

TYRONE TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

ORDINANCE NO. 2025-03

AN ORDINANCE OF TYRONE TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA, AMENDING THE CODIFIED ORDINANCES OF TYRONE TOWNSHIP, CHAPTER 12, ZONING AND LAND USE, TO ADD DEFINITIONS OF WAREHOUSE/LOGISTICS CENTER; WAREHOUSE/LOGISTICS CENTER, LARGE; WAREHOUSE/LOGISTICS CENTER, SMALL; DATA CENTER, DATA CENTER, LARGE; DATA CENTER, SMALL; TRUCK TERMINAL/DISTRIBUTION CENTER/FULFILLMENT CENTER; TRUCK TERMINAL/DISTRIBUTION CENTER/FULFILLMENT CENTER, LARGE; TRUCK TERMINAL/DISTRIBUTION CENTER/FULFILLMENT CENTER, SMALL; SELF STORAGE; CAMPGROUND; AND TO ADD SPECIFIC REQUIREMENTS FOR WAREHOUSE/LOGISTICS CENTER, TRUCK TERMINAL/DISTRIBUTION CENTER/FULFILLMENT CENTER; DATA CENTER; SELF STORAGE; AND CAMPGROUNDS; AND INCLUDING PROVISIONS FOR REPEALER, SEVERABILITY, CODIFICATION AND EFFECTIVE DATE

WHEREAS, the Township of Tyrone, Adams County, Pennsylvania (the “Township”) is governed by Pennsylvania’s Second Class Township Code, 53 P.S. § 65101, *et seq.*, and the Pennsylvania’s Municipalities Planning Code, 53 P.S. § 10101, *et seq.* (the “MPC”); and

WHEREAS, Article VI of the Pennsylvania MPC entitled “Zoning,” 53 P.S. § 10601, *et seq.*, authorizes the Township to enact, amend and repeal Zoning Ordinances within the Township; and

WHEREAS, Tyrone Township enacted a Zoning Ordinance which is codified as Chapter 12 of the Codified Ordinances of Tyrone Township (the “Zoning Ordinance”); and

WHEREAS, the Board of Supervisors of Tyrone Township desires to add the following definitions: “Warehouse/Logistics Center”, “Warehouse/Logistics Center, Large”, “Warehouse/Logistics Center, Small”, “Truck Terminal/Distribution Center/Fulfillment Center”, “Truck Terminal/Distribution Center/Fulfillment Center, Large”, “Truck Terminal/Distribution Center/Fulfillment Center, Small”, “Data Center”, “Data Center, Large” “Data Center, Small” “Self Storage”, “Floor Area Ratio”, and “Campgrounds” in Part 2, Section 12-20, “Definitions” of the Zoning Ordinance; and

WHEREAS, the Board of Supervisors of Tyrone Township desires to add provisions to the Zoning Ordinance relating to Warehouse/Logistics Center; and

WHEREAS, the Board of Supervisors of Tyrone Township desires to add provisions to the Zoning Ordinance relating to Data Centers; and

WHEREAS, the Board of Supervisors of Tyrone Township desires to add provisions to the Zoning Ordinance relating to Truck Terminal/Distribution Center/Fulfillment Center; and

WHEREAS, the Board of Supervisors of Tyrone Township desires to add provisions to the Zoning Ordinance relating to Self Storage; and

WHEREAS, the Board of Supervisors of Tyrone Township desires to add a provision to the Zoning Ordinance relating to Campgrounds; and

WHEREAS, the Board of Supervisors of Tyrone Township deems it to be in the best interest and general welfare of the citizens and residents of the Township to update and amend the Chapter 12 of Code of the Township of Tyrone, Zoning and Land Use, as set forth herein.

BE IT ENACTED, ADOPTED, AND ORDAINED by the Board of Supervisors in and for Tyrone Township, Adams County, Pennsylvania, and it is hereby **ENACTED, ADOPTED, AND ORDAINED** by the authority of the same as follows:

SECTION 1: AMEND PART 2, SECTION 12-201., TO ADD THE FOLLOWING:

Part 2, Section 12-201., shall be amended to add the following definitions:

TRUCK TERMINAL/DISTRIBUTION CENTER/FULFILLMENT CENTER – A facility where trucks load and unload goods, products, cargo, materials and/or freight and where the same are broken down or aggregated into smaller or larger loads for transfer to other motor vehicles or modes of transportation or to other points or junctions. This use may also include value-added services between a supplier and its customers, such as breaking down larger orders from a single source into smaller orders, products mixing, packaging and cross docking, order fulfillment, or order returns and the consolidation of several orders into one (1) large order for distribution to several recipients and vice versa.

