QUAKERTOWN AREA PLANNING COMMITTEE

Haycock Township
Milford Township
Quakertown Borough
*Quakertown Community School District
Richland Township
Richlandtown Borough
Trumbauersville Borough

MEMORANDUM

TO: Quakertown Area Planning Committee

FROM: Matthew M. Walters, Secretary

SUBJECT: Monthly Meeting

DATE: September 4, 2026

The Quakertown Area Planning Committee will hold its monthly meeting on **Tuesday, September 8th, 2026,** at **7:00 p.m.** in the **Council Chambers** at Quakertown Borough Hall, located at 35 North Third Street, Quakertown, PA.

AGENDA

1. Call to Order
2. Public Comment
3. Approval of Minutes of August 11, 2026
4. Zoning Ordinance Amendment (Data Centers)—Richland Township
5. Old Business/New Business
6. Approval of Invoice
7. Adjournment

Also, as a courtesy to those members who plan on attending **Tuesday** night's meeting, I am asking members who will not be able to attend the meeting to kindly **notify me** by noon on **Monday, August 10th, 2026**. Thank you.

MMW

*Note: A Quakertown Community School District representative will serve as Chairperson for the 3rd Quarter (July – September).

QUAKERTOWN AREA PLANNING COMMITTEE
MONTHLY MEETING
August 11, 2026

The monthly meeting of the Quakertown Area Planning Committee (QAPC) was called to order at 7:01 p.m. by Vice-Chair Tim Ritter (Quakertown Borough). The following members were in attendance: Adam Klein (Milford Township); John Mininger (Milford Township); Adam Sherwin (Quakertown Borough); and Rusty Taft (Haycock Township). Also in attendance: Matt Walters (Bucks County Planning Commission).

Public Comment

William Hahn (Quakertown Borough) and Magan Amy (Milford Township) provided brief comments on the February 2026 protest in Quakertown Borough and the aftermath. Tim Ritter provided an update on the borough response.

Approval of Minutes of July 14, 2026

Matt Walters presented the meeting minutes for the July 2026 meeting. On a motion by Rusty Taft, with a second by Adam Klein, the minutes of July 14, 2026, monthly meeting were unanimously approved.

Conditional Use for Brookfield Estates—Milford Township

The Committee reviewed the conditional use application for the proposal to subdivide a 122.694-acre site, consisting of three tax parcels, into 106 lots with single-family dwellings. Lots range in size from 10,211 square feet to 36,056 square feet. Five areas of open space, totaling 67.86 acres, are proposed for the site. A 60-foot-wide right-of-way at the eastern boundary of the site is included for a future extension of Portzer Road. The Committee reviewed the preliminary plan at the July meeting.

The Committee briefly discussed the Brookfield Estates development. Adam Klein indicated that most of the conditional use application issues are related to traffic concerns and that the township has been working through these issues with the developer. The Committee had no formal comments to make on the conditional use application.

Old Business/New Business

Committee members gave updates and discussed local development projects. Data centers continue to be a concern. Rusty Taft indicated that Haycock Township is working on an ordinance.

Adjournment

On a motion by John Mininger, with a second by Adam Klein, the Committee unanimously voted to adjourn the meeting at 7:38 p.m.

Respectfully submitted,

Matthew M. Walters

Matthew M. Walters, Secretary

BCPC Celebrating 75 Years
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:
Eleanor M. Breslin, *Chair*
Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Michael A. Roedig
Executive Director

UNOFFICIAL

MEMORANDUM

To: Richland Township Board of Supervisors
Richland Township Planning Commission

From: Bucks County Planning Commission

Date: September 2, 2026

Subject: BCPC #36-26-1
Proposal to Amend Zoning Ordinance—Data Centers
Applicant: Board of Supervisors
Date Received: August 17, 2026
Hearing Date: Not indicated

In accordance with the provisions of Section 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on September 2, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance by adding a new use, Use G19 Data Center, with a use description for Data Center, definitions for Data Center Accessory Uses/Structures and Data Center Campus, Data Center Equipment, required area and dimensional requirements, and use requirements and standards.

Proposed Zoning Provisions:

Amend Chapter 27, Part 2, Section 27-201 Definitions to define Data Center, Data Center Accessory Uses/Structures, Data Center Campus, and Data Center Equipment.

