

ORDINANCE NO. _____

AN ORDINANCE OF LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP OF LOWER GWYNEDD ZONING CODE, PART TWELVE PLANNING & ZONING TITLE SIX CHAPTER 1287 TO INCLUDE DATA CENTERS AS A CONDITIONAL USE IN THE F-INDUSTRIAL DISTRICT (F), AND CHAPTER 1250 DEFINING DATA CENTERS AND ASSOCIATED FACILITIES

WHEREAS, Lower Gwynedd Township, Montgomery County (the “Township”), previously adopted a Zoning Ordinance set forth in Chapters 1250-1299.99 of the Township of Lower Gwynedd Code, as amended, to promote and protect the public health, safety, and general welfare; and

WHEREAS, the Board of Supervisors desires to amend the Township’s Zoning Ordinance to define and regulate Data Centers and associated facilities and to provide for Data Centers as a conditional use in the F-Industrial District; and

WHEREAS, Data Centers may involve substantial buildings and accessory mechanical, electrical, cooling, utility, and emergency power equipment and may create land-use impacts relating to noise, electrical infrastructure, water consumption, wastewater, visual impacts, emergency access and fire protection, heat rejection, compatibility with adjoining residential uses, and decommissioning; and

WHEREAS, the Board of Supervisors finds that reasonable standards governing the location, design, operation, and decommissioning of Data Centers are appropriate to promote compatible and orderly development and to protect the public health, safety, and general welfare.

NOW THEREFORE, IT IS HEREBY ENACTED AND ORDAINED by the Board of Supervisors of Lower Gwynedd Township, Montgomery County, Pennsylvania, as follows:

SECTION 1: LEGISLATIVE INTENT AND BACKGROUND

The Preamble set forth above is incorporated into this Section as establishing the legislative intent and background of the Ordinance.

SECTION 2: AMENDMENT TO SECTION 1250.04, DEFINITIONS

Section 1250.04, DEFINITIONS, of the Code of Lower Gwynedd Township, Montgomery County, shall be amended to include the following definitions:

DATA CENTER: A principal use of a building or property for the operation of computers, servers, telecommunications equipment, data storage and processing

systems, network hardware, and related equipment used primarily to process, transfer, and/or store information to or from off-site locations. A Data Center may include accessory infrastructure and equipment customarily associated with such use, including cooling systems, backup power generators, and electrical equipment and substations. This definition does not include computers, servers, telecommunications equipment, or similar equipment that is customarily accessory to and primarily serves another principal use on the property, such as servers serving an office building located on the same property.

DATA CENTER ACCESSORY USE: A use or structure that is customarily subordinate and incidental to a Data Center and located on the same tract or on adjacent parcels developed as a unified Data Center development. Data Center Accessory Uses may include, but are not limited to:

- a. Back-Up Energy Generation. Equipment used to provide backup or emergency power to a Data Center. Any generation system designed or used to supply power exclusively to a Data Center during normal operations including solar, wind, fossil fuel, geothermal or nuclear energy generating systems, shall not be considered part of the Data Center use and shall not constitute a Data Center Accessory Use. Such systems shall be considered a separate industrial use and shall be subject to the zoning regulations applicable to such use
- b. Electrical substations
- c. Domestic wastewater facilities and non-contact cooling water and wastewater treatment facilities
- d. Water towers
- e. Pump stations
- f. Heating, ventilation, air-conditioning, and cooling equipment and cooling towers

OUTDOOR BACKUP POWER EQUIPMENT: Outdoor mechanical or electrical equipment that provides backup or redundant power capacity to a Data Center. Outdoor Backup Power Equipment shall be accessory to the Data Center and located on the same tract or on adjacent parcels developed as a unified Data Center development.

SECTION 3: AMENDMENT TO F-INDUSTRIAL DISTRICT, SECTION 1287.02

Section 1287.02, PERMITTED USES BY CONDITIONAL USE, of the Code of Lower Gwynedd Township, Montgomery County, shall be amended to include the following as a Conditional Use in the F-Industrial District, Data Centers and accessory uses specific to Data Centers as defined in 1250.04 shall be permitted when authorized by Conditional Use pursuant to section 1298.07 and the additional conditional use requirements set in Section 1287.09.

- j. Data Centers and accessory uses specific to Data Center uses as defined in 1250.04 shall be authorized by Conditional Use pursuant to section 1298.07 and in accordance with section 1287.09.

