TOWNSHIP OF SOUTH COVENTRY
CHESTER COUNTY, PENNSYLVANIA
ORDINANCE NO. ___

AN ORDINANCE OF THE TOWNSHIP OF SOUTH COVENTRY, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE SOUTH COVENTRY TOWNSHIP ZONING ORDINANCE PROVIDING REGULATIONS FOR DATA CENTERS IN THE RC – RURAL CONSERVATION ZONING DISTRICT AND TO ADD SEVERABILITY, REPEALER AND EFFECTIVE DATE PROVISIONS.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of South Coventry Township that certain provisions of the Zoning Ordinance of South Coventry Township, as amended, shall be amended as follows:

SECTION 1. The South Coventry Township Zoning Ordinance, Article 2, Definitions, § 201, Definitions, shall be amended to add the following definitions:

DATA CENTER. A facility used primarily for the housing, operation, and/or co-location of computer and communications equipment (such as uninterruptible power supplies (UPS), servers, and storage devices) and for handling, storing, processing, and backing up electronic data. A Data Center may also include Data Center Accessory Uses when located on the same tract or assemblage of adjacent parcels developed as a unified development. For purposes of this Ordinance, each Data Center shall be classified as either a Low Water Withdrawal Data Center ("Closed Loop") or a High Water Use Data Center, as defined below.

LOW WATER WITHDRAWAL DATA CENTER ("CLOSED LOOP"). A Data Center operated using a closed-loop water circulation system (which may include reclaimed or recycled water, such as fully treated wastewater or captured stormwater), an air-cooled system, or a similar methodology, and that does not rely upon private groundwater wells or direct withdrawals from surface watercourses for cooling or operation of equipment associated with the use.

HIGH WATER USE DATA CENTER. A Data Center that does not satisfy the definition of a Low Water Withdrawal Data Center ("Closed Loop"), including a Data Center that uses an open-loop or once-through cooling system or relies upon private groundwater wells or direct withdrawals from surface watercourses for cooling or operation of equipment associated with the use.

DATA CENTER ACCESSORY USES. Utilities, utility lines, electrical substations, pump stations, water towers, mechanical equipment and environmental controls (including air-conditioning and cooling equipment and fire-suppression systems), redundant or backup power supplies, redundant data communications connections, guard buildings, and security devices when located on the same tract or assemblage of adjacent parcels developed as a unified development for a Data Center and accessory to

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the Data Center use. An on-site energy generation system used to supply power during normal operations shall not constitute a Data Center Accessory Use.

SUBSTATION. An infrastructure facility that serves as a hub of the electrical grid, connecting components of the grid and converting electricity from high voltage to lower voltage for distribution to the components and equipment within the Data Center.

SECTION 2. The South Coventry Township Zoning Ordinance, Article V, RC – Rural Conservation District, § 501, Use Regulations, shall be amended to include a new sub-section C(5) as follows:

11. Data Center Use, subject to Section 1645.

SECTION 3. The South Coventry Township Zoning Ordinance, Article XVI, Supplemental Land Use Regulations, shall be amended to add a new section 1645, Data Center Regulations, as follows:

"Section 1645 - Data Center Regulations. The following standards shall apply to all Data Centers as permitted by conditional use in the RC – Rural Conservation District:

A. **Area and Bulk Requirements.** Data Centers and Data Center Accessory Uses shall comply with the following area and bulk requirements.

(1) Tract Size. The minimum lot size or assemblage of adjacent parcels developed as a Data Center (the "Tract") shall not be less than fifty (50) acres gross. Tracts divided by easements or rights-of-way but owned in common or otherwise developed as a unified development shall be deemed contiguous for the purposes of minimum tract size calculations.

(2) Maximum Building Square Footage. Subject to the area and bulk criteria of the underlying Zoning District, a Data Center building may be a maximum of 250,000 square feet. The ratio of Data Centers on a property may not exceed one (1) Data Center per twenty-five (25) acres gross.