Amend Chapter 27, Part 4, Section 27-404 Table of Use Regulations to add G19 Data Center, Data Center Accessory Use/Structure, and Data Center Campus as a use permitted by conditional use in the Planned Industrial (PI) District.

Amend Chapter 27, Part 4, Section 27-405 Use Regulations by creating a new use, G19 Data Center, Data Center Campus, and Data Center Accessory Uses/Structures with the following use regulations:

- Use G19 Data Center shall be defined as a facility primarily used for housing and operating computers, computer systems, telecommunications hardware/software and associated equipment, including servers, data storage and processing systems, where electronic

COUNTY COMMISSIONERS:
Diane M. Ellis-Marseglia, *LCSW*, *Chair*; Robert J. Harvie Jr., *Vice Chair*; Gene DiGirolamo, *Secretary*

information is processed, transferred and/or stored, and accessory infrastructure such as cooling systems, power generators, electrical substations, and network hardware. This use shall also include cryptocurrency mining, blockchain transaction processing, and server farms.

- A pre- and post- operation sound study is required to examine all exterior utility functions of the building that produce sound.
- The use shall be served by public water and sanitary sewer utilities. System improvements must be provided at the applicant's expense.
- An Energy Usage Plan is required. On-site energy generation including substations, solar, and fuel cell power stations are encouraged.
- A Decommissioning Plan is required when the use is proposed to be terminated.
- A Data Center Campus Master Plan is required during the land development process.

Amend Chapter 27, Part 5, Section 27-541.(9) Off-Street Parking Space Requirements chart to add parking requirements of 1 space per employee on the largest shift plus 3 visitor spaces for the G19 Data Center and Data Center Accessory Use/Structures use.

COMMENTS

We offer the following comments for the board of supervisors when considering this proposal:

1. **Data center ordinance resources**—The Bucks County Planning Commission has developed a data center resource page on its BCPC Connects[1] website that includes recently adopted data center ordinances from municipalities throughout Bucks County, as well as guidance and reference materials other reputable sources. We recommend consulting these resources during the development of the township's data center regulations to identify best practices, compare regulatory approaches, and ensure the ordinance reflects current industry standards and emerging issues.

2. **Decommissioning**—The proposed ordinance includes a requirement for a Decommissioning Plan to be prepared when a data center is proposed to be terminated. Such provisions can help protect surrounding properties, support future redevelopment opportunities, and prevent long-term vacant or obsolete facilities. We recommend that additional provisions be added that require the owner to post financial security with the township to ensure proper removal of all data center equipment.

3. **Area and dimensional requirements**—The proposed ordinance does not include specific area and dimensional requirements for the G19 Data Center, Data Center Campus, and Data Center Accessory Uses/Structures use. Instead, these requirements are set forth in Section 27-512, Table of Performance Standards, and Section 27-513, Area and Dimensional Requirements, and apply to any use within the Planned Industrial (PI) District. The current standards include a 50-foot front and rear yard setback, a 30-foot side yard setback, and a minimum lot area of 1 acre.

   Given the scale and intensity of data center development and the potential impacts associated with large buildings, mechanical equipment, noise, and lighting we recommend establishing greater minimum lot area and setback requirements.

4. **Community benefits agreement**—Data centers have the potential to create substantial impacts on local communities and infrastructure. Some municipalities have encouraged or negotiated community benefit agreements prior to the commencement of the land development process. Such agreements

[1] https://connects.buckscounty.gov/data-centers

may provide for off-site improvements or other measures intended to offset impacts associated with data center development, including impacts to environmental resources, historic resources, emergency services, transportation infrastructure, sewer and utility systems, and other public facilities.

However, we caution that the Pennsylvania Municipalities Planning Code does not authorize municipalities to require off-site improvements or unrelated exactions as part of the zoning or land development approval process. Therefore, any requirement for a community benefit agreement should not be codified as a mandatory ordinance provision and should only be pursued in consultation with the municipal solicitor to ensure consistency with applicable statutory and constitutional limitations.

5. **Architectural design guidelines**—Large-scale data centers can have significant visual impacts that differ from other traditional industrial buildings. Therefore, we recommend that architectural design guidelines be added to the use regulations for G19 Data Center, Data Center Campus, and Data Center Accessory Uses/Structures. Data centers often consist of large, windowless buildings with extensive mechanical equipment. Without design guidelines they can appear out of scale or visually incompatible with nearby uses.

