GRANVILLE TOWNSHIP
COUNTY OF MIFFLIN
COMMONWEALTH OF PENNSYLVANIA

ORDINANCE NO. 2026-03

AN ORDINANCE OF THE TOWNSHIP OF GRANVILLE, MIFFLIN COUNTY, PENNSYLVANIA, AMENDING THE ZONING ORDINANCE TO ESTABLISH REGULATIONS AND SPECIFICATIONS FOR THE USE AND/OR INSTALLATION OF DATA CENTERS IN THE TOWNSHIP AND AMENDING ARTICLE 2 (DEFINITIONS) AND ARTICLE 4 (BASIC DISTRICT REGULATIONS) AND TO PROVIDE FOR THE SEVERABILITY OF THE PROVISIONS THEREOF; AND TO PROVIDE FOR THE EFFECTIVE DATE THEREOF.

WHEREAS, the Granville Township Board of Supervisors previously duly enacted the Zoning ordinance of the Township of Granville of 2007, as amended ("Zoning Ordinance"), pursuant to its statutory authority under the Pennsylvania Municipalities Planning Code ("MPC"), Act 247 of 1968, as amended (53 P.S. § 10101 *et seq*.); and

WHEREAS, since its adoption, the Board of Supervisors has from time to time amended the Zoning Ordinance; and

WHEREAS, the Board of Supervisors has met the procedural requirements of the MPC and of the Township's Ordinance for the adoption of this proposed ordinance, including public notice, County planning commission review, local Planning Commission review, and posting requirements, and the holding of a public hearing; and

WHEREAS, the Board of Supervisors, after due consideration of the proposed ordinance amendment, at a duly advertised public hearing, has determined that the health, safety, and general welfare of the residents of Granville Township will be served by the proposed Ordinance amendment.

NOW THEREFORE, be it ORDAINED and ENACTED by the Board of Supervisors of Granville Township that the Zoning Ordinance Article 2 (Definitions), Article 4 (Basic District Regulations) be amended in accordance with the changes described herein; and that Section 4.421 (Data Centers) be established as follows:

SECTION 1. Article 2 of the Granville Township Zoning Ordinance is hereby amended by adding the following definitions in alphabetical order. Existing definitions shall be renumbered as necessary to maintain alphabetical order.

Backup Generator: Natural Gas, diesel, hydrogen fuel cells, UPS, Power Storage System, or other non-coal equipment used to generate electricity during a power outage or similar emergency. Backup generators are only to be used during periods of outages, natural disasters, or similar "emergency events" for power generation and for regular reliability testing and exercising.

Battery Energy Storage Systems (BESS): One or more devices, assembled together, capable of storing and discharging electricity primarily intended to supply electricity to a building or to the electrical grid. This includes, but is not limited to, the following: battery cells; enclosures and dedicated-use buildings; thermal, battery, and energy management system components; inverters; access roads; distribution, collection, and feeder lines; wires and cables; conduit; footings; foundations; towers; poles; crossarms; guy lines and anchors; substations; interconnection or switching facilities; circuit breakers and transformers; overhead and underground control, communications and radio relay systems, and telecommunications equipment; utility lines and installations; and accessory equipment and structures.

Data Center: A facility used for housing or intended to be used for housing, operation, and or co-location of computer systems and associated components, including servers, storage devices, networking equipment, and supporting infrastructure such as power supply, cooling systems, and security systems, for storage, management, processing, and/or transmission of digital information necessary for the operation of one or more businesses, commercial, or governmental entities. Includes but is not limited to co-location facilities, cloud computing centers, enterprise data centers, crypto mining, high-intensity compute only centers, and similar uses. A Data Center may include limited office space associated with facility operations but does not include general business offices or call centers.

Data Center Accessory Uses: Ancillary uses or structures secondary and incidental to a Data Center use, including but not limited to: administrative, logistical, fiber optic, storage and security buildings or structures; sources of electrical power such as generators used to provide temporary power when the main source of power is interrupted; electrical substations; utility lines; domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities; stormwater facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers, fire suppression, and related equipment); security features, provided such data center accessory uses/structures are located on the same tract or assemblage of adjacent parcels developed as a unified development with a Data Center. Accessory uses shall not include energy generation systems used or intended to be used to supply power to the Data Center during normal operations.

Data Center Equipment (DCE): Equipment related to utilities, utility lines, power generation stations, electrical substations, pump stations, water towers, mechanical equipment, cooling systems, and sound control systems. Fire suppression systems, and environmental controls (emission controls, noise pollution controls, environmental impact monitoring), redundant/backup power supplies, redundant data communications connections, and security operations when located on the same parcel or assemblage of adjacent parcels developed as a unified development for a Data Center.