(3) Maximum Building Height. The maximum height of Data Center buildings or other structures shall be thirty-five (35) feet.

(4) Proximity to Residential Zoning District or Existing Residential Property Lines:

(a) No Data Center buildings or Data Center accessory structure shall be less than 500 feet from a property line.
(b) No Substation shall be less than 1,000 feet from a property line.
(c) Any Substation must be located in the Rear Yard of the property.
(d) Loading docks and truck maneuvering areas shall be located in the Side or Rear Yard of the property.

(5) Each Data Center use must also comply with Zoning Ordinance Sections 502 (Area and Bulk Regulations). In the event of a conflict between the provisions of this section and Section 502, the provision imposing the greater restriction

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or higher standard shall govern.

(6) No Data Center building or Data Center Accessory Use shall be located within 1,000 feet of a residential zoning district or the lot line of a property containing an existing residential use, school, cemetery, or licensed daycare facility. The distance shall be measured from the nearest exterior wall, equipment pad, or other component of the Data Center use to the nearest applicable zoning-district boundary or lot line.

(7) Data Centers may not be located within 1,000 feet of another Data Center on another property in the Township.

B. **Utility Impacts.** Each Data Center shall provide evidence from each public utility serving the use that the requested service is feasible and can be provided without detrimental impacts on neighboring properties or existing customers. For electric service, the applicant shall submit a grid-impact evaluation prepared by a qualified professional in consultation with the serving electric utility. The evaluation shall identify anticipated average, peak, and annual demand; available generation, transmission, and distribution capacity; required interconnection facilities and system upgrades; the anticipated schedule for those improvements; potential effects on grid reliability and existing customers, including the risk of brownouts or service failures; and measures proposed to avoid or mitigate identified impacts. The conclusions shall be supported by written documentation from the serving electric utility to the extent such documentation is available.

C. **Land Development Plans and Master Plan.** A preliminary land development plan and a master plan for the entire Tract shall be submitted with the conditional use application. The master plan shall depict the proposed ultimate buildout and all anticipated phases; the location, size, and use of all principal and accessory buildings and structures; substations and other utility facilities; water-supply, wastewater, energy, access, circulation, loading, parking, landscaping, buffering, open-space, grading, and stormwater facilities; and the anticipated sequence and timing of development. Each land development phase shall substantially conform to the approved master plan unless an amended conditional use approval is obtained.

D. **Screening, Facades and Design Requirements**.

(1) Screening of mechanical equipment. Data Center Accessory Uses, including ground-level and rooftop mechanical equipment used for cooling, ventilating, or otherwise operating the facility, shall be screened from view on all sides or set back adequately from the building edge so as not to be visible from adjoining properties. Such screening may incorporate perforated surfaces as necessary to permit ventilation. Roof-mounted equipment shall be set back from the parapet or building edge by a distance at least equal to the height of the equipment above the roof surface.

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(2) Principal building facades and view analysis. Principal building facades shall include all building facades visible from adjacent public roads, residentially zoned land, residential uses, schools, licensed daycare facilities, and other off-site public viewpoints. No more than 80 percent of a principal building facade shall consist of one building material or one color, texture, or pattern. Principal facades shall include horizontal offsets, projections, recesses, material changes, or comparable architectural features sufficient to break up long blank walls and reduce apparent building mass. Building forms, rooflines, colors, materials, and textures shall be compatible with the Township's rural and agricultural landscape, including the use of pitched-roof forms or comparable roofline articulation, muted nonreflective colors, and materials and textures characteristic of large agricultural buildings. With the conditional use application, the applicant shall submit elevations/renderings of all principal building facades and a view analysis with visual simulations from representative public roads, residential uses and districts, schools, licensed daycare facilities, and other locations identified by the Township. The view analysis shall depict anticipated landscaping at installation and maturity and any cooling-tower water-vapor plumes under representative seasonal conditions.