   We recommend that guidelines be established to ensure that the size, proportions, and design of new or substantially improved buildings deemphasize building mass through the use of architectural elements, including variations in building form, facade articulation, architectural features, materials, and colors. Such standards can help reduce the perceived bulk and scale of buildings, enhance visual quality, and promote development on a more human scale.

6. **Ordinance structure**—The ordinance includes provisions for an Emergency Response Plan and Public Engagement but does not specify where in the zoning ordinance they would be incorporated. We recommend that these provisions be made part of the use regulations for G19 Data Center, Data Center Campus, and Data Center Accessory Uses/Structures in Section 27-405.G.G19.

7. **Inconsistent use name**—The use name for G19 is inconsistent among Sections 404, 405, and 541. Section 404 refers to the use as "G19 Data Center, Data Center Accessory Use, Structure, OR Data Center Campus", Section 405 refers to it as "G19 Data Center, Data Center Campus, Data Center Accessory Uses/Structures", and Section 541 refers to it "G19 Data Center and Data Center Accessory Uses/Structures." We recommend correcting this inconsistency and using a consistent use name through the ordinance.

We would appreciate being notified of the board of supervisors' decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 609.(g) of the Pennsylvania Municipalities Planning Code.

AXT:emh
26-0237

cc: B. Lincoln Treadwell, Jr., Esq., Treadwell Law Offices, Township Solicitor (via email)
Tim Arnold, Township Manager (via email)
Richard Brittingham, Zoning Officer (via email)

UNOFFICIAL

RICHLAND TOWNSHIP BUCKS COUNTY, PENNSYLVANIA
ORDINANCE NO. 313
AMENDMENTS TO THE CODE OF THE TOWNSHIP OF RICHLAND

AN ORDINANCE OF THE TOWNSHIP OF RICHLAND, BUCKS COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF RICHLAND, BY REVISING CHAPTER 27 (ZONING), TO: (1) REVISE SECTION 202 TO ADD CERTAIN DEFINITIONS INCLUDING "DATA CENTER", "DATA CENTER CAMPUS", "DATA CENTER EQUIPMENT" AND "DATA CENTER ACCESSORY USES/STRUCTURES"; (2) REVISE THE TABLE OF USE REGULATIONS IN SECTION 404 TO ADD DATA CENTER USES AS USES PERMITEED ONLY BY CONDITIONAL USE IN THE PLANNED INDUSTRIAL ZONING DISTRICT; (3) REVISE SECTION 405 TO ADD SUBSECTION G(19) CONTAINING SPECIFIC REGULATIONS FOR "DATA CENTER", "DATA CENTER CAMPUS", AND "DATA CENTER ACCESSORY USES/STRUCTURES" USES INCLUDING THE ADDITION OF CERTAIN PERFORMANCE, ELECTRICAL SUPPLY, DIMENSIONAL, ENERGY GENERATION, EMERGENCY POWER, ENVIRONMENTAL IMPACT, EMERGENCY RESPONSE, PUBLIC ENGAGEMENT, AND TERMINATION OF USE STANDARDS; (4) REVISE SECTION 541 TO ADD PARKING STANDARDS FOR DATA CENTER USES; AND BY REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT WITH THE PROVISIONS CONTAINED HEREIN. THIS ORDINANCE CONTAINS SIGNIFICANT, SUBSTANTIVE CHANGES TO THE RICHLAND TOWNSHIP ZONING ORDINANCE AND SHOULD BE REVIEWED IN ITS ENTIRETY FOR A COMPREHENSIVE UNDERSTANDING OF ITS PROVISIONS.

WHEREAS, Richland Township is a Township of the Second Class, located in Bucks County, Pennsylvania; and

WHEREAS, the Richland Township Board of Supervisors adopted the Code of Ordinances of the Township of Richland on June 27, 2005, as amended; and

WHEREAS, the Board of Supervisors of Richland Township recognizes that Data Center uses are a unique type of property use that are required to be permitted in Richland Township, but should be specifically regulated in order to protect the public health, safety, and welfare; and

WHEREAS, the Board of Supervisors of Richland Township desires to promote appropriate industrial development while protecting the public health, safety and welfare by permitting Data Center uses in the appropriate areas of the Township, and establishing standards and regulations for Data Center uses; and

WHEREAS, the Board of Supervisors of Richland Township has determined that the adoption of this Ordinance containing the described amendments to the Zoning Code is in the best interest of the public health, safety, and welfare of the citizens of Richland Township.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of the Township of Richland, Bucks County, Commonwealth of Pennsylvania, that the provisions of the Zoning Code of the Township of Richland are hereby amended as follows:

SECTION 1. Amendment to Chapter 27, Part 2 "Definitions", Section 27-201 "General".