Energy Generation System: Any energy generation system designed or used to supply power directly to a data center during normal operations, including solar, wind, fossil fuel, fuel cells, or nuclear energy generating systems.

Sensitive Receptors: Any land use or structure where occupants are likely to be present for extended periods or where individuals may be more susceptible to adverse impacts from noise, lighting, visual disturbance, traffic, or other external effects. Sensitive Receptors shall include, but are not limited to:

1. Residential uses;
2. Residential districts;
3. Schools, including public, private, and charter schools, and licensed daycare centers;
4. Hospitals, nursing homes, assisted living facilities, and other licensed healthcare facilities;
5. Places of worship;
6. Community centers;
7. Campgrounds;
8. Dormitories;
9. Public parks, playgrounds, and recreational areas;
10. Any other similar use where individuals are expected to be present for extended durations.

Small Modular Reactor (SMR): A small nuclear fission reactor designed to be manufactured off-site and installed at a location to provide energy to buildings or commercial operations. SMR designs may include pressurized water, Generation IV, thermal-neutron, fast-neutron, molten-salt, and gas-cooled reactor models. An SMR must be fully licensed and permitted by the Nuclear Regulatory Commission (NRC).

SECTION 2. Article 4 Section 4.202 b. of the Granville Township Zoning Ordinance is hereby amended to include a replacement first paragraph which reads as follows:

All "major traffic impact" projects shall be considered to be "Conditional Uses" as defined herein, provided they are listed as Permitted or have been granted a Special Exception Use and all procedures applicable to Conditional Uses shall apply to zoning applications for such projects.
. . .

SECTION 3. Article 4, Section 4.202 of the Granville Township Zoning Ordinance is hereby amended by deleting the following sentence:

"The Supervisors shall not approve any such Conditional Use if it determines that any traffic problem to be created by the proposed development cannot be adequately alleviated by the developer."

and substituting the following in its place:

"In deciding a Conditional Use application that constitutes a major traffic impact project, the Board of Supervisors may deny the application if it finds, based on substantial evidence in the record, that the traffic impacts of the proposed development cannot be sufficiently mitigated by the

imposition of reasonable conditions so as to avoid an undue adverse impact on the public health, safety, or welfare, including the Township's transportation system."

SECTION 4. Article 4 Section 4.306 of the Granville Township Zoning Ordinance is hereby amended to read as follows:

Table 4.306 I – Industrial District

Permitted Uses	**Conditional Uses**
Principal Building or Uses:	Junkyards, salvage and other recycling facilities (4.409)
Light Manufacturing	Solid waste disposal facilities (4.410)
Research facilities, laboratories and research centers of all types.	Projects considered to have a "major traffic impact"* (4.405)
Wholesale business	Kennels (4.411)
truck and freight terminals	Large Cell Towers (4.412)
delivery and distribution centers	Small Cell Towers (4.413)
Wholesale produce and meat markets	River Side Campground (4.414)
mechanical and equipment repair establishments	Small Solar Energy Facilities (4.415)
greenhouse facilities	Large Solar Energy Facilities (4.416)
dry cleaning and dyeing plants	Bee Keeping (4.417)
carpet and rug cleaning establishments	Billboards (4.418)
laundries	Condominiums (4.420)
Sign painting	Data Centers (4.421)
Printing and Engraving	
Offices	
Essential Services	
Adult Oriented Uses	
Accessory Buildings or Uses:	

*Any development which has an estimated ADT (or daily trip ends per day) in excess of 750 shall be considered to have a "major traffic impact".

SECTION 5. Article 4 Section 4.307 of the Granville Township Zoning Ordinance is hereby amended to read as follows:

Table 4.307 I – Industrial District - Lot, Yard, and Height Requirements*

Single Family House	**All Principal Buildings of Uses**
Min. Lot Area	1 acre
Min. Lot Width	125 ft
Min Lot Depth	200 ft
Min Front Yard	40 ft

Min. Side Yard	15 ft
Min. Rear Yard	50 ft
Combined	30 ft
Max. Height	150 ft
Max. Coverage	70%

* See data centers in 4.421 and 4.416 Large Solar Energy Facilities which require more stringent limits.

SECTION 6. Article 4 Section 4.421 of the Granville Township Zoning Ordinance is hereby added to read as follows:

4.421 Data Centers - Data Centers are permitted as a Conditional Use in the Industrial (I) District with strict compliance for the applicable performance standards. If a Major Traffic Impact Conditional Use is also required it shall be filed concurrent with this Conditional Use and the two shall be heard together as if one application.

a. Dimensional Standards -

1. Minimum tract size: 20 contiguous acres.

2. Maximum impervious coverage: 75% of tract area, including all driveways, parking areas, and truck loading areas, unless otherwise regulated by stormwater ordinance.

