Requirements:** To provide visual screening and reduce noise levels, ground-mounted and roof- mounted equipment used for cooling, ventilating, or otherwise operating the facility, including power generation or other power supply equipment, that is located within 300 feet of a public roadway, R-1, R-2, MU, V & CN, or the lot line of any sensitive receptor must be fully enclosed, except where not mechanically feasible based on the manufacturer's specifications. If it is not mechanically feasible to fully enclose the equipment, it must be fully screened from view using one or more of the following means:

i. The landscape buffer required by subsection (b) above.
ii. By existing vegetation that will remain on the property.
iii. By the principal Data Center building or an accessory building
iv. A berm averaging a minimum of five (5) feet in height above the adjacent average ground level with a maximum side slope of 3:1, provided that the berm shall be covered by a well-maintained all season natural ground cover and any required screening plantings shall be arranged on the outside and top of the berm.
v. A visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building.

Fencing of the property is permitted, provided that fencing along public and private roadways is not chain-link, with or without slatted inserts, and does not include barbed wire or other similarly visibly intrusive deterrence devices. An applicant shall not be required to comply with this requirement if fencing is fully screened from view by one or more of the means identified in subparagraph 1 above.

(d) **Noise and Vibration Requirements:**

i. The applicant shall demonstrate through sound studies conducted by a professional acoustical expert that the sound generated by a Data Center and/or Data Center Accessory Uses during normal operations shall be limited to a maximum total decibel level of 55 dB as measured from all property lines of the use. Such sound study shall be conducted using Sound Level Meters described in ANSI S1.4-2104 and generally accepted methodology. A sound study shall be conducted at the following phases:
   a. A preliminary study shall be conducted as part of the conditional use application process. The preliminary sound study shall include recommended sound reducing materials or systems as needed to meet the aforesaid sound limits.
   b. An interim sound study shall be conducted during the building permit approval process based upon the proposed user or users of the Data Center and Data Center Accessory Uses depicted on the building plans. Any sound reducing materials or systems recommended by interim sound study shall be incorporated into the construction plans for the use.
   c. An as-built (post construction) sound study shall be conducted six months after issuance of the certificate of occupancy and prior to the final escrow release for any land development phase. An as-built sound study may also be required thereafter by the township. If it is determined by the as-built sound study that there is a violation of the aforesaid noise limits, it shall be considered a violation of this Ordinance.
   d. The township has the right to contract for sound studies no more often than once

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every six months where the cost of such study shall be paid by the applicant. If the township desires to conduct additional sound studies, those studies would be at the expense of the township unless the sound study demonstrates a violation of the aforesaid noise limits in which case, the cost of the study shall be paid by the applicant. If the sound study demonstrates a violation of the aforesaid noise limits, the applicant shall have the right to contract for weekly sound studies and the cost of such studies shall be paid by the applicant until compliance is achieved.

ii. The applicant shall provide a vibration study prepared by a qualified professional.
    a. The study shall that no vibration from the Data Center, Data Center Accessory Uses, or associated equipment exceeds a peak particle velocity of 0.12in/sec at the property line.

(e) **Water and Sewer requirements:**

i. If the use will be served by a public water supply, the applicant shall submit documentation from the public authority certifying that the public authority will supply the water needed.

ii. If the use is to rely upon nonpublic sources of water, the applicant shall provide a water feasibility study. The purpose of the study is to determine if there is an adequate supply of water for the proposed use and to estimate the impact of the use on existing wells, groundwater, and surface waters in the vicinity including seasonal fluctuations and demand. No Data Center shall be approved unless the water feasibility study demonstrates that the anticipated water supply yield is adequate for the project and that the proposed water withdrawals and discharges will not endanger or adversely affect the quantity or quality of groundwater supplies or surface waters in the vicinity. The water feasibility study shall include the following information at a minimum:
    a. The projected water demands of the Data Center;
    b. The source of water to be used;
    c. A description of how water will be used, including the amount or proportion of water to be used for each purpose (e.g. cooling, humidity control, fire suppression, and domestic usage);
    d. The long-term safe yield of the water source;
    e. A description of the amount or portion of water withdrawn that will be recycled or discharged and by what means;
    f. A geologic map of the area with a radius of at least one mile from the site;
    g. The location of all existing and proposed wells within 1,000 feet of the property boundary, with a notation of the capacity of all high-yield wells;
    h. The location of all surface waters, including perennial and intermittent streams, rivers, lakes, reservoirs, ponds, wetlands, springs, natural seeps, and estuaries, within 1,000 feet of the property boundary;
    i. A determination of the effects of the proposed water supply system on the quantity and quality of water in nearby wells, surface waters, and the groundwater table including seasonal fluctuations;
    j. The study shall be signed and sealed by a Pennsylvania-licensed professional geologist.

