

**SOUTHAMPTON TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2026-02

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF SOUTHAMPTON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA, AMENDING THE TEXT OF CHAPTER 350 OF THE CODE OF SOUTHAMPTON TOWNSHIP, ENTITLED "ZONING".

WHEREAS, the Township, pursuant to 53 P.S. Section 10601, Act of July 1, 1968, P.L. 805, as reenacted by Act of December 21, 1988, P.L. 1329, known as the Pennsylvania Municipalities Planning Code (MPC), and Section 350-1701 of the Code of the Township of Southampton, as amended, has the authority to amend zoning ordinances; and

WHEREAS, pursuant to Section 350-1701 (C) and (E) of the Code of Southampton Township the Planning Commission of Southampton Township and the Cumberland County Planning Commission have been provided with the proposed amendment at least thirty (30) days prior to the public hearing; and

WHEREAS, on this same date, Tuesday, August 25, 2026, a public hearing was held after public notice given, pursuant to Section 350-1701 (B) of the Township Code, and

WHEREAS, the Board of Supervisors believes that it is in the best interest of its citizens to adopt this Ordinance.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED and it is hereby adopted by the Board of Supervisors as follows:

SECTION 1: The preamble recited above is incorporated by reference herein.

SECTION 2: Chapter 350 of the Code of the Township of Southampton is hereby amended as set forth in Sections 3, 4, 5, 6, and 7 below.

SECTION 3: In Article II, the following definitions are added to §350-202:

CLOSED-LOOP WATER SYSTEM - A self-contained system that recirculates water for heating or cooling without direct exposure to atmosphere, thereby minimizing water loss and contamination. It is designed to circulate water in a continuous loop, which allows it to be heated or cooled without being exposed to the environment. The key components of a closed-loop system include pipes, pumps, heat exchangers, and control systems.

DROP AND HOOK UP LOTS - A trucking method where a driver drops off a full trailer at a facility and then hooks up to another trailer for a subsequent delivery. This process allows for "no-touch freight" where a driver does not have to wait for cargo to be loaded or unloaded. The process significantly reduces wait times and increased efficiency.

ONSITE POWER GENERATION - Providing electricity or thermal energy directly at or near the point of consumption greater than 100 kw rather than relying solely on a centralized grid. Onsite power generation includes fuel cells and natural gas generators. Such use allows facilities to enhance energy reliability, reduce costs, and improve sustainability.

LOGISTICS CENTER - Also known as a depot, a geographically defined area that supports as a central hub where products from manufacturers or suppliers are received, stored, sorted, and then distributed to retailers and may include additional services such as order fulfillment, packaging, and inventory management.

TERMINAL – RAIL - A facility designed for the loading and unloading of freight from trains.

TERMINAL – TRUCK - A hub for a truck company which provides a driver with a place to rest, store cargo, and/or perform repairs.

SECTION 4: ARTICLE VI, entitled “Data Center Overlay” is hereby deleted and repealed.

SECTION 5: Article IX, entitled Manufacturing District (M) is hereby amended by adding the following:

350-1052 Data Centers

Data Centers are permitted by Conditional Use in the (M) Manufacturing Zoning District by Conditional Use, subject to the following criteria.

A. Area, yard, height and coverage regulations.

Minimum lot size: three acres.

Maximum impervious coverage: 65%.

Setbacks

Front: 100 ft (20 ft landscaped).

Side: 150 ft (20 ft landscaped).

Rear: 150 ft (20 ft landscaped).

Height: 100 ft.

B. Off street parking.

Minimum parking setback:

1. Parking must be set back at least 100 feet from the street right-of-way, provided existing forests and other natural screening exist within 50 feet of the lot line and such forest and screening remain undisturbed. Or if no forest or natural screening exists, berms are provided at least 10 feet in height constructed to maximum 2:1 slope on either side of the crown edge, and plantings are placed on top of the berm;

2. Off-street parking shall be provided as required by Article XII, 350-1211.

C. Signs.

1. The placement, type and size of all signs erected in the Manufacturing District shall be as regulated by provision of Article XII, 350-1212.

