AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, OCTOBER 22, 2026 - 7:00 PM

1. **CALL TO ORDER**

2. **ATTENDANCE**

3. **APPROVAL OF MEETING MINUTES**
    a. Motion to Approve – August 27, 2026 - Planning Commission Meeting Minutes
    b. Motion to Approve – September 24, 2026 - Planning Commission Meeting Minutes

4. **LAND DEVELOPMENT**

5. **OTHER BUSINESS**
    a. Ordinance Review – Data Center – Review of Edits
    b. Ordinance Review – Digital and Illuminated Signage
    c. Policy Review – Township Owned Property Naming Policy

6. **NEXT MEETING**
    a. Planning Commission – December 10, 2026

7. **PUBLIC COMMENT**

8. **ADJOURNMENT**

active applications (*review period expiration*)

- LD 2017-02 Palmer Village, LLC (*Review period waived*)
- LD 2022-01 City View (*Review period waived*)
- LD 2025-06 1616 Whitehall Road Farm Improvement *(Review period waived)*
- LD 2026-01 Bold Fox Farm *(Review period waived)*
- LD 2026-03 Variety Vocational Building *(Review period waived)*
- LD 2026-04 Methacton High School Renovation *(Review period waived)*

WORCESTER TOWNSHIP PLANNING COMMISSION MEETING MINUTES
AUGUST 27, 2026

CALL TO ORDER

The regular meeting of the Worcester Township Planning Commission was called to order at 7:00 PM by Vice Chair Michelle Greenawalt at the Worcester Township Community Hall. Chair Tony Sherr was absent. Vice Chair Greenawalt requested that Secretary Lee Koch serve as Temporary Chair. Vice Chair Greenawalt made a motion to appoint Secretary Koch as Temporary Chair for the meeting. The motion was seconded and carried by a vote of 3-0. Commissioner Andorn requested that Alternate Member Bill McGrane be seated as a voting member. No motion was made on that request.

ATTENDANCE

Planning Commission Members Present: Michelle Greenawalt, Vice Chair; Lee Koch, Secretary; Bob Andorn; Bill McGrane, Alternate Member

Planning Commission Members Absent: Tony Sherr, Chair; Jennifer Taylor

Township Representatives Present: Dan DeMeno, Township Manager; John Evarts, Township Engineer; Wendy McKenna, Township Solicitor

APPROVAL OF MINUTES

Approval of June 25, 2026 Meeting Minutes

Commissioner Andorn noted that he had not attended the June meeting and requested several revisions to the draft minutes. He asked that the record of the May 28, 2026 meeting-minutes vote be clarified to state the vote rather than only that the motion carried by voice vote. He also questioned the date of the Myers Legacy Museum zoning relief, which was confirmed as January 2025, and requested verification of whether the parking area discussed at the June meeting is owned by PECO and used by Allan Myers or is owned by Allan Myers and subject to a PECO easement. Township staff agreed to verify the parcel information and revise the minutes as appropriate.

A motion was made and seconded to approve the June 25, 2026 meeting minutes subject to the revisions requested by Commissioner Andorn. The motion carried by a vote of 3-0.

Approval of July 23, 2026 Meeting Minutes

Commissioner Andorn requested that the draft minutes clarify that the Variety Club's request to combine Preliminary and Final Land Development approval was made verbally at the meeting, while the remaining waiver requests were included in the applicant's written waiver request. He

also asked that the record be verified to determine whether the Commission took one motion or separate motions on the waiver requests and the land development recommendation. Township staff agreed to confirm the action with Chair Sherr. Commissioner Andorn further requested a copy of the joint Montgomery County and Chester County model data center ordinance referenced during the July meeting.

A motion was made and seconded to table approval of the July 23, 2026 meeting minutes pending verification and revision. The motion carried by a vote of 3-0.

LAND DEVELOPMENT

LD 2022-01 - City View Apartments - Final Land Development

The applicant did not attend the meeting due to an apparent scheduling miscommunication. Township staff stated that they would contact the applicant. No presentation, discussion, or formal action occurred.

OTHER BUSINESS

Minor Plan Process

Mr. DeMeno reviewed the revised draft ordinance establishing a Minor Plan process for small, low-impact, by-right projects. He explained that the proposal would provide a review process proportionate to the scale of qualifying projects without reducing applicable zoning, stormwater, engineering, or other Township standards.

The revised draft would establish a 7,500-square-foot eligibility threshold, consistent with the threshold for a simplified stormwater plan under Chapter 129. An addition to an existing building could not exceed 50 percent of the existing building area. A project requiring zoning relief would be ineligible for the Minor Plan process. The draft also included a five-year lookback to prevent applicants from dividing a larger development into a series of smaller applications and preserved the Board of Supervisors' authority to require the full land development process when warranted.

Mr. DeMeno provided a recent lot-line-adjustment inquiry as an example of a project that could benefit from reduced time and cost under the proposed process. Township Solicitor Wendy McKenna advised that she had reviewed the proposal and believed it complied with the Pennsylvania Municipalities Planning Code.

Commissioner Andorn opposed removing Planning Commission review from qualifying applications. He stated that Planning Commission review provides an additional opportunity for public awareness and comment, noted that few applications during the preceding three years would have qualified for the proposed process, and requested a redline of the revised draft and

examples from municipalities using a similar procedure. He supported a reduced fee structure for minor projects but favored retaining Planning Commission review.

Mr. DeMeno explained that the proposal arose from prior requests for waivers of land development, which lacked an objective procedural framework and could proceed without Planning Commission review. He stated that the proposed ordinance would replace that approach with defined eligibility standards, technical review, and Board oversight, and that the fee schedule would be adjusted for qualifying minor projects.

A motion was made and seconded to recommend approval of the proposed Minor Plan ordinance to the Board of Supervisors. The motion carried by a vote of 2-1, with Commissioner Andorn voting in opposition.

Data Center Ordinance

Mr. DeMeno reviewed the revised draft Data Center Ordinance. He explained that the draft was based substantially on the joint Montgomery County and Chester County model ordinance and consolidated the previously proposed data center, limited data center, and separate energy generation classifications into one conditional use. The draft presented to the Commission limited a facility to 100,000 square feet and 10 megawatts of power demand and located the use in the IR district rather than the LI Limited Industrial District.

The proposed ordinance required a default separation of 1,000 feet from residential uses and other sensitive receptors. The separation could be reduced to no less than 500 feet only if the applicant demonstrated compliance with objective standards addressing noise, heat, power demand, water use, and related impacts. Mr. DeMeno stated that operating data centers within the proposed size and power limits exist in commercial use and that the ordinance needed to allow a feasible location to reduce the risk of an exclusionary-zoning challenge.

The Commission discussed whether the proposed limits should be reduced to 25,000 square feet and 5 megawatts, whether a commercially feasible facility could operate within those limits, and the need to retain enforceable performance standards. The draft included mandatory corrective-action provisions and authorized the Township to require operations to cease if a facility failed to comply with the ordinance.

A motion was made and seconded to recommend approval of the proposed Data Center Ordinance to the Board of Supervisors, modified only to reduce the maximum facility size from 100,000 square feet to 25,000 square feet and the maximum power demand from 10 megawatts to 5 megawatts. Commissioner Andorn objected to the manner in which the Data Center Ordinance vote was carried out. The motion carried by a vote of 2-1, with Commissioner Andorn voting in opposition.

NEXT MEETING

The next regular meeting of the Planning Commission is scheduled for Thursday, September 24, 2026.

PUBLIC COMMENT

Public Commenter(s): Angela Draghici

Residents asked whether a data center operator would possess eminent-domain authority and raised questions regarding setbacks, audible and low-frequency noise, and enforcement if an operating facility failed to meet the ordinance standards. Mr. DeMeno explained that a private data center operator would not ordinarily possess eminent-domain authority, although certain governmental, quasi-governmental, or utility entities may have such authority. He stated that the draft ordinance limited increases over ambient sound levels at the property line, addressed low-frequency noise, required the performance standards to be met regardless of the approved setback, and included mandatory corrective-action and cessation-of-operation provisions.

Adjournment

There being no further business, Temporary Chair Koch adjourned the meeting.

Respectfully submitted,

Dan DeMeno
Township Manager

WORCESTER TOWNSHIP PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 24, 2026

CALL TO ORDER

The regular meeting of the Worcester Township Planning Commission was called to order at 7:00 PM at the Worcester Township Community Hall. Chair Tony Sherr and Vice Chair Michelle Greenawalt were absent. Township Solicitor Wendy McKenna noted that three sitting Planning Commission members were present and that a quorum existed. A motion was made by Commissioner Jennifer Taylor and seconded by Secretary Lee Koch to appoint Secretary Koch as Temporary Chair for the meeting. The motion carried by a vote of 2-1, with Commissioner Bob Andorn voting in opposition.

ATTENDANCE

Planning Commission Members Present: Lee Koch, Secretary and Temporary Chair; Bob Andorn; Jennifer Taylor; Bill McGrane, Alternate Member

Planning Commission Members Absent: Tony Sherr, Chair; Michelle Greenawalt, Vice Chair

Township Representatives Present: Dan DeMeno, Township Manager; John Evarts, Township Engineer; Wendy McKenna, Township Solicitor

APPROVAL OF MINUTES

Approval of July 23, 2026 Meeting Minutes

The revised July 23, 2026 meeting minutes were presented following the corrections requested at the prior meeting. A motion was made by Commissioner Taylor and seconded by Temporary Chair Koch to approve the July 23, 2026 Planning Commission meeting minutes as corrected. The motion carried by a vote of 2-0-1, with Commissioner Andorn abstaining.

Approval of August 27, 2026 Meeting Minutes

Commissioner Andorn requested revisions to the draft August 27, 2026 meeting minutes. He requested additional detail regarding the motion appointing Lee Koch as Temporary Chair, including that Vice Chair Greenawalt made the motion and that the vote was 3-0; inclusion of his request that Alternate Member Bill McGrane be seated as a voting member, for which no motion was made; and greater specificity identifying motion makers, seconds, and vote results. Commissioner Andorn also requested that the minutes reflect his objection to the manner in which the Data Center Ordinance vote was taken and clarify that the Commission's recommendation modified the draft only by reducing the maximum facility size to 25,000 square feet and the maximum power demand to 5 megawatts.

The Commission advised Township staff to revise the minutes accordingly and return the revised draft for future consideration. No formal action was taken on the August 27, 2026 meeting minutes.

LAND DEVELOPMENT

LD 2026-04 - Methacton High School Renovation - Preliminary Land Development

Representatives of the Methacton School District presented the revised preliminary land development plan and reviewed outstanding consultant comments. The applicant stated that additional revisions remain necessary and that the plan will return to the Planning Commission before a formal recommendation is requested.

The applicant requested guidance on seven waiver or deferral items: use of HDPE pipe in lieu of reinforced concrete pipe; concurrent Preliminary and Final Plan review; sidewalk deferrals, with a proposed pedestrian connection from the Germantown Pike/Kriebel Mill Road intersection into the site; curbing; existing cartway widths on Kriebel Mill Road and Mill Road; existing parking-lot striping and landscape-island requirements; and relocation of required buffer plantings from the property perimeter to the edges of the proposed parking and disturbance areas.

The School District explained that the expanded on-site parking and revised drop-off circulation are intended to reduce off-site student parking and roadside drop-offs. The Commission discussed pedestrian safety, sidewalk connections, parking, existing zoning relief, landscape buffering, and plan-documentation issues. Township staff stated that future Planning Commission packets will include applicable Zoning Hearing Board decisions when zoning relief has been granted for an application.

No formal recommendation was made. The applicant stated that the plans will be revised and resubmitted for further consultant review and future Planning Commission consideration.

OTHER BUSINESS

Sewage Planning Module Review - 3370 Morris Road

The Commission reviewed the sewage planning module for 3370 Morris Road and discussed the proposed on-lot sewage facilities, the municipal review requirements, and the Township's existing on-lot sewage management requirements. A motion was made by Temporary Chair Koch and seconded by Commissioner Taylor to recommend approval of the Sewage Planning Module for 3370 Morris Road. The motion carried by a vote of 3-0.

Ordinance Review - Sign Ordinance

Mr. DeMeno reviewed the draft illuminated-sign ordinance and discussed whether the Township should address illuminated and digital signage within the same amendment rather than proceed in separate stages. The Commission discussed digital signage in commercial areas, existing zoning relief for certain

signs, appropriate limits on brightness and message changes, operating hours, automatic dimming, and the need to avoid permitting digital billboards or similar unintended uses.

Mr. DeMeno stated that the next draft would incorporate the Montgomery County model ordinance's technical recommendations for digital signage while preserving appropriate district and use limitations. The Commission agreed to continue the discussion when the full Commission is present. No formal recommendation was made.

Policy Review - Township-Owned Property Naming Policy

No formal action was taken on the Township-Owned Property Naming Policy.

NEXT MEETING

The next regular meeting of the Planning Commission is scheduled for Thursday, October 22, 2026.

PUBLIC COMMENT

No separate public comment was recorded.

Adjournment

There being no further business, Temporary Chair Koch adjourned the meeting.

Respectfully submitted,

Dan DeMeno
Township Manager

MEMORANDUM

To: Worcester Township Planning Commission
From: Dan DeMeno, Township Manager
Date: October 15, 2026
SUBJECT: Changes to the Data Center Ordinance Since the August Planning Commission Draft

Purpose

The attached redline compares the August Planning Commission draft with the current staff draft. The Board is requesting a recommendation on the revisions reflected in the redline, rather than a new recommendation on provisions that have not changed. For clarity, the revisions are separated below into principal revisions for Commission review and administrative, technical, or clarifying revisions. The first section highlights the revisions that most directly affect how the ordinance would operate in application. The second section identifies revisions that primarily improve administration, drafting consistency, technical review, or implementation. This organization is for review convenience only and is not intended to assign legal significance to any particular revision.

I. Principal Revisions for Commission Review

1. Smaller facility scale and one-facility limit

The maximum aggregate Data Center gross floor area is reduced from 100,000 to 25,000 square feet, and Maximum Facility Demand is reduced from 10 to five megawatts. The accessory Energy Generation Facility cap is likewise reduced from 10 to five megawatts, with simultaneous output counted toward Maximum Facility Demand. The draft also expressly limits a lot to one Data Center and to one principal Data Center building or one approved Data Center Premises. The 50-acre tract requirement, non-evaporative cooling requirement, campus prohibition, and cryptocurrency-mining prohibition remain. (§§150-255, 150-259 and 150-273)

2. Traditional telecommunications exclusion

The Data Center definition now excludes traditional telecommunications facilities whose primary purpose is to transmit, switch, route, distribute, or provide communications services and where data processing, computing, and storage are incidental. The exclusion does not extend to cloud computing, colocation, artificial-intelligence processing, high-performance computing, commercial data storage or processing, or other actual Data Center operations. New §150-255(G) separately confirms that otherwise lawful telecommunications infrastructure remains governed by the zoning provisions applicable to that use.

