

TOWNSHIP OF WOLF, LYCOMING COUNTY

ORDINANCE No. 2025-1

AN ORDINANCE OF THE TOWNSHIP OF WOLF, LYCOMING COUNTY, PENNSYLVANIA ESTABLISHING A ZONING DISTRICT AND SUPPLEMENTAL USE REGULATIONS FOR DATA CENTERS IN THE TOWNSHIP.

BE IT ENACTED AND ORDAINED by the Board of Supervisors for the Township of Wolf, Lycoming County, Pennsylvania (the "**Township**") and it is hereby ENACTED and ORDAINED by the authority of the same as follows:

SECTION I: SHORT TITLE:

This Ordinance shall not be titled due to the fact that it is an amendment to the Wolf Township Zoning Ordinance of 1995, as amended.

SECTION II: AUTHORITY:

This Ordinance is enacted pursuant to Section 1601 of the Second-Class Township Code (53 P.S. § 66601) and Sections 10601 and 10609 of the General Municipal Law (53 P.S. §§ 10601, 10609).

SECTION III: PURPOSE:

The Pennsylvania Municipalities Planning Code, Act of July 31, 1998, as amended, enables a Municipality through its Zoning Ordinance to regulate the use of property. The Township seeks to promote the general health, safety and welfare of the community by adopting and implementing an amendment to the Zoning Ordinance providing for access to and use of data centers and declares that the enactment of this Ordinance is necessary for the protection, benefit and preservation of the health, safety and welfare of the general public, including, but not limited to, the residents of Wolf Township.

SECTION IV: INCORPORATION OF EXISTING PROVISIONS:

Except as set forth below, the provisions of the Wolf Township Zoning Ordinance of 1995, as amended as of the enactment of this Ordinance, are incorporated herein and made a part hereof as though set forth in full.

SECTION V: AMENDMENT:

The Wolf Township Zoning Ordinance of 1995, as amended, is hereby amended as follows:

A. Section 27-307 - Conditional Uses of the Uses and Structures table under Section 27-307 of the Wolf Township Zoning Ordinance of 1995, as amended, is amended to add the following conditional use:

"16. Data Centers (see § 27-442)"

B. Part 4 - Supplemental Use Regulations is amended to add the following supplemental use regulation:

"§ 27-442. Data Centers.

1. Data Centers shall be permitted by Conditional Use in the Industrial District when approved in compliance with the procedures, standards, and criteria contained in this Section. Additionally, all requirements established in the Wolf Township Zoning Ordinance (Chapter 27) regarding such developments shall apply.
2. Data Centers may include Data Center Accessory Uses, which shall be defined as 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; 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. The

use shall not include energy generations systems used or intended to be used to supply power to the Data Center during normal operations.

3. Design Standards. All site planning requirements contained in §22-502 above shall be applied in the design of commercial land developments and, in addition, the following standards shall be met:

- a. Access to public streets shall be limited to well-defined entrance and exit lanes. Exit lanes shall be separated from entrance lanes by dividers or planting islands.
- b. Painted lines, arrows and dividers shall be provided to control parking and vehicular circulation. Customer parking and circulation shall be separated from delivery service drives and loading areas.
- c. Drives providing vehicular access to such land developments shall be designed and constructed in accordance with the requirements established in §27-1103 and Table 3 of the Township Zoning Ordinance (Chapter 27).
- d. Proposed sewage disposal and water supply systems shall be designed and constructed in accordance with the requirements of §§22-405, 22-406 of this Chapter.
- e. Arrangements for the collection, storage and disposal of solid waste generated by the proposed development shall be made by the applicant and submitted to the Township for approval as part of the subdivision and land development plan. Where determined appropriate, the Township may request review of the proposed arrangements by the Pennsylvania Department of Environmental Protection prior to granting their approval.

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

4. Buffer Yards shall be in accordance with §27-506.

5. Screen Plantings shall be in accordance with §27-507.

C. Section 27-1602 - Definitions is amended to add the following definition:

"DATA CENTERS: A building or buildings which are occupied primarily by computers and/or telecommunications and related equipment, including supporting equipment, where information is processed, transferred, and/or stored primarily to and from offsite locations. This use does not include computers or telecommunications related equipment that is secondary and customarily incidental to an otherwise permitted use on the property, such as servers associated with an office building. This use shall also include crypto currency mining, blockchain transaction processing, and server farms."

SECTION VI: SAVING CLAUSE:

Except as otherwise set forth herein, all relevant Ordinances, regulations and policies of the Township not governed by the Code shall remain in full force and effect.

SECTION VII: REPEALER:

Any Ordinance or parts of Ordinances which are inconsistent herewith are hereby repealed.

SECTION VIII: 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 of this Ordinance. It is hereby declared to be the intent of the Board of Supervisors of the Township that this Ordinance would have been adopted had such

unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

SECTION IX: EFFECTIVE DATE:

This Ordinance shall become effective five (5) days after the adoption hereof.

ENACTED and ORDAINED this 8 day of December, 2025.

WOLF TOWNSHIP SUPERVISORS

Jennifer Mausteller
Secretary

Dean & Burt
Chairman

[Signature]
Supervisor

[Signature]
Supervisor