**SECTION 4: AMENDMENT TO F-INDUSTRIAL DISTRICT, SECTION 1287.09-
CONDITIONAL USE STANDARDS FOR DATA CENTERS**

- (a) Data Centers shall be permitted by Conditional Use only in the F-Industrial District. When filing a conditional use application for a Data Center, the plan must be sufficiently detailed and all the required information identified below must be submitted so that the Board of Supervisors can adequately review the proposal. The Board of Supervisors may require additional information when necessary to evaluate an application. While both a conditional use application and a preliminary land development application can be submitted concurrently, conditional use approval shall not constitute preliminary or final land development approval.
- (b) Data Centers shall submit with the Conditional Use Application elevations/renderings of all principal building facades visible off-site; No more than 80 percent of a principal building facade may consist of one building material, color, texture, or pattern.
- (c) In addition to all applicable underlying Zoning District regulations, a Data Center shall meet the following specified design criteria set forth herein. Where two dimensional or performance standards regulate the same subject, the standard imposing the greater restriction upon development shall control.
 - a. Setback Requirements. A Data Center shall adhere to a minimum 50-foot setback for all front, side and rear yards. Said setbacks shall be for all structures (including, but not limited to, buildings, loading docks, mechanical and electrical equipment, cooling equipment, air compressors). A Data Center shall adhere to a minimum setback requirement of at least 750 feet for any yard abutting a residential district. In no event shall any of these structures be erected within any required buffer yard.
 - b. Data Center Accessory Structures must be located entirely within the permissible building envelope.
 - c. Building Coverage. Building coverage for Data Centers shall not exceed 35%.
 - d. Building Spacing. The distance at the closest point between any buildings shall not be less than 50 feet for Data Centers. For Data Centers the principal building facades shall require a horizontal offset of at least ten feet at intervals of no more than 150 linear feet (measured horizontally) of

principal building façade.

- e. Access. All site access shall be suitable for emergency response purposes and comply with Section 503 of the International Fire Code pertaining to Apparatus Access Roads.
 - i. The Lower Gwynedd Fire Marshal is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road.
 - ii. Fire apparatus access road shall completely encircle the building providing access to all sides of the building.
 - iii. Specifications for fire apparatus access roads shall be installed and arranged in accordance with Section 503.2.1 through 503.2.8 of the International Fire Code.
- f. Buffer yards. All Data Centers shall comply with the landscaping requirements of Section 1287.08 (c) and provide a 25-foot-wide vegetated buffer along all property lines. Data Centers adjacent to a residential district shall also adhere to the following additional requirements:
 - i. A minimum 100-foot-wide vegetated buffer is required along any property line abutting a residential district.
 - ii. Buffer yards shall include a vegetated screening buffer. The screen buffer plantings are intended to form an impenetrable visual screen and shall include a variety of evergreen species to prevent monoculture planting. 100% of required screening trees must be evergreen, using multiple evergreen species.
 - iii. Evergreen trees used in the screen planting shall be at least eight (8) feet high when planted and shall be of such species as will produce a dense visual screen at least ten feet high within five years. Deciduous canopy trees and/or flowering trees, and evergreen shrubs are encouraged to provide complete screening and visual appeal, in addition to the required evergreen trees. Shrubs shall have a minimum height of 36 inches when planted.
 - iv. The following note shall be placed on the conditional use plans and on the recorded land development plan "Plant materials shall be permanently maintained and any plant material which dies shall be replaced by the landowner".

- v. The buffer yard may overlap the required side, front and rear yards for building setback, and in case of conflict, the larger yard requirements shall apply.
- g. Screening of mechanical and Electrical Equipment. All Data Centers shall comply with the following requirements:
 - i. All mechanical and electrical equipment necessary for cooling, ventilating, or otherwise operating the facility, including power generators or other power supply equipment, must be located in a fully enclosed building, unless the applicant demonstrates, based on manufacturer specifications or a certification by a licensed professional engineer, that full enclosure is not mechanically feasible.
 - ii. Any mechanical and/or electrical equipment that cannot be fully enclosed shall be screened. This screening may be provided by a principal building or existing vegetation that will remain on the property or is within a recorded landscaping/buffer easement on an adjacent property, and such easement shall benefit the data-center parcel and Township; running with the land; prohibiting removal of required screening; granting inspection/enforcement rights; and requiring replacement of dead vegetation. Mechanical and electrical equipment not screened by a principal building or existing vegetation shall be screened by 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.
 - iii. Fencing of the property is permitted provided that fencing along public and private roadways or adjacent to residential uses or residential districts shall not be chain-link, with or without slatted inserts, and shall not include barbed wire or other similar visibly intrusive deterrence devices. Fences shall not exceed eight-feet in height.
- h. Utility substations. Electrical substations or other utility substations necessary to serve the Data Center shall be considered an accessory part of the Data Center use and shall be screened from all adjacent public roads. All other buffering and landscaping requirements per this Chapter and all other applicable chapters of the Code of Lower Gwynedd Township shall still apply.
- i. Utility Review. The proposed use shall be served by public utilities including electric, water, and sewer. The applicant shall provide the Township:
 - i. Written documentation from the serving electric utility, and from PJM