Chapter 27, Part 2, Section 27-201 is hereby amended to add new definitions for the terms "Data Center", "Data Center Accessory Uses/Structures", "Data Center Campus", and "Data Center Equipment". The terms shall be added alphabetically within Chapter 27, Part 2, Section 27-201 and shall read as follows:

Data Center

A facility primarily used for housing and operating computers, computer systems, telecommunications hardware/software and associated equipment, including servers, data storage and processing systems, where electronic information is processed, transferred and/or stored, and accessory infrastructure such as cooling systems, power generators, electrical substations, and network hardware.

This use shall also include cryptocurrency mining, blockchain transaction processing, and server farms.

Data Center Accessory Uses/Structures

Ancillary uses or structures associated with data centers including but not limited to: utilities; utility lines; administrative, logistical, fiber optic, storage, and security buildings or structures; electrical substations; 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); redundant data communications connections; 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 for a data center campus.

Data Center Campus

An integrated development of multiple data centers, whether initially or cumulatively, that may include data center accessory uses/structures and data center equipment. The definition of data center campus shall also include:

a) the development of related individual data centers that are located within 500 feet of a parcel that contains an existing data center,
b) the cumulative development of individual data centers on one parcel, and

c) the cumulative development of individual data centers on individual parcels under the same ownership.

Data Center Equipment

Exterior and/or outdoor mechanical equipment adjacent to a data center that provides redundant power capacity to a data center.

SECTION 2. Amendment to Chapter 27 (Zoning), Part 4 "Use Regulations", Section 27-404 – "Table of Use Regulations".

Chapter 27, Part 4, Section 27-404 is hereby amended by revising the Table of Use Regulations Chart to create and add Data Center, Data Center Accessory Use/Structure, and Data Center Campus use in the horizontal rows as a G(19) Use and to add a "C" in the PI vertical column and an "N" in all other vertical columns for the G(19) Use. The existing Table of Uses chart is amended as follows:

G.	Industrial Uses	RP	RA	SRC	SRL	SRM	SRH	URL	AQ	PC	PI	EXT
G19	Data Center, Data Center Accessory Use, Structure OR Data Center Campus	N	N	N	N	N	N	N	N	N	C	N

SECTION 3. Amendment to Chapter 27 (Zoning), Part 4 "Use Regulations", Section 27-405 – "Use Regulations".

Chapter 27, Part 4, Section 27-405 is hereby amended by creating a new Subsection 27-405-G (19), entitled "Data Center and Data Center Accessory Uses/Structures" which shall read as follows:

G19 Data Center, Data Center Campus, Data Center Accessory Uses/Structures

1. **Data Center Development**. Data centers and/or data center campus development shall be permitted by Conditional Use in the Planned Industrial (PI) Zoning District subject to compliance with this section and all applicable local and state ordinances.
2. **Data Center Accessory Uses/Structures.** Data center equipment shall be permitted by right in support of a data center and/or data center campus. Data center accessory uses/structures shall be permitted by right in support of a data center and/or data center campus. For purposes of the minimum distance between buildings, data center equipment and unoccupied data center accessory structures shall be deemed as auxiliary buildings that are not subject to the 25-foot set back between buildings.
3. **Sound**. Section 531 (Nuisance Standards – Noise) shall apply to a data center or data center campus development. The sound assessment will be performed by a professional

acoustic engineer that can demonstrate qualifications by delivery of a resume to the Township.

a) Any proposal for a Data Center or Data Center Campus shall include pre- and post-operation sound studies which examine all exterior utility functions of the building (rooftop and ground-mounted) that produce sound. The sound studies shall identify compliance with Section 531 as applicable.
b) The pre-operation sound study shall be submitted with the Conditional Use application. The pre-operation sound study shall recommend the sound reducing materials or systems required to meet the aforesaid sound limits.
c) The post-operation sound study shall be conducted at a time to be determined by the Township but not later than sic (6) months from the issuance of a Certificate of Occupancy. A third sound study may also be required thereafter by the Zoning Officer if a violation of the Section 531 requirements is suspected. If it is determined by any sound studies that there is a violation of the aforesaid sound limits, the owner or occupant of the Data Center shall promptly remediate the violation to achieve compliance with the sound limits.