3. Maximum gross building coverage: 50% of tract area.

4. Minimum lot width at the building line: 100 feet.

b. Maximum Height -

1. The maximum building height for a Data Center shall be 70 feet, inclusive of roof-mounted equipment such as cooling and ventilation systems, HVAC units, and cooling towers. Building height shall be calculated from ground to the top edge of the main roofline and include any mechanical or accessory equipment, screen walls, and/or parapets.

2. No mechanical or accessory equipment mounted on the roof shall exceed 20 feet in height from the top edge of the roof.

3. The maximum height of Data Center Accessory Uses shall be no greater than the height of the Data Center principal building.

4. Parapets shall not exceed 20 feet in height from the top edge of the roof, except in cases where parapets are utilized for sound screening purposes. Then the size of the parapet shall be no larger than the height of the mechanical equipment seeking to screen.

5. Roof-mounted equipment shall be set back from the parapet at least as far as the equipment's height above the roof surface.

c. Minimum Setbacks - Data Centers and Data Center Accessory Uses, and Data Center Equipment shall be located no closer than the following minimum distances:

1. 400 feet from any lot line adjoining property that is a Sensitive Receptor;

2. 150 feet from the centerline of any dedicated, publicly maintained street;

3. 100 feet from any lot line for adjoining property that is not containing a Sensitive Receptor.

d. Parking, Driveway and Loading Requirements -

1. Parking lot setbacks:

   a. Parking lots for Data Centers shall be at least 50 feet from public road rights-of-ways, and 50 feet from all property lines.

   b. Parking, loading, and driveway setbacks shall be at least 100 feet from any lot line for adjoining tracts containing a Sensitive Receptor.

2. Parking requirements:

   a. One parking space shall be required for each employee, based upon the number of employees projected to work during the largest shift, plus 5 spaces for visitors.

   b. The municipality may ask for an additional 25 percent of the required parking spaces to be held in reserve.

3. Parking Areas Design:

   a. Parking lots shall be designed to break up large areas of asphalt through the incorporation of traffic islands, stormwater management areas, landscaped areas, and other design features, as may be required by applicable provisions of this zoning ordinance and the land development regulations.

4. Loading /Delivery Areas:

   a. A minimum of one loading space for off-street loading is required. All loading spaces/bays are permitted to be located on one façade of the Data Center principal building.

   b. Must be screened from public streets and residential uses.

   c. Shall be located to the side or rear of the building provided such loading area is not located adjacent to residentially zoned property.

5. Access:

a. Primary Access: Must be from an arterial or collector roadway.

b. It shall be demonstrated that there is an adequate second means of ingress and egress suitable for emergency access to the site, and such means shall be maintained for the duration of the use.

e. Building Placement and Orientation - The parcel or assemblage of adjacent parcels developed as a unified development must have direct access to an arterial or collector roadway. Parcels divided by a public roadway or land owned by a public utility but owned in common or otherwise developed as a unified development are deemed to be contiguous for the purpose of all area and land mass calculations.

f. Building Design - Facades facing public rights-of-way shall include architectural treatments to reduce visual massing.

1. 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.

2. No more than 80 percent of a principal building façade may consist of one building material.

3. No more than 80 percent of a principal building façade may consist of one color, texture, or pattern.

4. Monotone or reflective exterior materials are discouraged.

5. External building materials shall be of colors that are low-reflective, subtle, or earth tone. Fluorescent and metallic colors shall be prohibited as exterior wall colors.

6. Principal building facades set shall require fenestration, step back(s) cantilever(s), projection(s), or architectural elements extending horizontally across at least 60% of the façade.

7. Each principal building shall include an articulated main entrance. This entrance shall be differentiated from the rest of the building with a change in building material, pattern, texture, color, or architectural accent. It shall also either project or be recessed from the adjoining building plane.

8. DCE shall not be located between any principal Data Center building and any arterial or collector street that the site fronts, unless approved during the Conditional Use process.

9. Design should be made to minimize impacts to natural resources.

10. For Data Center sites containing more than one principal building, a variety of massing, siting, and architectural treatments is encouraged. Building placement should provide a transition in scale from smaller or lower-height buildings along public street frontages to larger and taller buildings toward the interior of the site. Site design shall consider existing topography to minimize the visual prominence of larger or taller buildings, and such structures should be sited to avoid highly visible locations along public roadways or elevated areas of the property where feasible.

11. Elevations/renderings of all principal building facades visible from off-site shall be submitted with the conditional use application.

g. Landscape Buffer - A landscape buffer is required adjoining Sensitive Receptor and shall meet the following buffer type and width requirements, unless otherwise stipulated in this Ordinance.