- Interconnection, L.L.C. if applicable to the proposed service arrangement, confirming the status of any required utility or transmission studies or approvals and identifying any known system upgrades required to serve the proposed Data Center.
- ii. A will serve letter dated within three to six months of the conditional use application from the public utility provider of water and sewer is required.
 - iii. A written assessment by a certified professional in the field of engineering, hydrogeology, and/or utility design that there is sufficient capacity available to serve the proposed development plus improvements reasonably necessary to mitigate the development's proportionate impact on electric, water and sewer consumption. Wastewater capacity shall consider wastewater management and treatment from any domestic wastewater, as well as any wastewater used for cooling or industrial purposes. If the assessment identifies a detrimental impact or threshold where utility capacity is not sufficient, the applicant shall provide, at its own expense, the necessary systems to eliminate any limits or system constraints to accommodate the proposed use.
 - iv. Data centers shall be designed to include a closed-loop water circulation system to cool data center processing equipment. An applicant may propose an alternative cooling system that can be demonstrated to use less water and energy than closed-loop systems.
 - v. Full disclosure of all additives used in closed-loop cooling systems is required. PFAS, PFOS, or any substance prohibited by applicable federal or Commonwealth law or permit is prohibited. Where a cooling system has a permitted discharge, testing and reporting shall be conducted in accordance with the applicable permit, and the results shall be furnished to the Township. Imported water or treated industrial effluent as a coolant is prohibited.
 - j. Hazardous materials. All Data Centers shall comply with the following requirements:
 - i. Data Centers shall not have any tank for the storage of flammable or otherwise hazardous material within one hundred (100) feet of any property line.
 - ii. Any storage of hazardous materials must demonstrate compliance with all applicable PA DEP standards and shall implement all necessary spill containment systems and environmental protection measures to prevent groundwater or soil contamination.

- k. Back-Up Power supply.
 - i. Backup Use Only. Generators serving a Data Center shall be used solely as backup or emergency power in the event of an interruption or failure of the normal electrical supply.
 - ii. Routine Testing and Maintenance. Routine testing, exercising, inspection, and maintenance of generators shall be permitted only Monday through Friday, between 9:00 a.m. and 4:00 p.m., excluding holidays.
 - iii. Emergency Operation. The restrictions in subsection ii. shall not apply when generator operation is necessary due to an actual interruption or failure of the normal electrical power supply or to protect life, safety, or critical equipment.
 - iv. Noise Compliance. All generator operations, including testing and maintenance, shall comply with the applicable noise standards of this Ordinance.
- l. Sound/noise. All Data Center uses shall comply with the following requirements.
 - i. Sound Level (Noise)
 - a. The sound level at the property line of any property containing a residential use shall not exceed forty (40) dBA between the hours of 10:00 p.m. and 7:00 a.m. The sound level at the property line of any property containing a residential use shall not exceed sixty (60) dBA during the daytime hours.
 - b. The sound level at the property line of any property not containing a residential use shall not exceed sixty (60) dBA between the hours of 10:00 p.m. and 7:00 a.m. The sound level at the property line of any property not containing a residential use shall not exceed seventy (70) dBA during the daytime hours.
 - c. Low Frequency sound level at the property line shall not exceed sixty (60) dBC Leq (1-hour) between the hours of 10:00 p.m. and 7:00 a.m. The low frequency sound level at the property line shall not exceed seventy (70) dBC Leq (1-hour) between the hours of 7:00 a.m. and 10:00 p.m. Clearly perceptible low-frequency tonal noise shall require mitigation regardless of overall dBC compliance, as determined by the Professional Acoustical Engineer based on clearly perceptible tonal characteristics. Limits apply under simultaneous

operation of all generators, cooling systems, and mechanical equipment.