iii. Pre-construction well testing:
    a. The applicant shall notify each property owner within 1,000 feet of the property boundary of the proposed project and shall offer to test the owner's well for baseline

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water quality, total depth of the well, static water level and operating pumping water level.

b. If the property owner grants permission to allow for water quality and well testing, the applicant shall hire and pay the full cost of a certified lab and professional geologist with a focus on hydrogeology to collect the laboratory samples and well information. Alternatively, the property owner may elect to hire a certified lab and professional geologist of his own choosing to collect the laboratory samples and well information, in which case the applicant shall pay the full cost of such services.

c. Notifications shall be sent via certified mail, shall include the name and contact information of the person to whom to respond, and shall allow sufficient time for property owners to respond and for testing to be conducted prior to commencement of the constant-rate aquifer test.

d. The applicant shall include all test results obtained pursuant to this section in the water feasibility study.

iv. Post-construction well impact

a. The Data Center shall not cause an adverse impact to the water rights or water supply of others, including, but not limited to, by reducing the existing rate of flow of wells, causing contamination of wells, or depleting surface water resources of surrounding properties.

b. Process for Complaints.

i. Any owner of a well or other person who believes a Data Center in the LANCASTER TOWNSHIP has caused an adverse impact to such person's water rights or water supply may file a complaint in writing with the LANCASTER TOWNSHIP on a form prescribed by the LANCASTER TOWNSHIP.

ii. Upon receiving a complaint pursuant to paragraph (a), the LANCASTER TOWNSHIP shall notify the Data Center Operator in writing within five (5) business days.

iii. Within 60 days from the date of receipt of the complaint, the LANCASTER TOWNSHIP shall decide whether the Data Center has caused the alleged adverse impact unless the complainant has agreed in writing to an extension of time or a hearing has been requested pursuant to paragraph (e), in which case the timelines set forth in paragraph (4) shall govern.

iv. If the Township determines pursuant to paragraph (iii) that the Data Center has caused the alleged adverse impact, the Township shall issue a formal notice of violation directing the Data Center operator to submit a comprehensive remedial action plan within thirty (30) days. The remedial action plan must detail specific engineering, operational, or structural measures to eliminate or mitigate the adverse impact. Upon Township approval of the plan, the operator shall fully implement the required corrective measures within sixty (60) days, failing which the Township may impose daily fines, suspend the facility's conditional use permit, or enact other enforcement remedies authorized by law.

v. Notwithstanding the timelines established in paragraphs (iii and iv), if the Township or a qualified environmental professional determines that a complaint involves a credible, immediate threat to or complete loss of a complainant's potable water supply, the Data Center operator shall be strictly

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required to provide an immediate, continuous, and temporary supply of safe potable water (such as bottled water delivery or certified potable bulk water tanks) to the affected property within twenty-four (24) hours of notice. This emergency supply shall be maintained at the operator's sole expense throughout the duration of the investigation, evaluation, and physical remediation process until the primary water supply is fully restored and certified safe for consumption.

v. The applicant shall demonstrate that adequate means of wastewater disposal, including domestic wastewater and wastewater used for cooling or industrial purposes, have been provided and approved by the Sewage Enforcement Officer, local sanitary authority and/or the Pennsylvania Department of Environmental Protection in accordance with Pennsylvania wastewater and sewage regulations are primarily governed under **Title 25 of the Pennsylvania Code**, managed by the Department of Environmental Protection (DEP). Refer to PA Code Chapter 72 for standards for sewage systems.