D. General site design standards

1. Light and glare. Data centers must include a photometric plan that shows all exterior lighting, including any security lighting.

E. Noise studies. Noise studies are required for conditional approval.

1. Maximum Noise level of the property, shall not exceed 57dBA at the property line next to a residential property, including testing or emergency operation of generators, or shall not exceed ambient noise level prior to any new development of the property.
2. The maximum sound levels above do not apply to emergency alerts, emergency work to provide electricity, water, or other public utilities when public health or safety is involved, snow removal or road repair.
3. Generators are required to be oriented facing away from any residential property or Residential Zoning District.
4. Financial security shall be retained until a noise engineer quantifies the noise level standards of this ordinance at post construction.

F. Soundproofing. For data centers on property adjacent to property with existing residential use, an approved Zoning District permitting residential uses, any data center mechanical equipment located on the property, whether on a roof top, on the ground level, or elsewhere on the exterior of the property, must be screened on all four sides by an acoustical barrier. For purposes of this section, acoustical barrier is defined as an exterior solid or louvred wall containing sound-proofing materials designed to absorb noise and protect neighboring properties from noise pollution.

G. Water. Data centers are required to have public water and a closed loop cooling system or an air-cooled system to conserve water. Applicant shall provide a letter from the water supplier stating that capacity is available.

H. Electric. If Data Centers are using electricity from the grid the applicant shall provide a letter from the electric provider stating they have the capacity to provide the Data Center.

I. Landscaping / Buffering / Screening. All applicable regulations for landscaping, buffers, and screening pursuant to 350-1210 and 295-408 apply except as follows:

1. Specific plant unit composition requirements. In lieu of the requirements of 350-1210, the following requirements apply to the plant types used to meet section buffer requirements. Maximum percentages apply solely in determining the quantity of a given plant type that can be counted towards meeting a plant unit requirement and do not preclude the installation of additional plant material from that plant type, if desired.

2. Specific plant unit percentages. The following plant unit percentages apply to each property line where the buffer or road corridor buffer is required. A maximum of 20% of the required plant units may be a combination of shrubs, ornamental grasses, and perennials.

3. A minimum of 40% and a maximum of 70% of the required plant units must be evergreen trees that are a minimum of eight feet in height at the time of planting. A maximum of 30% of the required plant units may be small deciduous trees. A maximum of 30% of the required plant units may be large deciduous trees.

4. Screening and Buffering

a. Distribution, Data and logistics centers, Onsite power generation, rail and/or truck terminals, warehousing, and drop-and-hook lots.

1. These uses shall be considered industrial for the purposes of regulating performance standards 350-1202, screening and buffer zones 350-1203 and 350-1210.

2. The proposed facility shall demonstrate compliance with the landscaping, screening and buffer requirements set forth in 350-1203 of this Code and with any modification(s) of requirements granted thereto by the Zoning Officer.

3. Earthen berms of 50% the height of the Data Center shall be required when abutting to any residential use or (VC) Village Center Zoning District; additionally, the required screening shall be placed atop the earthen berms.

4. Buffer substitution using topography and vegetation. Use of natural topography and preservation of existing vegetation, supplemented by new vegetation, if needed, may be substituted for the above requirements if determined by the Zoning Administrator in consultation to provide screening at the density, depth, and height.

J. Emergency Response Plan (ERP). The Applicant shall submit an ERP to include emergency contact information (24hr) with phone numbers. The ERP is to be prepared by a qualified professional and have the plan reviewed and accepted by Township Emergency Management Coordinator and Fire Chief. The plan should include detailed procedures for fire suppression, containment, ventilation, and evacuation of the access road and hydrant locations within the site to ensure suitable access for emergency equipment within the site demonstrate that all first responders will have received adequate training specific to the installed systems and make provisions for annual fire safety inspections demonstrating compliance.

