

**LONDONDERRY TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA**

ORDINANCE 2025-02

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE TOWNSHIP OF LONDONDERRY, CHAPTER 27, ZONING, TO REMOVE PROVISIONS RELATED TO TRADITIONAL NEIGHBORHOOD DEVELOPMENTS AND PROVIDE REGULATIONS FOR DATA CENTERS AND THEIR ACCESSORY USES AS PART OF AN OVERLAY DISTRICT; TO PROVIDE FOR THE SEVERABILITY OF THE PROVISIONS THEREOF; AND TO PROVIDE FOR THE EFFECTIVE DATE THEREOF.

WHEREAS, the Londonderry Township Board of Supervisors previously duly enacted a Zoning Ordinance of Londonderry Township, Dauphin County, Pennsylvania (“Zoning Ordinance”), pursuant to its statutory authority under the Pennsylvania Municipalities Planning Code (“MPC”), Act 247 of 1968, as amended (53 P.S. § 10101 et seq.); which Zoning Ordinance was codified as Chapter 27 of the Code of Ordinances of Londonderry Township;

WHEREAS, since its adoption, the Board of Supervisors has from time to time amended the Zoning Ordinance; and

WHEREAS, the Board of Supervisors has met the procedural requirements of the MPC and of the Township’s ordinance for the adoption of this proposed ordinance—which was prepared and recommended by the Township Planning Commission—including public notice, County planning commission review, and posting requirements, and the holding of a public hearing; and

WHEREAS, the Board of Supervisors of Londonderry Township, Dauphin County Pennsylvania believes it is in the best interest of the Township’s residents to amend Chapter 27 (Zoning) of the Code of Ordinances to update and revise provisions throughout Chapter 27 (Zoning) related to the delineation of districts in which certain uses are permitted; and

WHEREAS, the Board of Supervisors, after due consideration of the proposed Ordinance Amendment, at a duly advertised public hearing, has determined that the health, safety, and general welfare of the residents of Londonderry Township will be served by the proposed Ordinance amendment.

NOW THEREFORE it is HEREBY ORDAINED by the Board of Supervisors of Londonderry Township, Dauphin County, Pennsylvania, that Chapter 27, Zoning, of the Code of Ordinances of the Township of Londonderry is amended as follows:

Section 1. Chapter 27 (Zoning) Part 3 (Definitions), Section 302 (Specific Terms), is amended as follows to alphabetically incorporate into the existing Section 302 the text to be added as shown in underline and deleting the stricken text.

§ 302 Specific Terms:

DATA CENTER

A facility used for the housing, operation, and/or co-location of computer and communication equipment for the purpose of storage, management, processing, and/or transmission of digital information necessary for the operation of one or more business, commercial, or governmental entities.

DATA CENTER ACCESSORY USE

Systems, equipment, facilities, and/or components used in the air cooling, water or liquid cooling, power supply systems, telecommunication, cloud communication, and mechanical or environmental controls when used in the support or enabling of a Data Center.

DATA CENTER PARK

A tract of land, developed as an integrated planned development that is laid out exclusively for a group of three or more Data Centers with no other use permitted within the park and having separate building sites designed and arranged in accordance with, and complying with the requirements of, Part 14 (Data Center Overlay District) of this Zoning Ordinance, and other applicable provisions of this Zoning Ordinance; the Londonderry Township Subdivision and Land Development Ordinance; and other applicable ordinances of the Londonderry Township Code of Ordinances, where the purpose is to allow sub-lots to be subdivided as independent tax parcels subject to the regulations as found in Chapter 27 § 1405.

DESIGN CAPACITY

The calculable maximum load that any individual Data Center is designed to accommodate through its physical and technological infrastructure. This term shall be understood to not include the terms “Actual Utilization” or “Utilization Ratio”.

FACADE – PRINCIPLE

The face of a building that is adjacent to any public or private street or that contains a primary entrance point of the building

FACADE – SECONDARY

The face of a building that is not adjacent to any public or private street but contains a secondary entrance or egress and may be visible from a neighboring residential zone or use

SENSETIVE RECEPTOR

A use that has the potential to be negatively impacted by excess and unwanted noise including but not limited to residential housing, public and private schools, nursing homes, places of worship and other similar uses

SCREENING - AUDIBLE

A physical barrier that is an earthen berm, solid wall, or a combination thereof specifically designed and constructed to disrupt the travel of sound through absorptive or deflective methods. Such screening may or may not be part of required visual screening and shall provide an STC of no less than 35 and an NRC of no less than 1.0

SCREENING - VISUAL

A physical barrier, including but not limited to landscaping or a wall, solid or louvered, that obscures the visibility of a property or use from abutting properties, this term shall be understood to incorporate “screen planting”.

