ORDINANCE NO. 4826
GRATZ BOROUGH, DAUPHIN COUNTY, PENNSYLVANIA

AN ORDINANCE OF GRATZ BOROUGH AMENDING THE GRATZ BOROUGH ZONING ORDINANCE TO DEFINE AND REVISE PERMITTED AREAS FOR DATA CENTERS

The Gratz Borough Council do hereby amend the Gratz Borough Zoning Ordinance, Part 2, Definitions, Part 5 Table of Land Uses, and Part 6 Supplemental Regulations, as follows:

Part 2, Section 202 is hereby amended as follows:

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

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

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

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

Part 5, Section 502 is hereby amended as follows:

Industrial Uses s	**R-1**	**R-2**	**R-3**	**B-1**	**B-2**	**A-1**	**C-1**	**I-1**
Data Centers	N	N	N	N	N	N	N	CU

Part 6, Supplemental Regulations is hereby amended as follows:

602.28 C DATA CENTERS.

A. The area, bulk and density regulations of Section 504 shall apply to Data Centers except that the maximum building height may be 110 feet provided that any building which exceeds 40 feet in height shall have an additional setback of one foot for each foot the building exceeds 40 feet. In addition, any building which adjoins a residential zoning district shall maintain a minimum setback of 200 feet from any residential structure. A tree line buffer shall also remain or be installed along any portion of a building which adjoins a residential property.

B. Back-up generators during periods of outages, natural disasters or similar "emergency events" for power generation shall be a permitted accessory use. Backup generators must be tested and run weekly to ensure standby readiness availability. Testing may not occur during nighttime hours.

C. Fuel storage shall be permitted onsite and must meet all applicable Federal and State standards for fuel storage.

D. Water usage calculations must be provided to evidence that the amount of water required for the data center can be provided by the applicable water table.

E. Evidence of a positive interconnection study shall be secured from the proposed power source provider.

F. An emergency response plan shall be created in conjunction with the local fire department and EMS service provider and must include fire containment procedures for the generators as well as the computing and networking equipment located inside the proposed structures.

G. Data Centers shall comply with the following noise standards:

1. Preconstruction Study: A baseline noise study must be conducted to establish ambient noise levels at the property boundary. A projected noise study must be submitted showing proposed operational noise levels and mitigation strategies.

2. Postconstruction Study: Within 12 months of the certificate of occupancy, a final noise study must document compliance or propose mitigation.

3. Maximum Permitted Noise Levels

   Daytime (7:00 a.m.–7:00 p.m.): Maximum 65 dBA

   Nighttime (7:01 p.m.–6:59 a.m.): Maximum 55 dBA

4. Generator Restrictions: Routine generator testing is prohibited between 7:01 p.m. and 6:59 a.m. weekdays, and on weekends except during outages.

5. Measurement Method

Noise must be measured with an ANSI Type 1 integrating SLM set to FAST, using a 15-second interval unless extended.

H. Energy Generation Stations

Natural gas or renewable-fuel energy stations are permitted by conditional use. Coal and oil fuels (excluding diesel for backup generators) are prohibited. All stations must meet air-quality regulations.

I. Water Source & Treatment Requirements

If a Data Center uses any water source other than a public community water system, including private wells, groundwater, surface water, graywater, or industrial wastewater, the applicant must show that all water will undergo appropriate physical and chemical treatment before use or discharge. Treatment must meet PA DEP industrial cooling water standards.

Water Supply Requirements:

1. The applicant shall submit an analysis of raw water needs (groundwater or surface water) from either private or public sources, indicating quantity of water required.
2. If the source is from a municipal system, the applicant shall submit documentation that the public authority will supply the water needed.
3. If the data center is to rely upon nonpublic sources of water from same property, a water feasibility study will be provided. The purpose of the study will be to determine if there is an adequate supply of water for the proposed data center and to estimate the impact of the data center on existing wells in the vicinity. No data center shall be approved without sufficient water and/or for a use that poses adverse impact on existing wells in the vicinity. A water feasibility study shall include the following minimum information:

- Calculations of the projected water needs, including but not limited to, flow rates
- A hydrogeological map of the area with a radius of at least one mile from the site.
- The location of all existing and proposed wells within a minimum of 3000 feet from any property line, with a notation of the capacity of all high-yield wells.
- The depth of all wells within a minimum of 3000 feet from any property line should be recorded.
- A baseline of water quality for all wells within a minimum of 3000 feet from any property line will be recorded.
- The location of all streams and other bodies of water within a minimum of 3000 feet from any property line and all known point sources of pollution

- Based on the geologic formation(s) underlying the site, the long-term safe yield shall be determined
- A determination of the effects of the proposed water supply system on the quantity and quality of water in nearby wells, streams, and the groundwater table
- Identification of how water will be recycled and/or released into surrounding water bodies or air
- A determination of how the recycle/release will impact the surrounding areas of the borough
- 3000 foot minimums above may be extended at the discretion of the borough council after review of the initial study.

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

J. Industrial-Agricultural Data Center Overlay District

1. Purpose

The purpose of the Industrial-Agricultural Data Center Overlay District (I/A-DCOD) is to provide appropriate locations for data center development within areas of the Borough that contain a mix of agricultural and light industrial activity, ensuring compatibility with surrounding land uses while protecting agricultural operations, residential areas, and natural resources.

2. Applicability

This Overlay District applies to properties located within areas designated by Borough Council that contain both agricultural and industrial zoning

characteristics. Properties within the Overlay remain subject to their underlying zoning district regulations except where the Overlay provides additional or superseding standards.

3. Permitted Uses

Within the Overlay District, Data Centers and Data Center Accessory Structures shall be permitted by Conditional Use, provided all requirements of this section are met.

4. Additional Setback Requirements

In addition to the setbacks required in underlying districts:

- A minimum 300-foot setback is required from any dwelling or occupied agricultural structure.
- A minimum 150-foot setback is required from active agricultural fields unless the applicant installs enhanced vegetative screening.

5. Agricultural Compatibility Standards

To ensure that data center operations do not interfere with agricultural activities:

- Cooling systems must be designed to avoid thermal discharge onto cropland.
- Dust, particulate emissions, or exhaust from backup generators must not negatively impact crops or livestock.
- Construction activities must avoid encroachment into active agricultural operations.

6. Traffic and Access

Applicants must demonstrate that traffic generated by the data center will not impede agricultural machinery movement. Shared access drives with agricultural uses are permitted if adequate turning radius and sight distance are maintained.

7. Screening Requirements

A combination of evergreen trees, fencing, and berms must be installed to:

- Minimize visual impacts on agricultural landscapes.
- Reduce noise and light spillover.

8. Conservation of Agricultural Soils

Prime agricultural soils identified by the USDA shall be preserved to the maximum extent feasible. Applicants must:

- Provide a soil disturbance plan.
- Avoid unnecessary grading located outside building areas and utility corridors.

9. Utility Protection

Data center development must not interfere with existing agricultural utilities, wells, irrigation systems, or drainage patterns. A utility impact assessment may be required.

10. Overlay Approval Process

Designation of a parcel within the I/A-DCOD requires:

1. Planning Commission recommendation; and
2. Borough Council approval by ordinance.

This Ordinance shall be effective immediately following its adoption. The GRATZ BOROUGH Zoning Ordinance is hereby amended to include the above amendments, this 8th day of April, 2026, by the Gratz Borough Council.

ATTEST:

Cindy L. Shade
Secretary

GRATZ BOROUGH COUNCIL

President

Vice-President

Council Member

Council Member

Council Member

Lynn E. Schaadle
APPROVED BY THE MAYOR