4. **Parking.** No parking for a data center shall be located within one hundred (100) feet of a property line abutting a residential district or having a residential use.
5. **Off Street Loading.** A minimum of 1 off-street loading space/dock shall be provided for a data center.
6. **Water and Sanitary Sewer Utility Review**. The proposed use shall be serviced by public water and sanitary sewer utilities. The applicant shall provide the Township:
   a) A will-serve letter by a public utility provider and/or a written assessment by a certified professional in the field of engineering and utility design that describes the potential electrical, water, and/or sewer consumption of the proposed use which ensures that there is sufficient capacity available to serve the proposed use as well as the projected service needs for future expansion.
   b) If the above-mentioned assessment identifies a detrimental impact or threshold where utility capacity is not sufficient, the applicant shall provide, at their own expense, the necessary system improvements necessary to mitigate any limits or system constraints to accommodate the proposed use. The necessary system improvements shall conform to all specifications, procedures, and timelines required for the public utility and the relevant provisions of the Code of Richland Township, including but not limited to Chapter 18, Sewers and Sewage Disposal, and Chapter 26, Water. If the necessary system improvements are determined by both the
   c) Township Engineer and the respective public utility provider to be infeasible, then on-site utility methods may be considered in compliance with all Township Ordinances and Regulations.
   d) The applicant shall provide proof of review and approval from the Delaware River Basin Commission for water withdrawals from ground water, impoundments, or

running streams and for importation of water into or exportation of water out of the Delaware River Basin whenever the design capacity parameters require DRBC approval or a DRBC permit.

e) No principal use on a data center site shall use private groundwater wells or direct withdrawals from surface watercourses as its primary source of water for cooling purposes if a public water source is available.

f) Data centers shall be designed to include a closed-loop water circulation system to cool data center processing equipment. An applicant may propose an alternative cooling system that can be demonstrated to use less water and energy than closed-loop systems to the satisfaction of the Township engineer.

g) If the proposed source is from a public system, the applicant shall submit certified documentation that the public water provider has the capacity to supply the water needed.

h) If the data center will utilize nonpublic water sources, the applicant shall provide a water feasibility study, prepared by a qualified professional. The purpose of the water feasibility study is to determine if an adequate supply of water is present to support the proposed data center's water use and to evaluate the potential adverse effects on the quantity and quality of existing wells or nearby surface waters. The water feasibility study shall include, at minimum, the following information:

   i. Calculations of the projected water needs, including seasonal fluctuations.
   ii. A geologic map of the proposed project area within a radius of at least one mile from the site property boundary.
   iii. The location of all existing and proposed wells within 1,000 feet of the site property boundary with a notation of the capacity of all high-yield wells.
   iv. The location of all surface waters within 1,000 feet of the site property boundary and all known point sources of pollution.
   v. A determination of the long-term safe yield of the water source.
   vi. A determination that the proposed water supply system poses no adverse impacts on the quantity and quality of water in nearby wells, streams, and the groundwater table
   vii. Identification of how water will be recycled, treated, or released into surrounding water bodies.
   viii. A statement of the qualifications and the signature(s) of the person(s) preparing the study.
   ix. No approvals shall be granted until all required state and regional permits have been obtained (i.e., PADEP, SRBS, DRBC).
   x. The applicant shall provide a drought response plan to demonstrate compliance with state, water supplier, and local drought declaration requirements.

7. **Utility Lines.** To the extent practical, utility lines, including but not limited to electronic, fiber optic, cable, and telephone lines, from substations to a Data Center Use shall be

placed underground. This requirement shall not apply if the utility company requires above-ground lines, or the placement of under-ground lines is not feasible. Utility lines to the substations from off-site may be placed above ground.

