

## NOTICE OF INTENT TO ADOPT ORDINANCE

Notice is hereby given that the Board of Supervisors of Lower Chanceford Township, York County, Pennsylvania, will hold a public hearing and public meeting at their regularly scheduled meeting on or after September 1, 2026, at 7:00 p.m. at the Lower Chanceford Township Building at 4120 Delta Road, Airville, PA 17302 to consider for adoption Ordinance No. 2026-02, entitled **“AN ORDINANCE OF LOWER CHANCEFORD TOWNSHIP, YORK, COUNTY, PENNSYLVANIA, REVISING AND READOPTING A ZONING ORDINANCE SECTION ADDRESSING DATA CENTERS AND THE CRITERIA AND REQUIREMENTS FOR THE ESTABLISHING A DATA CENTER IN LOWER CHANCEFORD TOWNSHIP”** Section 1 names the ordinance the Lower Chanceford Data Center Ordinance to be a new Section 399 A of the Zoning Ordinance Section. Section 2 provides the following subsections of 399 A as said subsections are lettered the new Section 399 A of the Zoning Ordinance: Subsection A outlines Building Placement and Orientation. Subsection B establishes Maximum Height. Subsection C provides Setbacks. Subsection D provides Parking Requirements. Subsection E addresses Off Street Loading. Subsection F addresses Noise/Vibration. Subsection G addresses Negative Impacts. Subsection H addresses Safety. Subsection I addresses Power Supply and Adequacy. Subsection J addresses acceptable Lighting. Subsection K provides for Perimeter Fencing/Security. Subsection L addresses Power Lines and Data Center Electric Utility Substations. Subsection M requires Emergency contact information on site. Subsection N requires special rules for Sensitive Receptors ( schools, retirement homes, hospitals). Subsection O provides Buffer Yards and Screening. Subsection P requires Environmental and Community Impact Analysis. Subsection Q requires neutral Building Colors. Subsection R requires coordination with Emergency Responders so as to be aware of any dangers on entrance. Subsection S requires an Environmental Impact Assessment. Subsection T requires the use of environmentally Green Building Techniques. Subsection U encourages LEED Certification to lessen environmental “footprint”. Subsection V, Woodland Disturbances lessens the impact on wooded areas. Subsection W requires protection of Threatened and endangered Species. Subsection X requires Riparian Forest Buffer Area (streams and creeks). Subsection Y provides for Solar energy use and preparedness. Subsection Z provides a methodology for Decommissioning of the Data Center at its termination. Section 3 of the ordinance adds to the existing Zoning Ordinance Section 112 the following definitions of Community Noise Equivalent Level (CNEI), Data Center, Data Center Accessory Use, Data Center Electrical Substation, Data Center Principal Building, Experts, Footcandle, and Sensitive Receptors. Section 4 provides for severability. Section 5 repeals any Lower Chanceford ordinance, or parts of ordinances, that are inconsistent. Section 6 provides the Ordinance will be effective five days after adoption. A copy of the Ordinance is available at this newspaper, the Township Office and the York County Law Library.

Susan Wiley, Assistant Secretary  
Lower Chanceford Township