(f) **Power Supply requirements:**

i. If the applicant proposes to connect the Data Center to the electric grid, the applicant shall provide documentation from the applicable electric service provider certifying that that the necessary capacity is available and that electric service provider will serve the Data Center.

ii. Any power generation system designed or used to supply power directly to a Data Center during normal operations, including solar, wind, fossil fuel, or nuclear energy generating systems, shall not be considered part of the Data Center use. Such systems shall be considered a separate use and shall be approved according to the zoning regulations applicable to such use.

iii. Known impacts on electric rates or availability for other uses directly attributable to the Data Center project shall be noted, and a comprehensive energy use plan shall be provided as part of the conditional use process. In addition to other requirements provided herein, the energy use plan shall include, at a minimum, the following:

1. Annual electricity demand;
2. Power/energy sources to be utilized;
3. Energy storage capacity;
4. Back-up power/energy sources to be utilized;

Documentation of electric service provider/grid interconnection approval process, if applicable; Supplemental information or materials as may be reasonably requested by the Township to fully assess the energy plan, potential associated impacts, and or appropriate mitigation.

(g) **Broadband requirements:** The applicant shall submit a comprehensive telecommunications impact study, prepared by a licensed independent communications engineer, demonstrating that the facility's anticipated data transmission, bandwidth consumption, and network traffic generation will not degrade, impair, or otherwise disrupt existing commercial or residential broadband service speeds, availability, or reliability within the township and surrounding townships.

(h) **Waste Management requirements:**

i. The applicant must provide verification that all waste generated at the Data Center will be handled by a DEP-licensed waste recycling firm. The applicant should maximize coordination between and state and federal permitted system and conditional approval

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requirements to the maximum extent practicable.

ii. An Electronic Waste (E-Waste) Plan shall be submitted outlining procedures for safe removal and recycling and/or disposal of server infrastructure, hazardous materials, batteries, electronic waste, and related products that meet state and/or federal requirements, which will apply whenever the equipment within data centers will be updated or decommissioned. Hazardous materials shall include, but not be limited to, batteries, diesel fuel for backup generators, coolants, cleaning and maintenance materials, and E-waste such as fluorescent lamps and circuit boards.

(i) **Interference restrictions:**

i. Electric and magnetic fields shall not be created that adversely affect the public health, safety, and welfare, including but not limited to interference with the operation of equipment or instruments or radio, telephone, television reception from off the site.

(j) **Emergency Management requirements:**

i. The applicant shall submit an Emergency Response Plan (ERP) prepared by a qualified professional. The ERP shall:
   a. Be reviewed and accepted by the local fire department and emergency management services as part of the conditional use process;
   b. Include detailed procedures for fire suppression, containment, ventilation, and evacuation;
   c. Include an evaluation of the access roads and hydrant locations within the site to ensure suitable access for emergency equipment within the site;
   d. Ensure that all first responders receive adequate training specific to the installed system;
   e. Include provisions for annual fire safety inspections demonstrating compliance with fire safety standards to be performed by a qualified professional on behalf of the Data Center.
   f. Shall be in accordance with the Commonwealth of Pennsylvania Department of Environmental Protection Guidelines for the Development and Implementation of Environmental Emergency Response Plans.

ii. Any Data Center use proposing battery storage or any other device or group of devices capable of storing energy in order to supply electrical energy at a later time, whether the energy is stored for use on-site or off-site, shall demonstrate compliance with National Fire Protection Association (NFPA) Standard 855, Installation of Stationary Energy Storage Systems, or similar standards and must include fire suppression systems designed specifically for battery storage.

iii. No Data Center shall be approved unless the applicant demonstrates that procedures for fire suppression, containment, ventilation, and evacuation are sufficiently protective of public health, safety and welfare.