1. The buffer yard shall extend the entire length or width of the property line with the Sensitive Receptors except along ingress and egress points.

2. The landscaping buffer shall comply with the following requirements:

a. The landscape buffer shall be at least 30 feet in depth and may be part of the minimum setback distance.

b. Landscape Buffer yards shall not include environmental encumbrances such as, but not limited to, wetland transition areas, riparian buffers, and flood hazard areas as may be imposed by outside agencies.

c. Landscape Buffer yards along roadways shall be measured from the street right-of-way line.

d. Landscape Buffer yards are required to be maintained throughout the duration of the use of the Data Center.

e. The use of existing vegetation for landscaping and screening is encouraged. If existing vegetation is adequate to meet the intent of the required landscape buffer yard to screen the Data Center and DCE from adjoining Residential Zoning District(s) and public roadways, the Board of Supervisors, upon recommendation by the Municipal Engineer and Planning Commission, at its discretion may determine that existing topography and/or vegetation constitutes all or part of the required landscape buffer.

3. Buffer plantings shall consist of native species planted as follows:

a. One large evergreen tree per 30 linear feet of buffer. The size of large evergreen trees shall be a minimum of 8 feet in height at the time of planting.

b. One (1) deciduous canopy (shade) tree per 30 linear feet of buffer. The size of canopy (shade) trees shall be a minimum of 2½ inch caliper at the time of planting.

c. One ornamental/flowering tree per 30 linear feet of buffer. The size of ornamental/flowering trees shall be a minimum of 8 feet in height for multi-stemmed varieties, or 2½ inch caliper at the time of planting for single-stemmed varieties.

d. Five (5) shrubs per 50 linear feet of buffer. The size of shrubs shall be fully branched and a minimum of three feet in height at the time of planting. Shrubs shall be a combination of evergreen and deciduous species, with a minimum of 50% being evergreen.

4. On all sides facing Sensitive Receptors there shall be a berm averaging a minimum of 5 feet in height above the adjacent average ground level with a maximum side slope of 3:1, provided that the berm shall be covered by a well-maintained all season natural ground cover, and any plantings shall be arranged on the outside and top of the berm.

5. Utilities should be located outside of buffer yards to the maximum extent feasible to maintain a cohesive buffer yard, protect landscaping, and preserve open space. Utilities should be co-located when feasible to minimize the number of utility crossings through the required buffer yard, particularly when such crossings cannot be avoided.

h. Screening - All Data Center operations shall provide screening as follows:

1. Screening shall be provided for all ground-mounted and roof-mounted mechanical equipment associated with facility operations, including cooling, ventilation, power generation, and power supply equipment. Such equipment shall be fully enclosed. Where full enclosure is not mechanically feasible, the equipment shall be fully screened from view using one or more of the following methods:

    a. The landscape buffer required by Section g. above.

    b. The use of existing vegetation for landscaping and screening is encouraged. If existing vegetation is adequate to meet the intent of the required screening of the Data Center and DCE from adjoining Sensitive Receptors, and public roadways, the Board of Supervisors, upon recommendation by the Municipal Engineer and Planning Commission, at its discretion may determine that existing topography and/or vegetation constitutes all or part of the required screening.

    c. A berm averaging a minimum of 5 feet in height above the adjacent average ground level with a maximum side slope of 3:1, provided that the berm shall be covered by a well-maintained all season natural ground cover, and any required screening plantings shall be arranged on the outside and top of the berm.

2. Where full enclosure is provided using a visually solid fence, screen wall, panel, parapet wall, sound-attenuating barriers or comparable screening structure, such enclosure shall be constructed of materials that are compatible with the exterior materials of the principal building.

3. Where mechanical equipment is screened by a parapet wall, penthouse, sound-attenuating barrier, or comparable screening structure located on a building, such structure shall be set back from the building façade so that the top of the screening structure does not extend above a forty-five (45) degree plane measured from the top of the parapet wall.

i. Fencing -

1. Fencing is permitted on the property; however, fencing located along public or private roadways shall not consist of chain-link fencing, with or without slatted inserts.

2. Perimeter and Security fencing shall not exceed 8 feet in height above ground and shall be of high-quality design and materials. Security fencing that uses barbed or razor wire is prohibited.

3. Security fencing shall not be deemed to satisfy screening requirements unless otherwise approved at the discretion of Board of Supervisors.

j. Water and Sewer -

1. No Principal use on a data center site shall use private groundwater wells or direct withdrawals from surface water courses as its source of water for cooling purposes if a public water source is available within 3,000 feet.

2. 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 and be quieter to the satisfaction of the municipal engineer.

