

Proposed Data Center Zoning Ordinance

What the draft would allow — and the safeguards it would require

Summary for Oct. 6 public discussion

Source document dated Sept. 25, 2026

The Township is writing the rules before any data center proposal exists

CURRENT STATUS

No specific proposal

No data center development proposal is currently before the Township.

This is rulemaking — not project approval.

- 01 The current ordinance has a gap**
Existing zoning rules do not specifically address data centers.
- 02 State law requires a reasonable path**
The Board began a municipal curative amendment after identifying the omission.
- 03 Standards should exist before an application**
The amendment would establish the location, review process and enforceable safeguards in advance.

Any future proposal would still require Conditional Use and land-development review.

The Oct. 6 public discussion is the next step in a 180-day cure period

TENTATIVE TIMELINE • SOURCE DOCUMENT AS OF AUG. 21, 2026

START THE CURE

**JUL
28**

Board started municipal curative-amendment process.

AUG 25

Required resolution identifying the ordinance sections to cure, approved.

DEVELOP THE DRAFT

**SEP
14**

Building & Zoning subcommittee discussed a draft.

NEXT STEP

OCT 6

Public discussion + possible authorization to begin formal adoption.

FORMAL REVIEW

**NOV
18**

LGPC considers the draft and comments, then recommends action to the Board.

DEC 8

Board public hearing to consider adoption.

COMPLETE THE CURE

JAN 12 / 19

Contingency Board meeting if final action is still needed.

JAN 24

180-day MPC cure period ends.

If authorized Oct. 6, staff will complete the draft ordinance and send the draft to Montgomery County Planning Commission for its 30-day review.

The ordinance would allow data centers — but only under a controlled path

**Allowed
does not
mean
automatic.**

Every proposal would have to pass a public review gate and meet detailed operating standards.

1

Limited geography

Permitted only in the F-Industrial District.

2

Conditional Use review

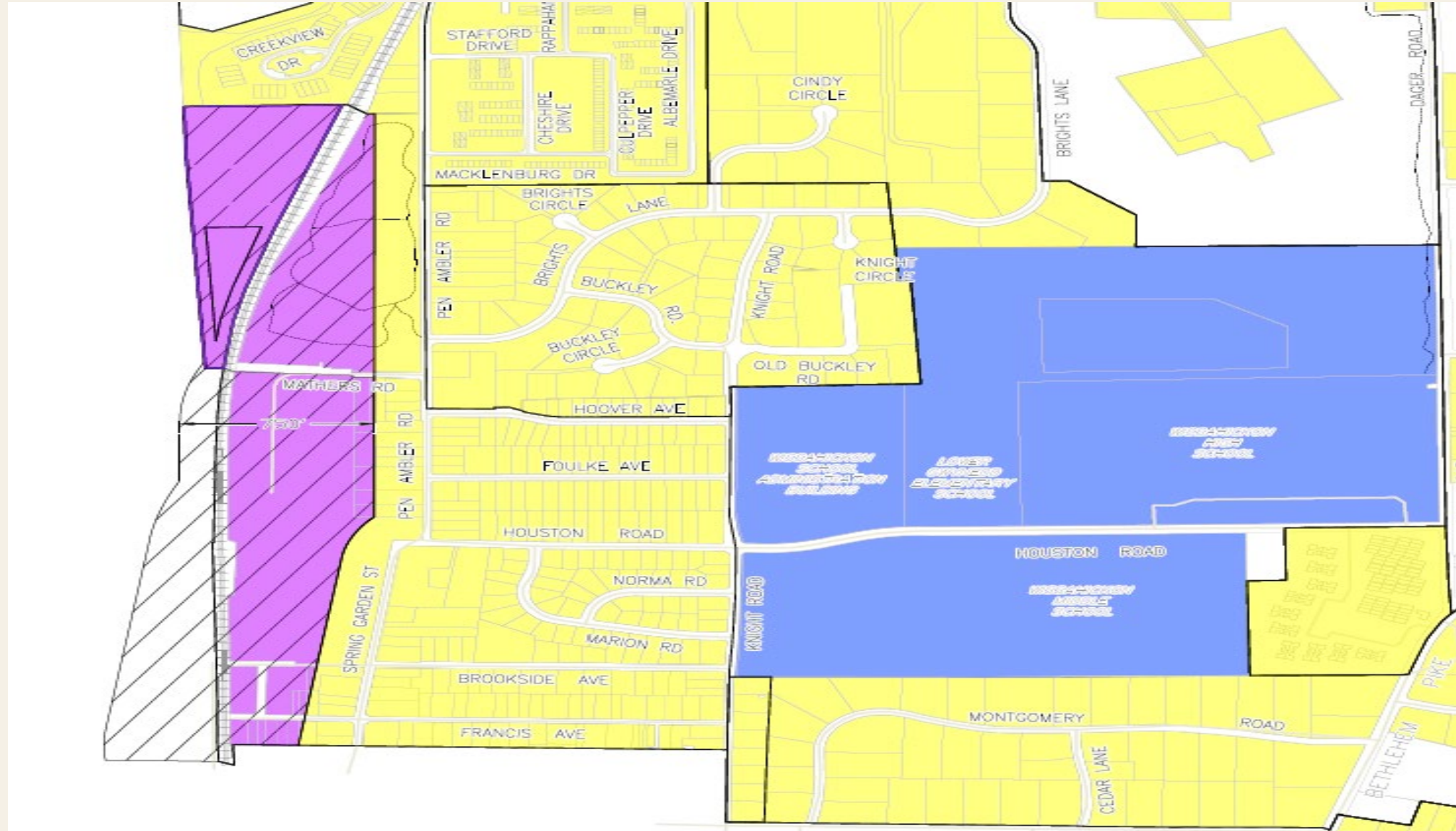
Board of Supervisors review and approval before land development can proceed.