SOUND PRESSURE LEVEL

The logarithmic measurement of the effective pressure of sound relative to a referenced value, reflected as a decibel (dB) reading or rating.

SOUND PRESSURE LEVEL - AMBIENT

The dBA weighted sound pressure level associated with a given environment

SOUND PRESSURE LEVEL – DAY NIGHT (L_{dn}):

The dBA weighted sound pressure level for any given 24-hour period with a 10 decibel penalty applied to noise occurring between 10 p.m. and 7 a.m. Also understood to incorporate the term Day Night Average Sound Level

SOUND PRESSURE LEVEL – EQUIVALENT (L_{eq})

The average dBA weighted sound pressure level that exceeds the ambient sound pressure level. Also understood to incorporate the term Equivalent Continuous Sound Level

SOUND PRESSURE LEVEL - MAXIMUM (L_{max})

The maximum dBA weighted sound that exceeds the ambient sound pressure level.

SOUND PRESSURE LEVEL – 10 (L₁₀)

The dBA weighted sound pressure level that exceeds the ambient sound pressure level 10 percent of the time

SOUND PRESSURE LEVEL – 90 (L₉₀)

The dBA weighted sound pressure level that exceeds the ambient sound pressure level 90 percent of the time

SOUND TRANSMISSION CLASS (STC)

A single number integer rating of how well an audible screening assembly attenuates airborne sound through a barrier

NOISE REDUCTION COEFFICIENT (NRC)

A single number integer rating of how well an audible screening assembly absorbs or deflects airborne sound

TND-OPEN SPACE

~~Land areas that are free of buildings, except for Township-approved noncommercial recreation buildings, and which are permanently restricted against future subdivision and uses other than TND open space by a conservation easement enforceable by the Board of Supervisors and which~~

~~meet the requirements for TND open space in Part 14 of this chapter. In order to be used to meet a requirement for TND open space, land shall be required to meet all of the following standards:~~

- ~~1. It is designed, intended and suitable for active or passive recreation by residents of a development or the general public;~~
- ~~2. It is covered by a system that ensures perpetual maintenance, if not intended to be publicly owned; and~~
- ~~3. It does not use any of the following areas to meet minimum TND open space requirements:~~

- ~~A. Existing street rights of way.~~
- ~~B. Vehicle streets or driveways providing access to other lots.~~
- ~~C. Land beneath a building(s) or land within 20 feet of a building (other than accessory buildings and pools clearly intended for noncommercial recreation).~~
- ~~D. Off street parking (other than that clearly intended for noncommercial recreation).~~
- ~~E. Area(s) needed to meet a requirement for an individual building lot.~~
- ~~F. Areas that are directly under electric transmission lines or towers that are designed for a capacity of 35 kilovolts or greater, unless the applicant proves to the satisfaction of the Board of Supervisors as part of the conditional use application that such areas will be landscaped and improved with interconnected recreation trails so as to be attractive and usable as TND open space.~~

~~TRADITIONAL NEIGHBORHOOD DEVELOPMENT or TND~~

~~A type of development involving a mix of housing types and preserved open space and which may include certain nonresidential uses and which meets the requirements of Part 14 of this chapter.~~

WOODLAND

A mass of trees or planting community in which tree species are the dominate or codominant and the branches of which form a complete or nearly complete aerial canopy. Any area of mature or largely mature trees, having a diameter of six (6) inches or more at 65" above grade, covering an area of .25 acres and/or consisting of 60 or more individual trees shall be considered a woodland.

Section 2. Chapter 27 (Zoning), Part 14 (Traditional Neighborhood Development “TND”), is hereby repealed in its entirety and replaced with Chapter 27 (Zoning), Part 14 (“Data Center Overlay District”), as follows:

Part 14 DATA CENTER OVERLAY (“DCO”)

§ 1401 Intent

The purpose of this overlay district is to:

- A. establish standards for the specific uses as defined;
- B. minimize the potential negative impacts on neighboring properties;
- C. provide uniform criteria for the development of such uses; and
- D. plan for and aid in the regulation and enforcement of such uses.

§ 1402 Applicability: Zoning Map

1. The Zoning Map is hereby amended to reflect the addition of the Data Center Overlay District as reflected in Attachment 10, Zoning Map, of this Chapter. An applicant who submits plans for development of land within the DCO District shall have an option of submitting plans under these DCO provisions or under the provisions of the underlying zoning district.

2. If an applicant chooses to utilize these DCO provisions, then all of the requirements of this Part 14 shall apply. All of the provisions of this Chapter and other Township regulations shall remain in full force, except for provisions modified by this Part 14. Where Part 14 and another Zoning Ordinance or Subdivision and Land Development Ordinance provision apply to the exact same matter, Part 14 shall apply in place of that other provision.

