
ARTICLE 2 ZONING DISTRICTS

Section 2.01 Establishment of Zoning Districts

Insert the following in alphabetical order as a new a Special Overlay District in the table under Section 2.01:

Data Center Overlay (DCO)

Insert the following as new Section 2.22 Data Center Overlay District (DCO)

Section 2.22 Data Center Overlay District (DCO)

- (A) Purpose. The purpose of the Data Center Overlay District (DCO District) is to accommodate data centers and complementary supporting uses in proximity to existing electric transmission lines and infrastructure, subject to and in exchange for complying with certain design criteria.
- (B) Boundaries of District. The boundaries of the DCO District shall be as delineated on the official Zoning Map specified in Section 2.02 of this Ordinance.
- (C) Applicability. The DCO District shall be an optional overlay district for certain land as depicted on the official Zoning Map. While the DCO District confers alternative use and development options to be employed at the discretion of the Applicant, any land located within the DCO District may be developed pursuant to either the standards of the DCO District or the standards of the underlying zoning district, but not both.
- (D) Required Utilities. Public water and public sewer shall be required.
- (E) Use Regulations.
1. Permitted Uses and Use regulations are specified in Article 3 Zoning Uses.
 2. Unless otherwise modified by the standards specified under the DCO District, all uses permitted within this District shall also comply with the Supplemental Regulations contained in Article 4 of this Ordinance.
- (F) Bulk and Area Regulations. Table 2.22 specifies the DCO District's bulk and area regulations, which shall prevail over the underlying zoning district's bulk and area standards.

Table 2.22, Data Center Overlay District (DCO) Bulk and Area Regulations

	BULK AND AREA REGULATIONS					
					Min. Yard Setbacks	

	Min. Lot Size	Min. Lot Width	Max. Lot Coverage	Max. Impervious	Front	Side	Rear	Max. Building
PUBLIC WATER AND PUBLIC SEWER								
All Permitted Uses as Specified in Table 3.02.1	25 acres	200 ft.	70%	70%	35 ft.	35 ft.		75 ft.

(G) Design Criteria.

1. Façade Standards.

- a. Principal Façades. The principal Façade requirements apply to all Building Façades that are oriented and face toward an abutting: (i) public Street; (ii) lot with an existing residential use within 1,000 feet of the Building Façade; or (iii) lot within a Residential District within 1,000 feet of the Building Façade.

(1) Requirements.

- (a) Differentiated Surfaces. Principal Façades of a Building must incorporate the following standards at horizontal linear intervals that may vary in frequency but must be no less frequent than every one hundred fifty (150) horizontal linear feet or no less frequent than three (3) times (x) the average height of the Building:

- i. Fenestration or Fenestration and (Optional) Green-Wall; and
- ii. A change in one of the following design elements:
 - [A] Building material;
 - [B] Pattern;
 - [C] Texture;
 - [D] Color; or
 - [E] Accent materials.

- (b) Consistent Design. When a Building has more than one (1) principal Façade, the principal Façades of such Building must be consistent in terms of design, materials, details, and treatment.

- (c) Fenestration. Each principal Façade of a Building must include Fenestration as follows:
- i. Fenestration Surface Coverage of the Façade. Fenestration must comprise at least thirty (30) percent of the total surface coverage area of the principal Façade.
 - [A] Distributed Fenestration Coverage. Fenestration provided to meet the:
 - [1] Required thirty (30) percent total surface coverage area of the principal Façade must be located in separated, individual placements or clustered bays; and
 - [2] Each placement or bay may count towards no more than seven and one-half (7.5) percent of such total surface coverage area.
 - ii. Fenestration Coverage Pattern. The placement pattern of individual or clustered bays of Fenestration must be distributed horizontally and vertically across the principal Façade.
 - iii. Fenestration Consistent Design with Principal Façade. The Fenestration must be compatible with the other design, materials, details, and treatment used on the same principal Façade.
 - iv. Green-Wall Treatment.
 - [A] A Green-Wall treatment may be provided in lieu of up to half of the Fenestration surface coverage of the Façade requirement of Section 2.22(G)1.a.(1)(c)i of this Ordinance.
 - [B] When provided, Green-Wall treatments must provide the following:

