

**TOWNSHIP OF CHARTIERS
ORDINANCE NO. 424**

AN ORDINANCE OF THE TOWNSHIP OF CHARTIERS,
WASHINGTON COUNTY, PENNSYLVANIA, AMENDING
CHAPTER 350 OF THE CHARTIERS TOWNSHIP CODE,
ZONING, TO PROVIDE FOR THE REGULATION OF DATA
CENTERS.

WHEREAS, the Board of Supervisors of the Township desires to amend Chapter 350 of the Chartiers Township Code, Zoning, to revise the regulations for land use in Chartiers Township (“the Township”) and to enact amendments to the Township’s Zoning Ordinance; and

WHEREAS, the Chartiers Township Planning Commission has recommended that the zoning amendment be approved and that such change would be consistent with the Chartiers Township Comprehensive Plan; and

WHEREAS, the Chartiers Township Board of Supervisors has conducted a public hearing on the proposed zoning amendment; and

WHEREAS, the proposed zoning amendment has been reviewed by the Washington County Planning Commission; and

WHEREAS, the Chartiers Board of Supervisors has determined that the amendment will not be adverse to the interest and general welfare of residents of Chartiers Township; and

NOW, THEREFORE, the Board of Supervisors of the Township of Chartiers hereby ordains and enacts as follows, incorporating the above recitals by reference:

ARTICLE 1.

Chapter 350 of the Chartiers Township Code, Zoning, is hereby amended as follows:
This Ordinance shall be hereafter known and cited as the “Chartiers Township Data Center Ordinance”. The purpose of this chapter to declare that Data Centers are authorized by permit as set forth in this Ordinance.

SECTION 1: DEFINITIONS

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 at the Data Center.

DATA CENTER ACCESSORY USE – 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), and 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 generation systems used or intended to be used to supply power to the Data Center during normal operations.

DATA CENTER ELECTRICAL SUBSTATION – A facility used for the transformation or transmission and/or switching of voltages to distribution voltages which switches circuits and distributes usable/consumable electric power, specifically for Data Center users on the same or adjacent site, or on a site immediately across a road right-of-way.

DATA CENTER PRINCIPAL BUILDING – A building that contains the office and/or data storage functions of a Data Center.

DECOMMISSIONING: The procedure to disconnect, remove, and properly dispose of all above and underground infrastructure, equipment, facilities, electrical components or devices, and to restore the property to prior use or future use consistent with the Comprehensive plan and zoning:

SENSITIVE RECEPTORS – Schools, preschools, day care centers, in-home daycares, health facilities such as hospitals, long term care facilities, retirement and nursing homes, community centers, places of worship, playgrounds, parks (excluding trails), campgrounds, prisons, dormitories, and any residence where such residence is not located on a parcel with an existing industrial, commercial, or unpermitted use as determined by the zoning officer.

ARTICLE II. ZONING, PERMITTING, CONDITIONS/STANDARDS AND PENALTIES, CONDITIONAL USES

SECTION 1: ZONING

Regulations Applicable to all data centers: Principal and Accessory Data Centers shall be permitted as a Conditional Use in I-1 Zoning District.

SECTION 2. STANDARDS AND CRITERIA

1. **Application Procedure for Conditional Uses:** All applications for conditional uses shall be submitted to the Township Zoning Officer pursuant to the procedures set forth in Chapter 350, Section 50 of the Chartiers Township Code, Zoning. All applications for conditional use approval shall be submitted in writing on forms provided by the Township and shall include the required fee, a land development plan, and a written statement indicating compliance with the applicable expressed standards and criteria of

Section 2 of this Ordinance. Public hearings by the Board of Supervisors shall be conducted in accordance with the procedures set forth in Chapter 350, Section 50 of the Charters Township Code, Zoning.

2. Among other applicable and relevant requirements, the application shall contain the following:
 - a. The Applicant shall provide a project narrative including the following: an overview of the project, project location, proposed facility capacity, data halls, mechanical systems, back up power systems, and anticipated utility demand.
 - b. Documents demonstrating the ownership of the subject parcel(s), and if applicable, proof that a valid land lease agreement otherwise exists;
 - c. Utility availability and letters of commitment;
 - d. Additional information as requested by the Township Zoning Officer specific to the proposed project site.