§ 1403 Use Approval

The Data Center Overlay shall be subject to the following review and approval methods for the stated base zoning districts in which the overlay use is proposed:

A. Conditional Use

1. Agriculture
2. R-2 Residential (Multifamily - Suburban)
3. C-2 Commercial (Shopping Center)
4. I-1 Industrial (Light)

§ 1404 General Requirements

The following requirements shall be met for the development of a Data Center or Data Center Accessory Use:

A. Area Regulations.

1. The lot area shall not be less than 70 contiguous acres.
2. The width of any lot shall not be less than 100 feet at the building setback line.

B. Required Yard Regulations.

1. Front Yard: 150 feet from the right-of-way line.
2. Side Yard: 120 feet.
3. Rear Yard: 120 feet.
4. Accessory uses and structures including Data Center Accessory Uses, shall be setback at least 100 from all property lines.
5. When abutting a residential or agricultural zone or use, the setback from the common property line shall be increased to 180 feet for both principal and accessory uses and structures.
6. Corner lots shall have two (2) front yards, one (1) side yard, and one (1) rear yard.
7. Buffer Yards:

a. Standard Minimum Screening:

A buffer yard shall be provided, and shall be required to be maintained in perpetuity, where a Data Center or Data Center Accessory Use abuts a residential or agricultural zone or use. Except to the extent that use of a preexisting screening alternative for some or all of the areas required to be screened is permitted under Paragraph (b) of this § 1404.B.7 in lieu of the screening requirements of this Paragraph (a), the buffer yard shall consist of an earthen berm installed in the following manner:

- i. The leading toe of slope shall be no more than 10 feet from the property line.
- ii. The height shall be a minimum of 7.5 feet and shall have a 2:1 slope measured from the top leading edge of the berm to the toe of slope.
- iii. Shall be landscaped with a screen planting located on the top of the berm. Such planting shall be designed by a landscape architect, registered as such with the Commonwealth of Pennsylvania.

- iv. Screen plantings shall consist of eight (8) evergreen trees, one (1) deciduous tree, and a total of eight (8) shrubs from two different species, having an equal planting of four (4) plants each. All plantings shall be of a species native to the region and arranged in 100 ft sections and in a pattern similar to Figure 27-1404.B.7 so as to provide a visual blockage upon plant maturity, such visual blockage shall be maintained year-round. Evergreen and deciduous tree plantings shall be a minimum of 6 foot in height at the time of planting.
- v. Screen plantings shall be permanently maintained so as to provide the minimum required screening at all times.
- vi. A sight line plan shall be submitted as part of the conditional use filing, showing how these provisions are to be fulfilled and provide a proper screen planting.
- vii. Where the submitted site line plan shows that preexisting vegetation or other conditions in required buffer yard areas of the subject property can achieve the same or greater screening result as these provisions in this Paragraph (a), the Board of Supervisors may as part of its Conditional Use decision allow such preexisting vegetation or conditions to remain in place of these requirements and shall require in such decision that such screening be maintained permanently in accordance with Paragraph (b) below.

b. Preexisting Screening Alternative:

If the Board of Supervisors as part of the Conditional Use decision determines that preexisting vegetation or other conditions in required buffer yard areas of the subject property can achieve the same or greater result as the Standard Minimum Screening requirements of Paragraph (a) above for some or all of the areas required to be screened, the Board of Supervisors may approve the continuation of such preexisting condition in lieu of the installation of the standard screening measures in such areas, subject to at least the following conditions:

- i. The owner (including owner's successors and assigns with respect to the subject property) shall be required in perpetuity to maintain such preexisting vegetation or conditions to continuously provide the same or greater screening result as would be provided by the standard screening measures provided for in Paragraph (a) above.
- ii. In the event that the preexisting vegetation or other conditions ever are diminished or otherwise cease to continue to provide the same or greater screening as provided for by standard screening measures under Paragraph (a) above (for example, if a fire or natural disaster destroyed a preexisting woodland area used as alternative screening), owner shall within one (1) year of such occurrence install screening that meets at least the requirements of Paragraph (a) above.
- iii. Owner shall be required to record in the Dauphin County Recorder of Deeds Office a restrictive covenant or other instrument in a form approved by the Township that is enforceable by the Township and that cannot be amended or terminated without the written recorded

agreement of the Township, setting forth the conditions of this Paragraph (b).