TRUCK TERMINAL/DISTRIBUTION CENTER/FULFILLMENT CENTER, LARGE:
A Truck Terminal/Distribution Center/Fulfillment Center that exceeds twenty-five thousand (25,000) square feet of gross floor area per lot.

TRUCK TERMINAL/DISTRIBUTION CENTER/FULFILLMENT CENTER, SMALL:
A Truck Terminal/Distribution Center/Fulfillment Center that does not exceed twenty-five thousand (25,000) square feet of gross floor area per lot.

WAREHOUSE/LOGISTICS CENTER – A building or group of buildings primarily used for the long-term indoor storage, transfer, and distribution of products and materials that have been manufactured, assembled or harvested or are being stored with the intent of the processing of materials to sort out which finished goods are to be transported to different locations, and the loading and unloading of such goods.

WAREHOUSE/LOGISTICS CENTER, LARGE: A Warehouse/Logistics Center that exceeds twenty-five thousand (25,000) square feet of gross floor area per lot.

WAREHOUSE/LOGISTICS CENTER, SMALL: A Warehouse/Logistics Center that does not exceed twenty-five thousand (25,000) square feet of gross floor area per lot.

SELF STORAGE: Structure(s) divided into separate compartmentalized and controlled access spaces that are leased or rented on an individual basis for various periods of time for storage of personal property. These storage spaces shall be used solely for storage, and no processing, manufacturing, sales, research and development testing, service and repair, or other non-storage activities shall be permitted. The use also includes an outside storage area divided into separate compartmentalized and controlled access spaces leased or rented on an individual basis for various periods of time for storage of boats and recreational vehicles. No service, maintenance or repair activities or other non-storage activities shall be permitted in the outdoor storage area.

DATA CENTER: A use involving a building or premises in which the majority of the use is occupied by computers and/or telecommunications and related equipment, including supporting equipment, where information is processed, transferred, and/or stored.

DATA CENTER, LARGE: A Data Center that exceeds twenty-five thousand (25,000) square feet of gross floor area per lot.

DATA CENTER, SMALL: A Data Center that does not exceed twenty-five thousand (25,000) square feet of gross floor area per lot.

FLOOR AREA RATIO: The ratio of gross floor area of all buildings on a lot to the lot area.

CAMPGROUNDS: An area improved with facilities and structures for outdoor recreational activities and that involves overnight stays within tents, seasonal cabins, or recreational vehicles.

SECTION 2: AMEND PART 6, SECTION 12-603., CONDITIONAL USES, TO PROVIDE AS FOLLOWS:

- A. Add Section 12-603.D., Campgrounds
 - 1. A campground use requires a minimum lot area of 10 acres.
 - 2. All campgrounds containing more than 25 campsites shall have vehicular access to an arterial or collector road.

3. All campsites shall be located at least 100 feet from any lot line and public street ultimate right-of-way line.

4. Each campsite shall be at least 1,000 square feet in size.

5. The maximum density for recreational vehicle campsites per shall be eight (8) campsites per acre. The maximum density for tent campsites shall be ten (10) campsites per acre. Where a mixture of recreational vehicle and tent campsites are proposed, the commercial campground shall conform to the campsite density requirements for recreational vehicles.

6. Each campsite shall include a parking space for one automobile which will not interfere with the convenient and safe movement of traffic on the internal accessways or equivalent parking shall be provided in a designated common parking area near the campsite.

7. The access drive(s) from a public street shall be paved a minimum distance of 50 feet. Internal accessways and parking areas shall be maintained in a dust-free condition.

8. A minimum of 50% of the gross area of the campground shall be open space inclusive of a minimum of 20% of the gross area of the campground devoted to active and passive recreational facilities. Constructed active recreation facilities, including paths, shall be set back 150 feet from a lot line and public street ultimate right-of-way line. The recreational facilities shall be used exclusively by registered campground guests and their visitors.