A. Standards and Criteria.

Data Centers and Data Center Accessory Uses shall be in accordance with all existing standards applicable to the relevant zoning district, with the following exceptions:

1. The maximum building height for a Data Center shall be 50 feet, inclusive of roof-mounted equipment such as cooling and ventilation systems, HVAC units and cooling towers.
2. The maximum height of Data Center Accessory Uses shall be no greater than the height of the principal building.
3. Data Centers and Data Center Accessory Uses shall be set back 400 feet from the boundary of residential zoning district(s) or the lot line of any property developed with a sensitive receptor.

B. Design Standards

1. **Green Building Techniques.** Data Centers are encouraged to implement low-impact development practices in site design and energy efficiency, such as, but not limited to, the following:
 - a. Site Design.
 - b. Energy/Resource Efficiency.
2. **LEED Certification.** LEED certification is strongly encouraged, as well as the installation of roof-mounted accessory solar energy systems.
3. No blank wall area exceeding 2,500 square feet shall be visible from a public roadway, residential zoning district, residential use, or sensitive receptor.

C. Solar Energy

1. All building roofs shall be solar-ready, which includes designing and constructing buildings in a manner that facilitates and optimizes the installation of a rooftop solar photovoltaic (PV) system at some point after the building has been constructed.
2. Any portion of a building's rooftop that is not covered with solar panels or other utilities shall be constructed with light colored roofing material with a solar reflective index of not less than 78. This shall be the minimum solar reflective rating of the roof

material for the life of the building.

3. On buildings over 400,000 square feet, prior to the issuance of a certificate of occupancy, the Township shall ensure rooftop solar panels are installed and operated in such a manner that they will supply as much power as needed to operate the facility as is feasible.

D. Landscape Buffer.

A landscape buffer is required between Data Centers and Data Center Accessory uses and any adjoining residential zoning district, sensitive receptor, or public roadway. The landscape buffer shall comply with the following requirements

1. The landscape buffer shall be at least 25 feet in width and may be part of the minimum setback distance.
2. Buffer plantings shall consist of native species planted as follows, if in conflict with any other Township Ordinance requirements, the more restrictive will prevail:
 - a. One (1) large evergreen tree per 25 linear feet of buffer. The size of large evergreen trees shall be a minimum of eight (8) feet in height at the time of planting.
 - b. One (1) deciduous canopy (shade) tree per 75 linear feet of buffer. Size of canopy (shade) trees shall be a minimum of 2½ inch caliper at the time of planting.
 - c. One ornamental/flowering tree per 50 linear feet of buffer. The size of ornamental/flowering trees shall be a minimum of eight (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 25 linear feet of buffer. Size of shrubs shall be fully branched and 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.
3. Utilities, equipment, and stormwater management facilities shall not be located in the landscape buffer. If a utility must cross the landscape buffer, it shall be the minimum traversal distance and then only if every precaution is taken to make up for the lost visual screen by utilizing a screen wall of earthen colors.
 - a. In the event that existing vegetation is adequate to meet the intent of the required buffer yard to screen the Data Center and Data Center Accessory Uses from adjoining any residential zoning districts, sensitive receptors, and public roadways, the Board of Supervisors, upon recommendation by the Township Engineer and Planning Commission, may determine that existing topography and/or vegetation constitutes all or part of the required buffer yard. In the event that existing vegetation used to satisfy buffer requirements is removed, damaged, dies, or is otherwise lost at any time, it shall be replaced by the property owner with plantings that meet the quantity, type, and screening requirements of this Ordinance.

E. Screening and Fencing

1. To provide visual screening and reduce noise levels, ground-mounted and roof-

mounted equipment used for cooling, ventilating, or otherwise operating the facility, including power generation or other power supply equipment, that is located within 300 feet of a public roadway, residential zoning districts, or the lot line of any sensitive receptor must be fully enclosed, except where not mechanically feasible based on the manufacturer's specifications. If it is not mechanically feasible to fully enclose the equipment, it must be fully screened from view using one or more of the following means:

- a. The landscape buffer required by subsection (D) above.
 - b. Existing healthy, non-invasive vegetation located within a required buffer area may be credited toward meeting the buffer planting requirements of this Ordinance. Such existing vegetation shall be preserved and protected during construction in accordance with applicable standards. In the event that existing vegetation used to satisfy buffer requirements is removed, damaged, dies, or is otherwise lost at any time, it shall be replaced by the property owner with plantings that meet the quantity, type, and screening requirements of this Ordinance.
 - c. A berm averaging a minimum of five (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.
 - d. A visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building.
2. Fencing of the property is permitted, provided that fencing along public and private roadways is not chain-link, with or without slatted inserts, and does not include barbed wire or other similarly visibly intrusive deterrence device. An applicant shall not be required to comply with this requirement if fencing is fully screened from view by one or more of the means identified in subparagraph 1 above.

F. Noise and Vibration

1. The applicant shall demonstrate through a sound study conducted by a professional acoustical expert that the sound generated by a Data Center and/or Data Center Accessory Use during normal operations and while backup power sources are in operation shall be limited to a maximum-decibel level of 65 with Township noise ordinance requirements, as measured at the property line of the use. Such sound study shall be conducted using Sound Level Meters described in ANSI S1.4-2104 and generally accepted methodology. A sound and vibration study shall be conducted at the following phases:
 - a. A preliminary study shall be conducted as part of the conditional use and land development process. The preliminary sound study shall include recommended sound reducing materials or systems as needed to meet the aforesaid sound limits.
 - b. An interim study shall be conducted during the building permit approval process based upon the proposed user or users of the Data Center and Data

Center Accessory Uses depicted on the building plans. Any sound reducing materials or systems recommended by interim sound study shall be incorporated into the construction plans for the use.

- c. An as-built study shall be conducted six months after issuance of the certificate of occupancy and prior to the final escrow release for any land development phase. An as-built sound study may also be required thereafter by the Township if it is determined by the as-built sound study that there is a violation of the aforesaid limits, it shall be considered a violation of this Ordinance.
 - d. Continuous sound monitoring is required. Sound measurements shall be conducted in accordance with ANSI and ISO standards for environmental noise measurement.
 - e. Noise and vibration measurements and reporting must be prepared by certified professionals with expertise in the field of noise and vibration analysis.
 - f. Sound and vibration measurements must be reported quarterly, or as directed by the Township, and included in the annual report.
2. Maximum decibel levels specified herein shall apply during times of power outage. The sound studies shall also evaluate and report anticipated decibel levels when all emergency power generation equipment is running, including backup generators.
 3. The applicant shall provide a vibration study prepared by a qualified professional that demonstrates that no vibration from the Data Center, Data Center Accessory Uses, or associated equipment will be perceptible to the human sense of feeling beyond the property line.
 4. Where a Data Center lot abuts a residential zoning district or existing residential use, all mechanical, electrical, utility, and operational appurtenances, including but not limited to generators, transformers, substations, switchgear, cooling equipment, chillers, cooling towers, fuel storage facilities, loading areas, and refuse collection areas, shall be located toward the interior of the site and as far as practicable from the residential property line.

G. Water and Sewer

1. Water shall be from a public water source and shall not negatively impact existing public water users, as set forth hereinafter. Data Centers shall not use well water. Water-cooled data centers shall submit a water impact study to demonstrate that water systems will not adversely impact nearby streams, ponds, wells, or adjoining public potable water users.
2. Any proposal for a Data Center shall include the latest technology in water conservation, including utilizing closed-loop systems in order to reduce the demand for public water.
3. Water conservation methods shall be implemented to minimize consumption during drought conditions.
4. Applicant shall provide a will-serve letter from the public water utility certifying that it has the capacity available to supply and that it shall supply the required quantities

of water for the site, and it shall submit a certified water needs analysis confirming same. In addition, any proposal for a Data Center use shall include a copy of the executed agreement with the public utility, municipality, or municipal authority for the Township's records.