8. **Emergency Access**. It shall be demonstrated that there is an adequate second means of ingress and egress suitable for emergency access to the site. Written approval from the appropriate fire service providers shall be submitted demonstrating there is adequate emergency access, truck turning, fire suppression, fire hydrant availability on the site.
9. **Height.** Data centers shall not exceed 35 feet in height. For purposes of determining the height of a Data Center or a building associated with Data Center accessory uses, projections through the roof of the building for items such as elevator towers, heating or cooling units, parapet walls to screen rooftop equipment and protrusions, and other such items shall not be counted.
10. **Outdoor Lighting.** Section 519 shall apply to a Data Center or Data Center Campus use. Outdoor lighting fixtures shall not exceed a maximum height of 25 feet.
11. **Environmental Impacts**. Environmental impacts associated with a Data Center and/or Data Center Campus shall be mitigated by demonstrating compliance with the following standards:
    a) **Air pollution controls**. All uses shall comply with the standards of the Air Pollution Control Act, 35 P.S. §§ 4001 through 4015, as amended, and the following standards:
        i. Visible emissions. Visible air contaminants shall not be emitted in such a manner that the opacity of the emissions is equal to or greater than 20% for a period or periods aggregating more than three minutes in any one hour, or equal to or greater than 60% at any time, and shall comply with Pennsylvania Code Title 25, Chapter 127A(7), or its most recent update.
        ii. Hazardous air emission. All emissions shall comply with National Emissions Standards for Hazardous Air Pollutants promulgated by the United States Environmental Protection Agency under the Federal Clean Air Act (42 U.S.C. § 7412) as promulgated in 40 CFR 61, or its most recent update.
        iii. Dust, dirt, smoke, vapor, gas and odor control. See Section 27-532 & Section 27-534.
        iv. Vibration control. See Section 27-536.
        v. Glare or heat control. Any operation producing intense glare or heat shall be performed within an enclosed building or behind a solid fence in such manner as to be completely imperceptible from any point beyond the lot lines. See Section 27-533 & Section 27-535.
    b) **Electrical Power and Capacity Planning.** Every use shall be designed and operated so that the service lines, substation, etc., shall conform to the most acceptable safety requirements recognized by the Pennsylvania Bureau of Labor and Industry, shall be so constructed, installed, etc., as to be an integral part of the architectural features of the served structure or, if visible from abutting residential properties, shall be

concealed in accordance with the landscaping requirements herein. Data Center owners or operators are encouraged to use solar or other renewable forms of alternate power generation in order to minimize negative impacts regarding electrical supply issues, either as a primary or supplemental source of power. Diesel generators shall meet Tier 4 emission standards of the U.S. Environmental Protection Agency in addition to the following provisions:

i. Diesel generators shall undergo annual testing, and reports shall be provided to the municipality to ensure that data center equipment is performing as designed and that emissions from the data center do not exceed permitted limits.
ii. Emergency energy generation that uses diesel, gasoline, or another fossil fuel shall be used only at the following times:
    1. When the primary source of energy is not available due to an emergency outage.
    2. During routine maintenance, or readiness testing for a short duration of time and capped at 100 hours per year.
    3. Routine maintenance testing of back-up fossil fuel-powered generators is restricted to the hours of 9 AM through 3 PM Monday through Friday.
    4. Use of peak shaving or supplying power to the grid is prohibited. The applicant shall design and locate emergency energy generation systems to limit noise and visual impacts as much as possible.
    5. The applicant shall provide documentation of efforts to maximize use of renewable and/or clean energy for all electrical and cooling needs, including those used to:
        i. Reduce the need for new electric generation by incorporating the best available energy efficiency into the design of data center servers, cooling units, and the building structure.
        ii. Cover 50-80% of all unused roof space with solar arrays to offset a portion of the demand on the electric grid and reduce onsite emissions. Explore battery storage as a backup energy source for 50 100% of total onsite back-up energy needs to reduce or eliminate the pollution associated with diesel backup generators.
        iii. Support off-site renewable energy generation through a power purchase agreement or other arrangement that will result in new renewable energy generation within the applicable region.
        iv. Monitor and report energy efficiency and emissions data to the municipality on a regular basis.

c) If interconnecting to the energy grid, documentation of the energy utility interconnection approval process with answers to the following:

i. Documentation that an application for the project has been filed with the electric utility provider, and the required fee has been paid.

ii. Documentation that a transmission security agreement has been received by the applicant.
iii. Documentation that the transmission security agreement has been signed by all necessary parties.
iv. The date that the electric utility provider provided for the proposed energization of the data center.

d) The Energy Usage Plan shall be prepared and certified by a professional engineer. The plan shall be subject to review and comment by the Township. The Township shall have the right to require supplemental or amended plans based upon comments by the Township prior to any land development or zoning approval.