K. The applicant shall coordinate with Cumberland County DPS (911) to ensure there is adequate radio coverage for emergency responders within the building based upon the existing coverage levels of the county public radio communication system at the exterior of the building and shall install enhancement systems as needed to meet compliance.

350-1053 Onsite Power Generation

Onsite power Generation units are permitted by Conditional Use in the (M) Manufacturing Zoning District, subject to the following criteria:

A. Area, yard, height and coverage regulations.

Minimum lot size: three acres, accessory uses are included in primary use lot size.

Maximum impervious coverage: 65%.

Setbacks:

Front: 100 ft (20 ft landscaped).

Side: 150 ft (20 ft landscaped).

Rear: 150 ft (20 ft landscaped).

Height: 100 ft.

B. Screening and Buffering

1. This use shall be considered industrial for the purpose of regulating performance standards 350-1202, screening and buffer zones 350-1203 and 350-1210.

2. The proposed facility shall demonstrate compliance with the landscaping, screening and buffer requirements set forth in 350-1203 and 350-1210 of this Code and with any modification(s) of requirements granted thereto by the Zoning Officer.

3. Earthen berms of 50% the height of the Data Center shall be required when abutting to any residential use or (VC) Village Center Zoning District; additionally, the required screening shall be placed atop the earthen berms.

SECTION 6: The table showing uses in each zoning district, §350-305, shall be amended in accordance with the above.

SECTION 7: The Zoning Map shall be amended as set forth above.

SECTION 8: In all other respects, the Code of the Township of Southampton, as amended, shall remain in full force and effect except as amended herein, and the same is incorporated by reference herein as though set forth in full.

SECTION 9: In the event that any provision, section, sentence, clause, or portion of this Ordinance shall be held to be invalid, such invalidity shall not affect or impair any remaining provision, section, sentence, clause or portion of this Ordinance, it being the intent that such remainder shall be and shall remain in full force and effect.

SECTION 10: This Ordinance shall become effective in accordance with law.

DULY ENACTED AND ORDAINED this ____ day of _____, 2026,
by the Board of Supervisors of Southampton Township, Pennsylvania, in lawful session duly
assembled.

**BY: SOUTHAMPTON TOWNSHIP
BOARD OF SUPERVISORS
CUMBERLAND COUNTY, PENNSYLVANIA**

Talon D. Landreth, Chairman of the
Board of Supervisors

Steven O'Donnell, Vice Chairman of the
Board of Supervisors

ATTEST:

Scott J. Mack, Supervisor

Chrissy Zukauckas, Assistant Secretary

CERTIFICATE

I, the undersigned, Secretary of Southampton Township, Cumberland County, Pennsylvania (the "Township"), certify that the foregoing is a true and correct copy of an Ordinance of the Supervisors of the Township which was duly enacted by affirmative vote of a majority of the members of the Supervisors of the Township at a meeting duly held on Tuesday, August 25, 2026 that said Ordinance has been duly recorded in the Ordinance Book of the Township; that a summary of said Ordinance was duly published on Thursday, July 30, 2026 and Thursday, August 6, 2026 as required by law in a newspaper of general circulation in the Township; and that said Ordinance remains in effect, without substantial amendments, as of the date of this Certificate.

I further certify that the meeting at which the Township adopted said Ordinance was a public meeting duly held after giving public notice of the date, time and place of such meeting by posting, publishing and mailing such notice at the time and in the manner required by Act No. 84 of the General Assembly of the Commonwealth of Pennsylvania, approved July 3, 1986, as amended, known as the "Sunshine Act."

IN WITNESS WHEREOF, I set my hand and affix the official seal of the Township, this ____ day of _____, 2026.

Chrissy Zukauckas, Assistant Secretary
for Southampton Township

(SEAL)