(3) Fencing. Any fencing shall be located within the required setbacks and the view of the fencing from neighboring properties shall be sufficiently screened with landscaping. Fencing shall not include barbed or razor wire.

(4) Main entrance feature. At least one main entrance feature shall be provided to accent the main entrance - such as a double doored entrance way with overhang.

E. **Noise and Vibration**.

(1) The applicant shall submit a pre-construction noise and vibration study with the conditional use application prepared and sealed by a qualified professional. Such qualified professional shall be an engineer licensed in the Commonwealth of Pennsylvania or other environmental or technical professional with demonstrated education, training and experience in acoustical noise or vibration analysis applicable to the scope of work being performed (defined herein as “Qualified Professional”) to include the predicted noise and vibration levels from the operation of the Data Center.

(2) 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.

(3) Within 180 days following issuance of a use and occupancy certificate and commencement of operations at the Data Center, the applicant shall submit to the Township an as-built post-construction noise and vibration study.

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The study shall:

(a) Be conducted by a Qualified Professional using applicable ANSI standards and generally accepted criteria.

(b) Demonstrate compliance with all applicable noise regulations set forth in the Data Center Noise Standards Tables at the end of this section. Compliance shall be demonstrated using objective sound level limits expressed in A-weighted decibels (dBA), measured and evaluated in accordance with standardized methodologies acceptable to the Township.

(c) Include sound measurements taken at all property lines.

(d) Include measurements taken during normal operations, peak cooling load, and during operation of emergency generators under load.

(e) Address low-frequency noise impacts, including compliance with applicable dBC limits set forth in the Data Center Noise Standards Tables.

(f) Vibration Standards to be used in the study. 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.

(g) Identify all measurement locations, instrumentation used, calibration documentation, testing methodology, operational conditions during testing, and meteorological conditions.

(h) The timing of the post construction noise and vibration study shall not preclude enforcement by the Township at any time upon identification of a violation. The applicant shall provide reasonable access to monitoring data, equipment specifications, and operating conditions to the Township Engineer, designee or other consultant acting on behalf of the Township.

(4) If the post construction study demonstrates non-compliance with any applicable noise or vibration standard, the applicant shall, within 30 days of written notice from the Township, submit a corrective action plan prepared by a Qualified Professional. All violations shall be fully remediated within a timeframe approved by the Township, but in no event later than 90 days following Township notice of non-compliance, unless extended by the Township for good cause shown.

(5) If the pre-construction noise study establishes a baseline sound level in excess of the maximum sound level permitted under Data Center Noise Standards Tables, the post-construction study shall demonstrate that operations of the proposed use does not result in a material increase above baseline ambient

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sound levels, as defined in Table 6.

(6) Objective Noise Standards. Noise limits shall be established by land use category, measurement location, time-of-day, and averaging period, and shall include provisions for instrumentation and low-frequency noise evaluation.

(7) 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.

(8) 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.

(9) Data Center Noise Standards Tables

Data Center Noise Standards Tables

The following tables establish objective noise limits, modeling requirements, and enforcement procedures applicable to Data Center use. These standards shall supersede noise standards set forth in any noise chapters or noise provisions of the Code for Data Centers only.

Table 1: Data Center Noise Limits, Measurement, and Compliance Requirements

Category	Requirement
Applicable Uses	Data Centers, including all accessory mechanical equipment, generators, cooling systems, and substations
Measurement Basis	A-weighted sound levels (dBA), unless noted otherwise for low-frequency noise
Receptor Locations	Measurements and modeling shall be conducted at the nearest property line
Operating Condition Assumption	All compliance evaluations shall assume simultaneous operation of all generators, cooling equipment, and other noise-producing devices at maximum rated capacity

Table 2: Numeric Noise Limits by Zoning Use

Receiving Land Use	Daytime (7:00 AM – 10:00 PM)	Nighttime (10:00 PM – 7:00 AM)
Residential	55 dBA Leq (1-hour)	45 dBA Leq (1-hour)

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Mixed-Use / Commercial	60 dBA Leq (1-hour)	50 dBA Leq (1-hour)
Industrial	65 dBA Leq (1-hour)	55 dBA Leq (1-hour)

Short-term tonal or impulsive noise exceeding the above limits by 5 dBA or more shall constitute a violation.