9. Solid waste receptacles shall be provided and routinely emptied to prevent the scattering of solid waste, and the applicant shall furnish to the Township and implement an acceptable working plan for the management of solid waste and vermin control. Solid waste management facilities shall be set back a minimum of 100 feet from any lot line and public street ultimate right-of-way line. Such facilities shall be designed and maintained so as to be secure from native animals such as raccoons, bears, etc. Collection of solid waste from the facilities shall not be conducted between the hours of 10:00 p.m. and 7:00 a.m.

10. Any accessory commercial uses, and associated parking, shall be set back a minimum of 150 feet from any lot line and public street ultimate right-of-way line. Such accessory commercial uses shall be solely designed and constructed to serve the campground's registered guests and their visitors. Any parking spaces provided for these commercial uses shall have vehicular access only from the campground's internal accessways, rather than the public street.

11. A twenty-five-foot buffer shall be established along an adjacent lot improved with a dwelling or an adjacent unimproved lot in a residential zoning district.

12. During operation every campground shall have an office manned by the person responsible for operation of the campground. The office also shall be posted with a local 24/7 emergency contact name and telephone number.

13. No person, other than a resident manager, shall reside on the site for more than three months in any calendar year.

14. Commercial campgrounds may include accessory retail or service uses designed solely for use of the registered guests of the campground. Any parking spaces provided for these accessory uses shall have vehicular access only from the campground's internal road network, and not from a public street.

SECTION 3: AMEND PART 9, SECTION 12-902., CONDITIONAL USES TO PROVIDE AS FOLLOWS:

A. Omit Section 12-902.E. Warehousing (including "Mini Storage" or Self-Serve Storage") Wholesaling and Truck Terminals.

B. Add New Section 12-902.E. Warehouse/Logistics Center

1. An application for a Warehouse/Logistics Center use shall include:

A. A written narrative containing:

- (1) A description of the proposed use and all activities to be conducted as part of the use;
- (2) Identification of all federal and state laws and regulations applicable to the proposed use and description in sufficient detail that demonstrates that the proposed use will be operated in full compliance with the identified laws;
- (3) Identification of environmental impacts that are likely to be generated (e.g., odor, noise, smoke, dust, litter, glare, vibration, electrical disturbance, wastewater, stormwater, solid waste, etc.) and specific measures employed to mitigate or eliminate any negative impacts. The applicant shall further furnish evidence that the impacts generated by the proposed use fall within acceptable levels, as regulated by applicable laws and ordinances;
- (4) Names, street addresses and telephone numbers of all owner(s) of the proposed use;

- (5) Names, street addresses and telephone numbers of all operator(s) of the proposed use;
- (6) Name, street address and telephone number of the manager(s) of the proposed use;
- (7) Name and 24/7 toll-free telephone number of the individual responsible for receiving and responding to inquiries and complaints regarding the operations of the proposed use; and
- (8) Applicant signature preceded by the following statement:

The statements made in this writing are true and correct to the best of the knowledge, information and belief of the undersigned signatory, and made with the understanding that any false statement is subject to the penalties of 18 Pa.C.S.A. Section 4804, relating to "Unsworn Falsification to Authorities."

B. A site plan, prepared and sealed by a professional engineer, registered and licensed surveyor or landscape architect:

- (1) Showing all lot lines; adjacent lots, their owners, improvements and easements; and existing and proposed on-site improvements.
- (2) Demonstrating compliance with requirements of this section and all other applicable requirements of this chapter, including but not limited to the requirements of the zoning district in which the use is located.
- (3) Depicting all parking areas.
- (4) Depicting access drives and interior travel aisles in sufficient detail to illustrate truck and vehicle movement to/from and within the property.
- (5) Depicting stormwater management in sufficient detail to illustrate an ability to comply with Chapter 9 of the Code of Tyrone Township.

C. A landscaping plan, prepared and sealed by a professional landscape architect, demonstrating compliance with requirements of this section and all other applicable requirements of this chapter, including Article Chapter 10, Section 10-511. of the Code of Tyrone Township.