Figure 27-1404.B.7 Buffer Yards

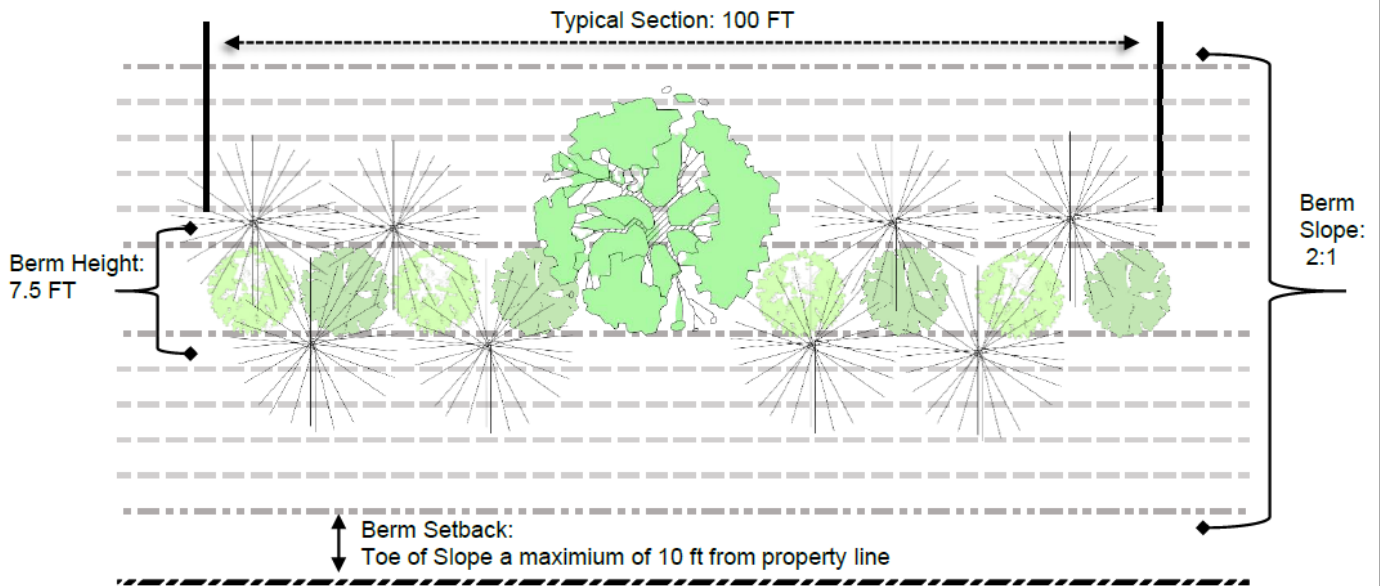
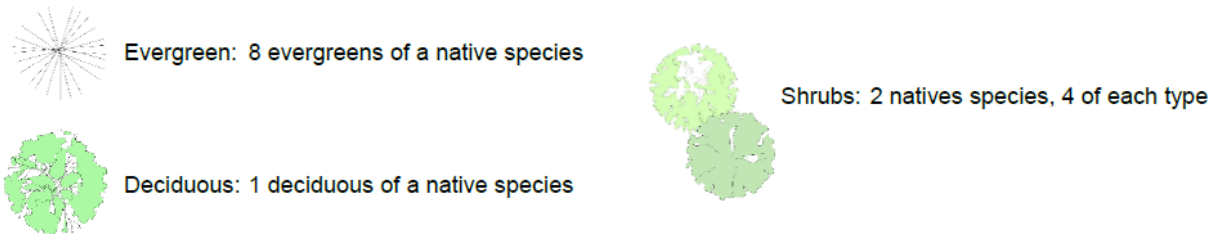


Figure Key:



C. Height Regulations.

1. Maximum permitted height of any structures is 95 feet.
 - a. Building height shall be calculated from the lowest adjacent grade to the top edge of any encasements or enclosures
 - b. The maximum height of any accessory building shall be 60 feet. Utility poles and other accessory structures for the specific support and/or utilization of utility equipment shall not be subject to this section.

D. Cover Regulations.

1. Impervious cover may not exceed 75% of the total lot area.
2. At least 10% of the total lot area, excluding stormwater management facilities, must be designated green or open space.

E. Screening Requirements.

1. Visual and audible screening shall be provided to all Data Center Accessory Uses and shall include but not be limited to cooling system components including, fans, blowers, water or other liquid cooling pumps, and similar systems and components, power supply systems including, electrical sub-stations,

transformers, fuel cells, generators, and similar systems and components. The requirements shall apply to both ground and roof mounted equipment and components and be in addition the required buffer yards of Section 27-1404.B.7

