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ORDINANCE NO. 1 CP 2025  
DORRANCE TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF DORRANCE TOWNSHIP, TO PROVIDE FOR GENERAL LIGHTING UPDATES AND THE DEFINITION AND REGULATION OF DATA CENTERS, DATA CENTER ACCESSORY STRUCTURES, DATA CENTER POWER SUBSTATIONS, AND DATA CENTER CAMPUSES WITHIN THE TOWNSHIP**

**WHEREAS**, the Board of Supervisors of Dorrance Township deems it necessary and appropriate to amend its Zoning Ordinance to address the evolving nature of land use and development, concerning general lighting, data centers and data center associated infrastructure; and

**WHEREAS**, the proposed amendments are intended to promote the public health, safety, and welfare by establishing clear definitions, permitted locations, and development standards for such uses;

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Supervisors of Dorrance Township, and it is hereby ordained by the authority of the same, that the Zoning Ordinance of Dorrance Township is hereby amended as follows:

**AMENDMENT TO ARTICLE 2 - DEFINITIONS**

*Article 2 of the Zoning Ordinance is hereby amended by adding the following new definitions, or amending existing definitions as follows:*

**SECTION 203 - DEFINITION OF TERMS**

**DATA CENTER:** A building or group of buildings, or any portion thereof, primarily used for the centralized storage, management, and dissemination of digital data and information, including any place that stores data, provides access to data, processes data, hosts websites, offers cloud computing as a service, networking, and similar activities. This definition includes, but is not limited to, facilities commonly referred to as server farms, web hosting facilities, cloud computing centers, AI center and crypto-mining centers and is specifically characterized by its use of large amounts of electricity and large amounts of water for cooling and operational purposes.

**DATA CENTER ACCESSORY STRUCTURE:** A structure, or portion of a structure, on the same lot as a Data Center, the use of which is customarily incidental and subordinate to the principal use of the Data Center. This may include, but is not limited to, administrative offices, security buildings, maintenance facilities, cooling towers, generators (excluding power substations defined separately), and fuel storage tanks.

**DATA CENTER POWER SUBSTATION:** An electrical substation, either on-site or off-site, primarily dedicated to or significantly expanded to serve the power demands of a Data Center. This includes, but is not limited to, transformers, switchgear, circuit breakers, and associated equipment necessary for the transmission and distribution of high-voltage electrical power to a Data Center.

**DATA CENTER CAMPUS:** A contiguous or non-contiguous parcel or parcels of land under single ownership or control, containing two or more Data Centers, Data Center Accessory Structures, and/or Data Center Power Substations, operated as an integrated facility.

**FULL CUT-OFF FIXTURE:** A lighting fixture that is designed and installed in such a way that no light is emitted at or above a horizontal plane running through the lowest point of the fixture's light-emitting source.

**LIGHT TRESPASS:** The shining of light produced by a luminaire beyond the boundaries of the property on which it is located.

**LUMEN:** A unit of measurement for the total amount of visible light emitted by a light source.

## **AMENDMENT TO ARTICLE 3 – GENERAL REGULATIONS**

### ***Add Section 328 - OUTDOOR LIGHTING STANDARDS***

#### **Section 328. OUTDOOR LIGHTING STANDARDS**

Purpose: The purpose of this section is to regulate outdoor lighting to protect public health, safety, and welfare, and to achieve the following:

- To permit the use of outdoor lighting for nighttime safety, utility, and enjoyment.
- To minimize light pollution, glare, and light trespass onto adjacent properties.
- To conserve energy by promoting efficient lighting design.
- To preserve the nighttime environment and residential character of the Township.

Applicability: These standards shall apply to all new and replacement outdoor lighting fixtures installed on a property, except for those specifically exempted in this Ordinance.

General Requirements:

- All new and replacement outdoor lighting fixtures shall be full cut-off fixtures.
- All outdoor lighting shall be directed downwards and shielded in such a manner that the light source is not directly visible from any property line or public right-of-way.
- The total illumination on any adjacent residential property line, measured at ground level, shall not exceed 0.5 foot-candles.