- d. Tonal Noise Limit. In addition to the requirements that low-frequency sound at any receiving property line shall not exceed sixty (60) dBC Leq (1-hour) in the evening and seventy (70) dBC Leq (1-hour) during the day, the facility shall not produce a prominent discrete tone at any receiving property line. Tonal prominence shall be determined using the objective tonal-audibility method in ISO 1996-2, Annex J, or its expressly adopted successor edition. A tone shall be deemed noncompliant when the method identifies it as prominent under the applicable criteria. Compliance shall be demonstrated through narrowband frequency analysis conducted by a Professional Acoustical Engineer under representative worst-case operating conditions, including simultaneous operation of relevant cooling and electrical equipment. The operator shall implement corrective measures and repeat testing upon a finding of non-compliance.
- e. Short term tonal or impulsive noise exceeding the above the limits by 5 dBA or more shall constitute a violation.
- f. The Township may require additional noise and vibration testing upon receipt of substantiated complaints or following material modification, replacement, or addition of mechanical equipment, cooling systems, generators, or other vibration-generating equipment.
- g. If initial monitoring or complaints indicate a probable violation, the Township may require interim mitigation measures, which may include operational modifications, equipment limitations, or temporary curtailment of specific noise producing activities until compliance is demonstrated.
- h. Sound that is produced for not more than a cumulative period of one (1) minute in an hour may exceed the above standards by a maximum of ten (10) dBA.
- ii. The maximum sound levels listed above do not apply to emergency alerts, emergency work to provide electricity, water, or other public utilities when public health and safety is involved, snow removal, or road repair.
- m. Required plans and studies. The following plans and/or studies shall be provided with all conditional use applications. Plans/Studies must be

completed within 24 months of application date.

- i. The applicant shall furnish a traffic impact study prepared by a professional traffic engineer, in accordance with the Township Subdivision and Land Development Ordinance. The traffic impact study must contain evaluations conducted multiple times per day and such evaluations must be conducted during the school year.
- ii. A vibration study shall be provided evaluating vibration resulting from Data Center equipment, including fans, pumps, chillers, generators, and other mechanical equipment, at the property line and identifying any mitigation necessary to avoid unreasonable vibration impacts on adjoining properties. This study shall be prepared by a professional experienced in vibration analysis. Vibration shall be evaluated using two distinct criteria: (a) Building Damage: Ground vibration shall not exceed 0.2 to 0.5 inches per second peak particle velocity (PPV), measured in accordance with USBM RI 8507 or successor standard: and (b) Human Perception: Vibration levels shall not exceed 65 VdB, measured in accordance with ISO 2631-1 or successor standard.
- iii. A site plan shall be submitted to the Township Board of Supervisors for use at the Board of Supervisors hearing during which the project will be reviewed. The site plan shall be prepared in accordance with all Township zoning and land development standards and shall show building dimensions and placement, internal circulation, landscaping, and all other pertinent design information needed for the complete review of the project.
- iv. Preliminary Sound Study. The applicant shall conduct a Preliminary Sound Study. Such study shall be submitted with the conditional use application to the Township for project approval. The applicant shall demonstrate during the conditional use process that sound and vibration impacts can be adequately mitigated. The Preliminary Sound Study shall meet the following requirements:
 - a. The study shall be conducted by a professional Acoustical Engineer.
 - b. The study shall be conducted using Sound Level Meters described in ANSI S1.4-2014, as amended, and using generally accepted criteria and shall establish maximum sound limits.
 - c. The study shall identify and recommend the range of sound reducing materials or systems that will be needed to meet the

maximum sound limits established in section 1287.09 (1)(i).

- d. The study shall include a frequency analysis including measurements across octave or one-third (1/3) octave bands. The study shall demonstrate compliance with maximum sound limits established in section 1287.09 (1)(i) under normal operating conditions.
 - e. The study shall identify all measurement locations, instrumentation used, calibration documentation, testing methodology, operational conditions during testing, and meteorological conditions.
 - f. The study shall include representative ambient sound measurements under conditions reasonably expected to affect the sound analysis. Measurements shall be taken at locations and elevations appropriate to evaluate compliance with the sound limits established in Section 1287.09(1)(i).
 - g. Applicants must submit the make, model, and manufacturer specifications sheets for all equipment associated with the Data Center. These specifications must identify expected sound and vibration levels allowing the Township to verify whether the proposed mitigation measures are realistic.
 - h. The study shall address low-frequency and tonal noise impacts, including compliance with applicable dBC limits set forth in Section 1287.09 (1)(i).
 - i. Simultaneous operation assumption. All noise evaluations, studies, modeling, and compliance determinations shall assume the concurrent operation of all generators, cooling systems, mechanical equipment, and other noise producing devices operating at maximum rated capacity, unless a more restrictive operating condition is required by approval.
- v. Interim Sound Study. Interim Sound Study shall be conducted in the same manner as the Preliminary Sound Study in the above section (d) during the building permit process based upon the proposed user or users of the data center and associated equipment depicted on the building plans. The Interim Sound Study shall confirm compliance with the sound limits and frequency analysis established in the Preliminary Sound Study. The sound reducing materials or systems recommended by the interim sound study shall be incorporated into the construction plans for the data center.