2. Ground and Roof Mounted Requirements

a. Ground Mounted

- i. Visual screening shall be provided directly adjacent to the noise producing equipment and be provided at a minimum height of 12 feet.
- ii. Screening must be provided on all sides of the structure except when one side is facing and completely enclosed by the primary Data Center building.
- iii. Audible screening shall be provided in the following manner:
 - a. Designed to provide a Sound Transmission Class of 35 or greater
 - b. Designed to provide a minimum Noise Reduction Coefficient of 1.0
 - c. Designed to attenuate sound levels at neighboring property lines in accordance with Table 27 § 1404.F.2.
 - d. Screening must be provided on all sides of the sound producing equipment except when one side is facing and completely enclosed by the primary Data Center building.
 - e. Screening must be provided as shown by models produced specific to the site in question for height and placement

b. Roof Mounted

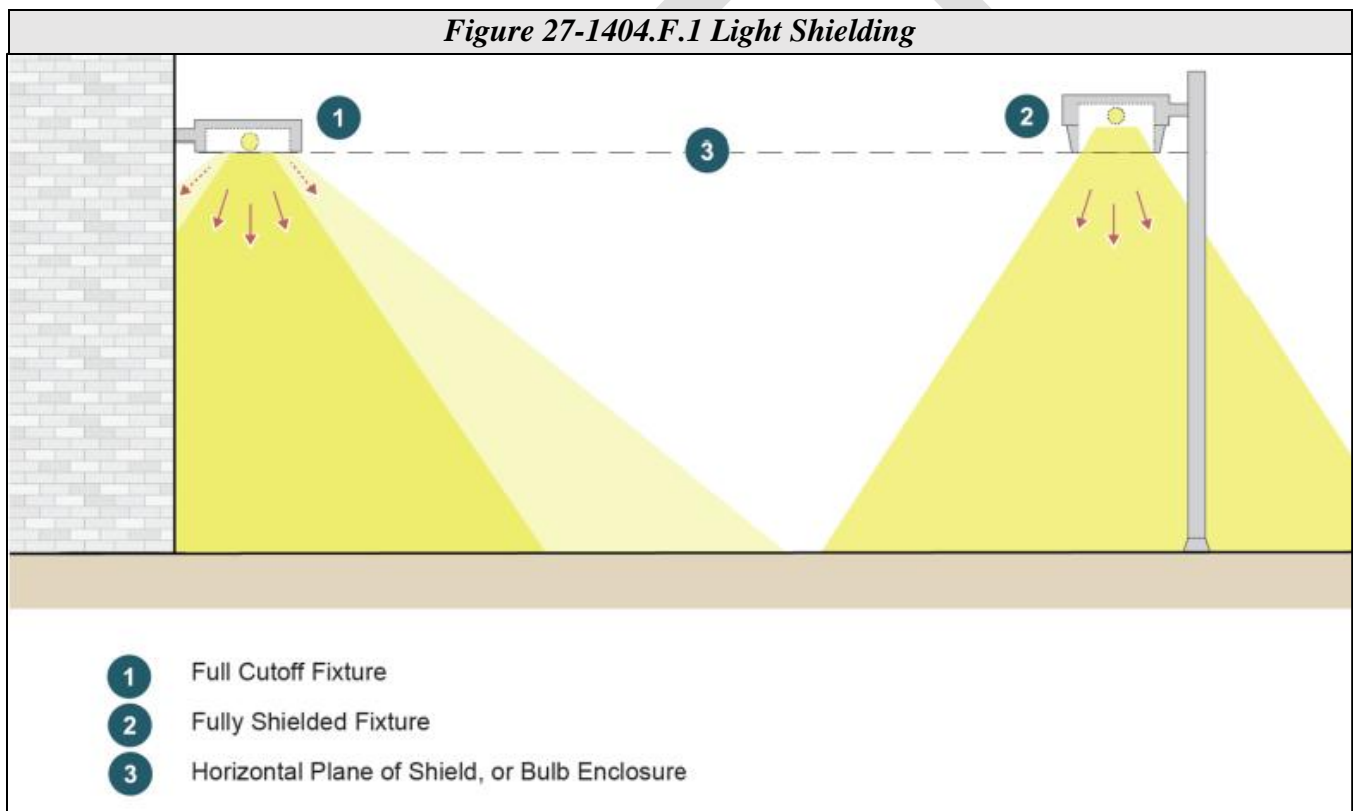
- i. All screening shall be provided at a minimum height of 10 feet and be setback a minimum of 5 feet from the edge of the roof.
 - ii. All roof mounted screening will be provided with access doors or gates to allow maintenance and emergency access to roof mounted systems.
 - iii. Audible screening shall be provided in the following manner:
 - a. Designed to provide a Sound Transmission Class of 35 or greater
 - b. Designed to provide a minimum Noise Reduction Coefficient of 1.0
 - c. Designed to attenuate sound levels at neighboring property lines in accordance with Table 27 § 1404.F.2.
 - d. Screening must be provided on all sides of the sound producing equipment so as to encase such equipment
2. Electrical substations installed specifically for the transmission of power to a Data Center shall be visually screened with a man-made, opaque barrier at a minimum of 12 feet to lessen visual impact. Such screening shall be provided with proper access and ventilation to allow for the proper maintenance and functioning of the substation
3. When noise producing equipment is abutting a residential or agricultural district or use, such equipment shall be placed so that the Data Center is between the affected lot and the equipment.
4. If the Data Center has more than one lot line that abuts a residential or agricultural district or use, the sound producing equipment shall be placed on the side of the Data Center that does not abut the residential or agricultural district or use or the

side that has greatest setback from the affected property line(s) with distance preference going to existing residential uses.