3. Data Centers within existing multi-tenant buildings

A Data Center may occupy a separately enclosed and secured Data Center Premises within a lawful multi-tenant principal building. The approved premises and dedicated support areas count toward the 25,000-square-foot limit; unrelated tenant space and general common areas do not. A recorded declaration must identify the approved premises, accessory areas, meters, Maximum Facility Demand, and limits on expansion or additional Data Center space. In a qualifying existing building that is not enlarged, the principal-building setback and Separation Distance may be measured from the perimeter of the approved Data Center Premises, including demising walls. Exterior openings, exhausts, rooftop improvements, and outdoor equipment serving the Data Center must independently satisfy the applicable standards. (§§150-255(F) and 150-257(E))

4. Revised separation-distance framework

The August draft used a 1,000-foot Separation Distance with a possible Board-approved reduction to between 500 and 999 feet. The current draft instead establishes 500 feet as the absolute minimum and requires each regulated improvement to achieve the greatest practicable Separation Distance within a compliant full-build-out development envelope. If the distance is below 1,000 feet, the applicant must still satisfy the enhanced

acoustical, thermal, screening, monitoring, and engineering criteria, and the conditional use decision must establish the greatest whole-foot distance that permits the compliant envelope. The 250-foot property-line setback remains. Accessory Energy Generation Facilities retain a 300-foot property-line setback and may not be located within 500 feet of a Sensitive Receptor. (§§150-257 and 150-273)

5. Relationship to existing zoning standards and §150-215(F)

The draft now provides that §150-215(F) does not apply to a Data Center or accessory Energy Generation Facility. It also states that a specific Data Center standard controls over a conflicting general Chapter 150 standard addressing the same requirement, subject, or impact, while independent requirements remain applicable. The lighting section similarly provides that the specific numerical light-trespass limits for Data Centers control over the general prohibition on measurable off-site illumination. These revisions clarify which standards govern when Article XXXI and a general zoning provision address the same impact. (§§150-255 and 150-257A(C))

6. Land development and conditional-use approval path

The draft clarifies that Chapter 130 land development approval is required when the proposal constitutes land development under the Pennsylvania Municipalities Planning Code. When a proposal does not constitute land development, the conditional use application must nevertheless include an existing-conditions and development-envelope plan containing the information required by Article XXXI, and all other applicable permits and approvals remain required. (§150-255(B))

7. Accessory energy-generation and renewable-power treatment

The revised provisions more clearly separate an accessory Energy Generation Facility from emergency generators, rooftop or building-integrated solar, and otherwise-permitted accessory renewable generation. Normal-operation generation remains subject to the five-megawatt accessory generation cap and is included in Maximum Facility Demand, while qualifying renewable generation is treated under the exclusions and operating provisions stated in the draft. (§§150-253, 150-258 and 150-273)

8. Decommissioning agreement and financial security

The Decommissioning Agreement provisions are revised to address projects that do not require a recorded land development plan, identify the owner, operator, responsible tenant, successors, assigns, and secured parties, and preserve Township inspection, entry, completion, and cost-recovery rights to the extent permitted by law. The draft adds lender recognition, joinder, subordination, or nondisturbance language where needed to preserve the Agreement. Financial security remains set at 120% of a professionally prepared estimate, with clearer review and update triggers, including security expiration within 90 days, enforceability concerns, and escalation using the Engineering News-Record Construction Cost Index or successor index. (§150-270)

9. Conditional-use burdens and enforcement

The applicant is expressly assigned the burden of proving compliance with each specific, objective standard applicable to the Data Center, Data Center Premises, or accessory Energy Generation Facility. Evidentiary duties and burdens for generally stated health, safety, welfare, compatibility, or detrimental-effect criteria are left to the Pennsylvania Municipalities Planning Code and controlling Pennsylvania law. This distinguishes proof of objective ordinance compliance from the evidentiary rules applicable to broader conditional-use criteria. (§150-272)

II. Administrative, Technical, and Clarifying Revisions

1. Definitions relocated and standardized

The principal Data Center definitions are moved into §150-9 so they operate as Chapter-wide definitions rather than being repeated inside Article XXXI. The draft also adds or refines definitions including Data Center Premises, Data Center Gross Floor Area, Practicable, Qualified Professional, and Sensitive Receptor, and removes duplicate definitions from the beginning of Article XXXI. This is principally an organizational and administrative revision, although the definitions govern application of the applicable standards. (§150-9 and Article XXXI)

2. Professional qualifications and technical submissions

The draft more consistently identifies when a Pennsylvania-licensed professional engineer, Qualified Acoustical Professional, or other Qualified Professional must prepare or certify a study, plan, or analysis. These revisions standardize who is responsible for technical submissions and reduce ambiguity in staff and consultant review.

3. Monitoring-location administration

Permanent sound and thermal monitoring locations must be identified in the conditional use decision, be locations where the owner has lawful access, and represent the nearest and modeled worst-case compliance locations. Installation timing and quarterly reporting requirements remain. (§150-257(C)(5))

4. Traffic-study and independent-review procedures

The traffic study must use professionally recognized methods and a written scope approved by the Township Traffic Engineer. For a state highway, the draft changes PennDOT involvement from approval of the scope to coordination with PennDOT. The independent technical review section is also revised to describe consultant review of the development regulations and conditional-use requirements more generally. (§§150-262B and 150-267)

5. Design and buffering clarifications

The facade provisions are rewritten as more specific measurements for offsets, materials, architectural features, and entrance treatment. The 50-foot Data Center buffer is expressly identified as a minimum that does not reduce a greater yard, buffer, or screening requirement otherwise applicable. (§§150-257A and 150-264A)

6. Emergency-response and construction-code wording

The annual fire-safety inspection language is revised to require an annual professional review of continued compliance with the approved Emergency Response Plan and applicable adopted building and fire-code requirements. The draft also clarifies that specialized review may evaluate compliance with Article XXXI and applicable law but may not impose a construction-code standard that has not been lawfully adopted or incorporated into the Pennsylvania Uniform Construction Code. (§150-269)

7. Drafting, cross-reference, and terminology cleanup

The redline contains additional renumbering, cross-reference corrections, terminology changes, grammatical edits, and consistency revisions throughout Article XXXI. These changes are intended to make the ordinance easier to administer and do not independently alter the overall policy direction unless tied to one of the principal revisions summarized above.

What Has Not Changed

The ordinance continues to permit Data Centers only by conditional use in the IR Industrial Research District. The 50-acre tract requirement, 250-foot property-line setback, non-evaporative cooling requirement, Data Center Campus prohibition, cryptocurrency-mining prohibition, full-build-out analysis, noise and vibration limits, thermal-impact limits, emergency-response requirements, independent technical review, and decommissioning obligations remain part of the regulatory framework.

Planning Commission Action Requested

Please provide a recommendation on the principal revisions identified in Section I and advise whether any of the administrative or technical revisions in Section II create a concern or unintended effect. The Commission is not being asked to reconsider unchanged provisions except to the extent a revised provision affects their operation or creates an internal consistency issue.

Respectfully,

Dan DeMeno
Township Manager

TOWNSHIP OF WORCESTER
Montgomery County, Pennsylvania

ORDINANCE NO. 2026-___

AN ORDINANCE OF THE TOWNSHIP OF WORCESTER, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 150, ZONING, OF THE CODE OF THE TOWNSHIP OF WORCESTER BY AMENDING §150-134.2, USE REGULATIONS, OF ARTICLE XIXA, INDUSTRIAL RESEARCH DISTRICT; ADDING A NEW ARTICLE XXXI ENTITLED "DATA CENTERS"; PERMITTING DATA CENTERS ~~ONLY AS~~ BY CONDITIONAL ~~USES~~ USE IN THE IR INDUSTRIAL RESEARCH DISTRICT; ESTABLISHING MAXIMUM FACILITY SIZE AND ELECTRICAL-DEMAND LIMITS, DEFINITIONS, AND REGULATIONS; PERMITTING ENERGY GENERATION FACILITIES ONLY AS ACCESSORY COMPONENTS OF APPROVED DATA CENTERS; AND PROVIDING FOR REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Pennsylvania Municipalities Planning Code authorizes the Township to regulate land uses and amend its Zoning Ordinance; and

WHEREAS, the Board of Supervisors desires to establish clear standards for Data Centers and accessory Energy Generation Facilities; and

WHEREAS, the Board has determined that these uses should be permitted only by conditional use in the IR Industrial Research District, subject to standards protecting public health, safety, welfare, neighboring properties, and public infrastructure; and

WHEREAS, the Board has evaluated the land area available in the IR Industrial Research District, the existing development pattern, and the location of surrounding residential uses and sensitive receptors, and intends to provide a reasonable and objective siting path for a Data Center by conditional use while requiring enforceable setbacks, sound, thermal, monitoring, emergency-response, and infrastructure protections; and

WHEREAS, the Township has satisfied all applicable notice, referral, and hearing requirements.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, as follows:

SECTION 1. AMENDMENT TO ~~§150-134.2,~~ ARTICLE XIXA, INDUSTRIAL RESEARCH DISTRICT, §150-134.2, USE REGULATIONS

~~Section 150-134.2 of~~ Article XIXA, Industrial Research ~~District,~~ District. §150-134.2, Use regulations, is hereby amended by adding a new Subsection G as follows:

G. Data Centers.

~~G.~~ (1) A Data Center ~~shall be permitted only~~ or Data Center Premises when authorized as a conditional use by the Board of Supervisors in accordance with §150-215 and Article XXXI.

(2) An Energy Generation Facility ~~shall~~ may be permitted only as an accessory and subordinate component of an approved Data Center in accordance with Article XXXI and shall not constitute a separate principal use.

(3) A Data Center Campus is prohibited.

SECTION 2. AMENDMENT TO ARTICLE III, TERMINOLOGY, §150-9 DEFINITIONS

Article III, Terminology, § 150-9. is amended to add the following terms:

DATA CENTER. A facility or Data Center Premises primarily used to house or operate computer systems, servers, data storage, networking, telecommunications, artificial-intelligence, cloud, colocation, high-performance-computing, or similar digital-processing equipment, together with supporting cooling,

power, utility, security, and emergency systems. A facility or Data Center Premises is a Data Center when more than 50% of its gross floor area or connected electrical load serves such processing. In a multi-tenant building, this determination is made separately for each demised premises, and all affiliated or commonly controlled premises are aggregated. Classification is unaffected by ownership, tenancy, customers, workload, technology, service model, or marketing name. The term Data Center does not include a telecommunications facility, central office, switching facility, cable television headend, broadband or fiber-optic distribution facility, point of presence, network hub, equipment shelter, equipment room, or similar facility primarily used to transmit, switch, route, distribute, or provide voice, video, broadband, wireless, fiber-optic, or other telecommunications services to customers or the public, where data processing, computing, and storage are incidental to the provision of such telecommunications services. This exclusion does not apply to a facility primarily used for cloud computing, colocation, artificial-intelligence processing, high-performance computing, commercial data storage or processing, or other Data Center operations, regardless of whether telecommunications or fiber-optic infrastructure is used to serve the facility.

DATA CENTER CAMPUS. Two or more principal Data Center buildings or facilities under common or affiliated ownership, development, operation, or control, or planned or operated as a coordinated project or with shared material infrastructure. All related parcels, buildings, loads, and improvements shall be aggregated.

DATA CENTER ACCESSORY USE. A use or improvement customarily incidental and subordinate to a Data Center, including administrative, security, fiber, utility, electrical, water, wastewater, cooling, emergency-power, renewable-energy, and battery systems. An Energy Generation Facility is accessory only when approved under §150-273 on the same consolidated lot as the Data Center it serves.

DATA CENTER PREMISES. Within a multi-tenant building, the separately enclosed and secured area occupied or controlled by a Data Center and identified on the approved conditional use and land development or development-envelope plans, together with every enclosed area elsewhere in the building exclusively serving the Data Center.

ENERGY GENERATION FACILITY. Equipment used to generate electricity for normal Data Center operations that includes fuel combustion or does not exceed five megawatts of aggregate nameplate capacity, including associated battery storage. The term excludes rooftop or building-integrated solar; otherwise-permitted accessory renewable generation not exceeding five megawatts; emergency generators used only for outages and limited testing; uninterruptible power supplies; and batteries used as permitted by §150-258. An Energy Generation Facility is permitted only under §150-273 and never as a standalone principal use.

DATA CENTER GROSS FLOOR AREA.

A. The aggregate horizontal area of every enclosed floor of all buildings and Data Center Premises supporting a Data Center building, measured to exterior wall faces and including basements, equipment and mechanical floors, mezzanines, offices, storage, loading areas, and enclosed rooftop structures.

B. For Data Center Premises within a multi-tenant building, area is measured to the interior faces of demising walls and the exterior faces of exterior building walls and includes each enclosed area elsewhere in the building used, reserved, powered, cooled, secured, or otherwise dedicated to support the Data Center. Unrelated tenant premises and common areas serving general building operation are excluded.

C. Unenclosed equipment yards, open-air substations, outdoor cooling equipment, parking, and loading areas are excluded from data center gross floor area.

MAJOR STREET. A street classified as a major street under Chapter 130 or as an arterial or collector on an officially adopted Township, Montgomery County, or Pennsylvania Department of Transportation map.

MAXIMUM FACILITY DEMAND. The greatest aggregate real power, in megawatts, that a facility is designed, configured, authorized, contracted, or capable of accepting or producing simultaneously for normal operations at full build-out and under Peak Operating Conditions, determined from: total utility-service capacity plus normal-operation on-site generation and battery discharge; the greatest load requested or authorized in utility documents plus such on-site sources; or the professionally sealed electrical basis of design. All meters, points of delivery, and sources serving related facilities shall be aggregated. A redundant feed may be excluded only if a professionally sealed design and utility documents establish that it cannot serve load simultaneously. Equipment used solely for bona fide outages and limited readiness testing is excluded.

PEAK OPERATING CONDITIONS. The highest operating level shown in an application, utility document, professionally sealed design, manufacturer specification, or phasing plan, including full build-out, maximum electrical and cooling demand, summer design conditions, and the maximum simultaneous operation or testing proposed for power equipment.

PRACTICABLE. Capable of being achieved on the consolidated lot at full build-out while complying with all mandatory requirements of this Chapter and applicable law, without requiring zoning relief. Applicant preference, phasing, or cost alone does not determine practicability.

QUALIFIED ACOUSTICAL PROFESSIONAL. A Pennsylvania-licensed professional engineer with education and at least five years of experience in environmental sound, vibration, low-frequency sound, modeling, and mitigation, or an INCE Board Certified Noise Control Engineer working under the responsible charge of a Pennsylvania-licensed professional engineer.

QUALIFIED PROFESSIONAL. An individual holding a current Pennsylvania professional license, registration, or certification applicable to the subject matter; or, when no such credential exists, an individual with relevant education or training and at least five years of documented experience in the applicable field. When another provision of this Article requires a Pennsylvania-licensed professional engineer or another specific credential, that more specific requirement controls.