- [1] Maintenance. The owner, or the owner's agent, is responsible for the repair, replacement, and maintenance of the Green-Wall for the duration of the use.
 - [2] Distributed Green-Wall Surface Coverage. Green-Wall areas must be provided to meet up to half of the required thirty (30) percent total surface coverage area of the principal Façade of a Building.
 - [3] Green-Wall Coverage Pattern. The Green-Wall areas must be distributed horizontally and vertically across the principal Façade.
- b. Mechanical Equipment Façade Standards. Where two (2) principal Façades are required on opposing sides of a Building pursuant to Section 2.22(G)1 of this Ordinance up to one (1) mechanical equipment Façade pursuant to Section 2.22(G)1.b.(1) may be provided in lieu of one (1) such required principal Façade if such principal Façade is oriented and faces toward an abutting public Street.
 - (1) Requirements.
 - (a) Mechanical Equipment Façade. Optional mechanical equipment Façades must provide the following:
 - i. Partial or Full Visual Screening of Mechanical Equipment. Mechanical equipment attached to or mounted on the Building Façade must be partially or fully visually screened from view at the ground level from the nearest abutting public Street using mesh, lattice, cladding, or grillwork or a combination of these methods, or similar methods so as to ensure that the mechanical equipment is partially or fully screened to the maximum

extent that permits necessary ventilation for any equipment; and

- ii. *Differentiated Surfaces*. The mechanical equipment Façade, including any provided screening methods, must incorporate a change in at least one (1) of the following design elements at horizontal linear intervals that may vary in frequency but must be no less frequent than every one hundred fifty (150) horizontal linear feet or no less frequent than three (3) times (x) the average height of the Building:

[A] Building material;

[B] Pattern;

[C] Texture;

[D] Color; or

[E] Accent materials.

- c. *Main Entrance Feature Standards*. Each Building must include at least one (1) main entrance feature that meets the requirements of Section 2.22(G)1.c.(1) of this Ordinance.

(1) *Requirements*.

- (a) *Main Entrance Feature*. Main entrance features must meet the following requirements:

- i. *Entrance Feature Design*. Main entrance features must either project or recess from the main Building plane, and/or be differentiated from the remainder of the Building Façade by a change in Building material.

- ii. *Foundation Plantings or Enhanced Landscaping*. Main entrance features must incorporate foundation plantings consisting of a mix of evergreen and deciduous shrubs, grasses, sedges, or rushes, and/or herbaceous perennials, ferns, or vines for a minimum of fifty (50) percent of the length of the Façade. These foundation plantings

are in addition to any required plantings and landscape treatments.

2. Site Design Standards.

- a. Loading Space Location. Loading spaces are permitted to be located on only one (1) Façade.
- b. Mechanical Equipment.
 - (1) Location and Screening of Mechanical Equipment. All ground level and roof top mechanical equipment must meet the following standards:
 - (a) Mechanical equipment must be fully screened on all sides. Such visually solid screen must be constructed with a design, materials, details, and treatment compatible with those used on the nearest principal Façade of the Building;
 - i. Perforation for Ventilated Screening. Screening for mechanical equipment may incorporate perforated surfaces on screening walls as necessary to permit ventilation of mechanical equipment.
 - ii. Separation from Residential. Ground mounted mechanical equipment must be separated from an abutting lot: (i) with an existing residential use; or (ii) within a Residential District, by a principal Building, or fully screened from view from abutting residential lot(s).
 - iii. Ground Mounted Prohibited in Front Yards. Ground mounted mechanical equipment must not be located in any required front yard setback.
- c. Setbacks and Building Massing Adjacent to Residential. Unless specified herein, the following requirements apply when a Building is to be located on a lot abutting a lot: (i) with an existing residential use; or (ii) within a Residential District, or separated by a Public Local, Collector Minor Arterial Street a from a lot: (i) with an existing residential use; or (ii) within a Residential District (i.e., common lot line):