12. Construction Hours. Construction and related operation of heavy machinery, operating or permitting the operation of any tools, equipment or heavy machinery used in construction, drilling, or demolition work for a data center campus may occur between the hours of 7:00 a.m. and 7:00 p.m. on Monday through Saturday, or at all times if, and only if, all land that would receive the noise created by construction, as measured in accordance with Section 27-531, is developed or zoned Planned Commercial or Planned Industrial. The Township Manager may approve additional construction hours through an administrative modification upon written request by the applicant. The Township Manager may revoke, modify, or impose conditions on such approval at any time, with or without a request, if deemed necessary to protect the public's welfare.

13. On-Site Energy Generation. Any form of on-site energy generation, including substations, solar, and fuel cell power stations, are encouraged and shall be approved by the Township. The applicant shall submit a safety plan for the on-site energy generation use to the satisfaction and approval of the Township. The property owner shall annually recertify the safety plan and allow for a site inspection by the Township Code Enforcement Officer or his/her designee to identify any emergency response vulnerabilities and to identify compliance with the safety plan.

14. Termination of Use Standards. When a Data Center type Use is proposed to be terminated, a Decommissioning Plan prepared by a qualified professional shall be submitted to the Township. The plan shall outline the procedures for safe shut down, removal of equipment, disposal or recycling of materials, and site restoration in addition to the following provisions:

a) The owner shall submit a notification of closure if operations are permanently ceased.
b) Decommissioning shall begin within 1 year of cessation of data center operations, or upon notice of abandonment by the operator, whichever occurs first. An extension of 1 year may be granted by the Township if the property owner can demonstrate that they are actively marketing the site for a compatible replacement use. Decommissioning shall be completed within 18 months thereafter, unless extended by the Township Board of Supervisors for good cause.

c) All above-ground structures, equipment, and accessory facilities shall be removed.
d) Hazardous materials, including batteries, fuel, or refrigerants, shall be disposed of in compliance with state and federal law.
e) Disturbed soil shall be stabilized and re-vegetated.
f) Any utility connections shall be safely disconnected and capped.
g) The site shall be restored to a condition compatible with surrounding land uses or consistent with the most restrictive within the Zoning District.

15. **Phased Development.** A Data enter Campus may be developed in one or more phases.
16. **Data Center Campus Master Plan.** Data center campus development shall be subject to a data center campus master plan which covers the full site. For any development that meets the definition of land development under the Pennsylvania Municipalities Planning Code, a data campus center master plan shall be submitted with a land development application for purposes of developing a data center campus, similar to a preliminary plan for a multi-phased subdivision. The process and procedures for Data Center campus master plan application shall follow the land development process under Chapter 22 of the Code of Richland Township.

Copies of any applicable third-party permits shall be submitted to the Township prior to the issuance of a building permit. Applicable third-party permits may include, but are not limited to, highway occupancy permits, NPDES permits, and Erosion and Sedimentation Control permits.

The procedure for a major modification to the approved data center campus master plan shall be the same as a new master plan under this section.

a) A minor modification to an approved data center campus master plan is development that results in any of the following:
   i. A rate of stormwater discharge and runoff from the site equal to or less than rates identified in the stormwater management plan approved in connection with the data center campus master plan.
   ii. Minor shifts in building locations that do not substantially deviate from the originally approved plans.
   iii. Addition or relocation of data center accessory uses/ structures or data center equipment within the approved development area.
   iv. Adjustments to internal road layouts that do not substantially modify overall traffic patterns or materially alter ingress and egress access points.
   v. Adjustments to utility line routes within the approved development area.
   vi. Building adjustments that increase the square footage of a data center or accessory uses/structures by up to 5% or any adjustment that decreases or eliminates the square footage of a planned data center or data center campus.

vii. Any adjustment to the approved plan required by a third-party Commonwealth agency, including but not limited to PennDOT or DEP, necessary for approval under their permitting process.

b) A major modification to an approved data center campus master plan is any modification to an approved data center campus except as listed above. Major modifications shall require review by the Planning Commission and approval from the Board of Supervisors as a modification of an approved plan.

SECTION 4. Amendment to Chapter 27 (Zoning), Part 5 "Performance Standards", Section 27-541 – "General Regulations Applicable to Off-Street Parking Facilities".