SENSITIVE RECEPTOR. A residential use or district; school; child-care facility; hospital; nursing or assisted-living facility; community center; public park; place of worship; or another use whose principal function involves persons residing, sleeping, receiving inpatient care, attending instruction or supervised care, or regularly recreating outdoors.

SEPARATION DISTANCE. The shortest horizontal distance from the nearest exterior edge of a regulated building, structure, equipment area, or truck-idling area to the nearest lot line of a parcel containing a residential use or sensitive receptor, or to the nearest residential-district boundary. A street, railroad, easement, or right-of-way does not interrupt the measurement.

SECTION ~~2.~~ 3. ADDITION OF ARTICLE XXXI

Chapter 150 is hereby amended by adding a new Article XXXI, ~~consisting of §§150-253 through 150-273;~~ , as follows:

ARTICLE XXXI
DATA CENTERS

~~**§150-253. Definitions.**~~

~~The following words and terms, when used in this Article, shall have the meanings stated in this section:~~

~~DATA CENTER. A facility primarily used to house or operate computer systems, servers, data storage, networking, telecommunications, artificial-intelligence, cloud, colocation, high-performance-computing, or similar digital-processing equipment, together with supporting cooling, power, utility, security, and emergency systems. A facility is a Data Center when more than 50% of its gross floor area~~

~~or connected electrical load serves such processing. Classification is unaffected by ownership, tenancy, customers, workload, technology, service model, or marketing name.~~

~~DATA CENTER CAMPUS. Two or more principal Data Center buildings or facilities under common or affiliated ownership, development, operation, or control, or planned or operated as a coordinated project or with shared material infrastructure. All related parcels, buildings, loads, and improvements shall be aggregated. A Data Center Campus is prohibited.~~

~~DATA CENTER ACCESSORY USE. A use or improvement customarily incidental and subordinate to a Data Center, including administrative, security, fiber, utility, electrical, water, wastewater, cooling, emergency-power, renewable-energy, and battery systems. An Energy Generation Facility is accessory only when approved under §150-273 on the same consolidated lot as the Data Center it serves.~~

~~ENERGY GENERATION FACILITY. Equipment used to generate electricity for normal Data Center operations that includes fuel combustion or exceeds five megawatts of aggregate nameplate capacity, including associated battery storage. The term excludes rooftop or building-integrated solar; otherwise-permitted accessory renewable generation not exceeding five megawatts; emergency generators used only for outages and limited testing; uninterruptible power supplies; and batteries used as permitted by §150-258. An Energy Generation Facility is permitted only under §150-273 and never as a standalone principal use.~~

~~GROSS FLOOR AREA. The aggregate horizontal area of every enclosed floor of all buildings supporting a Data Center, measured to exterior wall faces and including basements, equipment and mechanical floors, mezzanines, offices, storage, loading areas, and enclosed rooftop structures. Unenclosed equipment yards, open-air substations, outdoor cooling equipment, parking, and loading areas are excluded.~~

~~MAJOR STREET. A street classified as a major street under Chapter 130 or as an arterial or collector on an officially adopted Township, Montgomery County, or Pennsylvania Department of Transportation map.~~

~~MAXIMUM FACILITY DEMAND. The greatest aggregate real power, in megawatts, that a facility is designed, configured, authorized, contracted, or capable of accepting or producing simultaneously for normal operations at full build-out and under Peak Operating Conditions, determined from: total utility-service capacity plus normal-operation on-site generation and battery discharge; the greatest load requested or authorized in utility documents plus such on-site sources; or the sealed electrical basis of design. All meters, points of delivery, and sources serving related facilities shall be aggregated. A redundant feed may be excluded only if sealed design and utility documents establish that it cannot serve load simultaneously. Equipment used solely for bona fide outages and limited readiness testing is excluded.~~

~~PEAK OPERATING CONDITIONS. The highest operating level shown in an application, utility document, sealed design, manufacturer specification, or phasing plan, including full build-out, maximum electrical and cooling demand, summer design conditions, and the maximum simultaneous operation or testing proposed for power equipment.~~

~~QUALIFIED ACOUSTICAL PROFESSIONAL. A Pennsylvania-licensed professional engineer with education and at least five years of experience in environmental sound, vibration, low-frequency sound, modeling, and mitigation, or an INCE Board Certified Noise Control Engineer working under the responsible charge of a Pennsylvania-licensed professional engineer.~~

~~SENSITIVE RECEPTOR. A residential use or district; school; child-care facility; hospital; nursing or assisted-living facility; community center; public park; place of worship; or similar use where persons reside, sleep, receive inpatient care, attend instruction or care, or regularly recreate outdoors.~~

~~SEPARATION DISTANCE. The shortest horizontal distance from the nearest exterior edge of a regulated building, structure, equipment area, or truck-idling area to the nearest lot line of a parcel containing a~~

~~residential use or sensitive receptor, or to the nearest residential-district boundary. A street, railroad, easement, or right-of-way does not interrupt the measurement.~~

~~§150-254.~~ §150-253. Purpose.

This Article provides ~~an objective~~ a reasonable, objective, and enforceable siting path for Data Centers while protecting public ~~health,~~ health and safety, neighboring property, infrastructure, emergency services, and natural resources.

§150-255. Use and ~~Scale~~ Development Regulations.

A. A Data Center is permitted only by conditional use in the IR Industrial Research District under §150-215 and this ~~Article.~~ Article, except that §150-215(F) shall not apply to a Data Center or an accessory Energy Generation Facility. An Energy Generation Facility is permitted only as an accessory component under §150-273 on the same ~~consolidated lot.~~ lot as a Data Center

B. Except where this Article states a more specific standard for the same requirement, subject or impact, all IR District and other applicable Chapter requirements remain in effect. ~~The entire development~~ A specific standard in this Article controls over a conflicting general standard elsewhere in Chapter 150 as applied to a Data Center or accessory Energy Generation Facility. For an impact expressly regulated by a specific numerical or performance standard in this Article, compliance with that specific standard constitutes compliance with a more general Chapter standard addressing the same impact, but does not waive an independent requirement governing a different subject or impact. A Data Center is subject to Chapter 130 land development ~~approval.~~ approval when the proposal constitutes land development under Chapter 130 and the Pennsylvania Municipalities Planning Code. When a proposal does not constitute land development, the conditional use application shall include an existing-conditions and development-envelope plan containing the information otherwise required by this Article, and all other applicable permits and approvals remain required.

C. No more than one Data Center may be located on a lot. Every Data Center is limited to one principal ~~building; 100,000~~ Data Center building or one Data Center Premises; 25,000 square feet of aggregate gross floor area; Maximum Facility Demand of ~~10~~ five megawatts; non-evaporative cooling; and no cryptocurrency mining, blockchain validation, digital-asset mining, proof-of-work computation, or similar operation primarily involving digital currency or blockchain assets. A Data Center Campus is prohibited.

D. All related parcels, phases, buildings, tenants, loads, meters, generation, battery discharge, and accessory improvements shall be aggregated. No subdivision, lease, affiliated entity, transfer, separate application, or other arrangement may avoid a requirement or maximum. A facility exceeding a maximum is prohibited and is not eligible for approval by amendment under this Article.

E. A conditional use application may be filed concurrently with a preliminary land development plan, but land development approval shall follow and conform to the conditional use decision.

F. A Data Center may occupy a Data Center Premises within a lawful multi-tenant principal building. The owner and operator shall record a declaration approved by the Township Solicitor as to form and legality identifying the approved Data Center Premises, enclosed accessory areas, meters, Maximum Facility Demand, and prohibition against expansion, additional Data Center Premises, or circumvention without conditional use amendment approval. Unrelated uses shall remain physically and operationally independent. This subsection does not make a nonconforming building or condition lawful and provides only the limited measurement treatment expressly stated in §150-257(E).

G. Traditional Telecommunications Uses. Nothing in this Article shall prohibit, restrict, reclassify, or impose the requirements of this Article upon a telecommunications use or facility that is otherwise lawfully permitted under this Chapter and that does not constitute a Data Center as defined in §150-253. Telecommunications equipment, fiber-optic facilities, switching equipment, broadband infrastructure,

and similar communications infrastructure may continue to be established, operated, expanded, replaced, or modified in accordance with the zoning provisions otherwise applicable to such use.

§150-256. Tract and Access.

A. A Data Center requires at least 50 contiguous acres in the IR District under unified control. Parcels used to meet the minimum shall directly adjoin and be consolidated into one lot of record before the contemporaneously with final land development plan is recorded recording or before any permit or site-work site-work authorization is issued. issued in the event of a Data Center Premises that does not require land development approval. The recorded plan and deed shall prohibit a later division that causes noncompliance and shall be approved by the Township Solicitor as to form and legality. After consolidation, setbacks are measured from the exterior lot boundary.

B. Primary access shall be from a Major Street. The Board of Supervisors may approve another access only upon written findings that Major Street access is not legally and physically available and the alternate route safely accommodates the largest anticipated and emergency vehicles. Any easement or private street shall be perpetual and governed by a recorded access and maintenance agreement approved by the Township Solicitor.

§150-257. Setbacks and Separation.

A. Principal buildings, outdoor cooling and mechanical equipment, substations, transformers, switching stations, generators, Energy Generation Facilities, truck-idling areas, and similar impact-producing improvements shall be at least 250 feet from every property line. Compliant access drives, gates, fences, landscaping, stormwater facilities, underground utilities, and necessary screened utility connection equipment are exempt.

B. Each improvement listed in Subsection A shall maintain a 1,000-foot Separation Distance. Distance of at least 500 feet and shall be placed to achieve the greatest Separation Distance practicable within a compliant full-build-out development envelope.

C. When an improvement listed in Subsection A will have a Separation Distance of less than 1,000 feet, the applicant shall provide sufficient evidence to satisfy every criterion below. The Board of Supervisors conditional use decision shall approve a specified establish the greatest whole-foot Separation Distance between 500 and 999 feet only when the applicant proves every criterion below. Otherwise 1,000 feet applies. that permits a compliant full-build-out development envelope, and no regulated improvement may be located closer to a Sensitive Receptor. The property-line setback is not reduced.

(1) A professionally sealed development-envelope plan shall show the consolidated lot, zoning, affected residential and sensitive-receptor parcels, all full-build-out improvements, setbacks, environmental constraints, access, emergency circulation, stormwater, utilities, buffering, and mitigation. The approved distance plan shall be identify the greatest whole-foot distance Separation Distance that permits the compliant envelope, and the decision shall state that distance and the site condition requiring adjustment. a distance below 1,000 feet.

(2) A sealed acoustical analysis prepared by a Qualified Acoustical Professional, shall show demonstrate that cumulative sound under Peak Operating Conditions remains at least 5 dBA and 5 dBC below each §150-263 limit, increases baseline ambient sound by no more than 3 dBA or 3 dBC, and creates no prominent tonal, impulsive, or low-frequency condition at an affected residential use or sensitive receptor. a Sensitive Receptor.

(3) A sealed thermal analysis prepared by a Qualified Professional, using paired reference and receptor locations locations, shall show demonstrate a facility-attributable increase below 0.5°F at each affected residential use or sensitive receptor Sensitive Receptor under Peak Operating Conditions.

(4) Generators, cooling and electrical equipment, truck-idling areas, and outdoor compounds shall be placed farthest from affected receptors to the maximum extent practicable. Buildings, berms, walls, or opaque fencing shall immediately screen them from occupied dwellings and principal outdoor receptor areas. No attributable plume, condensate, drift, or icing may cross a property line or affect a street or receptor.

(5) Permanent sound and thermal monitors shall be installed ~~at Township-approved locations~~ before ~~the first~~ issuance of a zoning use and occupancy ~~permit,~~ permit at locations identified in the conditional use decision where the owner has lawful access, selected from the approved studies to represent the nearest and modeled worst-case compliance locations, with quarterly reporting.

(6) The Township Engineer and any consultants retained under §150-267 shall review the submission. The decision shall identify corrective triggers, operating limits, verification, and deadlines; nonemergency equipment causing an exceedance shall be reduced or suspended until a sealed retest prepared by a Qualified Professional and acceptable to Township staff and consultants confirms compliance.

D. Roof-mounted equipment shall be set back from the parapet by at least its height above the roof and screened from ground-level view from adjacent ~~streets, residential uses,~~ streets and ~~sensitive receptors.~~ Sensitive Receptors.

E. For a Data Center approved within a Data Center Premises under §150-255(F), the property-line setback and Separation Distance applicable to the principal building shall be measured from the perimeter walls enclosing the approved Data Center Premises, including demising walls, rather than from the exterior walls of the multi-tenant building, only when the building lawfully existed on the effective date of this Article, no building enlargement is proposed, and every intervening area remains physically separated from the Data Center and occupied by or available for a lawful non-Data Center use. Every exterior opening, penetration, exhaust, intake, rooftop improvement, outdoor equipment area, and other impact-producing improvement serving the Data Center Premises shall independently comply with Subsections A through D. Expansion of the Data Center Premises or a change reducing an approved distance requires amendment of the conditional use approval. This subsection does not waive any sound, vibration, thermal, fire, building, monitoring, or operating standard.

§150-257A. Design, Fencing, and Lighting.

A. A principal facade shall have a horizontal offset of at least 10 feet at intervals not exceeding 150 ~~feet; no~~ feet. No more than 80% of ~~one~~ an off-site-visible facade area may consist of a single material or ~~one~~ a single color, texture, or ~~pattern; architectural features across~~ pattern. Architectural features, including changes in plane, material, texture, fenestration, canopies, pilasters, reveals, or similar elements, shall be distributed along at least 60% of the horizontal length of each off-site-visible ~~facade; and an articulated~~ facade. The main ~~entrance.~~ entrance shall be distinguished by a canopy, recess, projection, material change, or comparable architectural treatment. Off-site-visible elevations and renderings shall be ~~submitted.~~ submitted with the conditional use application.

B. Barbed, razor, concertina, or similar security wire is prohibited unless required by federal or state law. Visible security fencing shall satisfy §150-264A.

C. Exterior lighting shall comply with §§150-134.8(H) and 150-200, ~~use~~ except that the numerical light-trespass limits in this subsection control over the prohibition on measurable off-site illumination in §150-200(A). Fixtures shall be full-cutoff ~~shielded fixtures,~~ and shielded, and illumination shall not exceed 0.1 foot-candle at a property line abutting a ~~residential use~~ or ~~sensitive receptor~~ Sensitive Receptor or 0.2 foot-candle at any other property line. All other applicable fixture-height, source-screening, color-correction, and operating-hour requirements remain in effect. A sealed photometric plan prepared by a Qualified Professional demonstrating the aforesaid shall use property-line points spaced no more than 25 feet apart.

D. An additional design condition may be imposed only when competent evidence shows it is needed to meet an identified Chapter provision; the decision shall state the evidence, improvement, verifier, and deadline.

§150-257B. Height.