F. Lighting and Sound.

1. Lighting.

- a. A photometric plan shall be provided showing all exterior lighting for the Data Center and shall be designed so as to not produce more than 0.0 foot-candles at any abutting lot line. Any intersection of an access drive to a public road where lighting is required for public safety shall be exempt.
- b. Exterior lighting shall not be mounted higher than 38 feet on a standard or other freestanding support or the exterior of a structure from the lowest adjacent grade. The fixture shall be fully shielded or cutoff so as to direct light at a downward angle and towards the interior of the lot and not equal to or higher than the horizontal plane of the bulb, bulb enclosure, or light shielding (See Figure 27-1404.F.1 Light Shielding).



2. Sound

- a. A sound study shall be provided as part of any Conditional Use submission according to the following requirements:
 - i. Existing ambient noise for a minimum of one 24-hour period of a non-holiday weekday in an active school year at all property lines (24-hour period(s) shall not be more than 9 months prior to submission of sound study)

- ii. Predictive post-construction conditions showing maximum design capacity utilization with maximum acoustic levels at all property lines
 - iii. Provide the following metric information for the 24-hour testing period(s): Leq, L10, L90, Ldn, and Lmax as defined
 - iv. Disclosure of any atypical sound sources present during the study
 - v. Identification of sensitive receptors
 - vi. Identification of those areas with noise levels in excess of those provided in Table 27-1404.F.2
 - vii. Modeling of mitigation measures for those areas identified in 27-1404.F.2.f to include audible screening in compliance with the requirements of 27-1404.E.2, height, placement, material of such screening and any equipment modification or operational adjustments to gain compliance.
 - viii. Modeling of sound levels along all property lines and impacts to sensitive receptors, detailing maximum design capacity utilization with maximum acoustic levels before and after mitigation measures and a report detailing the effectiveness of such mitigation.
- c. The provisions of this Subsection 2 shall not apply in the event of:
1. Testing of auxiliary power systems, including generators, between the hours of 9:00 AM and 4:00 PM EST. Such systems may not exceed 70 dBA during use.
 2. Auxiliary power systems in use during an emergency or primary power system failure.

Table 27-1404.F.2

Maximum Sound Levels for Data Centers at Property Line

Receiving Zoning District	Time of Day	Maximum Permitted dbA Level
Agriculture (AG)	7am to 7pm	Leq = 55 (Daytime)
	7pm to 7am	Leq = 50 (Nighttime)
	24-Hour	L10 = 65 (for a period of no more than 15 minutes in a single 24 hr period)
Residential (R-1, R-2, MHR)	7am to 7pm	Leq = 55 (Daytime)
	7pm to 7am	Leq = 50 (Nighttime)
	24-Hour	L10 = 65 (for a period of no more than 15 minutes in a single 24 hr period)
Commercial (C-1 and C-2)	7am to 10pm	Leq = 60 (Daytime)
	10pm to 7am	Leq = 55 (Nighttime)
	24-Hour	L10 = 70 (for a period of no more than 15 minutes in a single 24 hr period)
Industrial (I-1, I-2, and PR)	7am to 10pm	Leq = 60 (Daytime)
	10pm to 7am	Leq = 55 (Nighttime)
	24-Hour	L10 = 70 (for a period of no more than 15 minutes in a single 24 hr period)

G. Signs.

1. The provisions of Chapter 27 § 1807, Signs authorized in the Commercial and Planning Research Districts, shall apply.
2. When a Data Center is co-located with multiple tenants, Chapter 27 § 1809, Signs for Multiple Tenant Facilities, shall apply.

H. Façade Standards

1. Principal Facades:

- a. Facades shall be consistent in terms of design, material, detail, and treatments.
- b. Facades shall avoid the use of undifferentiated surfaces that result in a monolithic appearance by including two of the following design elements:
 - i. Changes in building height
 - ii. Building step-backs or recesses
 - iii. Building projections, risalits, or avant-corps
 - iv. Fenestrations
 - v. Change in material, pattern, texture, color, or accents
- c. Facades shall be designed so as to provide the appearance of an office building or similar professional space as opposed to a structure for the storing or logistics of computer and technological equipment

2. Secondary Facades:

- a. Facades shall be consistent in terms of design, material, detail, and treatments.
- b. Facades shall avoid the use of undifferentiated surfaces by including the following design elements:
 - i. Fenestrations
 - ii. Change in material, pattern, texture, color, or accents
- c. Facades shall be designed so as to provide the appearance of an office building or similar professional space as opposed to a structure for the storing or logistics of computer and technological equipment