Chapter 27, Part 5, Section 27-541(9) is hereby amended by revising the Off-Street Parking Space Requirements chart to create and add a new horizontal column entitled "G19 Data Center and Data Center Accessory Uses/Structures" which shall read as follows:

"G19 Data Center and Data Center Accessory Uses/Structures"

G19 All Data Center uses	1 space per employee on the largest shift plus 3 visitor spaces

SECTION 5. Emergency Response Plan

1. An emergency response plan shall be required as part of the conditional use application and shall be prepared by a qualified professional. The Emergency Response Plan shall:
    a. Evaluate the impacts, both positive and negative, of the proposed data center upon emergency services and fire protection.
    b. Be reviewed by and acceptable to the local fire departments and emergency management services and coordinator as part of the conditional use process.
    c. Include detailed procedures for fire suppression, containment, ventilation, and evacuation.
    d. Ensure that all first responders receive adequate training specific to the installed system at the expense of the applicant.
    e. 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.
2. Each Data Center shall provide 24-hour emergency contact signage that is visible at the main entrance. Such signage shall include the company name (if applicable), the owner/representative's name, the telephone number, and the corresponding local power company's name and telephone number.
3. The applicant shall coordinate with the Township Manager to ensure there is adequate radio coverage for emergency responders within all on-site buildings and facilities, based upon existing coverage levels of the municipal public safety radio communications system exterior to on-site buildings. The applicant shall install enhancement systems, as needed, to achieve compliance.
4. Data Centers and any Data Center Accessory use proposing battery storage or any other

device or group of devices capable of storing energy in order to supply electrical energy at a later time, whether the energy is stored for use on-site or off-site, shall demonstrate compliance with National Fire Protection Association (NFPA) Standard 855, Installation of Stationary Energy Storage Systems, or similar standards and shall include fire suppression systems designed specifically for battery storage.

5. No Data Center shall be approved unless the applicant demonstrates that procedures for fire suppression, containment, ventilation, and evacuation are sufficiently protective of public health, safety and welfare.

SECTION 6. Public Engagement

1. If requested by the Board of Supervisors, the applicant shall hold a public meeting prior to submitting any Conditional Use, Land Development, or Zoning applications to the Township. The purpose of the meeting shall be to inform the public about the nature of the proposed development, including the location, scale, and general characteristics. A representative(s) of the applicant with knowledge of the project and the ability to answer general questions from the public about the project's general location, scale, and parameters shall participate in the meeting. The public meeting shall be advertised consistent with "public notice" as defined by the Pennsylvania Municipalities Planning Code (PA Act 247).
2. The applicant shall create and maintain a project website for viewing by the general public. The site shall explain the project parameters, including maps and elevations/renderings, beginning at least two weeks prior to the meeting discussed above, and until the time of final land development approval. The site shall provide a description of the proposed use, construction timelines and phasing plans, dates of public meetings with municipal bodies, and status of permits.

SECTION 7. Violations and Penalties

The Violation and Penalty provisions of the Zoning Code, where not revised herein, shall remain unchanged.

SECTION 8. Severability

The provisions of this Ordinance are severable. If any section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held to be unconstitutional, illegal, or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance. The Board of Supervisors of Richland Township hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional, illegal, or otherwise invalid.

SECTION 9. Repealer

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistencies.

SECTION 10. Effective Date

The provisions of this Ordinance shall become effective immediately upon adoption.

ENACTED and ORDAINED this _____day of _____, 2026.

ATTEST:

_____
Secretary

Richland Township Board of Supervisors

_____
Christopher Vanelli, Chairman

_____
Kathleen M. Doyle, Vice Chairman

_____
Mason Smith, Member

BCPC
Bucks County Planning Commission
1260 Almshouse Road
Doylestown, PA 18901
215-345-3400

INVOICE

INVOICE # Pro Forma Invoice/July, 2026

CONTRACT #B55-01-10
August 18, 2026

To:
Quakertown Area Planning Committee

For:
QAPC Continued Planning Assistance

DATE	DESCRIPTION	HOURS	RATE	AMOUNT
	Senior Planner: Matthew Walters			
July, 2026	Preparation of agenda, meeting minutes,review correspondence, meeting preparation, and website maintenance.	6	$ 55.00	$ 330.00
July 14, 2026	Attendance at QAPC meeting	1.5	$ 55.00	$ 82.50
			TOTAL	$ 412.50

Payment is requested within 30 days. **Please include invoice number on all paperwork.**
If you have any questions concerning this invoice, please contact our office at 215-345-3405. Thank you.