Table 3: Low-Frequency Noise Criteria

Parameter	Requirement
Frequency Sensitivity	C-weighted sound levels (dBC), capturing enhanced sensitivity to low-frequency noise
Measurement Metric	Equivalent continuous sound level (Leq, 1-hour) in dBC
Measurement Locations	At the nearest property line
Daytime Limit (7:00 AM – 10:00 PM)	70 dBC Leq (1-hour)
Nighttime Limit (10:00 PM – 7:00 AM)	60 dBC Leq (1-hour)
Tonal / Narrowband Noise	Clearly perceptible low-frequency tonal noise shall require mitigation regardless of overall dBC compliance, as determined by the Qualified Professional or the Township based on clearly perceptible tonal characteristics
Applicability	Limits apply under simultaneous operation of all generators, cooling systems, and mechanical equipment

Table 4: Modeling and Study Requirements

Requirement	Standard
Pre-construction Study	Required with conditional use application
Post-construction Verification	Required within 180 days of commencement of operations
Prepared By	Qualified Professional with demonstrated noise expertise
Modeling Methodology	ISO 9613-2, CadnaA, SoundPLAN, or equivalent accepted industry model
Meteorological Assumptions	Downwind propagation, ISO-conservative conditions
Equipment Data	Manufacturer sound power levels and octave-band spectra

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Low-Frequency Evaluation	Required where large generators or cooling systems are used

Table 5: Measurement Procedures

Element	Requirement
Instrumentation	Type 1 or Type 2 ANSI-certified sound level meter
Calibration	Pre- and post-measurement field calibration required
Measurement Duration	Minimum 15 minutes per location unless otherwise specified. Sound level limits expressed as hourly equivalent levels (Leq, 1-hour) may be evaluated using shorter-duration measurements, including the minimum durations identified in this table, where such measurements are conducted under steady-state operating conditions and are representative of normal operations.
Operating Conditions	Measurements shall include peak cooling load and generator operation under load
Background Noise	Baseline ambient levels documented prior to construction

Table 6: Compliance

Item	Requirement
Material Increase Definition	An increase of **≥ 3 dBA** above baseline ambient sound level
Violation Determination	Exceedance of numeric limits or material increase
Retesting Authority	Township may require additional testing following substantiated complaints or equipment changes

F. **Water.**

(1) The applicant shall provide detailed estimates of average and maximum daily, monthly, and annual water usage for domestic, cooling, fire-suppression, and other process needs. The estimates shall identify each proposed water source and account for peak hourly and daily demand, phased buildout, seasonal fluctuations, drought conditions, and the effect of proposed on-site water storage intended to reduce peak demand on the water source or distribution system.

(2) The applicant shall submit a water-supply feasibility study prepared and sealed by a qualified professional demonstrating that sufficient water is available to serve the Data Center without adversely affecting water pressure, water quality, or water availability for other users. If a public water supply is proposed, the

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study shall include certified documentation from the public water supplier confirming the source, available capacity, ability to meet average and peak demand, required system improvements, and any conditions of service. If any nonpublic water source is proposed, the study shall also identify the long-term safe yield; seasonal and drought limitations; existing and proposed wells and surface waters within 1,000 feet of the Tract; known point sources of pollution; potential effects on nearby wells, surface waters, and the groundwater table; and how water will be recycled, treated, stored, or lawfully discharged. No Data Center shall be approved unless the study demonstrates that the proposed supply will have no adverse impact on other users or water resources.