3. If the proposed source is from a public system, the applicant shall submit with the conditional use application certified documentation that the public authority has the capacity to supply the water needed.

4. If the data center will utilize nonpublic water sources, the applicant shall provide a water feasibility study prepared by a registered professional geologist licensed by the Commonwealth of Pennsylvania. The purpose of the water feasibility study is to determine an adequate supply of water as present to support the proposed data centers water use and to evaluate the potential adverse effects on the quantity and quality of existing wells or nearby surface waters. The water feasibility study shall include, at a minimum, the following information:

    a. Calculations of the projected water needs, including seasonal fluctuations.

    b. A geologic map of the proposed project area within a radius of at least one mile from the site property boundary.

    c. A hydrological setting analysis which includes a hydrogeologic cross section, delineation of the portion of the aquifer through which water is diverted to the well

(area of diversion), delineation of the area providing groundwater recharge to the diversion area (recharge area), and identification of water resources located within the diversion and recharge areas.

d. The results of an aquifer test conducted in accordance with Pennsylvania Department of Environmental Protection, Bureau of Safe Drinking Water, Document No. 394-2125-001, *Aquifer Testing Guidance for Public Water Systems*, or other generally accepted methodology. Data shall include, at a minimum, precipitation data, static water levels immediately prior to yield testing, linear hydrographs of water levels and test responses of all monitoring points through background, testing, and recovery monitoring periods, residual drawdown graphs and logarithmic hydrographs of the production well and any monitoring points that had observable drawdown as a result of operating the production well. Field notes showing original observations, water levels and flow readings and the time readings were taken shall be included.

e. Analysis and interpretation of the aquifer test data, including a determination of the aquifer's hydraulic conductivity and specific capacity; aquifer transmissivity and storage coefficient; estimation of the horizontal extent of the cone of depression; and determination of a safe yield for the well, including analysis of the effects of 180 days of pumping with no recharge; and a groundwater availability analysis providing potential availability in a one-in-ten-year drought.

f. A determination of the effects of the proposed withdrawal on the quantity and quality of water in wells, surface waters, and the groundwater table within the horizontal extent of the cone of depression and how those impacts will be mitigated or remediated.

g. The location of all existing and proposed wells within 2000 feet of the site property boundary with a notation of the capacity of all high yield wells.

h. The location of all surface waters within 2,000 feet of the site property boundary and all known point sources of pollution.

i. A determination of the long-term safe yield of the water source.

j. A determination that the proposed water supply system poses no adverse impacts on the quality and quantity of water in nearby wells, streams, and the groundwater table.

k. Identification of how water will be recycled, treated, or released into surrounding water bodies.

l. A statement of the qualifications and the signature(s) of the person(s) preparing this study.

5. The Data Center shall not cause an adverse impact to the water rights or water supply of others, including, but not limited to, by reducing the existing rate of flow of wells, causing contamination of wells, or depleting surface water resources of surrounding properties.

6. In the event that the municipality determines that a Data Center is responsible for an adverse impact to the water supply of others, the Data Center operator shall alleviate the adverse impact, at no expense to the affected property owner(s), so as to furnish reasonable quantity and quality of water. Remediation may include deepening the impacted well, drilling a new well, connecting the affected property to a public water supply, or any other measures as the municipality may approve as just and equitable under the individual circumstances.

7. No building permit shall be issued until all required State and regional permits have been obtained (i.e., PADEP, SRBC, MCMA).

8. The applicant shall provide a drought response plan to demonstrate compliance with state, water supplier, and local drought declaration requirements.

9. The applicant shall connect to public sewer if the sewer is located within 3000 feet and pay for all necessary upgrades as may be required to accommodate the data center use.

10. Wastewater disposal analysis:

a. The applicant shall submit an analysis of wastewater disposal needs to either a public sewer system or private system, indicating the quantity and quality (including identification of PFAS, fluorochemicals, glycols, biocides, corrosion inhibitors, scale inhibitors, halocarbons, solvents, etc.) of wastewater generation expected. Wastewater shall include sewage and water discharged as part of the data centers HVAC system. The applicant shall notify the Township upon any proposed change to the quality of the wastewater.

b. Any untreated wastewater generated is prohibited to be discharged to stormwater systems or surface waters.

c. If wastewater will be conveyed and/or treated by a public system, the applicant shall submit documentation certified by the public department that the public department can support the conveyance and treatment needed.

d. If the data center is to rely upon a private system of wastewater disposal, a wastewater feasibility study shall be required. The purpose of the study is to determine if there is adequate capacity to dispose of wastewater and the disposal technique does not pose adverse impacts on surrounding water bodies. A wastewater feasibility study shall include the following information and a minimum:

    i. Calculations of the projected wastewater generation including the sources of wastewater.