Reflected Light:

- The property owner or developer shall take measures to minimize glare and reflected light from any surface within the developed area, including building facades, parking lots, and other hardscape areas.

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- Building materials, particularly for facades with significant surface area facing a public right-of-way or residential properties, shall be selected to have a low reflectance value to minimize glare from streetlights or other light sources.
  - Any proposed high-gloss or highly reflective surface materials shall be subject to Township review and may be required to be replaced with a less reflective alternative.

Prohibited Lighting: The following types of lighting shall be prohibited:

- Upward-facing spotlights or floodlights, except for temporary, special-event lighting with prior approval.
- Searchlights or similar high-intensity fixtures used for advertising or attraction.
- Lighting that creates a direct glare source from any public road or adjacent residential property.
- Review and Approval: A lighting plan shall be submitted as part of any land development, subdivision, or building permit application for non-residential uses. The plan shall include fixture specifications, a photometric plan demonstrating compliance with these standards, and a description of proposed materials designed to minimize reflected light.

## **AMENDMENT TO ARTICLE 5 – ZONING DISTRICTS REGULATIONS**

*Article 5 of the Zoning Ordinance is hereby amended to specify the permitted location(s) for Data Centers, Data Center Accessory Structures, and Data Center Power Substations as follows:*

### **Section 507 - I-1 INDUSTRIAL DISTRICT**

#### **Section 507.4 - CONDITIONAL USE**

Within the **I-1 Industrial District**, the following uses shall be permitted by Conditional Use:

- **Data Center**
- **Data Center Accessory Structure**
- **Data Center Power Substation**
- **Data Center Campus**

## **AMENDMENT TO ARTICLE 7 – CONDITIONAL USES**

### **Section 705 - CLASSIFIED CONDITIONAL USES**

Within the **I-1 Industrial District**, the following uses shall be permitted by Conditional Use:

- **Data Center**
  - **Data Center Accessory Structure**
  - **Data Center Power Substation**
  - **Data Center Campus**
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***Add Section 720 - DATA CENTER, DATA CENTER ACCESSORY STRUCTURE, DATA CENTER POWER SUBSTATION, DATA CENTER CAMPUS***

Article 7 of the Zoning Ordinance is hereby amended by adding the following new section 720 to include specific development standards for Data Centers and their associated structures:

**A. Setback Requirements:**

1. **Data Center Power Substations:** All Data Center Power Substations shall maintain a minimum setback of **three hundred (300) feet** from all property lines.
2. **Data Centers and Data Center Accessory Structures:** All Data Centers and Data Center Accessory Structures shall maintain a minimum setback of **two hundred fifty (250) feet** from all property lines.

**B. Vegetative Buffering:**

1. A continuous vegetation buffer, with a minimum width of **fifty (50) feet**, shall be established and maintained along all property lines of any lot containing a Data Center, Data Center Accessory Structure, or Data Center Power Substation.
2. This buffer shall consist of a mix of native evergreen and deciduous trees and shrubs with a minimum height of 4 feet when planted designed to provide year-round screening and mitigate visual and noise impacts. The planting plan for the buffer shall be subject to review and approval by the Township.

**C. Noise Standards for Data Centers, Data Center Accessory Structures, and Data Center Power Substations:**

1. 24 hour time weighted average noise (twa) shall not exceed the following limits when measured at any property line of the lot.  
**Any 24-hour period 50 dBA (decibels A-weighted)**
2. Maximum noise generated shall not exceed the following limits when measured at any property line of the lot.  
**Daytime (7:00 AM to 7:00 PM): 65 dBA (decibels A-weighted)**  
**Nighttime (7:00 PM to 7:00 AM): 55 dBA (decibels A-weighted)**
3. Compliance with these noise standards shall be determined by a qualified acoustical engineer approved by the Township at the expense of the applicant. Measurements shall be taken in the late fall or winter, when the leaves are off the trees, to accurately reflect the respective noise level requirements have been met.
4. The applicant/acoustical engineer shall submit a noise study demonstrating compliance with these standards, both for initial operation and any proposed expansions. The Township may require ongoing noise monitoring.

