

DRAFT

ORDINANCE NO. _____

**NORTHAMPTON TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

**AN ORDINANCE AMENDING THE CODE OF NORTHAMPTON TOWNSHIP,
SPECIFICALLY CHAPTER 27, KNOWN AS THE NORTHAMPTON
TOWNSHIP ZONING ORDINANCE, FOR THE PURPOSE OF
ADDING A DEFINITION FOR DATA CENTER IN ADDITION TO
PERMITTING THE SUBJECT USE IN THE I-1 PLANNED
INDUSTRIAL/OFFICE DISTRICT BY CONDITIONAL USE AS WELL AS
ESTABLISHING SPECIFIC CRITERIA RELATED TO THE SUBJECT USE**

NOW, THEREFORE, BE IT ENACTED and ORDAINED by the Board of Supervisors of Northampton Township as follows:

SECTION 1. PART 2, DEFINITIONS, Definitions and General Terminology., is hereby amended to add the following definition in §27-201.4:

Data Center – A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data operations. The facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations of the data center.

SECTION 2. PART 6, I-1 Planned Industrial/Office District, Use Regulations, is hereby amended to add §27-602.1.B.(7) as follows:

(7) Data Center, subject to the following requirements and not the Area and Development Regulations in §27-603:

- (a) Dimensional requirements.
 - 1) Minimum Lot Area: 10 acres
 - 2) Minimum Lot Width: 500 feet
 - 3) Minimum Setbacks (Front, Side, and Rear): 250 feet
 - 4) Maximum Building Coverage: 25%
 - 5) Maximum Impervious Surface Coverage: 60%
 - 6) Maximum Building Height: 45 feet
- (b) Parking. One parking space per employee based on the largest shift plus an additional three visitor spaces.
- (c) A minimum of one off-street loading area is required.
- (d) A-100 foot rear and side yard buffer is required to mitigate light and sound impacts.

- (e) Building façades are required to use variant texture and design.
- (f) A professional noise study for the proposed site shall be submitted noting that noise does not impact parcels beyond the property line. A post-construction noise study shall be submitted as well.
- (g) The applicant shall provide certification from all power utilities that the subject use can be serviced for electricity purposes, water, and sewer.
- (h) A lighting plan shall be submitted to ensure that lighting does not spill over on adjoining properties and is shielded.
- (i) A plan shall be submitted to ensure that perimeter fencing and security is adequate.
- (j) An Environmental and Community Impact Analysis shall be submitted to ensure that there is no adverse environmental or community impact.

SECTION 3. SEVERABILITY.

In the event that any section, sentence, clause, phrase or word of this ordinance shall be declared illegal, invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not prevent or otherwise foreclose enforcement of any of the remaining portions of this ordinance.

SECTION 4. REPEALER.

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

ORDAINED and ENACTED by the Board of Supervisors of Northampton Township

this _____ day of _____, 2026.

BOARD OF SUPERVISORS
NORTHAMPTON TOWNSHIP

Robert Salzer, Chairman

ATTEST: _____
Barry Moore, Secretary

6/19/26