A. A principal Data Center building shall not exceed 45 feet. Accessory structures, rooftop equipment, screening, and Energy Generation Facility equipment shall not exceed 60 feet, except where greater height is required by preemptive federal or state law. No separate approval under §150-134.6 is required for equipment approved with the Data Center.

§150-258. Energy Generation, Backup Power, and Batteries.

A. Temporary or portable generation is prohibited except during a bona fide emergency or utility outage lasting no more than 30 consecutive days. Generation for normal operations is permitted only as an Energy Generation Facility under ~~§150-273.~~ §150-273 or as rooftop or building- integrated solar or otherwise-permitted accessory renewable generation expressly excluded from the definition of Energy Generation Facility. All normal-operation generation and battery discharge is included in Maximum Facility Demand.

B. An emergency generator may operate only during a bona fide outage, legally required emergency operation, or readiness testing. Fossil-fuel generator testing is limited to 100 hours per calendar year and 9:00 a.m. to 3:00 p.m., Monday through Friday, excluding federal holidays. Emergency generators shall not provide ordinary operations, grid supply, merchant sales, peak shaving, demand response, or cryptocurrency operations.

C. Each ~~engine~~ generator shall meet all applicable federal and state emissions, permit, fuel, monitoring, recordkeeping, and operating requirements. The application shall identify each generator's make, model, fuel, load, exhaust, storage, simultaneous testing load, testing schedule, and applicable permits, and shall include sealed noise and air-emission ~~analyses.~~ analyses prepared by Qualified Professionals.

D. Each generator shall use vibration isolation and an acoustically rated building or enclosure, be screened under §150-264A, discharge exhaust vertically away from property lines, and comply with §§150-257 and 150-263.

E. Battery systems may be used for emergency backup, ride-through, power quality, or on-site load management when they meet applicable building, fire, hazardous-material, screening, noise, and emergency-response requirements. A system used in normal operations shall be charged only by utility service or permitted accessory renewable energy, and its maximum discharge shall be included in Maximum Facility Demand. Export, merchant service, demand response, and grid supply are prohibited.

§150-259. Energy Usage and Utility Documentation.

A. A Pennsylvania-licensed professional engineer shall certify an Energy Usage Plan identifying the following: annual consumption; Maximum Facility Demand and supporting calculation; utility and on-site sources; information-technology and other loads; cooling and power-usage-effectiveness assumptions; backup power and storage; substations, utility corridors, and interconnection improvements; phasing; and proposed efficiency, metering, and reporting measures at full build-out.

B. The applicant shall submit utility documentation showing the requested load, service voltage, point of interconnection, filed application and fees, study stage and results, required improvements, and estimated energization. A written utility determination that the requested service cannot be provided, or ~~a required~~ requiresan improvement that violates this Chapter, ~~requires denial.~~ will result in denial of the conditional use application. Final utility authorization is required before a zoning use and occupancy permit.

C. Permanent revenue-grade meters shall record, at intervals not exceeding 15 minutes, each utility point of delivery, information-technology load, and normal-operation on-site source or battery discharge. Data shall be retained for five years. Within 60 days after each calendar year, a Pennsylvania-licensed professional engineer shall certify the highest simultaneous nonemergency demand, information-technology load, annual power usage effectiveness, included sources, and compliance with approved Maximum Facility Demand, with current utility service authorizations.

D. The facility shall not request, accept, install, or operate service or equipment that causes or authorizes Maximum Facility Demand above ~~10~~ five megawatts. A change of more than 10% in approved demand, primary energy source, substation, switching station, utility corridor, or phasing requires amendment of the conditional use ~~amendment~~ approval unless prohibited by §150-255.

§150-260. Water Supply and Cooling.

A. Public water is required under §150-134.8(D). Routine cooling or process water shall not use groundwater, a direct surface-water withdrawal, routine off-site water import or export, once-through or open-loop cooling, an evaporative cooling tower, or any other evaporative cooling system. Only air-cooled, closed-loop, or other non-evaporative cooling is permitted.

B. The public supplier shall certify capacity for full-build-out and Peak Operating Conditions. If lawful zoning relief permits a nonpublic source for domestic, sanitary, or emergency fire service, a ~~qualified professional~~ Qualified Professional shall document demand, source and safe yield, nearby wells and surface waters, water-quality and quantity effects, drought limits, reuse, and all required approvals.

C. Required water and cooling submissions are subject to §150-267. Each permit or operating authorization requires all outside-agency approvals applicable to that stage.

§150-261. Wastewater.

A. Public sewer is required under §150-134.8(D), and the authority shall certify full-build-out conveyance and treatment capacity. If lawful zoning relief permits a nonpublic system, a ~~qualified professional~~ Qualified Professional shall document peak wastewater sources and volumes, disposal or treatment, nearby wells and surface waters, water-quality and quantity effects, and all required approvals.

B. Untreated wastewater shall not be discharged to stormwater, surface water, groundwater, off-site land, or ~~off-site land.~~ removed and treated offsite Required wastewater submissions are subject to §150-267.

§150-262. Construction Activity.

A. Construction is limited to 7:00 a.m. through 7:00 p.m., Monday through Saturday, excluding federal holidays. The Zoning Officer may authorize other hours for a specific emergency or immediate public-safety condition for no more than 72 hours.

B. An approved Construction Management Plan shall govern phases, truck routes, staging, delivery hours, oversized deliveries, cranes, temporary lighting and utilities, dust, noise, erosion controls, and emergency access. A material change requires written Zoning Officer approval based on continued Code compliance.

§150-262A. Fiscal and Public Infrastructure Impact.

The application shall ~~analyze~~ include Fiscal and Public Infrastructure analyses prepared by Qualified Professional(s) demonstrating full-build-out effects on emergency, police, fire, road, stormwater, utility, inspection, code-enforcement, and municipal services. The decision may require ~~only~~ mitigation, security, bonding, or reimbursement authorized by law and proportionate to the identified project impact; an off-site transportation improvement may be required ~~only~~ as authorized by the Pennsylvania Municipalities Planning Code, Chapter 130, an applicable impact-fee ordinance, or voluntary agreement.

§150-262B. Traffic.

A. ~~A Pennsylvania professional engineer~~ The application shall ~~submit~~ include a traffic study prepared by a Pennsylvania-licensed professional engineer using professionally recognized traffic-engineering methods and a written scope approved by the Township Traffic Engineer that is limited to the subjects identified in this subsection and, for a state highway, coordinated with PennDOT. It shall evaluate existing, construction, full-build-out, and Peak Operating Conditions, including oversized deliveries, emergency access, employees, maintenance, security, and ~~equipment- replacement traffic.~~ equipment-replacement traffic and shall be satisfactory to the Township Traffic Engineer.

B. The applicant shall construct or secure each on-site improvement required by Chapter 130 and each off-site measure lawfully imposed under the Pennsylvania Municipalities Planning Code or an applicable impact-fee ordinance.

C. Construction traffic shall not use residential streets. If no Major Street route is legally and physically available, the Board may approve a residential route only by written findings stating the unavailable alternatives, route, vehicle limits, hours, duration, preconstruction road survey, and security.

§150-263. Noise and Vibration.

A. ~~A Qualified Acoustical Professional~~ The application shall ~~submit~~ include a sealed preconstruction study prepared by Qualified Acoustical Professional establishing representative daytime, nighttime, weekday, weekend, and seasonal ambient sound and vibration and modeling cumulative full-build-out sources, including buildings, cooling and rooftop equipment, electrical equipment, generators, Energy Generation Facilities, and truck-idling areas. A sealed postconstruction study shall be submitted between one and 12 months after initial operation and within 90 days after a phase or equipment change predicted to increase a compliance-location level by 3 dBA or 3 dBC.

B. Studies shall use calibrated Class 1 integrating meters and professionally recognized methods; evaluate dBA, dBC, one-third-octave low-frequency sound, tonal and impulsive characteristics, and three-axis vibration; document operating load, equipment status, weather, locations, calibration, background correction, uncertainty, raw data, and modeling files; and measure at worst-case property-boundary locations and affected receptors where lawful access is available.

C. Cumulative facility-attributable sound, measured as consecutive 15-minute equivalent continuous levels, shall not exceed 40 dBA and 50 dBC from 7:00 p.m. to 7:00 a.m. or 45 dBA and 60 dBC from 7:00 a.m. to 7:00 p.m.

D. ~~Facility-attributable~~ Cumulative facility-attributable sound shall not increase the corresponding baseline by more than 5 dBA or 5 dBC; where baseline already exceeds a Subsection C limit, the increase shall not exceed 3 dBA or 3 dBC.

E. At a ~~residential use or sensitive receptor,~~ Sensitive Receptor, attributable steady-state vibration shall not exceed peak particle velocity of 0.02 inch per second from 7:00 a.m. to 9:00 p.m. or 0.01 inch per second from 9:00 p.m. to 7:00 a.m.; at any other property line it shall not exceed 0.03 inch per second. At ~~an occupied residential building or sensitive receptor,~~ a Sensitive Receptor, attributable root-mean-square vibration shall not exceed 65 VdB or increase baseline by more than 3 VdB, whichever is more protective.

F. The approved design shall provide a 3 dBA and 3 dBC margin below each Subsection C limit under Peak Operating Conditions. Permanent monitoring with quarterly reports is required where the model predicts a level within 3 dBA or 3 dBC of a limit.

G. Routine generator testing is subject to this section. Nonemergency operation causing an exceedance shall cease until correction and sealed retesting; a corrective plan is due within 10 business days after

notice. Emergency generator operation during a bona fide outage shall be reported within two business days.

§150-264. Utility Infrastructure.

A. Applicant-owned or controlled substations, switching stations, transformers, compounds, and similar infrastructure principally serving the Data Center are part of the development and shall meet applicable setback, separation, screening, noise, thermal, lighting, and operational standards. A public utility facility is regulated only to the extent permitted by applicable law.

B. On-lot electrical equipment shall be placed behind or beside the principal building, outside the front yard, and farthest from an affected nonindustrial district, ~~residential use, or sensitive receptor~~ Sensitive Receptor to the maximum extent practicable, with year-round opaque screening from streets.

C. Utilities shall be underground as required by §150-134.8(D), unless prohibited by controlling utility requirements or federal or state law; any exception shall identify the governing requirement and provide maximum practicable screening and safety measures.

§150-264A. Buffering and Screening.

A. A 50-foot buffer shall extend along every property line and provide a year-round screen at least six feet high, 80% opaque at installation and 100% within three growing seasons, using berms, evergreen and deciduous planting, opaque fencing, or masonry. Dead or diseased plants shall be replaced during the next planting season. This 50-foot buffer is a minimum Data Center requirement and does not reduce any greater yard, buffer, or screening requirement otherwise applicable, including §150-134.8(C).

B. Only landscaping, approved security fencing, and necessary utility crossings may occupy the buffer. A crossing shall be perpendicular where physically possible and disturbed screening shall be replaced.

C. Outdoor equipment, loading, and idling areas shall meet Subsection A opacity from an adjacent street, ~~residence,~~ or ~~sensitive receptor.~~ Sensitive Receptor. Structural screening shall be at least equipment height or 12 feet, whichever is less. Unapproved outdoor storage, staging, containers, or mechanical equipment is prohibited.

D. If the required opacity cannot be achieved within 50 feet, the buffer shall be widened or supplemented by a berm, masonry wall, or opaque fence until the plan demonstrates compliance.

§150-264B. Parking.

A. Required parking ~~equals~~ shall be one space per employee on the largest shift plus five visitor spaces. Seventy-five percent, rounded up, shall be constructed initially; the balance shall remain unpaved reserve parking.

B. Reserve parking may be constructed only by zoning permit after counts show at least 85% occupancy of constructed spaces on five days within 30 consecutive days.

C. Paving shall be limited to required spaces and access. Fire-apparatus templates and Fire Marshal review shall demonstrate adequate emergency circulation.

§150-265. Thermal Impacts.

A. ~~A Pennsylvania~~ The application shall include a sealed Thermal Impact Study and Mitigation Plan prepared by Aa Pennsylvania-licensed professional engineer experienced in mechanical cooling, heat transfer, or computational fluid dynamics ~~shall submit a sealed Thermal Impact Study and Mitigation Plan~~ identifying all heat sources and modeling cumulative full-build-out effects at property lines, streets, ~~residential uses,~~ and ~~sensitive receptors~~ Sensitive Receptors under representative seasonal and Peak Operating Conditions.

B. The study shall include at least 30 consecutive days of paired on-site and unaffected-reference monitoring between June 1 and August 31; disclose instruments, accuracy, locations, weather, methods, and uncertainty; and evaluate plume, radiant heat, heated- air movement, and heat-island effects.

C. The plan shall quantify heat generated, recovered, discharged, and mitigated; require non-evaporative siting, shade, vegetation, cool surfaces, reduced pavement, shielding, or recovery measures; and state monitoring, load reductions, equipment shutdown, and other actions triggered when an increase reaches 0.5°F below the Subsection D limit.

D. An off-site thermal impact occurs when approved modeling or paired monitoring, adjusted for weather and instrument uncertainty, shows an attributable ambient-air or radiant-temperature increase of at least 1.0°F, averaged over 15 minutes for two consecutive periods, at or beyond a property line or at ~~a residential use or sensitive receptor,~~ Sensitive Receptor, or when attributable plume, icing, drift, or condensate crosses a property line. Such impact is prohibited.

E. Postconstruction monitoring shall occur between 30 days and 12 months after initial operation and after each phase. Permanent monitoring with quarterly reports is required where the model predicts an increase of at least 0.5°F at a compliance location.

§150-266. Full-Build-Out Standard.

Every application, plan, study, model, and test shall evaluate all related parcels, buildings, phases, loads, equipment, and accessory uses cumulatively at full build-out and under Peak Operating Conditions, and shall demonstrate simultaneous compliance with every applicable standard.

§150-267. Independent Technical Review.

A. The Township may retain qualified consultants to review and assure compliance with all development regulations and conditional use requirements including energy, thermal, acoustical, water, wastewater, traffic, emergency, air-quality, decommissioning, full-build-out, scale-limit, and ~~scale-limit compliance.~~ all other applicable requirements set forth in this Chapter. The applicant shall reimburse reasonable and necessary costs, and post and replenish any escrow, ~~only~~ as authorized by the fee schedule and applicable law.

B. A request for additional data shall be written and identify the controlling provision, missing or inconsistent information, and reason it is needed. If the hearing closes with an incomplete record, the Board shall decide on the record presented. A fee dispute or refusal to extend a statutory deadline creates no adverse inference and does not extend the deadline without written applicant agreement.

C. An itemized escrow request shall identify the consultant, work, billing period, amount, and available dispute procedure. Nothing in this section expands Township fee authority.

§150-268. Commissioning and Use Authorization.

A. No zoning use and occupancy permit or normal-operation authorization shall ~~issue~~ be issued until compliance with zoning standards and conditional use conditions is demonstrated. This section does not replace a Uniform Construction Code certificate of occupancy.