- (1) Minimum Parking Setback. Parking must be setback at least fifty (50) feet from such common lot or abutting right-of-way line.
 - (2) Minimum Setback for Structures. Structures must be setback at least one hundred (100) feet from such common lot line abutting right-of-way.
- d. Soundproofing. Mechanical equipment, whether on a roof top, on the ground level, or elsewhere on the exterior of the lot abutting a lot: (i) with an existing residential use; or (ii) within a Residential District any, must be screened on all four (4) sides by an acoustical barrier. For purposes of this section, acoustical barrier is defined as an exterior solid or louvred wall containing sound-proofing materials designed to absorb noise and protect neighboring properties from noise pollution.
- (H) Modification of Standards. Consistent with Sections 603(c)(5) and 605(3) of the Pennsylvania Municipalities Planning Code, the Board of Township Supervisors may, by conditional use approval, authorize a modification of the DCO District standards of Section 2.22 of this Ordinance, or other area, dimensional and design related standards of this Ordinance, which impact the layout and design of development within the DCO District, in order to encourage the use of innovative design. Any conditional use application requesting a modification of a DCO District standard or other applicable zoning standard shall be subject to the following standards:
1. The modification is generally consistent with the applicable elements of the:
 - a. Intended purpose of DCO District as specified under Section 2.22(A) of this Ordinance;
 - b. Statement of Purposes (Section 1.02) of this Ordinance; and
 - c. Township Comprehensive Plan.
 2. The modification will not result in any danger to the public health and safety, nor adversely impact adjoining properties or future inhabitants of the DCO District.
 3. The modification will allow for equal or better results and represents the minimum amount of relief necessary to ensure compliance with the applicable standard.

ARTICLE 3 ZONING USES

Section 3.02 Applicability

Table 3.02.1, Permitted Uses.

Insert the following red text in Table 3.02.1.

Table 3.02.1, Permitted Uses. MIDDLESEX TOWNSHIP ZONING ORDINANCE DISTRICT USE TABLE Key: R = Permitted by Right SE = Permitted by Special Exception C = Permitted by Conditional Use Blank Cell = Non-Permitted Use	MAPPED ZONING DISTRICTS													
	North Mountain Conservation District (NMC)	Appalachian Trail Conservation District (ATC)	Agricultural District (A)	Low Density Residential District (R-1)	Medium Density Residential District (R-2)	Medium-High Density Residential District (R-3)	High Density Residential District (R-4)	Mixed-Use Neighborhood District (MU-1)	Mixed-Use Village District (MU-2)	Institutional District (INS)	Commercial Highway District (C-1)	Light Industrial-Commercial District (C-2)	Industrial District (I)	Redevelopment Opportunity District (ROO)
Data Center Overlay District (DCO)														
PRINCIPAL USES (SECTION 3.05)														
<i>RESIDENTIAL AND LODGING USES [SECTION 3.05 PARAGRAPH (A)]</i>														
Bed and Breakfast	R		R	SE	SE									
Community Residence, Group Home	R		R	R	R	R	R	R	R	R				
Community Residence, Halfway House										SE	SE	SE		
Community Residence, Sober Living										SE	SE	SE		
Facility/Recovery House Dwelling, Multi-Family, Apartment								R	R					C
Dwelling, Multi-Family Conversion						SE		R	R					
Dwelling, Single Family Detached	R		R	R	R	R		R	R					
Dwelling, Single Family Semi- Detached, Duplex				R	R	R		R	R					
Dwelling, Single Family Semi- Attached,						R		R	R					
Dwelling, Tiny Home	R		R	R	R	R	R	R	R					
Hotel									SE		R	R		
Live-Work Unit									R		R	R	R	
Manufactured Home	R		R	R	R	R	R	R	R					
Manufactured Home Community							R							
Mixed-Use Building								R	R					

Motel									SE		R	R		
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Rooming House and Boarding House						SE			SE	SE	R	SE			
Temporary Shelter Facility										SE	SE	SE			
CIVIC AND INSTITUTIONAL USES [SECTION 3.05 PARAGRAPH (B)]															
Assembly, General									R	R	R	R			
Assembly, Neighborhood						R	R	R	R	R					
Cemetery	R		R	SE	SE	SE		R	R	R					
Government Facility	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Hospital				SE					SE	R	R	R		R	
House of Worship	R		R	SE	SE	R	R	R	R	R	R	R		R	
Library/Museum				SE	SE					R	R	R		R	
Long-Term Care Facility									R	R	R	R		R	
Police/Fire/EMS	R		R	R	R	R	R	R	R	R	R	R	R	R	R
School, Pre-K, K-12, and Vocational Education				SE	SE	SE			SE	R	R	R	R	R	
School, Higher Education				SE					SE	R	SE				
Stadium/Arena										SE	SE	SE		SE	
AGRICULTURE, FORESTRY, AND OPEN SPACE USES [SECTION 3.05 PARAGRAPH (C)]															
Agricultural Operation	R	R	R	R	R	R		R	R	R	R	R	R	R	R