(k) **Aesthetics requirements:**

i. Any Data Center and Data Center Accessory Use building façade that faces a road, R-1, R-2, V, MU, CN or any existing residential or agricultural use must incorporate at least two of the following design elements every 150 horizontal feet:
   a. A change in building material, pattern, texture, or color;
   b. A change in building height;

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c. Building step-backs or recesses having a minimum depth of five (5) feet;

ii. The primary access road/driveway to and from any Data Center shall be improved to a dustless all-weather surface that prevents stormwater erosion or sedimentation from being carried onto a public roadway or adjoining properties. An access road/driveway permit(s) shall be constructed to buffer adjoining properties from headlights and minimize traffic noise.

(l) **Decommissioning:**

i. A Decommissioning Plan shall be submitted as part of any Conditional Use and Land Development submission outlining procedures for safe shut-down, removal of equipment, disposal and/or recycling of materials and waste, and site restoration. The Decommissioning Plan shall show how the site will be returned to a neutral state, being a condition that is easily adapted to similar uses, the handling and removal of any E-Waste and/or other hazardous material, and/or application site regeneration or re-vegetation The Operator shall submit an updated Decommissioning Plan to the Township Engineer for review and approval every two (2) years after Occupancy.

ii. To ensure proper decommissioning of a Data Center and Data Center Accessory Use upon abandonment, the operator must post financial security in the form of a security bond or escrow payment in an amount equal to 110% of the total estimated cost of decommissioning, code enforcement, and reclamation, less salvage value, which cost estimate must be approved by the Township. This financial security must be posted within fifteen (15) business days after approval of the conditional use application. Every two (2) years upon submission of operator's updated decommissioning plan, the operator, Township, and Township Engineer will review the updated plan and the amount of the financial following to ensure that the amount remains adequate, and the financial security shall be adjusted as necessary in the sound judgment of the Township Engineer.

iii. In the event that a Data Center ceases operations o the property is no longer being used for the purposes of facilitating a Data Center use for a period of 12 months or begins decommissioning, the Data Center operator shall provide the Township with sixty (60) days' notice of its intent to commence decommissioning of the facility. Decommissioning shall be completed within 18 months, unless extended by the municipality for good cause. An extension of up to one (1) year may be granted by the municipality if the property owner can demonstrate that they are actively marketing the site for a compatible replacement use. Such extension shall in no event exceed be

iv. Decommissioning of the site shall include the following procedures:

a. Conduct an environmental impact assessment to identify potential risks and develop strategies for minimizing the ecological footprint of decommissioning activities, as well as consider factors such as e-waste disposal, energy consumption, and carbon emissions.

b. Prioritize the recycling or responsible disposal of decommissioned hardware and materials to reduce environmental impact and partner with certified e-waste recycling facilities to ensure proper handling and recycling of electronic components.

c. Establish secure logistics protocols to track the movement of decommissioned hardware throughout the decommissioning process and maintain a chain of custody

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to ensure accountability and prevent unauthorized access or tampering.

d. Any and all above-ground structures, equipment, and accessory facilities shall be removed, unless otherwise approved by the Township. Any and all utility connections shall be safely disconnected and capped/removed.
e. Disturbed soils shall be sufficiently and appropriately stabilized and re-vegetated.
f. Any hazardous materials, including but not limited to E-Waste, fuel, or refrigerants, shall be disposed of in compliance with any and all local, state, and/or federal law.
g. Properly decommission power and cooling infrastructure, including UPS units, HVAC systems, and generators, to minimize energy consumption and ensure safety. The operator shall disconnect and remove all electrical and mechanical components according to industry best practices.
h. Provide comprehensive training to employees involved in the decommissioning process to ensure they understand and adhere to best practices. Increase awareness of data security protocols, environmental responsibilities, and safety procedures to minimize risks and errors during decommissioning activities. Regularly update training materials to reflect changes in regulations, technologies, and industry standards.
i. Maintain comprehensive documentation of the decommissioning process, available to the Township upon request, including records of data sanitization, hardware disposal, and environmental compliance. Retain audit trails to demonstrate adherence to best practices and regulatory requirements. The Operator shall notify the Township upon completion of decommissioning procedures, at which time the Township Engineer and Building Inspector shall perform a final inspection prior to cessation of Occupancy of the Property as a Data Center facility.