B. The Zoning Officer may issue a temporary zoning commissioning authorization for no more than 60 days solely for startup and testing. The application and authorization shall identify equipment, dates, hours, maximum load, simultaneous power equipment, expected impacts, supervising ~~Pennsylvania~~ Pennsylvania-licensed professional engineer, required permits, emergency contacts, and protective conditions. The authorization may be suspended upon a violation, exceedance, or imminent threat and does not authorize occupancy or commercial operations.

C. Testing shall occur under Peak Operating Conditions. If not, operation remains limited to the verified load, phase, and equipment until a sealed retest demonstrates compliance at the higher level.

D. Noncompliant equipment or a phase shall remain at the last verified compliant condition until correction and sealed retesting reviewed under §150-267. Construction or installation creates no right to operate unlawfully.

E. Follow-up testing is required after an increase over 10% in electrical demand or building area and after a change in cooling, energy source, generator bank, or equipment configuration predicted to reduce an approved compliance margin.

§150-269. Emergency Services.

A. ~~A qualified professional~~ The application shall ~~prepare~~ include an Emergency Response Plan prepared by a Qualified Professional addressing fire, medical, police, emergency management, communications, fire suppression and containment, ventilation, evacuation, utility shutoff, batteries, generators, cooling systems, hazardous materials, extreme weather, access, staging, gates, Knox Boxes, contacts, and the quantity and location of hazardous materials.

B. The Fire Marshal, Emergency Management Coordinator, fire department, and emergency medical services shall review and approve the plan. A written deficiency shall cite the controlling adopted code or Article provision, facts, and correction. Before occupancy and annually thereafter, the operator shall provide documented site-specific training for designated responders at its expense and obtain an annual review by a ~~qualified-professional fire-safety inspection.~~ Qualified Professional of continued compliance with the approved Emergency Response Plan and applicable adopted building and fire-code requirements.

C. Before occupancy, in-building public-safety radio testing shall be completed under the applicable Uniform Construction Code and fire code; deficient coverage shall be corrected by an approved system and retested. The main entrance shall display 24-hour operator and local electric-utility emergency contacts.

D. Battery energy storage shall comply with NFPA 855 only to the extent, and in the edition, incorporated into the Pennsylvania Uniform Construction Code then in effect or another fire code lawfully adopted and applicable to the permit, together with every other applicable building and fire-code provision. No unincorporated NFPA 855 edition is adopted by this subsection.

E. Fire suppression and hazardous-material containment shall prevent uncontrolled or contaminated off-site, surface-water, or groundwater discharge. A system not addressed by an adopted code shall receive specialized independent review when the Fire Marshal identifies the review in writing. Such review may evaluate compliance with this Article and applicable law but shall not impose a construction-code standard that has not been lawfully adopted or incorporated into the Pennsylvania Uniform Construction Code.

§150-269A. Electronic Waste and Hazardous Materials.

A. The application shall include a plan for lawful storage, removal, recycling, and disposal of computer equipment, batteries, refrigerants, fuel, suppression materials, electronic waste, and other hazardous materials during replacement, casualty, closure, abandonment, and decommissioning.

B. The plan shall be revised before a new hazardous-material category is stored or an approved maximum quantity is increased. Noncompliance is a Chapter violation.

§150-270. Decommissioning.

A. ~~A qualified professional~~ The application shall ~~prepare~~ include a Decommissioning Plan prepared by a Qualified Professional which provides for safe shutdown; equipment and material removal or recycling; hazardous-material management; utility disconnection; demolition or approved adaptive reuse; environmental remediation; stormwater stabilization; and site restoration.

B. Before or contemporaneously with recording of the final land development plan or, when no land development plan is ~~recorded,~~ required, before issuance of a zoning use and occupancy permit, the owner shall record a Decommissioning Agreement ~~approved by the~~ in form satisfactory to Township ~~Solicitor as to form and legality. It~~ Solicitor. The Agreement shall run with the land; bind ~~owners, operators,~~ the owner, operator, successors, assigns, ~~tenants,~~ and any tenant responsible for the Data Center; require compliance with this section; grant access for inspection and work after default and applicable notice; authorize Township entry and completion to the extent permitted by law; permit recovery, to the extent authorized by law, of costs, professional fees, and reasonable attorneys' fees as a municipal claim or by other lawful means; require annual notice to the Township of current responsible parties and secured parties; and require ~~continuously maintained, irrevocable security assignable~~ each mortgagee or other secured party whose interest could extinguish or materially impair the Agreement upon foreclosure or other enforcement to execute a recordable recognition, joinder, subordination, or nondisturbance instrument reasonably necessary to preserve the Agreement, if form satisfactory to the ~~Township; and, after notice and a 30-day cure period, authorize~~ Township ~~entry, work, use of security, and recovery of deficiencies and enforcement costs, with immediate action permitted for an imminent threat.~~ Solicitor.

C. ~~Security~~ Financial Security, in form satisfactory to the Township Solicitor, shall be established in the amount equal to 120% of an estimate prepared and sealed by a ~~sealed estimate~~ Pennsylvania-licensed professional engineer for third-party shutdown, demolition, removal, disposal, recycling, disconnection, investigation, remediation, professional services, permits, and restoration, without salvage credit. The cost estimate shall be reviewed and approved by the Township Engineer or ~~consultant shall review the estimate.~~ consultant.

D. The plan and security shall be updated every three years, after an increase in building or equipment capacity, when estimated cost rises at least 10%, when existing security will expire within 90 days, or when ~~security may expire~~ it ceases to satisfy the approved Decommissioning Agreement requirements for amount, term, issuer, or ~~become unacceptable.~~ enforceability. The updated estimate shall ~~use current~~ be based on then-current actual ~~cost or~~ costs. In no event shall the updated estimate be less than the most recently approved estimate increased by the cumulative percentage change in the ~~applicable~~ Engineering News-Record Construction Cost Index, or a successor index, ~~whichever is greater; added~~ since that estimate was approved. Additional or replacement security ~~is due~~ shall be provided within 30 days after ~~approval.~~ approval by the Township Engineer and Solicitor.

E. Decommissioning shall begin within one year after permanent cessation or Township notice of abandonment and finish within 18 months. The Board may grant one commencement extension up to one year for documented active marketing with ~~an~~ a Township approved maintenance and security plan, and one completion extension up to 12 months for severe weather, uncontrollable government or utility delay, or documented remediation, if work remains continuous and security sufficient.

F. Specialized equipment, outdoor improvements, hazardous materials, utilities, contaminated material, and structures not incorporated into ~~an~~ a Township approved lawful replacement use shall be removed or lawfully abandoned, and disturbed land and drainage shall be permanently stabilized under Chapters 129 and 130.

G. A structurally sound principal building may remain only with a sealed structural ~~assessment,~~ assessment prepared by a Qualified Consultant and approved by the Township Engineer, continued building, fire, property-maintenance, zoning, insurance, utility, and security compliance, and an approved lawful replacement-use land development plan ~~or Board-approved~~ approved adaptive-reuse and active-marketing ~~plan.~~ plan approved by the Board of Supervisors. Retention does not authorize a new use or waive land development approval.

§150-271. Abandonment.

A. A rebuttable presumption of abandonment arises after 12 consecutive months with no lawful operations, or with nonemergency electrical demand below 10% of approved Maximum Facility Demand and no active customer contract, computational operation, or regular operational staffing. Conditional use approval otherwise expires under §150-215.1.

B. Before issuance of an abandonment enforcement notice, the Zoning Officer shall give at least 30 days written notice to the property owner to respond. Utility, contract, staffing, or operating records may be provided to rebut the presumption. The Board of Supervisors may by written decision accept a dated recommissioning plan and suspend the determination of abandonment for no more than six months, subject to stated maintenance, security, insurance, tax, utility, and financial-security conditions. Failure to resume lawful operations confirms abandonment.

C. Abandonment triggers the Decommissioning Plan, Agreement, security, removal, and restoration requirements of §150-270.

§150-272. Conditional Use Findings and Enforcement.

The applicant bears the burden of proving ~~every~~ compliance with each specific, objective standard applicable ~~standard~~ to the Data Center, Data Center Premises, or accessory Energy Generation Facility by credible and competent evidence. Evidentiary duties and burdens concerning any generally stated health, safety, welfare, compatibility, or detrimental-effect criterion shall be in accordance with the Pennsylvania Municipalities Planning Code and applicable Pennsylvania law; nothing in this Article shifts an evidentiary duty or burden contrary to law. A denial shall identify each unsatisfied standard and supporting finding. A condition shall identify the standard or representation enforced, required action, verifier, and deadline, and shall not defer proof of a core entitlement. Violations are subject to Article XXVII; nonemergency equipment causing a documented exceedance shall be reduced or suspended until correction and sealed retesting.

§150-273. Accessory Energy Generation Facilities.

A. An Energy Generation Facility may be approved only with, or by amendment to, a Data Center conditional use, on the same ~~consolidated~~ lot, as an accessory subordinate use. A standalone facility, a facility serving another lot or customer, export, merchant service, grid supply, and demand response are prohibited. Aggregate nameplate generation shall not exceed ~~10~~ five megawatts, and maximum simultaneous output is included in Maximum Facility Demand.

B. The facility shall not operate before Data Center approval, create an independent entitlement, or continue normal operations after the Data Center ~~ceases.~~ ceases to operate or is abondoned. It shall be decommissioned with the Data Center unless incorporated into another lawful use after all required approvals.

C. Every Energy Generation Facility shall be at least 300 feet from each property line and ~~maintain~~ comply with the §150-257(B) Separation ~~Distance, adjustable only under~~ Distance and every applicable §150-257(C) ~~criterion~~ criterion, and shall never ~~below~~ be less than 500 ~~feet.~~ feet from a sensitive receptor. If a sealed noise, air-emission, thermal, or safety analysis prepared by a Qualified Professional shows that a greater distance is necessary for Chapter compliance, the required distance shall be the minimum greater distance shown; the decision shall identify the affected standard and analysis.

D. The facility shall be placed behind or on the side of the principal building farthest from affected ~~residential districts, residential uses, and sensitive receptors~~ Sensitive Receptors to the maximum extent practicable, with buildings, berms, walls, or permanent screening used to maximize protection. A 75-foot property-line buffer shall meet §150-264A opacity and maintenance standards.

E. The facility shall comply with §§150-260, 150-261, 150-262B, 150-263, 150-265, 150- 267, 150-269, 150-269A, 150-270, and all applicable federal and state air-quality requirements. The applicant shall submit required air permits, applications, and emission calculations; provide the Township each

required compliance report within 15 days after filing; and disclose all fuels, chemicals, batteries, refrigerants, suppression agents, and hazardous materials.

F. If monitoring or testing documents noncompliance, the equipment causing the violation shall be reduced or suspended until corrective work and sealed retesting demonstrate compliance.

SECTION 3. REPEALER

All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 4. 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.

SECTION 5. EFFECTIVE DATE

This Ordinance shall take effect upon enactment as provided by law.

ENACTED AND ORDAINED this ___ day of _____, 2026.

TOWNSHIP OF WORCESTER BOARD OF SUPERVISORS BY: _____ Chair

ATTEST: _____ Township Secretary ~~APPROVED AS TO FORM:~~

~~_____ Township Solicitor~~

MEMORANDUM

To: Worcester Township Planning Commission
From: Dan DeMeno, Township Manager
Date: October 14, 2026
SUBJECT: Changes Since September Planning Commission Review - Illuminated and Digital Signage Amendment

Purpose

The attached redline compares the draft reviewed by the Planning Commission on September 24, 2026 with the current staff draft. The September version was intentionally limited to static sign illumination and expressly left digital and electronically changeable signs prohibited. Since that review, the amendment has been expanded to address electronic sign technology under the same limited framework and has been tightened through a final legal and administrative consistency review.

The revisions include both substantive policy changes and technical drafting corrections. The table below identifies the principal changes so the Planning Commission can focus on what is different from the September draft rather than re-reviewing unchanged provisions.

Principal Changes Since September

Issue	September Planning Commission Draft	Current Staff Draft
Electronic sign technology	Digital signs, electronic message centers, and electronically changeable signs remained prohibited.	Electronic message centers and digital displays are now separately defined and regulated. One electronically changeable sign may be incorporated into an otherwise permitted sign in C, SC, LI, and IR, subject to strict size, brightness, dwell-time, dimming, motion, audio, and malfunction standards.
Electronic sign size and count	No electronic-sign allowance.	One per lot or unified development. Electronic message centers are capped at 12 square feet or 50% of a sign face, whichever is less. Digital displays are capped at 12 square feet or 30% of a sign face, whichever is less.
Schools, religious uses, and Township facilities	Static illumination was permitted regardless of zoning district, but no electronic sign was allowed.	One electronic message center, but no digital display, may be incorporated into one monument sign on a qualifying campus. The sign face is capped at 24 square feet, with a six-foot height and eight-foot width limit. School and religious signs require permits; Township signs retain their permit exemption but must maintain an equivalent compliance record.
AGR agricultural uses	Agricultural uses were excluded from the illumination allowance.	A conforming sign in the AGR District may use static external, internal, backlit, or halo illumination only when accessory to a lawfully established principal use of Agriculture as defined in § 150-9. AGR zoning alone is not sufficient, and no electronic sign is authorized by this exception.

LI and IR static illumination	Static illumination outside C and SC depended on a qualifying principal commercial use and excluded industrial or manufacturing uses.	Conforming permanent signs in LI and IR may use static illumination regardless of whether the principal use is commercial, industrial, manufacturing, research, or another use otherwise permitted in the district. This aligns static illumination with the electronic-sign district allowance.
Nonconforming signs	The September draft allowed a lawful nonconforming sign to receive new illumination if the work did not enlarge or relocate the sign.	That allowance has been removed. No new illumination, electronic message center, digital display, or different message technology may be added to a nonconforming sign. Existing lawful illumination is limited to true like-for-like maintenance.
Village Overlay District	The general illumination schedule could have displaced the existing 10:00 p.m. shutoff.	The existing 10:00 p.m. to 6:00 a.m. shutoff is expressly preserved. Electronic signs remain prohibited except for the narrow institutional message-center exception, and that exception receives no twenty-four-hour operating override.
Content neutrality	Eligibility was generally tied to land use, but there was no express noncommercial substitution provision.	New § 150-147K expressly allows a noncommercial message wherever commercial copy is permitted, subject to the same physical and operational standards.
Billboards	Billboard regulations were left unchanged and the general digital-sign prohibition was relied upon.	Digital and electronically changeable billboard technology is now expressly prohibited in § 150-152.2G. All other Article XXIA billboard standards remain unchanged.
Permit and compliance administration	The draft required application information, preinstallation certification, and allowed discretionary post-installation testing.	The revised draft defines qualified professionals, requires as-built certification and field testing before ordinary operation, requires controller and operating records, clarifies permit triggers and exemptions, and requires noncompliant electronic or illuminated components to remain dark until corrected.
Anti-circumvention provisions	The September draft did not need electronic-sign aggregation rules.	Unified-development, lot-splitting, multiple-panel, and double-faced-sign rules prevent multiplying the electronic-sign allowance. The institutional allowance also terminates if Township ownership or the qualifying principal use ends.
District lighting coordination	C and SC site-lighting sections were coordinated with the new sign rules.	C and SC coordination is retained, and corresponding amendments are added for LI and IR so district site-lighting hours do not conflict with the sign-specific operating standards.