(3) The Data Center shall not use private groundwater wells or direct withdrawals from surface watercourses as its primary source of water for cooling or operation of equipment associated with the use.

(4) The Data Center shall be designed to use air-cooled or closed-loop water circulation systems to cool processing equipment. An applicant may propose an alternative cooling system only if a qualified professional demonstrates that it will use less water and energy than a closed-loop system and the Township approves the alternative as part of the conditional use.

(5) The applicant shall submit a Thermal Impact Mitigation Plan prepared and sealed by a professional engineer. The plan shall identify all air- and water-based sources of waste heat; the quantity, temperature, rate, timing, treatment, and proposed disposition of cooling-water discharges; potential effects on groundwater, receiving waters, localized heat islands, and nearby properties; the location and operating characteristics of cooling towers and their anticipated visible water-vapor plumes; measures to prevent adverse thermal and water-quality impacts; feasible opportunities for heat recovery or reuse; and proposed monitoring and verification. No cooling water shall be discharged unless all applicable permits have been obtained and the applicant demonstrates that the discharge will not adversely affect water quality or aquatic resources.

(6) The applicant shall submit a drought response plan to demonstrate compliance with state, water supplier and local drought declaration requirements.

G. **Wastewater Disposal**.

(1) The applicant shall submit an analysis of wastewater disposal needs with the conditional use application. The analysis shall identify whether a public or private system is proposed; the source, quantity, temperature, and relevant chemical characteristics of wastewater expected from sanitary sewage, cooling and HVAC systems, and other processes; and the proposed method of treatment, reuse, conveyance, and disposal.

(2) Untreated wastewater generated by the Data Center shall not be discharged to any stormwater management system, groundwater, or surface water.

(3) If wastewater will be conveyed or treated by a public system, the applicant shall

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submit documentation certified by the public sewer authority confirming that it has the capacity to support the proposed conveyance and treatment, including any required improvements or conditions of service.

(4) If a private wastewater system is proposed, the applicant shall submit a wastewater feasibility study prepared and sealed by a qualified professional. The study shall demonstrate adequate treatment and disposal capacity and no adverse impact on nearby wells, surface waters, groundwater, or adjoining properties; identify projected wastewater sources and quantities, relevant site geology, nearby wells and surface waters, and the proposed treatment, recycling, discharge, and disposal processes; and identify all required permits.

H. **Energy supply**.

(1) The applicant for a Data Center shall provide with the conditional use application an energy usage plan which shall provide or identify, at a minimum:

(a) Annual, average, and peak electricity demand for each phase and full buildout, including demand during normal operations and peak cooling load.

(b) Energy supply sources that will be utilized.

(c) Energy storage capacity (if applicable).

(d) Proposed sources of back-up power.

(e) Documentation of efforts to maximize use of renewable and/or clean energy for all electrical and cooling needs, including those to reduce the need for new electric generation by incorporating the best available energy efficiency into the design of data center servers, cooling units, and the building structure.

(f) If interconnecting to the energy grid, documentation of the energy utility interconnection approval process, and provide the following:

(i) Documentation that an application for the project has been filed with the electric utility provider, and the required fee has been paid.

(ii) Documentation that a transmission security agreement has been signed by all necessary parties.

(iii) The date that the electric utility provider provided for the proposed energization of the data center.

(g) A demand-management and curtailment plan identifying feasible measures to reduce or shift electricity consumption during utility- or grid-declared emergencies and peak-demand periods, including computing-

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load curtailment, energy-efficiency measures, and on-site energy storage. Fossil-fuel-powered backup generators shall not be used to implement demand response or curtailment except when the primary source of energy is unavailable due to an emergency outage.

(2) If the Data Center intends to use backup generators, the following criteria shall apply.

(a) Diesel generators shall meet Tier 4 emission standards of the U.S. Environmental Protection Agency.

(b) Diesel generators shall undergo annual testing and reports shall be provided to the Township to ensure that the generators are performing as designed and that emissions do not exceed permitted limits.