- vi. **As-Built Sound Study.** The applicant shall conduct an As-Built Sound Study within six (6) months of the issuance of a certificate of occupancy for the facility and the initiation of facility operation and then annually thereafter. The Study shall be performed in the same manner as the Preliminary Sound Study and shall meet the following requirements.
 - a. The study shall confirm compliance with the sound limits and frequency analysis established in the Preliminary Sound Study and must comply with the noise levels set in Section 1287.09 (1)(i).
 - b. Include measurements taken during normal operations, peak cooling load, and during operation of emergency generators under load. Sound measurements shall be taken at all property lines.
 - c. Should the study determine that the facility sound levels exceed the maximum sound limits established in Section 1287.09(1)(i), the As-Built Sound Study shall identify further sound-reducing materials or systems that will be needed to meet the established maximum sound limits.
 - d. If the As-Built Sound Study demonstrates non-compliance with any applicable noise or vibration standard, the applicant shall, within thirty (30) days of written notice from the Township, submit a corrective action plan prepared by a Professional Acoustical Engineer. All violations shall be fully remediated within a timeframe approved by the Township, but in no event later than sixty (60) days following Township notice of non-compliance.
 - e. Upon the installation of additional sound-reducing materials or systems, the applicant shall conduct an updated As-Built Sound Study to confirm that the facility complies with the maximum sound limits and frequency analysis established in the Preliminary Sound Study and the noise levels set in Section 1287.09 (1)(i).
- vii. **Emergency Response Plan.** The applicant shall submit an Emergency Response Plan (ERP) prepared by an Emergency Management Specialist. The ERP shall:
 - a. Be submitted to the Lower Gwynedd Township Fire Marshal, Emergency Management Coordinator, Police

Department, and the Wissahickon Fire Company for review and comment as part of the conditional use process. A written determination regarding the adequacy of the ERP from the Fire Marshal and Emergency Coordinator is required.

- b. The plan shall include a Fire Safety and Evacuation Section prepared in accordance with Lower Gwynedd Township's Fire Code Section 404, 404.2.1 and 404.2.2 and/or the most current version of the International Fire Code as amended. The plan shall also include detailed procedures for fire suppression, containment, and ventilation.
- c. The ERP must include an evaluation of the access roads and hydrant locations within the site to ensure suitable access for emergency equipment within the site.
- d. Emergency response training shall be conducted annually for employees based on the procedures prepared in accordance with Lower Gwynedd Township's Fire Code Section 404. At least one training annually shall include first responders for the facility (police, fire, and EMS). Records of training and post-training reviews shall be maintained for the full duration of occupancy. The Data Center user will be financially responsible for all training conducted.
- e. Include provisions for annual fire safety inspections demonstrating compliance with fire safety standards to be performed by the Township Fire Inspector.
- f. Plan Maintenance and Availability (Fire Code Sec 404.3, 404.2.4). Plan shall be reviewed and updated annually or as necessary by changes in staff, occupancy or physical arrangement of the building. This Plan shall be available to the workplace for reference and review by employees and copies shall be furnished to the Fire Code Official and/or the Emergency Management Coordinator for review upon request.
- g. A note shall be added to the Land Development Plan that states "The Township assumes no responsibility for the adequacy of the ERP and reserves the right to require additional documentation or certifications."