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5. **Noise Attenuation Construction:** Data Center buildings shall be constructed utilizing materials and design techniques specifically engineered to minimize noise propagation from internal operations to the property lines. Building plans shall include details demonstrating how the building's construction contributes to meeting the Township's noise standards, subject to review and approval by the Township Engineer.
  6. **Post-Project As-Built Noise Study:** Upon completion of construction, the applicant shall submit a post-project "as-built" noise study, prepared by a qualified acoustical engineer. This study shall verify that actual noise levels generated by the Data Center, Data Center Accessory Structures, and Data Center Power Substations comply with the established noise limits at the property line.

**D. Water Supply Requirements:**

1. The applicant shall submit an analysis of raw water needs (groundwater or surface water) from either private or public sources, indicating quantity of water required.
2. If the source is from a municipal system, the applicant shall submit documentation that the public authority will supply the water needed.
3. If the data center is to rely upon nonpublic sources of water from same property, a water feasibility study will be provided. The purpose of the study will be to determine if there is an adequate supply of water for the proposed data center and to estimate the impact of the data center on existing wells in the vicinity. No data center shall be approved without sufficient water and/or for a use that poses adverse impact on existing wells in the vicinity. A water feasibility study shall include the following minimum information:
  - Calculations of the projected water needs, including but not limited to, flow rates
  - A hydrogeological map of the area with a radius of at least one mile from the site.
  - The location of all existing and proposed wells within a minimum of 3000 feet from any property line, with a notation of the capacity of all high-yield wells.
  - The depth of all wells within a minimum of 3000 feet from any property line should be recorded.
  - A baseline of water quality for all wells within a minimum of 3000 feet from any property line will be recorded.
  - The location of all streams and other bodies of water within a minimum of 3000 feet from any property line and all known point sources of pollution
  - Based on the geologic formation(s) underlying the site, the long-term safe yield shall be determined
  - A determination of the effects of the proposed water supply system on the quantity and quality of water in nearby wells, streams, and the groundwater table
  - Identification of how water will be recycled and/or released into surrounding water bodies or air
  - A determination of how the recycle/release will impact the surrounding areas of the township
  - 3000 foot minimums above may be extended at the discretion of the township supervisors after review of the initial study.

4. Any well at a depth which could be considered at risk of adverse impact with the additional water usage will be improved at the expense of the applicant prior to operations
5. The Study will be conducted by a qualified firm chosen by the Township, the cost of the study will be borne entirely by the applicant
6. The applicant shall provide proof of review and approval from the Susquehanna River Basin Commission (SRBC), Department of Environmental Protection (DEP) and any other applicable authorities.
7. Quarterly reporting will be required to confirm that the water usage is at or below the stated water needs from the application. Reporting will be done at the expense of the applicant by a third party agreed upon by the Township and the applicant.
8. Required Bonding: A bond shall be required from the applicant to cover any and all costs associated with the installation and/or upgrade of any necessary water supply infrastructure. The minimum bond amount shall be five million dollars (\$5,000,000). The Township, upon review of the water supply impact studies, may require a higher bond amount if deemed necessary to fully cover potential infrastructure costs.