(c) Emergency energy generation that is diesel, gasoline, or similarly fueled shall be used only at the following times:

(i) When the primary source of energy is not available due to an emergency outage.

(ii) During routine maintenance, or readiness testing for a short duration of time and capped at 100 hours per year.

(iii) Routine maintenance testing of back-up fossil fuel-powered generators shall be restricted to the hours of 10:00 am through 4:00 pm Monday through Friday.

(iv) Use for peak shaving or supplying power to the grid is prohibited.

(d) The applicant shall design and locate the emergency energy generation systems to limit noise and visual impacts.

(e) The operator shall maintain a public website announcing the times when the generators will be in operation. Any operation of the backup generators for testing purposes shall be announced on the website at least 24 hours in advance. The operator shall also notify the Township at least 24 hours in advance of a test. The operator shall provide the address of the website where the notices required by this Section are published.

(3) Any on-site energy generation system designed or used to supply power to the Data Center during normal operations, rather than solely as emergency backup, shall not be considered a Data Center Accessory Use. Such a system shall be

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treated as a separate principal use and shall be permitted only where authorized by the Zoning Ordinance and after receipt of all applicable zoning, land development, state, and federal approvals. The application for the energy generation use shall evaluate noise, emissions and air quality, fuel type and delivery, fuel and hazardous-material storage, water consumption and wastewater, potential releases to air, soil, and water, visual impacts, emergency response, and the adequacy of utility and transportation infrastructure.

l. **Emergency Management Plan and Related Fire & Safety Requirements.**

(1) The applicant shall submit with the conditional use application an emergency response plan (ERP) prepared by a qualified professional. The ERP shall:

(a) Be reviewed and accepted by the local fire department, emergency management services and Township emergency management coordinator (the "Emergency Management Team") as part of the conditional use process.

(b) Include detailed procedures for fire suppression, containment, ventilation, and evacuation.

(c) Include an evaluation of the access roads and hydrant locations within the site to ensure suitable access for emergency equipment within the site.

(d) Ensure that all first responders receive adequate training specific to the installed system.

(e) Include provisions for annual fire safety inspections demonstrating compliance with fire safety standards to be performed by a qualified professional on behalf of the Data Center.

(2) The applicant shall be responsible for all costs for specialized training for fire and EMS personnel that is necessary to respond to emergencies at the Data Center.

(3) Any Data Center proposing battery storage or any other device or group of devices capable of storing energy in order to supply electrical energy at a later time, whether the energy is stored for use on-site or off-site, shall demonstrate compliance with National Fire Protection Association (NFPA) Standard 855, Installation of Stationary Energy Storage Systems, or similar standards and must include fire suppression systems designed specifically for battery storage. The design, location and configuration of the battery storage shall be specifically reviewed and approved as part of this ERP and any upgrades or changes following initial approval shall also be reviewed and subject to approval by the Township's Emergency Management Team. The battery storage shall include self-contained weather-resistant enclosures with automated fire detection and suppression systems and a battery protection unit designed to provide 24/7 redundant active monitoring. The battery storage shall include a modular design

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to mitigate the risk of propagation across modules.

(4) The Data Center shall incorporate an engineered collection and containment system designed to prevent the release of contaminated firefighting water and other hazardous substances to groundwater, surface waters, wetlands, stormwater management facilities, sanitary sewer systems, or adjacent properties during fire-suppression activities or other emergency events. The system shall use impermeable collection and containment measures and shall be designed by a professional engineer licensed in the Commonwealth of Pennsylvania to capture, isolate, and retain contaminated firefighting water and associated hazardous materials until properly characterized, removed, and disposed of in accordance with all applicable federal, state, and local laws and regulations. The applicant shall demonstrate through engineering calculations and supporting documentation that the system has sufficient capacity for the maximum anticipated volume of contaminated firefighting water generated by the proposed fire-protection system and emergency-response strategy. The Emergency Response Plan shall include procedures for isolation, containment, monitoring, testing, removal, transportation, and lawful disposal of contaminated firefighting water and other hazardous materials generated during an emergency event, including identification of the parties responsible for implementing these measures.