Commercial Stock Yards and/or Feedlots			R	SE												
Community Garden	R		R	R	R	R	R	R	R	R						
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Equine Activities	R		R	R	SE			SE								
Forestry Operation	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	
Nature Preserve	R	R	R	R	R	R				R						R
Recreation Facility, Commercial or Private									SE	SE	R	R				R
Recreation Facility, Public	R		R	R	R	R	R	R	R	R						R
Shooting Range, Indoor	SE		SE								SE	SE	SE	SE		
Shooting Range, Outdoor	SE		SE	SE												
RETAIL USES [SECTION 3.05 PARAGRAPH (D)]																
Commercial Equipment and				SE							R	R	R			
Convenience Store				SE	SE		R	R	R		R	R	R	R		
Drive Through Only											R	R				
General Retail								R	R		R	R				
Grocery Store								R	R		R	R				
Medical Marijuana Dispensary									SE		R	R				
Neighborhood Retail								R	R		R					
Outdoor Sales Lot				SE							R	R				
Public Market			R	SE				R	R	SE	R					

SERVICE USES [SECTION 3.05 PARAGRAPH (E)]

Adult Day Care Center									R		R		R		
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								R		R		R			
											R	R	R	R	
									R		R	R	R	R	
									R		R	R	R	R	
									R		R	R			
									R		R	R			
								R							
								R							
								R	R		R	R		R	
								R	R		R	R		R	
								R	R			R		R	
Entertainment Assembly								SE	SE		SE	R		R	
Family Childcare Home			SE	SE	SE	SE			SE						
Family Entertainment Center									R		R				
Funeral Home / Mortuary				SE					SE		R	R			
General Service				SE					R	R	R	R		R	
Group Childcare Home				SE	SE	SE			SE	SE					

Kennel			SE	SE												
Massage Establishment											SE					
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Medical Clinic				SE				R	R	R	R	R		R		
Microbrewery, Microdistillery,									R	R	R	R	R	R		
Methadone Treatment Facility										C	C					
Neighborhood Service								R	R							
Pawn Shop/Check Cashing Establishment											R	R		R		
Private Club	SE			SE	SE				R		R	R				
Recreational Campground	SE			SE	SE											
Self-Storage Facility									R		R	R	R	R		
Smoking Places								R	R		R	R	R			
Tattoo/Piercing Parlor								R	R		R	R				
Truck Stop													C			
Truck Wash													R			
ADULT USES [SECTION 3.05 PARAGRAPH (F)]																
Adult Establishments												R	R			
EMPLOYMENT USES [SECTION 3.05 PARAGRAPH (G)]																
Craftsman Industrial									R		R	R	R	R		
Data Center								R				R	R			R

Office Uses										R		SE	R		R	R
INFRASTRUCTURE USES [SECTION 3.05 PARAGRAPH (H)]																
Airport				SE								SE	SE			

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Heliport				SE						R	R	R	R	R		
Helistop				SE					SE	R	R	R	R	R		
Parking as a Principal Use									R		SE	SE	SE	SE		
Principal Solar Energy Systems	C		C													
Principal Wind Energy Systems (PWES)	C															
Transit Bus Stops							R	R	R	R	R	R	R	R	R	R
Transit Facility												R	R	R		
Transportation and Public Utilities	R		R	R	R	R		R	R	R	R	R	R	R	R	R
Wireless Communications Facilities, Small Wireless Communications Inside	R		R	R	R	R	R	R	R	R	R	R	R	R	R	R
Wireless Communications Facilities, Small Wireless Communications Outside the Public Rights-of-Way	R									SE	R	R	R	R		R
Wireless Communications Facilities, Tower-Based	SE		SE	SE						SE	SE	SE	SE	SE		R
INDUSTRIAL USES [SECTION 3.05 PARAGRAPH (I)]																