(m) **Additional materials:** In addition to what may also be provided for above, Conditional Use applications should include for review materials pertaining to the following:

i. Additional Permits:
   a. Applicant/User shall be responsible for obtaining all applicable federal, state, county and local permits/approvals, including but not limited to any certifications of reliable energy power and water, as may be required under this Ordinance or otherwise authorized under law.
ii. Air Quality and Emissions:
   a. Any emissions of exhaust, gases, noxious odor or similar shall adhere to applicable federal, state, county and local emission standards.
iii. Ecological Impact:
   a. Inventory of existing natural resources, habitats, and wildlife shall be provided (PNDI Receipt with clearance letters if applicable).
iv. Infrastructure Impact:
   a. Identify all necessary infrastructure improvements, if applicable.
   b. Proposed contributions to infrastructure improvements, if any.
v. Public Services Impact:
   a. Prior to commencement of construction, Applicant/User must coordinate with the local school districts to coordinate construction and equipment traffic in an effort to ensure that there is no impact on school drop-off and pick-up times.

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vi. Visual and Aesthetic Impact:
The Applicant/User shall provide and implement the following:
a. Visual simulation model showing the facility from multiple viewpoints.
b. Analysis of compatibility with surrounding land uses.
c. Facility design elements to minimize visual impacts.
d. Viewshed protection measures.

vii. Geotechnical Analysis:
a. A geotechnical analysis report, signed and sealed by a qualified professional geotechnical engineer, shall be provided with all Conditional Use/Land Development submissions for Data Centers.

(n) **Applicability; Miscellaneous Provisions; Violations:**

i. The regulations are in addition to all other applicable Township ordinances and regulations. Wherein the provisions or requirements under this section may differ from or be in direct conflict with other applicable regulations, the more specific or more strict provision shall control.

ii. The provisions of this ordinance are intended to be read and applied in a manner consistent with and adaptable to the rapidly changing legislation and state regulations of these uses.

iii. Any permits or approvals required by state or federal laws and regulations shall be attached to and become part of the conditional use application or permit under this ordinance. Wherein state or federal requirements overlap with those under this ordinance, plans and materials which satisfy those state and federal requirements shall also satisfy such equivalent requirement under this ordinance.

iv. Wherein state or federal regulations or statutes pre-empt or are in direct conflict with a provision or part thereof of this ordinance, the state or federal provision shall govern.

v. Should any provision, term, or requirement under this ordinance is for any reason found to be invalid, illegal, unenforceable, or is to be waived for any reason, such determination or waiver shall not affect any of the remaining provisions or requirements under this Ordinance. Such invalid terms shall be separately severed from this Ordinance to the extent of such invalidity as if such provision had not been included at the time of adoption.

vi. Violations.
1. Violations of this Ordinance or the continuing conditions of approval shall be subject to the enforcement procedures and penalties set forth herein and/or in the Lancaster Township Zoning Ordinance.
2. If a violation is uncorrected for a period of 30 days, the facility shall be shut down until the applicant can demonstrate that it can reoperate the facility within the limits of this ordinance.
3. In addition to other remedies, the Township may require the facility operator to implement additional mitigation measures, including but not limited to such operational restrictions and limitations as necessary to achieve compliance, if operational impacts exceed projections or standards established by this Ordinance.
4. The failure of Lancaster Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement

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hereunder.

SECTION V – SEVERABILITY

If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, section or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors of Lancaster Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION VI – REPEALER

All ordinances or parts of Ordinances which are directly inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION VII – EFFECTIVE DATE

This Ordinance shall become effective immediately upon adoption.

ORDAINED AND ENACTED INTO LAW on this 16th day of November, 2026.

ATTEST:

LANCASTER TOWNSHIP
BOARD OF SUPERVISORS

_____
Township Secretary

BY: _____
Chairman

_____
Vice Chairman

_____
Supervisor

APPROVED AS TO FORM:

_____
Solicitor

PROPOSED