5. Annual water usage reports shall be provided to confirm compliance with the amount of water permitted to be used.
6. Water recycling and reuse strategies shall be implemented where possible.
7. Wastewater Disposal: The applicant or owner/operator shall also demonstrate that adequate means of wastewater disposal, including domestic wastewater and wastewater used for cooling or industrial purposes, have been provided and approved by the Pennsylvania Department of Environmental Protection, the Washington County Sewage Council, municipality, or municipal sewage authority providing same. The applicant or owner/operator shall also provide a list of any chemicals used in the wastewater and disposal processes. If the use will be served by a public water supply, the applicant shall submit documentation from the public authority certifying that the public authority will supply the water needed. The certification shall include processes and procedures relative to water availability and local supply during times of drought and/or water conservation requirements.

Commented [P1]: Added sewage council per Washington County Planning comment

H. Power Supply

1. Prior to approval of a Data Center, the applicant shall provide documentation from the applicable electric utility demonstrating that adequate electrical capacity is available or will be available to serve the proposed facility and identifying any transmission, distribution, substation, or related infrastructure improvements required.
2. The applicant shall be solely responsible for all costs associated with the extension, expansion, upgrade, relocation, construction, installation, operation, and maintenance of electrical infrastructure required to serve the Data Center, including but not limited to transmission lines, distribution lines, substations, transformers, switching equipment, utility easements, and related facilities.
3. The applicant shall provide written certification from the electric utility that:
 - a. Adequate capacity exists or will be available to serve the proposed Data Center;
 - b. The infrastructure improvements necessary to serve the facility have been identified; and
 - c. The proposed service will not materially diminish the reliability, availability, or capacity of service to existing customers.
4. The applicant shall submit a Power Infrastructure Impact Study prepared by a licensed professional engineer evaluating projected electrical demand, peak load requirements, infrastructure improvements, and potential impacts on the electric utility system.
5. Any energy generation system designed or used to supply power directly to a Data Center during normal operations, including solar, wind, fossil fuel, or nuclear energy generating systems, shall be considered part of the Data Center use. Such systems shall be approved according to the zoning regulations applicable to such use.

6. Applicants shall submit an Energy Sustainability Plan describing proposed energy efficiency measures and renewable energy sources. Data Centers are encouraged to obtain or offset at least fifty percent (50%) of their annual energy consumption through renewable energy sources, including on-site generation, renewable energy credits, power purchase agreements, or other recognized renewable energy programs.
7. The use of energy-efficient technologies and renewable energy systems designed to reduce demand on the electrical grid is strongly encouraged.

I. Emergency Management

1. The applicant shall submit an Emergency Response Plan (ERP) prepared by a qualified professional. The ERP shall:
 - a. Be reviewed and accepted by the local fire department and emergency management services as part of the conditional use process;
 - b. Include detailed procedures for fire suppression, containment, ventilation, and evacuation;
 - c. Include an evaluation of the access roads and hydrant locations within the site to ensure suitable access for emergency equipment within the site;
 - d. Include provisions for annual fire safety inspections demonstrating compliance with fire safety standards to be performed by a qualified professional on behalf of the Data Center;
 - e. Include a hazardous materials response plan including list of all hazardous materials, spill prevention, secondary containment and routine testing for fluid leaks and certification;
 - f. Ensure that all first responders receive adequate training specific to the installed system. The Township shall ascertain whether the Township's first responders have secured adequate information to deal with any potential dangerous conditions that may result due to on-site activities. The Township Zoning Officer, Township Engineer, Township Emergency Management Coordinator and first responders shall have on-site orientation and be provided adequate awareness information. Upon request from the Township, operator/owner will, make available with at least 30 days' notice, at its sole cost and expense, an appropriate site orientation for first responders. Such site orientation shall be made available at least annually or as deemed necessary by the Township.

J. Parking

Data Centers are to be provided with at least one parking space per 8,000 square feet of floor area designed and intended to be accessible regularly by employees, or one parking space for every one employee, based upon the maximum number of employees on site during the largest shift, whichever is lesser.

K. Decommissioning

1. An affidavit, or similar evidence, signed by the property owner and the data center facility owner affirming a lease agreement with a decommissioning clause (or similar) and a Successors and Assigns clause. The decommissioning clause must provide

sufficient funds to dismantle and remove all servers, computing equipment, generators, fuel tanks, batteries, cooling systems, mechanical equipment, utility infrastructure, and associated appurtenances shall be removed from the site unless otherwise approved by the Township. Buildings approved to remain shall be secured and maintained in a safe condition. The owner/operator shall properly remove, transport, and dispose of all hazardous materials, fuels, lubricants, chemicals, batteries, refrigerants, and electronic waste in compliance with all applicable federal, state, and local laws and regulations. Disturbed areas shall be stabilized and restored to a condition reasonably consistent with surrounding properties and approved post-use plans, including regrading, revegetation, stormwater stabilization, and removal of abandoned foundations, paving, or infrastructure as required by the Township. The Successors & Assigns clause must bind those successors and assigns to the lease agreement.