D. A traffic impact study prepared by a professional traffic engineer and meeting the requirements of Chapter 10, Section 100-517. of the Code of Tyrone Township. In addition to the content requirements of Chapter 10, Section 10-517. of the Township Subdivision and Land Development Ordinance, the traffic impact study shall include the following:

- (1) A truck routing map identifying all anticipated routes to and from the proposed facility from municipal boundaries. The truck routing map shall be consistent with any existing truck routing signage and shall depict any new proposed truck routes and truck routing signage.
- (2) Where the truck routing map depicts routes to and from the proposed facility that utilize short-cuts or cut-throughs using collector or local streets as identified on the Township Street Classification Map, the traffic impact report shall include a component evaluating weight limitations, street signs and other appropriate measures to prevent truck use of such streets.
- (3) A full analysis of truck turning movements using truck turning templates at all entrances and exits of the facility as well as turning movements internal to the site.

E. A noise and vibration assessment study, including noise mitigation measure, prepared and sealed by a professional acoustical engineer, demonstrating compliance with the noise standards of this section.

2. All outdoor lighting shall comply with the following:

- (a) All outdoor lighting sources shall use fully shielded fixtures with a nonadjustable mounting.
- (b) Horizontal Surfaces: For the lighting of horizontal surfaces including, but not limited to, parking areas, access drives, loading docks, building entrances, luminaries shall be aimed down and shall meet Illuminating Society of North America full cut-off/fully shielded criteria.
- (c) Non-Horizontal Surfaces: For the lighting of predominantly non-horizontal surfaces including, but no limited to, building facades, landscaping and signs, luminaires shall be shielded and aimed to not project light past the object being illuminated, into the windows of neighboring residences and adjacent uses or skyward.

- (d) Adjacent Residential Uses: The illumination projected into a residential use shall at no time exceed 0.1 footcandle, measured line-of-sight and from any point of the residential property.
- (e) The maximum permitted mounting height above the adjacent grade permitted for light sources shall be as follows:
 - (1) Light sources mounted on a pole shall not exceed 25 feet in height.
 - (2) A light source mounted on a building shall not exceed the height of the face of the building to which it is attached.
 - (3) No light sources shall be located on the roof unless said light enhances the architectural features of the building.
 - (4) Lighting used primarily for traffic control signals and devices may be mounted at any height required to ensure roadway safety.

3. The Applicant shall demonstrate how the site will achieve and maintain compliance with the Diesel-Powered Motor Vehicle Idling Act, No. 124 of 2008.

4. A 250-foot setback shall be provided along all lot lines and shall be measured from the lot line or ultimate right-of-way line, whichever is applicable. The setback shall be increased to 500 feet from the lot line of an adjacent lot improved with a dwelling, historic building, day-care center (children), recreation facility, or nursing home or an adjacent unimproved lot in a residential district or an unimproved lot in a residential zoning district. The setback shall contain no improvements, including parking/loading areas, utilities and stormwater management facilities, except as are determined to be necessary (without a siting alternative) to permit access drives, roads, utility and stormwater management facilities and only to the extent such improvements cross the perimeter setback at a perpendicular angle.

5. Noise generated from the activities at the use shall not exceed 60 dBA measured at the lot line, but in no event shall exceed the ambient noise level, measured at the lot line and made a part of the application, by more than 10 dBA.

6. The applicant shall submit qualified expert evidence of the methods that will be used to assure that the proposed use will not contribute materially to air pollution and demonstration that the use will comply with all applicable Federal Environmental Protection Agency and Pennsylvania Department of Environmental Protection air quality standards.

7. Access drives used by trucks shall only intersect with arterial roads. The use shall provide sufficiently long stacking lanes and on-site loading/unloading areas, so that trucks waiting to be loaded/unloaded will not back up onto public roads. No parking or loading/unloading shall be permitted on or along any public road. Any gates or other barriers used at the entrance to parking areas shall be set back and arranged to prevent vehicle backups onto adjoining roads during peak arrival periods. All access drives on the same road shall be set back at least 150 feet from one another. Vehicular access shall be so arranged as to minimize danger and congestion along adjoining roads and to avoid the creation of nuisances to nearby properties.

8. The parking, storage, and/or loading of vehicles associated with the use shall be confined to the subject property; no satellite parking, storage, and/or loading lots shall be permitted.

9. All vehicle service and/or repair activities shall be conducted within a completely enclosed building. Outdoor storage of parts, equipment, lubricants, fuels, or other materials used or discarded in any service or repair operations must be screened from adjoining roads and properties.