    ii. A geologic map of the area with a radius of at least one mile from the site property boundary.

iii. The location of all existing and proposed wells within 1000 feet of the property boundary, with reference to the capacity of all high yield wells.

iv. The location of all surface waters within 1,000 feet of the property boundary and all known point sources of pollution.

v. Identification of the process by which water will be recycled or released into surrounding water bodies.

vi. A determination that the proposed wastewater disposal system has no adverse impact on the quantity and quality of water in nearby wells, surface waters, and the groundwater table.

vii. A statement of the qualifications and the signature(s) of the person(s) preparing this study.

k. Thermal Impacts - A Thermal Impact Mitigation Plan shall be submitted with the zoning application, including, at a minimum:

1. Identification of primary sources of waste heat (air and water based).

2. Evaluation of potential off site thermal impacts (including plume/heat discharge and localized heat islands) under representative seasonal conditions.

3. Description of design measures to minimize heat impacts (e.g., equipment siding, shielding, landscaping, cool roofs/paving where applicable).

4. Evaluation of feasible opportunities for waste heat reuse. Where reuse is not feasible, the reason(s) why should be given, in which case alternative mitigation shall be identified (e.g., vegetative or green roof and/or site design modifications).

5. Inclusion of a monitoring/verification approach if required by conditions of approval based on proximity to sensitive receptors or site constraints.

6. The plan shall be prepared and certified by professional engineer.

7. The Thermal Impact Mitigation plans shall be subject to review and comment by the Municipality. Municipality shall have the right to require supplemental or amended plans based upon comments by the municipality prior to any zoning approval.

l. Noise and Vibration -

1. Noise Studies.

a. Pre-construction Noise Study. The applicant shall submit a pre-construction noise study prepared by an acoustical engineer establishing baseline ambient noise and vibration levels

and shall include different times of the day. The noise study shall include a narrative describing anticipated operational impacts to sound levels and it shall include an octave band analysis. The noise study shall account for any proposed electrical substations, on site power generation facilities, and other data center accessory uses that may generate noise.

b. Post-construction Noise Study. The applicant shall submit a noise study of existing operations no sooner than one month but no more than 12 months after the issuance of the first certificate of occupancy and then every year thereafter.

c. Sound shall be measured at all property lines. The studies shall use full spectrum modeling to address low frequency and infrasound noise.

d. If the pre-construction noise study establishes a baseline ambient noise level in excess of the maximum sound level permitted under this chapter, the post construction study shall demonstrate that operations of the proposed use do not increase the baseline ambient noise level as measured at the property line. Any increase above the established baseline shall be deemed a violation unless specifically authorized as a condition of approval.

e. Noise mitigation measures may be required by the zoning officer when noise studies or independent analysis conducted by the Township show that the use is generating noise approaching established limits.

2. Sound level.

a. Sound levels at the property line with Sensitive Receptors shall not exceed 45 dB(A) and 55 dB(C) from 7:00pm to 7:00am, nor shall they exceed 50 dB(A) and 60 dB(C) from 7:00am to 7:00pm.

b. Where baseline ambient noise measured for the pre-construction noise study exceeds that of the maximum sound level above, sound levels at the property line shall not exceed the baseline ambient noise level for dB(A) and dB(C).

3. No vibration generated by Data Centers or DCE shall be perceptible beyond the property line of the site, as determined without the use of instruments.

4. A noise reduction barrier or device shall be required where post-construction monitoring demonstrates noncompliance with sound limits set forth herein or where the applicant's acoustic study identifies mitigation measures necessary to achieve compliance.

5. The maximum sound levels specified above shall not apply to, emergency alerts; emergency work to provide electricity, water, or other public utilities when public health or safety is involved; snow removal, or road repair or maintenance conducted in response to emergency conditions.

m. Energy -

1. Submitted with the conditional use application, the applicant shall provide the Township written verification from the applicable service provider stating the following:

    a. If the applicant proposes to connect the Data Center to the electric grid, the applicant shall provide documentation from the applicable electric service provider certifying that capacity is available on the applicable supply lines and substation to ensure that the capacity available to serve the other needs of the service area is consistent with the normal projected load growth envisioned by the provider.

    b. Utility supply equipment and related electrical infrastructure are sufficiently sized and can safely accommodate the proposed use.

    c. Above-ground utility boxes and other equipment must be co-located and screened.

    d. Installation of utility lines within or adjacent to all roads must not restrict the installation or adequate future growth of required street trees and landscaping.

2. Projects are encouraged to be designed and constructed to meet the current USGBC LEED BD+C: Data Centers rating system, or equivalent design standard, as approved by the Township Engineer.