2. Prior to issuance of any zoning, land development, or building approval, the applicant shall submit a decommissioning plan prepared by a qualified professional. The plan shall include:
 - a. Estimated useful life of the facility;
 - b. Procedures for equipment removal and disposal;
 - c. Identification of hazardous materials;
 - d. Site restoration measures;
 - e. Estimated decommissioning costs; and
3. The Data Center is required to post financial security in the amount of 115% of the cost estimate for decommissioning. The cost estimate, and related financial security must be reviewed and updated every 5 years. The Township will release the financial security upon site restoration acceptable to the Township.
4. The Data Center Facility owner is required to notify the Township immediately upon cessation or abandonment of the operation. If the Data Center Facility owner fails to dismantle and/or remove the Data Center infrastructure within twelve (12) months of cessation or abandonment, the Township may complete the decommissioning at the property owners expense.
5. As part of the conditional use process the Township Supervisors may impose other reasonable conditions and/or restrictions.

SECTION 3: ZONING PERMITS

The operator shall submit an application for a zoning permit for development activities within the Township, with the required fee, on a form prescribed by the Township, to include but not limited to, the following:

1. The operator shall provide to the Township the sum of \$5,000, which represents a fund from which the Township may draw from/be reimbursed for administrative inspection and engineering costs and fees for review and inspections to ensure compliance with this Ordinance. This amount may be adjusted from time to time by Resolution of the Board of Supervisors. Any costs and fees over and above the aforesaid initial amount of \$5,000 shall

be reimbursed to the Township along with a 10% administrative and overhead charge within thirty (30) days of invoicing by the Township. The permit fee itself is \$2000.

2. Prior to commencement of construction and continuously thereafter for the duration of construction and operation of a Data Center Facility, the owner or operator shall maintain, at its sole cost and expense, commercial general liability insurance with limits of not less than Five Million Dollars (\$5,000,000) per occurrence and Five Million Dollars (\$5,000,000) in the aggregate, together with umbrella or excess liability insurance of not less than Ten Million Dollars (\$10,000,000). Coverage shall include, as applicable, premises and operations, products and completed operations, contractual liability, independent contractors, and property damage. The Township shall be named as an additional insured on the commercial general liability and umbrella/excess liability policies.
3. The operator shall provide the Township the right of entry to inspect the property which contains the data center.
4. A copy of all applicable permits issued by the Pennsylvania Department of Environmental Protection (DEP);
5. Written permission, *i.e.*, lease, memorandum, or agreement, from the property owner(s) who have legal or equitable title in the subject property
6. Information on the status of road bonding;
7. The Operator's Erosion and Sedimentation Plan;
8. Procedure and method of compliance with the noise control provisions of this Ordinance;
9. Plan to control spill, leak or malfunction and to remove or cause to be removed all waste materials from any public or private property affected by such spill, leak or malfunction;
10. The name of the on-site supervisor of the facility operation and toll free number where such person can be reached twenty-four (24) hours a day;
 - a. The identity, address and contact numbers for all subcontractors associated with the development or production facility. The Township will be notified by the Operator within 48 hours of any subcontractor changes;
 - b. Verification that the Operator has read and will comply with all provisions of this Ordinance.
 - c. Operator shall comply with the noise standards in §350-38 A. 5
 - d. Signage: The facility shall signage shall be clearly visible for all emergency responders at the location where the access road intersects with the Township or State Road and at the entrance gate for each facility.

The signage shall include:
Operator Name
Site Name and address
24 Hour Emergency Contact Number
11. Prior to commencement of operations, Operator shall provide to the Township's First Responders, and Zoning Officer, a copy of its Preparedness, Prevention and Contingency ("PPC") Plan.