Automotive Dismantler and													SE		
Brewery, Distillery, Winery			R						SE		R	R	R	R	
Heavy Industry													R		
Junkyards													SE		

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Light Industry											R	R	R		
Meat Processing Establishment													R		
Medical Marijuana Grower / Processor Facility			R									R	R		
Mining and Mineral Extraction			C												
Outdoor Storage Yard									R	R			R		
Solid Waste Disposal Facility													C		
Truck Terminal													C		
Truck or Truck Trailer Parking												SE	C		
Warehouse/Distribution													C		
Yard Waste Composting Facility			SE							SE			R		
ACCESSORY USES (SECTION 3.06)															
Accessory Dwelling Unit	R		R	R	R	R		R	R						
Accessory Solar Energy Systems	R		R	R	R	R	R	R	R	R	R	R	R	R	R
Accessory Wind Energy Systems	R		R	R	R	R	R	R	R	R	R	R	R	R	R

Agricultural Commercial Enterprise			R	SE											
Agritourism Marketing Enterprise			R	SE											
Airstrip, Heliport/Helistop			SE	SE					SE	R	R	R		R	
Automobile Car Wash											R	R	R	R	
Carport, Portable or Temporary	R		R	R	R	R									

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Community Garden	R		R	R	R	R	R	R	R	R	R				
Drive-Through Facility											R	R	R	R	
Electric Vehicle Charging Station, Levels 1 & 2	R		R	R	R	R	R	R	R	R	R	R	R	R	R
Electric Vehicle Charging Station, Level 3								R	R	R	R	R	R	R	R
Farm Occupation	R		R	R											
Home Occupation	R		R	R	R	R	R	R							
Keeping of Chickens (Applicable to Residential)	R			R	R	R	R								
Keeping of Honeybees	R		R	R	R	R	R								
Keeping of Exotic Wildlife	SE		SE												
Keeping of Livestock			R	R	SE										
Manure Storage Facility	R		R												
No-Impact Home-Based Business	R		R	R	R	R	R	R	R						

Outdoor Dining Area								R	R		R			R	
Outdoor Display and Sales			R	SE				R	R	R	R	R	R	R	
Parking	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Short-Term Rental	SE			SE	SE	R	R	R	R						
Signs	See Article 5, Signs														
Water Cooling or Storage Cisterns															R
TEMPORARY USES (SECTION 3.07)															
Farmers Market	SE		SE	SE				SE	SE					SE	

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Model Home and/or Subdivision Sales Office				SE	SE	SE	SE	SE	SE					SE	
Open Air Market			SE	SE					SE					SE	
Temporary Construction Site	R		R	R	R	R	R	R	R	R	R	R	R	R	R
Temporary Outdoor Event	R	R	R	R	R	R	R	R	R	R	R	R	R	R	

- (E) *Service Uses.* A category of Uses that provide patrons services and limited retail products related to those services.

Insert the following in alphabetical order under Section 3.05.(E) and renumber subsequent subsections:

Data Center. A facility containing one or more large-scale computer systems used for data storage and processing for off-site users. Typical

supporting equipment includes back-up batteries and power generators, cooling units, fire suppression systems, water storage and enhanced security features.

1. Data centers that are not located in the DCO District shall be subject to the design criteria set forth in Section 2.22(G) of this Ordinance.

Section 4.15 Off-Street Parking and Loading

(C) Off-Street Parking Requirements.

Table 4.15.1, Off-Street Parking Space Requirements

Insert the following in alphabetical order under Employment Uses in Table 4.15.1 under Section 4.15(C):

USES	REQUIRED PARKING SPACES (MIN.)
EMPLOYMENT USES	
Data Centers	1 per 5,000 sq. ft. of GFA or Parking Analysis Report pursuant to Subsection (D).

ARTICLE 6 DEFINITIONS

Section 6.02 Defined Words and Terms

Insert the following in alphabetical order under Section 6.02.(A):

FENESTRATION – An architectural feature that provides a real, functional opening that allows light to pass or filter through; or faux opening (a decorative veneer giving the appearance of an opening) in the building façade, through the installation of curtain walls, or recessed or protruding windows or doors.

GREEN-WALL – A vertically constructed element of a Structure or Building that is functionally designed with a primary purpose of accommodating or featuring living plants across the surface area of the subject Structure or Building plane.