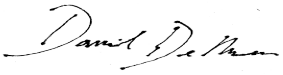
Additional Drafting and Administrative Corrections

- The definitions of Electronic Message Center and Digital Display now apply wherever those terms are used in Articles XXI and XXIA, eliminating a cross-reference ambiguity.
- A sign that is otherwise exempt from a sign permit does not receive a separate exemption for new or materially altered illumination or electronic technology unless the Article expressly provides otherwise.
- Township signs remain outside district-specific sign restrictions, while objective technical and safety standards apply to illuminated or electronic Township signs. The Board of Supervisors' separate authority under § 150-180 is expressly preserved.
- The light-trespass measurement point is clarified as the outer boundary of the lot, unified development, or unified campus on which the sign is located.
- The twenty-four-hour operating exception is limited to a principal use or facility that itself lawfully and actually operates twenty-four hours. A late-night tenant or accessory use cannot extend hours for an entire multi-tenant site.
- An electronic message center may satisfy part of the existing commercial-complex requirement for changeable lettering or panels, but a digital display may not satisfy that requirement.

What Has Not Changed

The amendment remains a limited sign-technology amendment rather than a general rewrite of Article XXI. Except for the express institutional monument-sign allowance, the revised draft does not create additional ordinary sign rights or broadly increase existing sign number, area, height, location, or setback allowances. Temporary signs, neighborhood identification signs, athletic field area signs, and billboards remain subject to their existing restrictions except where the ordinance expressly states otherwise.

Respectfully,



Dan DeMeno
Township Manager

TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY PENNSYLVANIA

Draft Ordinance Illuminated and Digital Signage Amendment

ORDINANCE NO 2026-___

AN ORDINANCE

AMENDING CHAPTER 150, ZONING, OF THE CODE OF THE TOWNSHIP OF WORCESTER BY REVISING SECTIONS 150-118H, 150-126H, 150-134H, 150-134.8H, 150-147A, 150-147C, 150-147F(3), 150-147J, 150-150C, 150-150.1A(1)(d), 150-152A, 150-152.2G, AND 150-200A, AND BY ADDING SECTION 150-147K; TO PERMIT AND REGULATE STATIC EXTERNALLY AND INTERNALLY ILLUMINATED SIGNS IN THE C COMMERCIAL, SC SHOPPING CENTER, LI LIMITED INDUSTRIAL, AND IR INDUSTRIAL RESEARCH DISTRICTS; TO PERMIT STATIC ILLUMINATION OF CONFORMING SIGNS ACCESSORY TO A LAWFULLY ESTABLISHED PRINCIPAL USE OF AGRICULTURE IN THE AGR AGRICULTURAL DISTRICT; TO DEFINE AND DISTINCTLY REGULATE ELECTRONIC MESSAGE CENTERS AND DIGITAL DISPLAYS; TO PERMIT ONE LIMITED ELECTRONICALLY CHANGEABLE SIGN IN THE C COMMERCIAL, SC SHOPPING CENTER, LI LIMITED INDUSTRIAL, AND IR INDUSTRIAL RESEARCH DISTRICTS; TO ESTABLISH A LIMITED ELECTRONIC MESSAGE CENTER ALLOWANCE FOR SCHOOLS, PLACES OF RELIGIOUS WORSHIP, AND TOWNSHIP-OWNED MUNICIPAL FACILITIES WITHOUT REGARD TO ZONING DISTRICT; TO ESTABLISH SIZE, LOCATION, BRIGHTNESS, MESSAGE-DURATION, DIMMING, OPERATING-HOUR, GLARE, LIGHT-TRESPASS, PERMITTING, ELECTRICAL, CERTIFICATION, TESTING, AND COMPLIANCE STANDARDS; TO PROHIBIT NEW ILLUMINATION OR ELECTRONIC COMPONENTS ON NONCONFORMING SIGNS; TO PRESERVE THE EXISTING VILLAGE OVERLAY DISTRICT OPERATING HOURS; TO PROVIDE FOR NONCOMMERCIAL MESSAGE SUBSTITUTION; TO PROHIBIT DIGITAL AND ELECTRONICALLY CHANGEABLE BILLBOARDS WITHOUT OTHERWISE AMENDING ARTICLE XXIA; AND TO PROVIDE FOR REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

~~**AMENDING CHAPTER 150, ZONING, OF THE CODE OF THE TOWNSHIP OF WORCESTER BY REVISING SECTIONS 150-118H, 150-126H, 150-147A, 150-147C, 150-147J, 150-150.1A(1)(d), 150-152A, AND 150-200A TO PERMIT AND REGULATE STATIC EXTERNALLY AND INTERNALLY ILLUMINATED SIGNS IN THE C COMMERCIAL AND SC SHOPPING CENTER DISTRICTS AND FOR CERTAIN LAWFULLY AUTHORIZED COMMERCIAL USES OUTSIDE RESIDENTIAL DISTRICTS; TO PERMIT SUCH ILLUMINATION ON TOWNSHIP-OWNED PROPERTY, AT SCHOOLS, AND AT PLACES OF RELIGIOUS WORSHIP; TO ESTABLISH OPERATING, GLARE, LIGHT-TRESPASS, HOURS, PERMITTING, ELECTRICAL, AND COMPLIANCE STANDARDS; TO PRESERVE ARTICLE XXIA BILLBOARD LIGHTING REQUIREMENTS AND THE PROHIBITION ON DIGITAL AND ELECTRONICALLY CHANGEABLE SIGNS; AND TO PROVIDE FOR REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**~~

WHEREAS, the Pennsylvania Municipalities Planning Code authorizes the Township to regulate the size, height, location, construction, maintenance, and use of signs in furtherance of the public health, safety, and general welfare; and

WHEREAS, § 150-147C of the Township Code currently permits only limited external illumination and prohibits backlit signs; and

WHEREAS, the Board of Supervisors desires to permit static illuminated signage in the C Commercial, ~~and~~ SC Shopping Center, LI Limited Industrial, and IR Industrial Research Districts ~~Districts and for certain lawfully authorized commercial uses in other nonresidential districts~~, while retaining the existing prohibition in other~~prohibiting illuminated signage in residential~~ districts except as expressly stated in this Ordinance; and

WHEREAS, the Board of Supervisors also desires to permit regulated static illuminated signage and one limited electronic message center serving a School, Place ~~on property owned by Worcester Township, at Schools, and at Places~~ of Religious Worship, or Township-owned municipal facility without regard to zoning district; and

WHEREAS, the Board of Supervisors also desires to permit static illumination of conforming signs accessory to a lawfully established principal use of Agriculture, as defined in § 150-9, in the AGR Agricultural District, without authorizing an electronic message center or digital display for such use; and

~~WHEREAS, the Board of Supervisors intends to coordinate the new illumination standards with existing district lighting, permit, nonconforming-sign, exterior-lighting, and billboard provisions so that the standards can be consistently administered; and~~

WHEREAS, the Board of Supervisors desires to distinguish electronic message centers, which display alphanumeric text and simple symbols, from digital displays capable of displaying images or full graphics, and to apply standards proportionate to each technology; and

WHEREAS, the Board of Supervisors desires to permit no more than one electronically changeable sign per lot or unified development in the C Commercial, SC Shopping Center, LI Limited Industrial, and IR Industrial Research Districts, subject to objective size, brightness, message-duration, location, and operating standards; and

WHEREAS, the Board of Supervisors intends to prohibit the addition of illumination, an electronic message center, or a digital display to a nonconforming sign and to preserve the existing operating hours for illuminated signs in the Village Overlay District; and

WHEREAS, the Board of Supervisors intends to regulate signs without favoring commercial or noncommercial viewpoints and to allow a noncommercial message to be substituted for commercial copy wherever commercial copy is permitted; and

WHEREAS, the Board of Supervisors intends to prohibit digital and electronically changeable billboards while leaving all other billboard regulations in Article XXIA unchanged; and

WHEREAS, the Board of Supervisors intends to coordinate the new illumination and electronic-sign standards with existing district lighting, permit, nonconforming-sign, sight-distance, setback, exterior-lighting, and billboard provisions so that the standards can be consistently administered; and

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, and it is hereby enacted and ordained as follows:

SECTION 1 REVISION OF SIGN ILLUMINATION AND ELECTRONIC SIGN STANDARDS

Chapter 150, Zoning, Article XXI, Signs, § 150-147C, Illumination, is deleted in its entirety and replaced with the following:

~~**C. Illumination.**~~

C. Illumination, electronic message centers, and digital displays.

~~(1) Scope and eligibility.~~

(1) Scope and eligibility for static illumination.

(a) Illumination ~~Except as provided in Subparagraph (b), illumination~~ may be incorporated only into a permanent conforming sign otherwise permitted by this Article and only at a location authorized by Subparagraph (c), (d), (e), or (f). Illumination shall not increase or modify the number, type, area, height, width, location, setback, or other physical allowance applicable to the sign.

(b) No external illumination, internal illumination, backlighting, halo illumination, electronic message center, digital display, or other electronically changeable component may be added to a nonconforming sign. A change in the type or method of illumination or message technology on a nonconforming sign is a material alteration. Existing lawful illumination on a nonconforming sign may receive only routine maintenance as defined in Paragraph (4)(a).

~~(b) Notwithstanding § 150-147E(1), a lawful nonconforming sign may be illuminated under this subsection if the sign retains lawful nonconforming status, illumination is authorized for the~~

~~property and use under this subsection, and the work does not enlarge or relocate the sign or increase any dimensional or physical nonconformity. This authorization does not permit replacement of the sign.~~

(c) In the C Commercial and SC Shopping Center Districts, a permanent sign otherwise permitted by this Article may use external illumination, internal illumination, backlighting, or halo illumination, subject to this subsection.

(d) In the LI Limited Industrial and IR Industrial Research~~Outside the C Commercial and SC Shopping Center~~ Districts, a permanent conforming sign otherwise permitted by this Article may use external illumination, internal illumination, backlighting, or halo illumination, subject to this subsection~~ only when the sign is accessory to a principal commercial use lawfully established under this Chapter and the lot is not located in a residential district identified in Subparagraph (e). A use may be lawfully established by right, conditional use, special exception, variance, zoning permit, or lawful nonconforming status. Eligibility shall be based on the approved land use and not on the content of the sign or its message~~.

~~For purposes of this subsection, a principal commercial use is a lawfully established principal nonresidential use that provides goods, services, lodging, entertainment, professional or financial services, health care, food, or beverages to customers, clients, patients, guests, or tenants for compensation. The term does not include a home occupation, no-impact home-based business, agricultural use, industrial or manufacturing use, School, Place of Religious Worship, Municipal Use, utility use, billboard, or residential use.~~

~~(e) Except as expressly provided in Subparagraph (f), illuminated signs are prohibited in the R-AG-200, R-AG-175, R-175, R-175-B, R-150, R-100, R-75, AQRC, MR, RO, MHD, R-50, RPD, and LPD Districts, regardless of whether a commercial or other nonresidential use is otherwise lawful on the lot.~~

(e~~f~~) Institutional and municipal exceptions. A permanent conforming ~~Notwithstanding Subparagraph (e), a permanent~~ sign otherwise permitted by this Article ~~, or a lawful nonconforming sign qualifying under Subparagraph (b),~~ may use external illumination, internal illumination, backlighting, or halo illumination on the following properties without regard to base or overlay zoning district:

[1] A lot or unified campus owned by Worcester Township and used principally for a Municipal Use, as defined in § 150-9.

[2] A lot or unified campus containing a lawfully established School, as defined in § 150-9, as a principal use.

[3] A lot or unified campus containing a lawfully established Place of Religious Worship, as defined in § 150-9, as a principal use.

[4] For purposes of this Subparagraph, a unified campus means two or more contiguous lots, including lots separated only by a street or utility right-of-way, that are operated together as one municipal, school, or religious facility. The sign shall~~must~~ be located on the unified campus and shall be accessory to~~identify~~ a principal use or facility located on that campus.

[5] This exception ~~authorizes illumination only. It~~ does not authorize an additional sign or modify the number, type, area, height, width, location, setback, or other physical allowance applicable to a~~the~~ sign. Every illuminated sign authorized by this Subparagraph shall comply with Paragraphs (3~~2~~) and (4~~3~~).

(f) Agricultural exception. In the AGR Agricultural District, a permanent conforming sign otherwise permitted by this Article may use external illumination, internal illumination, backlighting, or halo illumination only when the sign is accessory to a lawfully established principal use of Agriculture, as defined in § 150-9. The AGR zoning classification alone does not establish eligibility under this Subparagraph. This Subparagraph authorizes static illumination only and does not authorize an electronic message center, digital display, electronically changeable

message or illumination, or any additional sign or modification to the number, type, area, height, width, location, setback, or other physical allowance applicable to the sign. Every illuminated sign authorized by this Subparagraph shall comply with Paragraphs (3) and (4).

(g) Nothing in this subsection authorizes illumination of a temporary sign, portable sign, neighborhood identification sign, athletic field area sign, or any other sign whose illumination is prohibited elsewhere in this Article.

(h) An ~~Nothing in this subsection authorizes a digital sign,~~ electronic message center or digital display is permitted only as expressly authorized by Paragraph (2)~~, electronically changeable message or illumination, or any sign prohibited by § 150-147F~~.

(i) This subsection does not apply to a billboard. Billboards and billboard illumination shall remain governed by Article XXIA, including § 150-152.2G.

(2) Electronic message centers and digital displays.

~~(2) Technical standards.~~

(a) Definitions. The definitions of ELECTRONIC MESSAGE CENTER and DIGITAL DISPLAY in Clauses [1] and [2] apply wherever those terms are used in Articles XXI and XXIA. The definitions in Clauses [3] through [6] apply only within this subsection:

[1] ELECTRONIC MESSAGE CENTER - A portion of a sign that uses electronic technology to display and change alphanumeric text, numerals, punctuation, or simple nonpictorial symbols without manual replacement of letters, panels, or sign copy. An electronic message center does not include technology capable of displaying photographs, illustrations, video, animation, or full-image graphics.

[2] DIGITAL DISPLAY - A portion of a sign that uses electronic technology capable of displaying photographs, illustrations, full-image graphics, or comparable pictorial images and changing the image without manual replacement of panels or sign copy. The term does not include an electronic message center as separately defined in this Paragraph. Video and animation remain prohibited.

[3] MONUMENT SIGN - A freestanding sign supported by and structurally integrated with a solid base or architectural surround, with no visible open space between the sign cabinet or face and the base.