10. The outdoor storage of unlicensed and/or uninspected vehicles is prohibited. The on-site demolition or junking of tractors, trailers and machinery is prohibited.

11. All building roofs shall be solar ready, which includes designing and constructing buildings in a manner that facilitates and optimizes the installation of roof-mounted solar energy systems at some point after the building has been constructed.

12. Mechanical scraper systems shall be installed at each truck exit drive for the purpose of removing snow, slush and ice from trailer and truck rooftops. During and following any snow event, all trucks must pass under these mechanical scrapers prior to exiting the facility.

13. Woodland disturbance, including alteration or removal of any hedgerows, shall be minimized. No portions of tree masses, tree lines, hedgerows, or individual freestanding trees measuring six inches diameter at breast height shall be removed unless clearly necessary to effectuate the proposed development. In no case shall more than 50% of any existing tree masses, tree lines, hedgerows, or individual freestanding trees with six inches or greater diameter at breast height be removed. For purposes of this subsection, "woodland" is defined as a tree mass or plant community in which tree species are dominant or codominant and the branches of the trees form a complete, or nearly complete, aerial canopy. Any area, grove, or stand of mature or largely mature trees covering an area of 0.25 of an acre or more, or consisting of more than 50 individual trees larger than six inches diameter at breast height shall be considered a woodland.

14. A Pennsylvania Natural Heritage Program study (PNDI Receipt) dated within two years of the submission of an application for conditional use or subdivision and land development, whichever is first, as well as any state agency clearance letters required thereby, shall be submitted to the Township. The applicant shall comply with all measures directed by the clearance letters to avoid, minimize, or mitigate impacts to endangered, threatened, and special concern species and their habitats.

15. The following specific Area and Bulk requirements are applicable to Warehouse/Logistics Center:

- (a) The minimum lot area is as follows:
 - Warehouse / Logistics Center, Large—10 acres
 - Warehouse / Logistics Center, Small—5 acres
- (b) The minimum vegetative coverage requirement of 30%.
- (c) The Maximum Floor Area Ratios (FAR) are as follows:
 - Warehouse / Logistics Center, Large—0.25
 - Warehouse / Logistics Center, Small—0.3

SECTION 4: AMEND PART 9, SECTION 12-902., CONDITIONAL USES TO PROVIDE AS FOLLOWS:

A. Add New Section 12-902.F. Truck Terminal/Distribution Center/Fulfillment Center

1. An application for a Truck Terminal/Distribution Center/Fulfillment Center use shall include:

- A. A written narrative containing:
 - (1) A description of the proposed use and all activities to be conducted as part of the use;
 - (2) Identification of all federal and state laws and regulations applicable to the proposed use and description in sufficient detail that demonstrates that the proposed use will be operated in full compliance with the identified laws;
 - (3) Identification of environmental impacts that are likely to be generated (e.g., odor, noise, smoke, dust, litter, glare, vibration, electrical disturbance, wastewater, stormwater, solid waste, etc.) and specific measures employed to mitigate or eliminate any negative impacts. The applicant shall further furnish evidence that the impacts generated by

the proposed use fall within acceptable levels, as regulated by applicable laws and ordinances;

- (4) Names, street addresses and telephone numbers of all owner(s) of the proposed use;
- (5) Names, street addresses and telephone numbers of all operator(s) of the proposed use;
- (6) Name, street address and telephone number of the manager(s) of the proposed use;
- (7) Name and 24/7 toll-free telephone number of the individual responsible for receiving and responding to inquiries and complaints regarding the operations of the proposed use; and
- (8) Applicant signature preceded by the following statement:

The statements made in this writing are true and correct to the best of the knowledge, information and belief of the undersigned signatory, and made with the understanding that any false statement is subject to the penalties of 18 Pa.C.S.A. Section 4804, relating to "Unsworn Falsification to Authorities."

B. A site plan, prepared and sealed by a professional engineer, registered and licensed surveyor or landscape architect:

- (1) Showing all lot lines; adjacent lots, their owners, improvements and easements; and existing and proposed on-site improvements.
- (2) Demonstrating compliance with requirements of this section and all other applicable requirements of this chapter, including but not limited to the requirements of the zoning district in which the use is located.
- (3) Depicting all parking areas.
- (4) Depicting access drives and interior travel aisles in sufficient detail to illustrate truck and vehicle movement to/from and within the property.
- (5) Depicting stormwater management in sufficient detail to illustrate an ability to comply with Chapter 9 of the Code of Tyrone Township.