I. Access and Security.

1. Primary access shall be from an arterial or collector street with secondary egress and emergency access provided from any adjacent street.
2. Any gated emergency access route or secondary access route shall be fitted with the “knox-box” type device dictated by the fire department recognized under Chapter 1 Administration and Government, Part 6 Fire Department of the Londonderry Township Code of Ordinances.
3. All fencing, including security fencing, may not exceed 10 feet in height at the highest point of the fencing or any appendages, including but not limited to barb wire.
4. Any non-riverine water source, including but not limited to ponds, lakes, marshes, swamps and similar areas, whether man-made or naturally occurring, shall be fully enclosed with a fence at least 4 feet in height. This includes all Stormwater Management facilities installed in accordance with Chapter 28 of the Londonderry Township Code of Ordinances.
5. Parking spaces shall be provided in accordance with the following and meet all other requirements of Chapter 27, Part 19, Off- Street Parking.
 - a. 1.5 spaces per on-site employee on the largest shift.
 - b. Off Street Loading Facilities.
 - i. 1 space per 125,000 square feet of gross floor area with a minimum of 2 spaces.
 - ii. Off Street Loading Facilities, including loading docks and parking for vehicles of Class 6 or higher rating as defined by the Federal Highway Administration of the US Dept of Transportation, shall be

designed in accordance Chapter 27 § 1912.2 Required Berths for Off-Street Loading, Specifications.

6. All access roads, including emergency access roads, shall have a total lane width of not less than 26 feet, excluding any on street parking areas and shoulder. Cul-de-sacs shall have a diameter of at least 96 feet.
7. A minimum of 1 fire lane intended for aerial apparatus access to roof structures shall be provided. The lane shall be:
 - a. a minimum of 26 feet wide restricted to travel and not including any on street parking areas or shoulder;
 - b. clearly identified with ground markings and post-mounted signs;
 - c. free from any overhead obstructions; and
 - d. able to access the area not less than 15 feet nor greater than 30 feet from the Data Centers and be on the same side of the structure as the access road.
8. A traffic control plan showing planned construction routes for the duration of construction shall be submitted as part of the Conditional Use submission for review. All traffic for the purpose of construction of a Data Center shall access the site via an arterial road and shall not use collector or other minor or secondary street.
9. Any Data Center proposing battery storage systems or any other device or group of devices capable of storing energy for the purpose of supplying electrical energy at a later time, shall demonstrate compliance with the National Fire Protection Association (NFPA) 855, Standard for the Installation of Stationary Energy Storage Systems, and must include in any fire suppression system, components designed specifically for energy storage systems.
10. Each Data Center primary and secondary access point, including emergency access routes, shall provide signage detailing the 24-hour emergency contact for the site, including name and 24-hour phone number, and include the following: Company Name (if applicable), the owner or representatives name, owner/representatives phone number, name of the power company/utility, emergency contact phone number for the power company/utility.

J. Environmental Requirements.

1. Water use.
 - a. Raw Water: No operations for a Data Center or Data Center Accessory Use shall use raw or ground water, except that ground and/or surface water is permitted to be used during construction for dust suppression only.
 - b. Public Water: Applicant shall provide a will serve letter from the public utility confirming that the required quantities will be supplied and shall supply a water needs analysis confirming required quantities.
 - c. Consumptive Water Use & Water Withdrawals: Applicant shall provide a water needs analysis and, if volumes warrant, review and approval from the Susquehanna River Basin Commission (SRBC)
2. All functions of a Data Center or a Data Center Accessory Use shall be served by public water and sewer. No waste water or sewage of any type shall be discharged on site.
3. Auxiliary power systems, including generators, shall not act as the primary power source for a Data Center in any non-emergency situation

4. Any emissions of exhaust, gases, noxious odor or similar shall adhere to applicable State and Federal emission standards and shall be carried on in such a manner that it is not perceptible at or beyond the property line.
5. A decommissioning plan shall be submitted as part of any Land Development submission and shall show how the site will be returned to a neutral state, being a condition that is easily adapted to similar uses, and the handling and removal of any Electronic Waste (also known as “E-Waste”) and/or any other hazardous material that may be present on the site.
6. Woodland disturbances, including alteration or removal of any hedgerows, shall be minimized. No portions of tree masses, tree lines, hedgerows, or individual free-standing trees measuring six (6) inches or greater in diameter at 65” inches above grade shall be removed unless it is clearly necessary to effectuate the proposed development.

§ 1405 Additional Regulations for Data Center Parks.