(5) No Data Center shall be approved unless the applicant demonstrates that procedures for fire suppression, containment, ventilation, and evacuation are sufficient to protect public health, safety and welfare including the safety of the fire and EMS personnel responding to onsite emergencies.

J. **Construction Plans and Decommissioning**.

(1) Construction Plans. Applicant shall coordinate with the Township and develop a construction plan which shall be adhered to by all vehicles and equipment involved in the construction of the Data Center including construction deliveries, equipment and contractors, to minimize disruption to the traffic in the vicinity of the subject property. This plan shall include appropriate times and locations for access by construction vehicles and anticipated delivery of large equipment. This construction plan must be approved by the Township as part of final land development plan approval. The Township shall have the authority to require more detailed information be added to the plans as well as consistent updates as the project progresses.

(2) Decommissioning. The Applicant shall submit with the conditional use application a decommissioning plan prepared by a qualified professional. The plan shall address permanent closure notification; safe shutdown; removal, recycling, or lawful disposal of equipment, batteries, fuel, refrigerants, electronic waste, and other hazardous materials; disconnection and capping of utilities; demolition where required; stabilization and revegetation of disturbed areas; and site restoration. The plan shall also identify and evaluate uses permitted in the RC - Rural Conservation District for which the principal and accessory structures could

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feasibly be adapted after Data Center operations cease. The reuse evaluation shall address building configuration, access and traffic, utilities, fire and life safety, building-code compliance, necessary alterations, and compatibility with surrounding uses. If compatible reuse is not feasible, the plan shall explain why and provide for demolition and restoration. Decommissioning shall begin within one year after cessation of Data Center operations or notice of abandonment, whichever occurs first, and shall be completed within 18 months thereafter. The Township may grant one extension of up to one year if the owner demonstrates that the site is being actively marketed for a compatible use permitted in the RC District. The Township may require financial security and related agreements sufficient to cover the full cost of decommissioning and site restoration if the owner or operator fails to complete the work in a timely manner.

K. **Community and Environmental Impact Statement**. Upon submission of a conditional use application, the applicant shall provide a community and environmental impact statement to be reviewed by the Township and its consultants. The statement shall include:

(1) A narrative description of the nature of the proposed on-site activities and operations, anticipated hours of operations, anticipated frequencies and types of vehicle trips generated, and anticipated types of materials/equipment stored on site. Information obtained from any required Transportation Impact Statements/Analyses may be summarized here.

(2) An evaluation of potential impacts of the proposed use, both positive and negative, upon the following: Emergency services and fire protection; water supply; sewage disposal; solid waste disposal; school facilities and school district budget; and municipal revenues and expenses.

(3) An evaluation of possible environmental impacts and proposed mitigation strategies if necessary relevant to the following: air quality; soil quality; water quality; groundwater sources; and wildlife habitat."

SECTION 4. Section 1709 shall be amended to include Data Center use as a listed use and to require one (1) parking space per two (2) employees on the two (2) largest shifts combined plus one (1) space for each vehicle stored on site for such Data Center use.

SECTION 5. Severability. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors of South Coventry Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

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SECTION 6. Repealer. All Ordinances or parts of Ordinances conflicting with any provisions of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 7. Effective Date. This Ordinance shall be effective upon enactment as provided by law.

ENACTED AND ORDAINED this ____ day of _____, 2026.

BOARD OF SUPERVISORS

ATTEST: **SOUTH COVENTRY TOWNSHIP**

_____ BY:_____

Amanda Shaner, Secretary William Nesley, Jr., Chair

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Alison Tincher, Vice Chair

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Mark Wolfrey, Member

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