

**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2026-656

**AN ORDINANCE OF THE TOWNSHIP OF PATTON AMENDING CHAPTER 425,
ZONING**

BE IT ENACTED AND ORDAINED by the Board of Supervisors (“Board”) of Patton Township (“Township”), Centre County, Pennsylvania, and it is hereby enacted and ordained by authority of the same as follows:

SECTION 1: Chapter 425, Article I, Section 6, Definitions; Interpretations of Regulations of the Township Code is hereby amended as follows:

Section 425-6 B Definitions

Data Center - Buildings or premises primarily occupied by computers and/or telecommunications equipment where data is processed, transferred, and/or stored.

Data Center Accessory Use - Includes utilities, substations, pump stations, mechanical systems, environmental controls (HVAC, fire suppression, etc.) redundant power/data systems, and high-security measures when locates on the same tract or unified development site.

SECTION 2: Chapter 425, Article VI, Industrial Districts of the Township Code is hereby amended as follows:

Section 425-36 B Use Regulations

425-36 B (1) Uses Permitted as a Conditional Use

(i) Data Center and Data Center Accessory Use

SECTION 3: Chapter 425, Article XIV, Supplemental Regulations of the Township Code is hereby amended as follows:

Section 425-66 Data Centers

A. Data Centers shall be permitted by Conditional Use in the Industrial Zoning District.

B. Building Facade: Any side of a building that faces a road or a zoning district that permits a residential use must incorporate at least two of the following design elements every 150 horizontal feet. If more than two sides of a building meet the facade requirements, the facades shall be consistent in terms of design

and materials:

- (1) Change in building height.
 - (2) Building step backs or recesses
 - (3) Fenestration (arrangement, design and installation of windows and other openings in a building)
 - (4) Change in building material, pattern, texture, or color
 - (5) Use of accent materials.
- C. Buffering. A buffer yard of one hundred feet is required between the data center and any district that permits residential uses or planned residential developments. No buildings or parking areas shall be constructed in the buffer.
- D. Screening. Screening must be provided between accessory buildings including mechanical equipment and substations, and adjacent roads and properties. Screening can be accomplished using existing vegetation that will remain on the property, a newly planted vegetative screen, or a fence, screen wall, panel, parapet wall or other opaque screen as approved by the municipality. Screening is not required where the principal building serves as the visual screen between accessory buildings/equipment and the adjacent roads and properties.
- E. Fencing. Chain-link and barbed wire are discouraged along public streets or when adjacent or residential uses exist.
- F. Infrastructure.
- (1) Water. 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. If the source is from a municipal system, the applicant shall submit documentation that the public authority will supply the water needed.
 - (2) Any user requiring more than 50,000 gpd shall analyze and consider Beneficial Reuse Water as an alternative method of non-potable water usage.
 - (3) A water feasibility study will be provided in order 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.
 - (4) No data center shall be approved without sufficient water.
 - (5) A Water Feasibility Study shall include the following minimum information:
 - a. Calculations of the project water needs

- b. A geologic map of the area with a radius of at least one mile from the site.
 - c. The location of all existing and proposed wells within 1,000 feet of the site, with a notation of the capacity of all high-yield wells.
 - d. The location of all streams within 1,000 feet of the site and all known point sources of pollution.
 - e. Based on geologic formations underlying the site, the long-term safe yield shall be determined.
 - f. 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.
 - g. Identification of how water will be recycled or released into surrounding water bodies.
 - h. A statement of the qualifications and the signatures of the person preparing the study.
- (6) The applicant shall provide proof of review and approval from the Susquehanna River Basin Commission (SRBC) for projects that have:
- a. Water withdrawals of 100,000 gallons per day (gpd) or more over a 30-day average from any source or combination of sources within the SRBC.
 - b. Any consumptive water use of 20,000 gpd or more over a 30-day average from any water source.

G. Electric

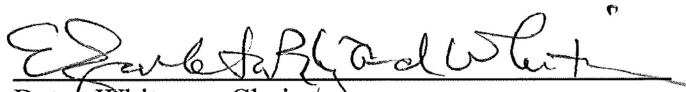
- (1) The applicant shall submit documentation from the serving electric utility verifying available system capacity and identifying any required upgrades. The Township may condition approval upon:
- a. phased energization,
 - b. execution of a development agreement addressing infrastructure cost responsibility, and
 - c. installation of on-site generation or energy storage facilities sufficient to mitigate identified infrastructure impacts.

SECTION 4: In all other respects Chapter 425 and the Code of Patton Township remain in full force and effect and are not in any way affected or modified by this amendment.

SECTION 5: This change shall become effective upon approval.

ENACTED AND ORDAINED as an ordinance by the Township of Patton this the 19th day of August 2026.

PATTON TOWNSHIP BOARD OF SUPERVISORS


Betsy Whitman, Chair

Susan Chyczewski, Vice Chair


Sultan Magruder, Supervisor


Heidi Miller Kruesi, Supervisor


Pamela Robb, Supervisor

ATTEST:



Amy K. Farkas, Secretary