3

Detailed safeguards

Rules for siting, design, noise, utilities, emergency response and closure.

ZONING MAP: F-Industrial District

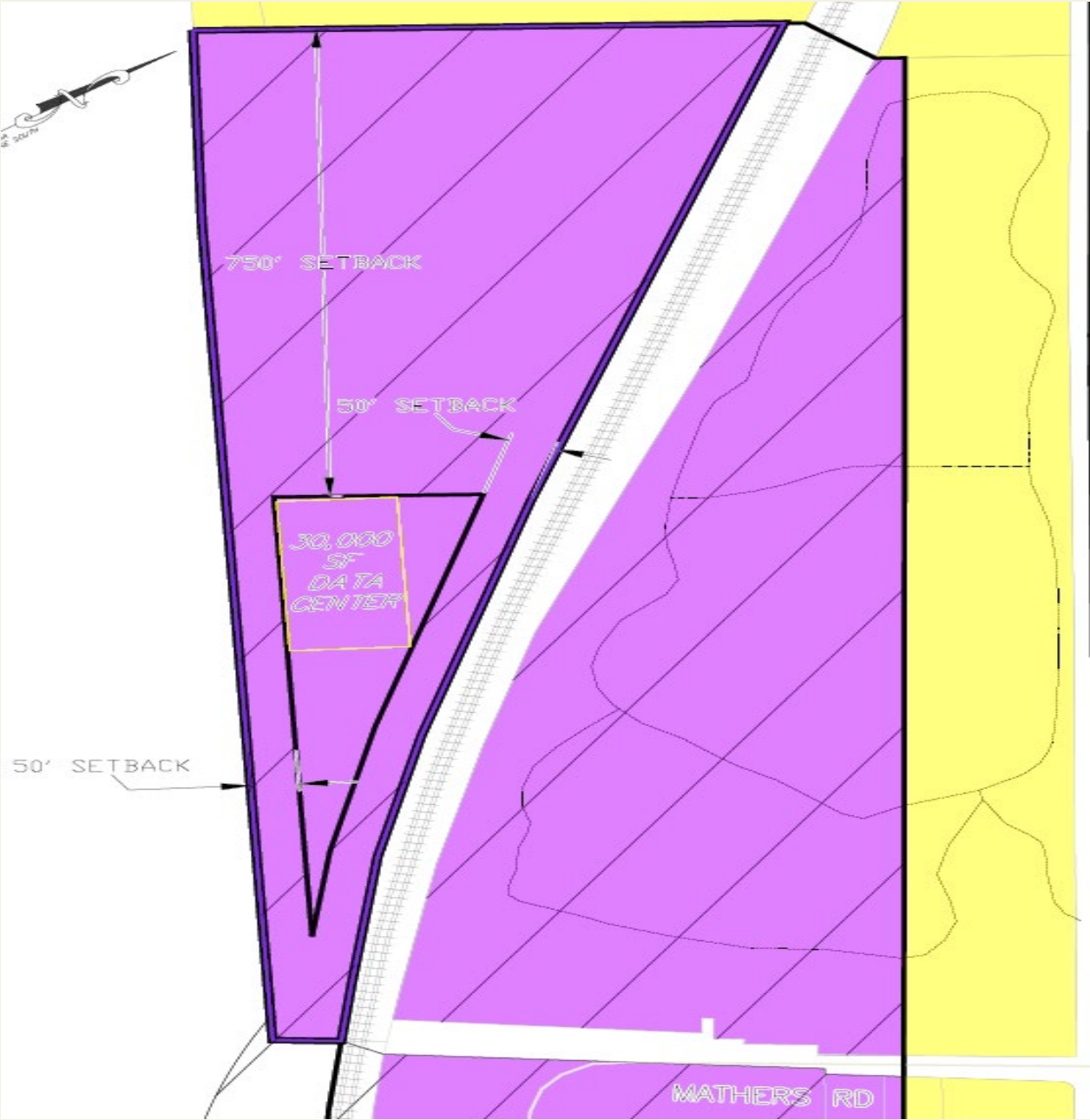


Only one industrial area is identified



The summary identifies the southeastern portion of 500 Railroad Ave. within the F-Industrial District.

ZONING MAP: F-Industrial District



A 750-foot setback and screening create distance from homes

ILLUSTRATIVE — NOT TO SCALE



- Vegetated buffers and enhanced screening near homes
- Emergency access must meet fire-access requirements

Utilities must be proven before a project can move forward

01

Public service

Electric, water and sewer service must come from public utilities.

02

Capacity proof

The applicant must document sufficient capacity for the proposed facility.

03

Applicant pays

Any required utility improvements are provided and funded by the applicant.

04

Lower-water cooling

Closed-loop cooling is required unless an alternative uses less water and energy.

The burden of demonstrating readiness — and funding needed upgrades — stays with the applicant.

Noise is checked before opening — and every year after

SOUND STUDIES



If the facility misses the noise limits, corrective measures are required.

Vibration analysis required.

Emergency and technical plans put impacts on the record

7

required studies and plans

Each submission gives reviewers a specific basis for questions, conditions and enforcement.

SITE + SYSTEMS

- Detailed Site Plan
- Traffic Impact Study
- Energy Usage Plan