3. The applicant for a data center shall provide an Energy Usage Plan with the conditional use application. The Energy Usage Plan shall provide or identify, at a minimum:

    a. Annual electricity demand.

    b. Energy supply sources that will be utilized.

    c. Energy storage capacity (if applicable).

    d. Proposed sources of backup 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, such as

        i. Covering 50% to 80% of all unused roof space with solar arrays to offset a portion of the demand on the electric grid and reduce on site emissions.

        ii. Explore BESS as a backup energy source for 50 to 100 percent of total on site backup energy needs to reduce or eliminate the pollution associated with diesel backup generators.

iii. Support off site renewable energy generation through Power Purchase Agreement or other arrangement that will result in new renewable energy generation within the PJM region.

f. The energy usage plan will be prepared and certified by a Professional Engineer. The plan shall be subject to review and comment by the municipality. The municipality shall have the right to require supplemental or amended plans based upon comments by the municipality prior to any zoning approval.

g. The applicant shall monitor and report energy efficiency and emissions data to the municipality on a regular basis but no less than quarterly.

n. Energy Generation System -

1. Any energy generation system designed or used to supply power directly to a data center during normal operations, including solar, wind, fossil fuel, fuel cells, or nuclear energy generating systems, shall be considered part of the data center use and be subject to applicable utility regulations and any applicable state or federal preemption. The applicant shall select, design, and locate the energy generation systems to limit noise, emissions, and visual impacts to adjacent and nearby uses as much as possible.

2. Electric utility substations shall be located on the same industrial-zoned property as the data center they serve and shall be fully screened from view from any Sensitive Receptor.

3. Burying power lines serving the property is strongly encouraged. On site power lines of 34.5 kV and below shall be buried.

o. Backup Power -

1. Diesel generators shall meet Tier 4 emission standards of the US Environmental Protection Agency.

2. Diesel generators shall undergo annual testing, and reports shall be provided to the municipality to ensure that the data center equipment is performing as designed and that the emissions from the data center do not exceed permitted limits.

3. Emergency energy generation that uses diesel, gasoline, or another fossil fuel shall be used only in the following times:

   a. When the primary source of energy is not available due to an emergency outage.

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

   c. Routine maintenance testing of backup fossil fuel power generators is restricted to the hours of 9:00 AM through 3:00 PM Monday through Friday.

4. Use for peak shaving or supplying power to the grid is prohibited. The applicant shall design and locate emergency energy generation systems to limit noise and visual impacts as much as possible.

p. Lighting -

1. A Lighting Plan is required to be submitted that shows all exterior lighting, including any security lighting. Lighting shall comply with the following:

    a. Full cutoff fixtures required.

    b. Maximum illumination at property line:

        i. Non-Sensitive Receptors: 0.5 foot-candles

        ii. Sensitive Receptors: 0.1 foot-candles

    c. No strobing or colored lighting.

2. LED light sources shall have a correlated color temperature that does not exceed 3000k.

3. Luminaires shall not be mounted more than 35 feet above the finished grade of the surface being illuminated. No pole-mounted lighting on the roof shall be permitted.

q. Electronic Waste - An Electronic Waste Plan shall be submitted with the conditional use application outlining procedures for safe removal and recycling and/or disposal of server infrastructure, hazardous materials, batteries, electronic waste, and related products that meet all state and federal requirements, which will apply in cases when the equipment within the data center is updated or decommissioned. The report shall be subject to review and comment by the municipality. The municipality shall have the right to require supplemental or amended reports based upon comments by the municipality prior to zoning approval.

r. Emergency Services -

1. An emergency response plan shall be required as part of the conditional use application and shall be prepared by a qualified professional. The emergency response plan shall:

    a. Evaluate the impacts, both positive and negative, of the proposed data center upon emergency services and Fire Protection.

    b. Be reviewed by and acceptable to the local fire department and Emergency Management services as part of the conditional use process.

    c. Include detailed procedures for fire suppression, containment, ventilation, and evacuation.

d. Ensure that all first responders receive adequate training specific to the installed systems at the expense of the applicant.

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

2. Each data center shall provide 24-hour emergency contact signage that is visible at the main entrance. Such signings shall include the company name (if applicable), the owner/representative's name, the telephone number, and the corresponding local power company's name and telephone number.

3. Data Centers and any data center accessory use proposing BESS 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 shall include fire suppression systems designed specifically for battery storage.