[4] ON-PREMISES - Accessory to one or more principal uses or facilities located on the same lot, unified development, or unified campus as the sign. Eligibility shall not depend on the viewpoint expressed by the message.

[5] SIGN FACE - One exterior display surface of a sign. Where two faces are arranged back-to-back and separated by no more than 16 inches, each surface is a separate sign face for area measurement.

[6] UNIFIED DEVELOPMENT - Two or more lots under common ownership or control, or approved and operated as one coordinated development with shared access, parking, circulation, or common signage. A subdivision, lot-line adjustment, condominium regime, or lease area shall not create an additional electronic-sign allowance unless each resulting lot contains an independent principal use and separate street access.

(b) Standard district allowance. In the C Commercial, SC Shopping Center, LI Limited Industrial, and IR Industrial Research Districts, one on-premises electronically changeable sign is permitted per lot or unified development as a component of a permanent freestanding sign, monument sign, or sign mounted on a building that is otherwise permitted by this Article. The sign may contain either one electronic message center or one digital display, but not both. It shall not authorize an additional sign or increase the number, area, height, width, location, setback, or other physical allowance otherwise applicable to the sign.

(c) An electronic message center authorized by Subparagraph (b) shall not exceed 12 square feet or 50% of the sign face on which it is located, whichever is less. A digital display authorized by Subparagraph (b) shall not exceed 12 square feet or 30% of the sign face on which it is located, whichever is less.

(d) Multiple electronically changeable panels, modules, or components on the same lot or unified development shall be aggregated and treated as one electronic message center or digital display for purposes of the number and area limits. Two back-to-back faces separated by no more than 16 inches shall count as one electronically changeable sign only if both faces display identical messages at the same time and change simultaneously. The applicable area limit shall be satisfied on each face. Any other electronically changeable face shall count separately.

(e) Institutional and municipal electronic message center exception. One on-premises electronic message center, but no digital display, is permitted as part of one monument sign on a lot or unified campus described in Paragraph (1)(e), subject to the following:

[1] The sign face shall not exceed 24 square feet. The entire monument structure, including the sign face, cabinet, base, and architectural surround, shall not exceed six feet in height or eight feet in width. The electronic message center shall not exceed 12 square feet or 50% of the sign face, whichever is less.

[2] Notwithstanding § 150-147D(1)(b), a solid monument base or architectural surround that contains no sign copy, illumination, electronic component, or display surface shall not be included in the 24-square-foot sign-face area. The area of the base or surround in elevation shall not exceed 1.5 times the area of the sign face, and the entire structure shall remain within the height and width limits in Clause [1].

[3] No more than one such electronic message center is permitted per lot or unified campus. It shall count as the permitted permanent freestanding identification sign for the lot or unified campus and shall not be in addition to another permanent freestanding identification sign serving the same street frontage.

[4] The allowance applies in every base and overlay zoning district. A district-specific sign restriction shall not prohibit or reduce the number, sign-face area, height, width, or electronic-message-center area expressly established by this Subparagraph. The sign shall comply with §§ 150-147H and 150-147I, shall be outside every street right-of-way and easement that prohibits the sign, shall not obstruct traffic-control devices or required sight distance, and shall comply with applicable floodplain, building, electrical, and Uniform Construction Code requirements.

[5] A School or Place of Religious Worship sign requires a sign permit. An official sign erected by Worcester Township remains exempt from the sign-permit requirement under § 150-147J, but the Township shall prepare the application information and preinstallation certification required by Paragraph (4) before installation and the as-built certification and testing required by Paragraph (4) after installation. The Township shall retain those materials as the administrative compliance record for the sign.

[6] If Township ownership or the qualifying principal use ends, the electronic message center shall be deactivated within 30 days and, within 90 days, removed or brought into full compliance with the standards otherwise applicable to the lot. The special allowance shall not continue as a lawful nonconformity.

(f) No electronic message center or digital display may be added to or incorporated into a nonconforming sign.

(g) Electronic message centers and digital displays are prohibited on temporary signs, portable signs, neighborhood identification signs, athletic field area signs, and billboards. A digital display is also prohibited on every lot or unified campus described in Paragraph (1)(e), regardless of zoning district, and in the Village Overlay District.

(h) Every electronic message center and digital display shall comply with Paragraphs (3) and (4).

(3) Technical and operating standards.

(a) Except for light emitted through an illuminated sign face expressly authorized by this subsection, no lamp, bulb, light-emitting diode, module, tube, or other individual light source shall be directly ~~A light source used to illuminate a sign shall not be~~ visible from a public street right-of-way or adjoining property. Sign illumination ~~and~~ shall not create glare that is hazardous or distracting to pedestrians, drivers, or adjoining properties.

(b) External illumination shall use a steady and stationary light source that is concealed or fully shielded, directed solely at the sign face, and static in color.

(c) Internal illumination, including illumination within a sign cabinet, backlighting, and halo illumination, shall remain static in intensity and color while illuminated, except for message changes on an electronic message center or digital display expressly authorized by Paragraph (2).

(d) An electronic message center or digital display shall not exceed 5,000 nits between sunrise and sunset or 250 nits at any other time. Each shall include a functioning ambient-light sensor that automatically adjusts brightness as natural light conditions change and prevents operation above these limits. A sensor or brightness-control failure shall cause the electronically changeable portion to operate at no more than 250 nits or become fully dark. Compliance shall be tested using the display's maximum white output or another manufacturer test pattern that produces maximum luminance.

(e) Each complete message or image on an electronic message center or digital display shall remain fixed for at least 15 seconds and shall fit on one screen. A change between messages shall occur instantaneously, without fading, dissolving, scrolling, animation, or any other transition effect.

(f) Illumination, electronic message centers, and digital displays shall not flash, move, oscillate, vibrate, shimmer, rotate, blink, pulsate, scroll, stream video, display animation, or simulate movement. Audio is prohibited.

(g) An electronic message center or digital display shall include a default design that freezes the message in one position if a malfunction occurs. A malfunction that causes unintended motion, brightness, or message changes shall cause the electronically changeable portion to become fully dark until repaired.

(h~~d~~) No more than 0.2 foot-candle of illumination attributable to a sign shall be detectable at the outer boundary of the lot, unified development, or unified campus on which the sign is located ~~any adjoining property~~. Compliance shall be measured under comparable ambient conditions with the sign illuminated and extinguished. This standard shall control over the prohibition against measurable off-property illumination in § 150-200A solely for sign illumination regulated by this subsection. Billboards remain governed by § 150-152.2G.

(i) Except in the Village Overlay District, an illuminated sign, electronic message center, or digital display ~~e) An illuminated sign~~ may operate only from 5:00 a.m. until 11:00 p.m., or until one-half hour after the close of the principal use or facility to which ~~identified by~~ the sign is accessory, whichever is later. A sign accessory to a principal use or facility that itself lawfully and actually operates ~~lawfully operating~~ 24 hours per day may remain illuminated while that principal use or facility is operating. Operation of one tenant or an accessory use shall not extend the hours for a sign serving a multi-tenant development or the premises as a whole. Village Overlay District hours are governed by § 150-150.1A(1)(d) ~~open~~.

(j~~f~~) Each illuminated sign shall be equipped with an automatic timer or comparable control programmed to comply with the permitted hours of operation. Each electronic message center and digital display shall also be equipped with the ambient-light sensor required by Subparagraph (d).

(k~~g~~) Glare and light trespass shall be controlled through cutoff fixtures, shields, baffles, fixture mounting height, wattage, aiming angle, brightness settings, and fixture placement. Vegetation shall not be used as the primary means of achieving compliance.

~~(h) Illumination shall not flash, move, oscillate, vibrate, shimmer, rotate, blink, pulsate, scroll, or change in color or intensity. This provision shall be read together with § 150-147F(3).~~

(4~~3~~) Permit, electrical, application, and compliance requirements.

(a) Except for an official federal, state, or municipal sign exempt under § 150-147J, no sign illumination, electronic message center, or digital display may be installed, added, converted, replaced, or materially altered until the Zoning Officer issues a sign permit or amended sign permit under §§ 150-147A and 150-152A. A sign otherwise exempt from a sign permit under § 150-147B remains exempt as to the sign itself, but that exemption does not extend to new or materially altered illumination, an electronic message center, or a digital display unless this Article expressly provides otherwise. Routine maintenance is limited to like-for-like repair or replacement of a failed component with a component having the same lighting or display technology, area, color characteristics, maximum output, brightness limit, message capability, and controller capability. Enlargement, full display-face replacement, conversion to another technology, or increased output or functionality is a material alteration.

~~(a) No sign illumination may be installed, added, replaced, or materially altered until the Zoning Officer issues a sign permit or amended sign permit under §§ 150-147A and 150-152A. Routine maintenance using equivalent lighting components is not a material alteration.~~

(b) All electrical work shall require any permit required by the Pennsylvania Uniform Construction Code and shall comply with the Uniform Construction Code and all other applicable electrical and building requirements.

(c) Electrical service to a sign or its lighting fixtures shall be provided through concealed wiring. Electrical service to a freestanding sign shall be installed underground.

(d) An application for an illuminated sign, electronic message center, or digital display ~~-~~shall identify the sign type and dimensions; each sign-face, illuminated, or electronically changeable area; ~~illumination type,~~ fixture location, aiming, and shielding; property boundaries, street rights-of-way, easements, road-edge setback, and sight triangles; ~~shielding,~~ hours of operation;~~,~~ electrical supply; timer and control systems; brightness limits; ambient-light sensor; message duration; default design;~~, timer or control,~~ and method of controlling glare and light trespass.

(e) Before permit issuance~~issuance of a sign permit~~, the applicant shall submit a certification from a qualified person independent of the sign owner~~independent contractor familiar with sign-lighting systems~~ that the proposed sign~~illumination~~ will comply with Paragraph (3~~2~~). The certification shall include manufacturer photometric data, luminance specifications, calculations, control-system information, a proposed field-testing protocol~~calculations, specifications~~, or other competent evidence sufficient to demonstrate compliance.

(f) For purposes of this Paragraph, a qualified person is a Pennsylvania-licensed professional engineer, a licensed electrical contractor with documented experience in the applicable sign-lighting or electronic-display system, a manufacturer-certified installer for the proposed system, or another lighting professional whose education, training, and experience are documented in the application and accepted by the Zoning Officer.

(g) Before ordinary operation, the owner shall submit an as-built certification prepared by a qualified person described in Subparagraph (f), together with field-test results demonstrating compliance with the approved plans, brightness limits, automatic-dimming requirement, operating-hour controls, and property-line light-trespass standard. The sign may be energized temporarily for testing, and testing shall be completed within 10 business days after installation. The Zoning Officer may witness the test or require additional testing by a qualified person described in Subparagraph (f). If any test demonstrates noncompliance, the owner shall correct the condition and submit supplemental field-test results demonstrating compliance. The illumination or electronically changeable portion shall remain dark until corrected and approved.

(h) The owner shall maintain the approved controller settings, current brightness configuration, and operating schedule for the life of the sign and shall make the controller interface and records reasonably available to the Zoning Officer for compliance verification.

(i) For an official sign erected by Worcester Township, the Township shall complete and retain the information, certifications, and testing required by Subparagraphs (d), (e), and (g), notwithstanding the permit exemption in § 150-147J.

~~(f) After installation, the Zoning Officer may require a field test and additional certification demonstrating compliance with Paragraph (2). If testing demonstrates noncompliance, the illumination shall not be operated until it is corrected and approved by the Zoning Officer.~~

SECTION 2 COORDINATING AMENDMENTS TO GENERAL SIGN REGULATIONS

Chapter 150, Zoning, Article XXI, Signs, § 150-147A, Permit required, is deleted in its entirety and replaced with the following:

A. Permit required. Except for official federal, state, or municipal signs ~~signs expressly~~ exempt under § 150-147J~~Subsection B~~, no sign shall be constructed, erected, placed, rebuilt, reconstructed, moved, illuminated, or have illumination, an electronic message center, or a digital display ~~its illumination~~ installed, added, converted, replaced, or materially altered until a permit or amended permit has been obtained from the Zoning Officer. A sign otherwise exempt from a sign permit under Subsection B remains exempt as to the sign itself; however, new or materially altered illumination, an electronic message center, or a digital display requires a permit or amended permit under Subsection C(4), unless this Article expressly provides otherwise. Routine maintenance has the meaning stated in Subsection C(4)(a). ~~Routine maintenance using equivalent lighting components is not a material alteration.~~ Applications involving illumination, an electronic message center, or a digital display shall comply with Subsection C(4~~3~~).

Chapter 150, Zoning, Article XXI, Signs, § 150-147F(3), is deleted in its entirety and replaced with the following:

(3) Signs with flashing, intermittent, animated, revolving, scrolling, or moving messages or illumination, including beacons, are prohibited. This prohibition does not apply solely to the instantaneous change of a static message on an electronic message center or digital display expressly authorized by § 150-147C(2), provided the sign fully complies with § 150-147C. Nothing in this Paragraph authorizes a billboard to employ digital or electronically changeable technology.

Chapter 150, Zoning, Article XXI, Signs, § 150-147J, is deleted in its entirety and replaced with the following:

J. The provisions of this Article shall not apply to official federal, state, or municipal signs erected within Worcester Township. Notwithstanding the preceding sentence, illumination or an electronic message center on an official sign erected by Worcester Township under § 150-147C(1)(e) or (2)(e) shall comply with the objective technical, operating, placement, and safety standards in § 150-147C and §§ 150-147H and 150-147I. Those standards shall not subject a Township sign to district-specific sign restrictions. An official sign erected by Worcester Township remains exempt from the sign-permit requirement, but the Township shall establish and retain the administrative compliance record required by § 150-147C(2)(e)[5] and (4)(i). Nothing in this Section or § 150-147C limits or supersedes the authority of the Board of Supervisors under § 150-180.

Chapter 150, Zoning, Article XXI, Signs, is amended by adding § 150-147K as follows:

K. Noncommercial message substitution. Notwithstanding any other provision of this Chapter, a sign may display a noncommercial message in place of any commercial copy permitted on that sign, to the same extent and subject to the same physical, locational, operational, illumination, and permit requirements. This provision does not authorize an additional sign, an off-premises commercial message, or a change in sign type, area, height, location, illumination, or electronic capability.

~~**J.** The provisions of this Article shall not apply to official federal, state, or municipal signs erected within Worcester Township. Notwithstanding the preceding sentence, illumination of an official sign erected by Worcester Township shall comply with § 150-147C(2) and (3).~~

SECTION 3 C COMMERCIAL DISTRICT SITE LIGHTING

Chapter 150, Zoning, Article XVII, C Commercial District, § 150-118H, Site lighting, is deleted in its entirety and replaced with the following:

H. Site lighting. Exterior lighting provided in conjunction with any building or use shall be placed not higher than 12 feet above grade and shall be screened so as not to permit the source of illumination to be seen from off the premises. Only color-corrected types of illumination shall be used. Site lighting other than sign illumination shall be extinguished between 10:00 p.m. and 6:00 a.m., prevailing time. Illuminated signs, electronic message centers, and digital displays ~~–~~shall comply with § 150-147C, including the hours of operation in § 150-147C(3)(i~~2)(e~~).