SECTION 4: ANNUAL OPERATING PERMIT REQUIREMENTS:

1. All data center facilities, including any accessory structures and equipment (e.g., backup generators, cooling systems, and substations), shall be required to obtain and maintain an annual operating permit.
2. No data Center facility shall operate without a valid annual permit issued by the Township. The permit shall be renewed on a yearly basis.
3. Application Requirements. All data center operators subject to the provisions of this Chapter shall demonstrate compliance with the applicable energy efficiency, water efficiency, greenhouse gas emissions, and sustainability performance standards established herein. Compliance shall be documented through an annual report submitted to the Township no later than March 31 of each year for the preceding calendar year. The annual permit application shall include the following:
 - a. Certification that the facility remains in compliance with all applicable zoning, land development, and conditional use approvals;
 - b. Documentation of compliance with noise standards, including any required testing results;
 - c. Annual water usage data, including Water Usage Effectiveness (WUE), if applicable;
 - d. Documentation of generator testing frequency and duration;
 - e. Summary of any complaints received and corrective actions taken;
 - f. Verification that all required buffering, screening, and landscaping remain in place and are properly maintained;
 - g. Emergency contact information for facility operations and updated emergency response plan.
 - h. Noise, vibration, water usage effectiveness and energy effectiveness reports shall be submitted quarterly for first two years.
 - i. The Township may require that noise, vibration, or other technical compliance data be certified by a qualified professional.
 - j. The Township or its authorized representatives may conduct inspections, upon reasonable notice, to verify compliance with this Ordinance.
 - k. The Applicant shall submit a decommissioning plan for review and approval by the Township, including description of all structures, equipment and infrastructure to be removed, site restoration measures, and an estimated cost estimate of the decommissioning and restoration activities prepared by a qualified professional.
 - l. The Township may impose reasonable conditions on the annual permit to ensure continued compliance with applicable standards and to address documented impacts to adjacent properties.
4. Violations and Revocation.

- a. Failure to achieve compliance within the required energy requirements, constitute a violation of this Chapter and may result in one or more of the following penalties:
 - i. A civil enforcement penalty of not less than \$1,000 per percent of efficiency per day for each day the violation continues until compliance is demonstrated.
 - ii. Suspension or withholding of permits, certificates, approvals, or future expansion authorizations associated with the facility.
 - iii. Revocation of any conditional use approval or development agreement where repeated or willful violations occur.
 - iv. Requirement to implement additional mitigation measures, operational improvements, renewable energy procurement, water reuse systems, or other sustainability upgrades deemed reasonably necessary by the Township.
 - b. Failure to comply with the requirements of this Ordinance or the conditions of approval shall constitute a violation. The Township may suspend or revoke the annual permit following notice and an opportunity to be heard.
2. Transferability.
The annual permit shall not be transferable without notification to and approval by the Township.
 3. Fees.
The Board of Supervisors may establish, by resolution, an annual permit fee sufficient to cover the cost of administration, review, and inspection.

SECTION 5. PENALTIES

Any Operator or person performing work at their direction who violates or permits a violation of this chapter shall, upon being found liable therefore in an enforcement proceeding commenced by the Township before a Court of competent jurisdiction, pay a fine of not more than \$500.00 per day, plus all court costs, including reasonable attorney's fees incurred by the Township. No judgment shall be commenced or imposed, levied or payable until the date of the determination of a violation by the Court of competent jurisdiction. Each day a violation exists shall constitute a separate offense. Further, the appropriate officers or agents of the Township are hereby authorized to issue a cease and desist notice and/or to seek equitable relief, including injunction, to enforce compliance herewith. No Bond will be required if injunction relief is sought by the Township.

SECTION 6. SEVERABILITY.

The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent

of the Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION 7. REPEALER.

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed

SECTION 8. EFFECTIVE DATE.

This Ordinance shall take effect in accordance with applicable law.

ORDAINED and ENACTED into law by the Board of Supervisors of Chartiers Township, Washington County, Pennsylvania, the 28th day of July, 2026.

TOWNSHIP OF CHARTIERS

ATTEST:

Harlan G. Shober, Jr., Chairman

Frank W. Wise, Jr., Secretary

Bronwyn Kolovich, Vice Chairman

(SEAL)