The following requirements shall be met for the development of a Data Center or Data Center Accessory Use:

A. Reciprocal Restrictive Covenants and Cross Easements.

1. A Data Center Park must be subject to a recorded agreement or other instrument, approved by the Township, permanently restricting the use of the entire parent tract constituting the Data Center Park exclusively for Data Center uses; providing reciprocal easements and covenants necessary for access, utilities, general and emergency access routes, open space, common sound abatement improvements, and stormwater management facilities; and providing for the continued maintenance of the common areas and common facilities for the benefit of all of the sub-lots of the Data Center Park (collectively referred to herein as the “Data Center Restrictive Covenants”) as part of any Subdivision or Land Development Plan for the approval of a Data Center Park. Such Data Center Restrictive Covenants shall provide that the Township shall be considered a third-party beneficiary of the restrictive covenant relating to the prohibition on uses other than Data Center Uses or other restrictive covenants that are conditions of the approval of any Subdivision and Land Development Plan, which provisions shall not be terminated or modified without the recorded consent of the Township. However, any other provisions of such agreement or other instrument may be modified by the owners of the sub-lots of the Data Center Park without the need for Township consent.

B. Area Regulations.

1. The minimum lot size of the parent tract shall be in accordance with § 1404.A.
2. The minimum lot size of an internal lot is 6 acres.
3. The lot width of any internal lot shall not be less than 100 feet at the building setback line.

C. Yard Regulations.

1. Perimeter lot lines of the Park shall be in accordance with § 1404.B.
2. Internal lot lines.
 - a. Front Yard: 75 feet

- b. Side Yard: 50 feet
 - c. Rear Yard: 50 feet
 - d. When a corner lot is formed by an interior lot line, 2 front yards, 1 side yard, and 1 rear yard are required.
 - 3. Accessory uses, including Data Center Accessory Uses, shall meet the following requirements:
 - a. When an accessory use abuts a perimeter lot line, the setback shall conform to § 1404.B.4
 - b. When an accessory use abuts an internal lot line, the minimum setback is reduced to 10 feet. This section applies to parking and loading areas.
- D. Height Regulations.
 - 1. All structures within the Park shall conform to § 1404.C.
- E. Cover Regulations.
 - 1. Overall impervious cover of the parent tract shall conform to § 1404.D.
 - 2. Internal lot coverage may not exceed 75%.
- F. Screening Requirements.
 - 1. Roof mounted equipment and components shall conform to § 1404.E.
 - 2. Ground mounted equipment components shall conform to § 1404.E when equipment and components are visible from any perimeter lot line
 - 3. A screening plan shall be provided as part of any Land Development submission proposing a Data Center Park demonstrating compliance with this Section.
- G. Lighting and Sound.
 - 1. Perimeter lot lines shall conform to § 1404.F.
 - 2. Interior lots and lot lines shall not be required to conform to § 1404.F.
 - 3. A photometric plan and sound study shall be provided as part of any Land Development submission proposing a Data Center Park demonstrating compliance with this Section.
- H. Other Requirements.
 - 1. All lots and areas within the Park shall conform to § 27-1404 General Requirements, Subsection G (Signs) through J (Environmental Requirements).

Section 3. Zoning Map Change

The Code of Ordinance of Londonderry Township, Chapter 27 Zoning, Attachment 10 Zoning Map is hereby amended to remove the identified TND Overlay district and reflect the additional of the Data Center Overlay district (DCO) as identified in the attached Exhibit A.

The parcels included in the DCO at the time of passage of this Ordinance are identified in the attached Exhibit B. Changes in parcel numbers following the date of this Ordinance will not affect the application of the DCO to the land identified in the Zoning Map as in the DCO district.

Section 4. Repealer

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

Section 5. Revisions

The Board of Supervisors does hereby reserve the right, from time to time, to adopt modification of, supplements to, or amendments of its zoning ordinance, including this provision.

Section 6. Severability

In the event any provisions, sections, sentences, clause, or part of this Ordinance Amendment shall be held invalid, illegal, or unconstitutional by a court of competent jurisdiction, such invalidity, illegality, or unconstitutionality shall no affect or impair the remaining provisions, sections, sentences, clauses, or parts of this Ordinance Amendment, it being the intent of the Board of Supervisors that the remainder of the Ordinance Amendment shall remain in full force and effect.

Section 7. Effective Date

This Ordinance Amendment shall take effect and be in force five (5) days after its enactment by the Board of Supervisors of Londonderry Township as provided by law.

DULY ORDAINED and ENACTED this ____ day of _____, 2025, by the Board of Supervisors of Londonderry Township, Dauphin County, Pennsylvania, in lawful session duly assembled.

ATTEST:

**BOARD OF SUPERVISORS
LONDONDERRY TOWNSHIP**

By: _____
Mike Geyer, Secretary

By: _____
Ron Kopp, Chair

EXHIBIT A

DRAFT

EXHIBIT B

DRAFT