- viii. Energy Usage Plan shall be submitted as part of the conditional use application. This plan shall include a study of renewable or alternative energy opportunities. The plan shall document the anticipated energy demand and sources of electricity for the proposed Data Center and whether renewable and alternative energy measures are to be implemented into the development.
- ix. Thermal Impact Plan shall be submitted as part of the conditional use application. The informational plan shall include methods for managing and mitigating heat emissions associated with the Data Center.
- n. Decommissioning, remediation, and disposal. It shall be the Data Center owner's responsibility in the event of abandonment that the site be restored to a condition which existed prior to the project or the facility altered in a manner that will allow for a beneficial reuse of the property. This would involve the removal of all equipment, structures, containment ponds, roads, paving, and associated facilities and improvements that are no longer in use or cannot be reasonably reused. A decommissioning agreement will be required to be executed between the Township and the Data Center owner prior to the recordation of a land development plan to ensure the requirements within this section are met within twelve (12) months of the date of abandonment as defined in subsection a. below.
 - i. The Data Center owner is required to notify the Township within 30 days of abandonment of the operation. In the absence of such notice abandonment shall mean a six-month continuous period of non-operation. The date of abandonment shall be the date of the Data Center owner's notification to the Township or the last day of the six-month period of non-operation if notice is not received.
 - ii. If the Township has cause to believe the operation has been abandoned, the Township shall provide notice to the Data Center owner. The Data Center owner shall have ninety (90) days to respond and demonstrate that the system is operational or provide reasonable cause for discontinued operations and the proposed remedy for returning the system to operation.
 - iii. Any necessary permits and approvals including, but not limited to, erosion and sedimentation control plans, and permits under the National Pollutant Discharge Elimination System (NPDES) program pursuant to Section 402 of the Clean Water Act, 33 U.S.C § 1342, shall be obtained prior to the initiation of decommissioning activities.

- iv. The Data Center owner shall have twelve (12) months from the date of abandonment in which to dismantle and remove the Data Center, including but not limited to buildings, cabling, electrical components, roads, foundations and other associated facilities from the property. If the owner fails to dismantle and/or remove the facility within the established timeframes, the Township may complete the decommissioning by drawing on the financial security described below. If the financial security funds are insufficient to dismantle and remove the Data Center as described above, then the legal record owner of the property and the Data Center owner/operator shall both be liable for any shortfall. This liability shall be joint and several liability. The Township shall have the right to place a lien on the property for any additional costs in excess of the financial security. Access roads and landscaping may remain in place if so desired by the property owner and such desire is expressed in writing to the Township.

- v. Prior to the recordation of an approved land development plan and before any zoning or building permits are issued for the construction of a Data Center, the owner shall provide financial security in a form and amount acceptable to the Township to secure the expense of dismantling and removing said Data Center and restoration of the land to its original condition. The amount of said financial security shall be determined by the Township Engineer. The permittee shall, at the time of application, provide the municipality with a scope of work and estimate of the cost of performing the decommissioning activities required herein, prepared by an engineer licensed in the Commonwealth of Pennsylvania, and the requirements of Section 509 of the Pennsylvania Municipalities Planning Code shall apply to the extent applicable. The Township Engineer shall then review said estimate and recommend for approval to the Board of Supervisors the final amount of financial security. The permittee shall be responsible for administrative, legal, and engineering costs incurred by the Township for such review. In addition, annual indexing plus periodic professional recalculation of the initial deposit of said financial security, and every year thereafter, the Township Engineer shall review the financial security to determine if said security needs to be increased or decreased. If a change in the amount of financial security needs to be made, the Data Center owner shall provide financial security in the amount required within thirty (30) days of the approval of the updated decommissioning security estimate by the Township.

SECTION 5: AMENDMENT TO SUPPLEMENTARY REGULATIONS,
SECTION 1294.01 (b) (18)

Section 1294.01, PARKING REGULATIONS, of the Code of Lower Gwynedd Township, Montgomery County, shall be amended to add the following to the required parking spaces table:

<u>(18) Data Centers</u>	<u>1 space per every employee on largest shift plus 4 designated visitor/contractor spaces (subject to a land development parking analysis)</u>
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SECTION 6: APPLICABILITY

This amendment in no way amends, alters, or supersedes any other provision of the Ordinances of Lower Gwynedd Township, Montgomery County, except as expressly set forth.

SECTION 7: EFFECTIVE DATE

This Ordinance shall become effective as provided by law.

SECTION 8: ENACTMENT

Upon enactment, this Ordinance shall be incorporated into and become a part of the Zoning Code of the Township of Lower Gwynedd, Montgomery County, Pennsylvania.

ENACTED AND ORDAINED this _____ day of _____, 2027

ATTEST:

**LOWER GWYNEDD
TOWNSHIP BOARD OF
SUPERVISORS**

Danielle A. Duckett, Chair

Michael Twersky, Vice Chair

Janine Martin, Supervisor

Jimmy Chong, Supervisor

Andrea Brockway, Supervisor

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