- Thermal Impact Plan

SAFETY + COMMUNITY IMPACT

- Sound Studies
- Vibration Study
- Emergency Response Plan

Also required: fire and emergency-response training provisions.

Backup power and hazardous materials face operating limits

BACKUP GENERATORS

Emergency use only

Generators cannot serve as routine or supplemental power. Routine testing and maintenance must occur within specified hours.

MATERIALS + CAPACITY

Controls start with documentation.

- 01** Restrictions govern hazardous-material storage and handling.
- 02** Applicants must document adequate electrical capacity.

Decommissioning safeguards follow the property beyond operations

12
months

General deadline to dismantle
and remove an abandoned
facility.

01

Operations cease

The closure process begins when the facility is abandoned.

02

Township notified

The owner must notify the Township.

03

Facility removed

The facility is generally dismantled and removed within 12 months.

04

Site restoration secured

Financial security funds decommissioning and restoration; the amount is reviewed periodically.

Safeguards are built into every stage

**A narrow location.
A public approval gate.
Requirements that continue
through closure.**

The draft creates checkpoints residents can see, reviewers can test and the Township can enforce.

BEFORE APPROVAL

Location, studies, capacity

DURING DESIGN

**Setback, screening,
access**

DURING OPERATION

**Noise, vibration, generator
limits**

AT CLOSURE

**Notice, removal, financial
security**

Questions? Discussion