SECTION 4 SC SHOPPING CENTER DISTRICT SITE LIGHTING

Chapter 150, Zoning, Article XVIII, SC Shopping Center District, § 150-126H, Site lighting, is deleted in its entirety and replaced with the following:

H. Site lighting. Exterior lighting provided in conjunction with any building or use shall be placed not higher than 12 feet above grade and shall be screened so as not to permit the source of illumination to be seen from off the premises. Only color-corrected types of illumination shall be used. Site lighting other than sign illumination shall be extinguished between 10:00 p.m. and 6:00 a.m., prevailing time. Illuminated signs, electronic message centers, and digital displays ~~–~~shall comply with § 150-147C, including the hours of operation in § 150-147C(3)(i~~2)(e~~).

SECTION 5 LI LIMITED INDUSTRIAL DISTRICT SITE LIGHTING~~VILLAGE OVERLAY DISTRICT SIGN HOURS~~

Chapter 150, Zoning, Article XIX, LI Limited Industrial District, § 150-134H, Site lighting, is deleted in its entirety and replaced with the following:

H. Site lighting. Exterior lighting provided in conjunction with any building or use shall be placed not higher than 12 feet above grade and shall be screened so as not to permit the source of illumination to be seen from off the premises. Only color-corrected types of illumination shall be used. The hours of illumination of site lighting other than sign illumination, except security lighting, shall be limited to hours of business operation and shall otherwise be extinguished between 10:00 p.m. and 6:00 a.m., prevailing time. Illuminated signs, electronic message centers, and digital displays shall comply with § 150-147C, including the hours of operation in § 150-147C(3)(i).

SECTION 6 IR INDUSTRIAL RESEARCH DISTRICT SITE LIGHTING

Chapter 150, Zoning, Article XIXA, Industrial Research District, § 150-134.8H, Site lighting, is deleted in its entirety and replaced with the following:

H. Site lighting. Exterior lighting provided in conjunction with any building or use shall be placed not higher than 12 feet above grade and shall be screened so as not to permit the source of illumination to be seen from off the premises. Only color-corrected types of illumination shall be used. The hours of illumination of site lighting other than sign illumination, except security lighting, shall be limited to hours of business operation and shall otherwise be extinguished between 10:00 p.m. and 6:00 a.m., prevailing time. Illuminated signs, electronic message centers, and digital displays shall comply with § 150-147C, including the hours of operation in § 150-147C(3)(i).

SECTION 7 VILLAGE OVERLAY DISTRICT SIGN HOURS

Chapter 150, Zoning, Article XXI, Signs, § 150-150.1A(1)(d), is deleted in its entirety and replaced with the following:

(d) Any illuminated sign shall be extinguished between 10:00 p.m. and 6:00 a.m., prevailing time, and shall otherwise comply with § 150-147C. Electronic message centers and digital displays are prohibited in a Village Overlay District, except that one electronic message center may be permitted under the institutional and municipal exception in § 150-147C(2)(e). Any electronic message center permitted under that exception shall also be extinguished between 10:00 p.m. and 6:00 a.m., without exception for a twenty-four-hour use.

SECTION 8 COMMERCIAL COMPLEX SIGN COORDINATION

Chapter 150, Zoning, Article XXI, Signs, § 150-150C, Signs for commercial complexes, is amended by adding Paragraph (5) as follows:

(5) An electronic message center permitted by § 150-147C(2) may form part of the area required by this Subsection to accommodate temporary signs using changeable lettering or changeable sign panels. The electronic message center remains subject to every applicable number and area limit in § 150-147C. Any balance of the required area shall be designed for manual changeable lettering or changeable sign panels. A digital display shall not satisfy any portion of that requirement.

~~**(d)** Any illuminated sign shall comply with § 150-147C, including the hours of operation in § 150-147C(2)(e).~~

SECTION 9~~6~~ SIGN PERMIT REQUIREMENTS

Chapter 150, Zoning, Article XXI, Signs, § 150-152A, is deleted in its entirety and replaced with the following:

A. Except for official federal, state, or municipal signs exempt under § 150-147J, a ~~A~~ permit or amended permit shall be obtained from the office of the Zoning Officer before erecting, placing, rebuilding, reconstructing, moving, illuminating, or installing, adding, converting, replacing, or materially altering the illumination system, electronic message center, or digital display ~~-~~of any sign. A sign otherwise exempt from a sign permit under § 150-147B remains exempt as to the sign itself; however, new or materially altered illumination, an electronic message center, or a digital display requires a permit or amended permit unless this Article expressly provides otherwise. Routine maintenance has the meaning stated in § 150-147C(4)(a). ~~Routine maintenance using equivalent lighting components is not a material alteration.~~ Applications involving illumination, an electronic message center, or a digital display ~~-~~shall comply with § 150-147C(4~~3~~). Where multiple signs are allowed, a separate permit shall be obtained for each sign.

SECTION 10~~7~~ EXTERIOR LIGHTING COORDINATION

Chapter 150, Zoning, Article XXIV, General Regulations, § 150-200A, is deleted in its entirety and replaced with the following:

A. Exterior lighting of a building or grounds, in any district in the Township, shall be color-corrected illumination which shall not be more than 12 feet above grade, shall be screened so as not to permit the source of illumination to be seen from off the premises, shall not cast measurable illumination off the subject property, and shall not create a nuisance or intrusion to the privacy of adjacent property owners or the public. Notwithstanding the preceding sentence, the maximum measurable illumination attributable to sign illumination shall be governed by § 150-147C(3)(h~~2)(d~~). Billboard illumination shall be governed by § 150-152.2G.

SECTION 11 DIGITAL BILLBOARD PROHIBITION AND SAVINGS CLAUSE

~~**SECTION 8 BILLBOARD REGULATIONS REMAIN UNCHANGED**~~

Chapter 150, Zoning, Article XXIA, Billboard Overlay District, ~~including the billboard illumination requirements in~~ § 150-152.2G, Lighting, is amended by adding Paragraph (3) as follows:~~remains unchanged and in full force and effect. This Ordinance does not authorize internal illumination, backlighting, halo illumination, or any other form of billboard illumination not permitted by § 150-152.2G.~~

(3) A billboard shall not employ an electronic message center, digital display, or any other technology capable of changing a message or image by electronic means without manual replacement of letters, panels, or sign copy, regardless of whether the technology is used to display text, symbols, photographs, illustrations, graphics, or other images.

~~**SECTION 9 DIGITAL AND ELECTRONIC SIGNS REMAIN PROHIBITED**~~

Except for the addition of § 150-152.2G(3), nothing in this Ordinance shall be construed to amend, supplement, supersede, or otherwise affect any requirement applicable to billboards under Article XXIA. All existing billboard location, dimensional, approval, lighting, spacing, construction, maintenance, and removal standards remain unchanged and in full force and effect.

~~Section 150-147F(3), including its prohibition on signs with electronically changeable messages or illumination and digital signs, remains unchanged and in full force and effect. This Ordinance authorizes only static illumination complying with § 150-147C.~~

SECTION 12~~10~~ LIMITED SCOPE

Except as expressly amended by this Ordinance, all provisions of Chapter 150, including Articles XXI and XXIA and all standards governing sign type, number, area, height, width, location, setback, temporary signs, neighborhood identification signs, athletic field area signs, nonconforming signs, and billboards, remain unchanged and in full force and effect.

SECTION 13~~11~~ REPEALER

All ordinances or parts of ordinances inconsistent with this Ordinance are repealed only to the extent of the inconsistency.

SECTION 14~~12~~ SEVERABILITY

If a court of competent jurisdiction holds any section, subsection, sentence, clause, phrase, or application of this Ordinance invalid or unconstitutional, the remaining provisions and applications shall remain in effect. The Board of Supervisors declares that it would have enacted the remaining provisions without the invalid provision or application.

SECTION 15~~13~~ EFFECTIVE DATE

This Ordinance shall take effect five days after enactment or as otherwise provided by law.

ENACTED AND ORDAINED this ____ day of _____, 2026, by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania.

ATTEST:	**WORCESTER TOWNSHIP BOARD OF SUPERVISORS**
_____	_____
Township Secretary	Chair

WORCESTER TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

POLICY FOR NAMING TOWNSHIP-OWNED PROPERTIES

1. Purpose

This policy establishes a consistent process for naming real property owned or controlled by Worcester Township. It preserves established property names, provides a defined advisory role for the Planning Commission when the Township acquires new property, and confirms that the Board of Supervisors retains final naming authority.

2. Scope and Definitions

Covered property. This policy applies to Township-owned or Township-controlled parks, open space, public buildings, grounds, facilities, and other real property.

Naming. For purposes of this policy, naming includes an initial permanent name, renaming, co-naming, a dedication, a secondary title, or another public designation that would reasonably be understood as changing the identity of a Township property.

Existing name. An existing name includes an officially adopted name and a historical or commonly accepted name used by the Township or the public as of the effective date of this policy.

Excluded matters. This policy does not govern street names, temporary program or event names, or the naming of individual rooms, trails, fields, or amenities located within a larger Township property unless the Board specifically refers that matter for review under this policy.

3. Authority and Responsibilities

Board of Supervisors. The Board has final authority over the naming or renaming of Township property. A permanent name or name change shall be approved by resolution at a public meeting.

Planning Commission. The Planning Commission serves in an advisory capacity when a naming matter is referred by the Board. Its recommendation does not bind the Board.

Township administration. The Township Manager or designee shall coordinate the review process, identify relevant property history and acquisition documents, and obtain review by the Township Solicitor when a proposed name involves a deed condition, grant requirement, contract, or acquisition-related naming commitment.

4. Preservation of Existing Property Names

General rule. Existing Township property names shall be preserved. Historical and commonly accepted names shall be given substantial weight because they form part of the Township's identity and public record.

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Extraordinary-circumstances threshold. The Board may consider renaming an existing property only when verified evidence establishes that a namesake, whether an individual or organization, engaged in egregious criminal, corrupt, abusive, or comparably grave misconduct and continued use of the name would materially harm public confidence in or the reputation of the Township.

Insufficient grounds. The following shall not, by themselves, justify renaming an existing property:

- A desire to honor a different person, family, group, or organization.
- A change in political, organizational, or community preference.
- The availability of a more popular or more current name.
- An offer of money, services, or other consideration made after the property has already been named.
- The absence of a formal dedication document for a historical or commonly accepted name.

Evidence and findings. Controversy, disagreement, or an unverified allegation is not sufficient. Before beginning an advisory or public renaming process, the Board must first determine that reliable evidence could satisfy the extraordinary-circumstances threshold. Any final renaming resolution shall state the basis for the Board's decision.

5. Naming Newly Acquired Property

Timing. A permanent name should be selected when the property is acquired or before it is opened for public use, when practicable. Staff may use a temporary working name during acquisition, planning, or development. A temporary working name does not create a permanent name.

Planning Commission referral. Unless the acquisition-related exception in Section 7 applies, the Board shall refer the naming of a newly acquired property to the Planning Commission for consideration at a public meeting.

Recommendation period. The Planning Commission should recommend one name, or no more than three alternatives, within 45 days after referral. The Commission may consider suggestions presented during its public meeting. If the Commission does not provide a recommendation within that period, the Board may proceed without one.

Final action. The Board shall consider the Planning Commission's recommendation but may select another name that complies with this policy. The permanent name shall be established by resolution.

6. Naming Criteria

Names for newly acquired property should have a clear and lasting connection to Worcester Township. Preference should be given to:

- The property's established historical or commonly used name.
- Its geographic location, neighborhood, or a prominent natural or physical feature.
- A person, family, place, event, or subject of documented significance to Worcester Township history.
- A prior owner or family with a meaningful and documented connection to the property.
- An individual, group, or organization that made an extraordinary contribution directly connected to the acquisition, preservation, or public use of the property.

A proposed name should be concise, suitable for maps and signage, and readily distinguishable for public-safety and administrative purposes. A name shall not:

- Duplicate or create confusion with another Township or nearby public property.
- Serve as a partisan endorsement or commercial advertisement, except as expressly permitted by Section 7.
- Be derogatory, discriminatory, profane, or otherwise inconsistent with the public character of Township property.
- Honor a current Township elected official, appointed official, or employee.
- Imply private ownership, control, or exclusive use of public property by a person or organization.

7. Acquisition-Related Naming Commitments

Exception from Planning Commission review. Planning Commission review is not required when the Board, as part of accepting a donation or approving an acquisition, expressly approves a written naming commitment that is a material term or benefit of the transaction.

Required public benefit. The commitment should be supported by a donation, below-market purchase, grant assistance, or another material acquisition benefit or condition. The Board shall determine that the public benefit justifies the commitment before approving it.

Board approval required. A donor, seller, grantor, or other private party does not obtain unilateral authority to name Township property. Only the exact name and terms approved by the Board shall be effective.

Written terms. The acquisition documents or a related agreement should address, as applicable:

- The exact name and the duration of the naming commitment.
- Responsibility for signage, maintenance, and replacement costs.
- The effect of a sale, substantial alteration, repurposing, or discontinuance of the property.
- The Township's ability to suspend or remove the name for egregious misconduct or other material cause, to the extent legally permissible.

Limited exception. This section does not establish a general commercial sponsorship or naming-rights program and shall not be used to rename an established property after acquisition.

8. Requests to Rename Existing Property

Written request. A person or organization requesting renaming shall submit the request in writing to the Township Manager. The request must identify the property, its existing name, the proposed change, the reason for the change, and the reliable evidence supporting the extraordinary-circumstances threshold in Section 4.

Initial Board review. The Township Manager shall transmit the request to the Board. No Planning Commission referral, community naming process, or additional study is required unless the Board first determines that the submitted evidence could satisfy Section 4. The Board may decline a request without further action.

Restrictions. Before approving a name change, the Township Solicitor shall review any applicable deed restriction, grant condition, contract, easement, or other legal obligation affecting the property or its name.

9. Recognition Markers and Secondary Designations

No circumvention. A plaque, monument, sign, dedication, or name assigned to a subordinate feature shall not be used to circumvent this policy or be displayed in a manner that would reasonably be understood as renaming or co-naming the underlying property.

Public ownership. Private recognition placed on Township property shall not imply private ownership, control, or exclusive use. Permanent recognition requires Board approval unless it is authorized through a separate Township program or policy.

10. General Provisions

No entitlement. This policy creates no right or entitlement to have Township property named, renamed, dedicated, or otherwise designated for any person or organization.

Controlling requirements. Applicable law and any binding deed restriction, grant condition, court order, or contractual obligation shall control in the event of a conflict with this policy.

Administration. The Board may interpret, amend, or repeal this policy by resolution. The Township Manager may establish administrative procedures consistent with this policy.

BOARD OF SUPERVISORS ADOPTION

Adopted on _____ by Resolution No. _____.