#### **E. Standby Generators and Fuel Storage:**

1. **Generator Testing:** Will require a detailed statement of impact including, but not limited to, noise, emissions and vibration. Periodic testing of standby generators shall be conducted exclusively during **daytime hours (9:00 AM to 5:00 PM)** Monday-Friday, excluding federal holidays, to minimize disruption to surrounding properties. The schedule and duration of such testing shall be submitted to the Township for review and approval.
2. **Fuel Storage:** See section 714 **BULK FUEL STORAGE; Dorrance Township Zoning Ordinance**) Fuel for generator operation will be stored accordingly.
3. **Emissions Compliance:** All fuel storage facilities associated with standby generators, and all emissions from such generators, shall comply with all applicable federal, state, and local regulations, including but not limited to those pertaining to air quality, hazardous materials, and environmental protection.
4. Proof of compliance, necessary permits and renewals from Department of Environmental Protection (DEP), National Fire Protection Association (NFPA) and any other relevant regulatory agency shall be provided to the Township.

#### **F. Emergency Response Plan Requirement:**

1. **Emergency response plan:** the applicant shall prepare and submit an Emergency Response Plan ("ERP") to the municipality. This plan shall be subject to review and approval by the Township Supervisors and authority(s) having jurisdiction designated by the township supervisors.
2. **The ERP shall, at a minimum, include:**
  - A. Identification of all potential hazards associated with the use.
  - B. Written procedures for responding to fire, explosion, chemical release, or other emergencies.

- C. Contact information for facility representatives available 24 hours a day.
  - D. Site layout diagram showing access routes, fire hydrants, utility shutoffs, and emergency equipment locations.
  - E. Procedures for evacuation of employees, residents, or the public, if applicable.
  - F. Notification protocols for local emergency services, municipal officials, and regulatory agencies.
  - G. A schedule for employee training and periodic drills.
3. **Emergency Responder Training:** Prior to the issuance of a Certificate of Occupancy, the applicant shall provide and fund specialized training and necessary equipment for the Township's fire department and other relevant emergency responders regarding the unique hazards and operational characteristics of the Data Center facility. This training shall cover, but not be limited to, emergency shutdown procedures, hazardous materials handling (if applicable), access points, and specific fire suppression system operations. Ongoing training shall be provided by the applicant periodically thereafter as deemed necessary by the Township Supervisors and authority(s) having jurisdiction designated by the township supervisors. to ensure continued preparedness.

**G. Power Supply, Distribution and Transmission:**

1. **Power Consumption Impact Studies:** Primary power will be from a public utility. A will supply letter must be provided. In the interest of public safety onsite power generation will be limited to use when the primary source is not available. No onsite power generation can continue longer than 30 days.
2. **Power Transmission and Distribution Lines:** All new or upgraded power transmission lines serving a Data Center, Data Center Accessory Structure, or Data Center Power Substation shall be designed and constructed to minimize visual impact on surrounding properties and public rights-of-way. The Township may require the undergrounding of such lines where feasible and appropriate, at the applicant's expense, to preserve scenic viewsheds and neighborhood character. The applicant shall demonstrate that the proposed power transmission infrastructure will not place an undue burden on existing electrical supply infrastructure serving the community.

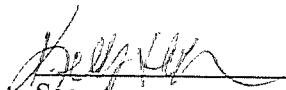
**F. In Section 720, any reference to "applicant" shall mean owner, developer or any other party responsible for the current operation of the DATA CENTER, DATA CENTER ACCESSORY STRUCTURE, DATA CENTER POWER SUBSTATION, DATA CENTER CAMPUS.**

**SECTION 4. SEVERABILITY**


If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

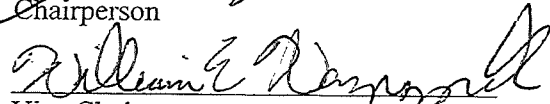
ENACTED AND EFFECTIVE this 22 day of September, 2025, by the Board of Supervisors of Dorrance Township, in lawful session duly assembled.

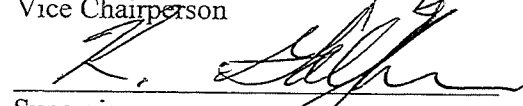
ATTEST:

  
Secretary

DORRANCE TOWNSHIP BOARD OF SUPERVISORS:

  
Chairperson

  
Vice Chairperson

  
Supervisor