4. No Data Center shall be approved unless the applicant demonstrates that the procedures for fire suppression, containment, ventilation, and evacuation are sufficiently protective of public health safety and welfare.

s. Threatened and Endangered Species - A Pennsylvania Natural Heritage Program study (PNDI Receipt) dated within two years of the submission of an application for conditional use as well as any state agency clearance letters required thereby, shall be provided to the municipality. The applicant shall comply with all measures directed by the clearance letters to avoid, minimize, or mitigate impacts to endangered, threatened, and special concern species and their habitat.

t. Decommissioning -

1. A Decommissioning Plan prepared by a qualified professional shall be submitted with the conditional use application. The plan shall outline the procedures for safe shutdown, removal of equipment, disposal or recycling of materials, and site restoration.

2. The owner shall submit a notification of closure if operations are permanently ceased.

3. Decommissioning shall begin within one year of cessation of data center operations, or upon notice of abandonment by the operator, whichever occurs first. An extension of one year may be granted by the municipality if the property owner can demonstrate that they are actively marketing this site for a compatible replacement use. Decommissioning shall be completed within 18 months thereafter, unless extended by the municipality for good cause.

4. Standards for decommissioning:

    a. Equipment and accessory facilities shall be removed.

b. Hazardous materials, including batteries, fuel, or refrigerants, shall be disposed of in compliance with State and Federal law.

c. Disturbed soils shall be stabilized and revegetated.

d. Any utility connections shall be safely disconnected and capped.

e. This site shall be restored to a condition compatible with surrounding land uses.

5. The Decommissioning Plan shall include, but is not limited to, financial assurance in the form of a bond issued by an insurance company or other surety with at least an AM Best A++ rating or equivalent, or an irrevocable letter of credit issued by a bank or other financial institution with at least an S&P rating of AAA or equivalent, but excluding cash. The financial security shall be in the amount of one hundred ten (110%) percent of the cost of decommissioning. An independent and certified professional engineer shall be retained by the Township at the facility owner or operator's expense to estimate the total cost of decommissioning of the Data Center. Thereafter, the facility owner or operator shall retain an engineer to provide the Township with cost estimates of decommissioning after the first year of operation and every fifth year thereafter.

u. Public Engagement - The applicant shall hold an informational public meeting prior to the first Planning Commission meeting when the proposed land development or conditional use proposal is discussed. The purpose of the meeting shall be to inform the public about the nature of the proposed development, including the location, scale, and general characteristics. A representative of the applicant with knowledge of the project and the ability to answer general questions from the public about the project's general location, scale, and parameters shall participate in the meeting. The public meeting shall be advertised consistent with "public notice" as defined by the Pennsylvania Municipalities Planning Code.

v. Insurance. Prior to the issuance of any building permit, the applicant shall obtain and maintain a commercial general liability insurance policy (or policies) in an amount reasonably determined by the Township Engineer based on the nature, scale, and potential risks of the project, but in no event less than Five Million Dollars ($5,000,000) per occurrence and Ten Million Dollars ($10,000,000) in the aggregate. The Township of Granville shall be named as an additional insured on all such policies. The applicant shall provide certificates of insurance evidencing the required coverage prior to the commencement of construction and shall maintain continuous coverage throughout the life of the Data Center use. The Township shall be given at least thirty (30) days' prior written notice of any cancellation, non-renewal, or material change in coverage.

w. Conflicting Terms - In the event any provision of this Section 4.421 is in conflict with any other provision of this Zoning Ordinance this Section 4.421 shall apply.

SECTION 7. Severability. If any section, sub-section, provision, regulation, limitation, restriction, sentence, clause, phrase or word in this Ordinance is declared by any reason to be illegal, unconstitutional, or invalid by any court of competent jurisdiction, such decision shall not affect or impair the validity of this Ordinance or the Zoning Ordinance as a whole , or any other section,

sub-section, provision, regulation, limitation, restriction, sentence, clause, phrase, word or remaining portion of this Ordinance or the Zoning Ordinance. The Township Board of Supervisors hereby declares that it would have adopted this Ordinance and each section, sub-section, phrase, and word thereof, irrespective of the fact that any one or more of the sections, sub-sections, provisions, regulations, limitations, restrictions, sentences, clauses, phrases, or words may be declared illegal, unconstitutional or invalid.

SECTION 8. These changes to the Granville Township Zoning Ordinance shall become effective immediately upon adoption and replaces Ordinance 2026-02 in its entirety; said Ordinance 2026-02 being hereby repealed.

DULY ADOPTED, ENACTED and ORDAINED by the Board of Supervisors of Granville Township, County of Mifflin, Commonwealth of Pennsylvania, this _____ day of September 2026, in lawful session duly assembled.

Granville Township
County of Mifflin
Commonwealth of Pennsylvania

Attest

_____
Mary Herto, Township Manager

_____
William Page, Chairman

_____
Joseph Fiore, Jr.

_____
Terry Stewart