

Revised: 10/07/25
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**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 Supervises 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 of 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.

FAÇADE – 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

FAÇADE – 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

DEFINITION OF SCREENING – AUDIBLE UNDER REVIEW

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”.

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. Planning Research~~
3. C-2 Commercial (Shopping Center)
4. I-1 Industrial (Light)

~~B. Permitted Use/By Right~~

- ~~1. C-2 Commercial (Shopping Center)~~
- ~~2. 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 ~~30~~ 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: ~~100~~ 150 feet from the right-of-way line.
2. Side Yard: ~~75~~ 120 feet.
3. Rear Yard: ~~75~~ 120 feet.
- ~~4. Buffer yards shall meet the requirements in Chapter 27 § 1609.5 Buffer Yards.~~
4. Accessory uses and structures including Data Center Accessory Uses, shall be setback at least ~~50~~ 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 ~~120~~ 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. A buffer yard shall be provided where a Data Center or Data Center Accessory Use abuts a residential or agricultural zone or use and 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 12 feet and shall have a 1:3 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, with proper species for the purpose that are native to the region.
- iv. Screen plantings shall be 12 feet in height and provide a visual blockage within 2 years of planting from the top of the berm to minimum height of 12 feet, such visual blockage shall be maintained year-round.
 - 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. These requirements may be subject to modification by the Board of Supervisors if an applicant can show, as part of a condition use hearing, that the existing vegetation can adequately act as a plant screening or that same result can be achieved through modification to these requirements.

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 the roof and excludes any mechanical or accessory equipment, facades and/or parapets.
- 2. No mechanical or accessory equipment mounted on the roof may exceed 10 feet in height from the top edge of the roof.

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.

**AUDIBLE SCREENING
PROVISIONS ARE UNDER
REVIEW**

b. Roof Mounted

- i. All screening shall be provided at a minimum height of 10 feet and be setback and equal distance to the height for a 1:1 Ratio.
- ii. All roof mounted screening will be provided with access doors or gates to allow maintenance and emergency access to roof mounted systems.
- iii. Screening shall be provided on all sides of the structure

**AUDIBLE SCREENING
PROVISIONS ARE UNDER
REVIEW**

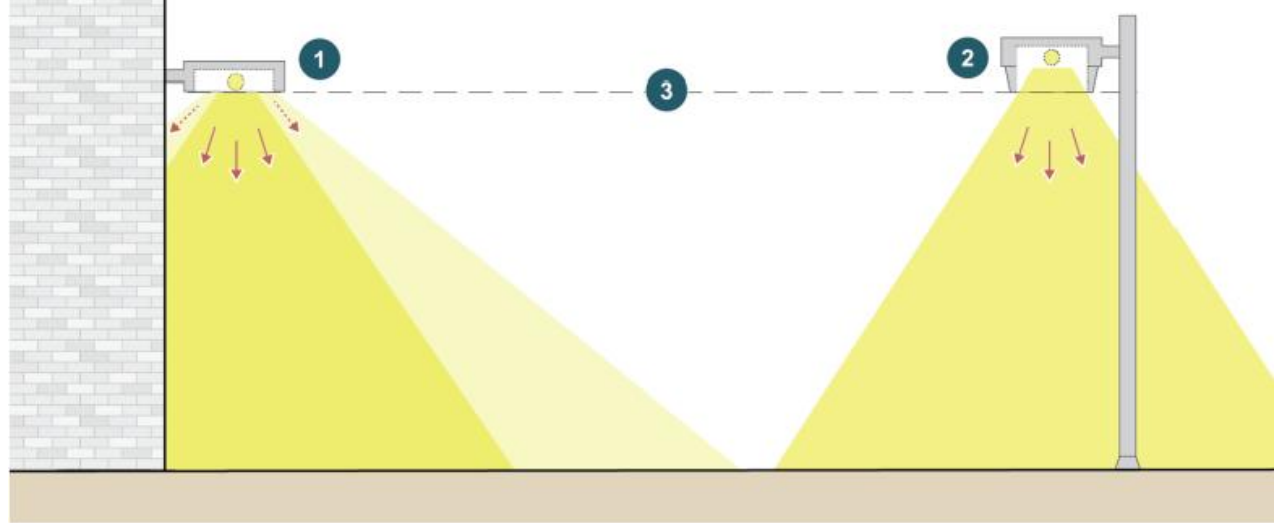
3. Electrical substations installed specifically for the transmission of power to a Data Center shall be visual screened with a man-made, opaque barrier at a minimum of 12 feet to lessen visual impact. Such screening shall be provided with proper access and ventilation to allow for the proper maintenance and functioning of the substation
4. 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.
5. 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 .25 0 foot-candles at any abutting lot line or right of way line.
- 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).

Figure 27-1404.F.1 Light Shielding



- 1 Full Cutoff Fixture
- 2 Fully Shielded Fixture
- 3 Horizontal Plane of Shield, or Bulb Enclosure

**SOUND PROVISIONS UNDER
1404.F.2 ARE UNDER REVIEW**

SOUND PROVISIONS UNDER 1404.F.2 ARE UNDER REVIEW

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. 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: Applicant shall provide proof of review and approval from the Susquehanna River Basin Commission (SRBC) for all projects that will have ground and/or surface water consumption of 20,000 gpd or more and shall supply a raw water needs analysis showing required quantities from any private or public source.~~

a. Raw Water: No operations for a Data Center or Data Center Accessory Use shall use raw or ground water

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. ~~Public water and sewer shall be provided for all sanitary facilities.~~ 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. 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.

4. 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.

5. An Environmental Impact Assessment Report shall be submitted as part of any Conditional Use submission.

a. The assessment shall be prepared by a professional engineer, ecologist, environment planner, or other qualified individual. An assessment shall include the following and be of adequate data and detail for the Township to assess the environmental impact.:

i. A description of the proposed use, including location

ii. Relationship to other projects or proposals

iii. Comprehensive description of existing and probable future effects

iv. Environmental elements most likely to be affected

v. Potential regional effects and ecological interrelationships

vi. Impact on public resources by the proposed use

b. Without limiting the foregoing, the assessment shall address air pollution impacts and emissions from site operations. The applicant shall identify all stationary and mobile sources, including generators, that create fine particulate matter of PM2.5 or smaller, volatile organic compounds, and nitrogen oxides at the site. The applicant shall specify best management practices for preventing and reducing the concentrations of air-polluting emissions at 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~~ 10 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.C.7.~~ 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 ~~H~~ 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