C. A landscaping plan, prepared and sealed by a professional landscape architect, demonstrating compliance with requirements of this section and all other applicable requirements of this chapter, including Article Chapter 10, Section 10-511. of the Code of Tyrone Township.

D. A traffic impact study prepared by a professional traffic engineer and meeting the requirements of Chapter 10, Section 100-517. of the Code of Tyrone Township. In addition to the content requirements of Chapter 10, Section 10-517. of the Township Subdivision and Land Development Ordinance, the traffic impact study shall include the following:

- (1) A truck routing map identifying all anticipated routes to and from the proposed facility from municipal boundaries. The truck routing map shall be consistent with any existing truck routing signage and shall depict any new proposed truck routes and truck routing signage.
- (2) Where the truck routing map depicts routes to and from the proposed facility that utilize short-cuts or cut-throughs using collector or local streets as identified on the Township Street Classification Map, the traffic impact report shall include a component evaluating weight limitations, street signs and other appropriate measures to prevent truck use of such streets.
- (3) A full analysis of truck turning movements using truck turning templates at all entrances and exits of the facility as well as turning movements internal to the site.

E. A noise and vibration assessment study, including noise mitigation measure, prepared and sealed by a professional acoustical engineer, demonstrating compliance with the noise standards of this section.

2. All outdoor lighting shall comply with the following:

- (a) All outdoor lighting sources shall use fully shielded fixtures with a nonadjustable mounting.
- (b) Horizontal Surfaces: For the lighting of horizontal surfaces including, but not limited to, parking areas, access drives, loading docks, building entrances, luminaries shall be aimed down and shall meet Illuminating Society of North America full cut-off/fully shielded criteria.
- (c) Non-Horizontal Surfaces: For the lighting of predominantly non-horizontal surfaces including, but no limited to, building facades,

landscaping and signs, luminaires shall be shielded and aimed to not project light past the object being illuminated, into the windows of neighboring residences and adjacent uses or skyward.

- (d) Adjacent Residential Uses: The illumination projected into a residential use shall at no time exceed 0.1 footcandle, measured line-of-sight and from any point of the residential property.
- (e) The maximum permitted mounting height above the adjacent grade permitted for light sources shall be as follows:
 - (1) Light sources mounted on a pole shall not exceed 25 feet in height.
 - (2) A light source mounted on a building shall not exceed the height of the face of the building to which it is attached.
 - (3) No light sources shall be located on the roof unless said light enhances the architectural features of the building.
 - (4) Lighting used primarily for traffic control signals and devices may be mounted at any height required to ensure roadway safety.

3. The Applicant shall demonstrate how the site will achieve and maintain compliance with the Diesel-Powered Motor Vehicle Idling Act, No. 124 of 2008.

4. A 250-foot setback shall be provided along all lot lines and shall be measured from the lot line or ultimate right-of-way line, whichever is applicable. The setback shall be increased to 500 feet from the lot line of an adjacent lot improved with a dwelling, historic building, day-care center (children), recreation facility, or nursing home or an adjacent unimproved lot in a residential district or an unimproved lot in a residential zoning district. The setback shall contain no improvements, including parking/loading areas, utilities and stormwater management facilities, except as are determined to be necessary (without a siting alternative) to permit access drives, roads, utility and stormwater management facilities and only to the extent such improvements cross the perimeter setback at a perpendicular angle.

5. Noise generated from the activities at the use shall not exceed 60 dBA measured at the lot line, but in no event shall exceed the ambient noise level, measured at the lot line and made a part of the application, by more than 10 dBA.

6. The applicant shall submit qualified expert evidence of the methods that will be used to assure that the proposed use will not contribute materially to air pollution and demonstration that the use will comply with all applicable Federal Environmental Protection Agency and Pennsylvania Department of Environmental Protection air quality standards.

7. Access drives used by trucks shall only intersect with arterial roads. The use shall provide sufficiently long stacking lanes and on-site loading/unloading areas, so that trucks waiting to be loaded/unloaded will not back up onto public roads. No parking or loading/unloading shall be permitted on or along any public road. Any gates or other barriers used at the entrance to parking areas shall be set back and arranged to prevent vehicle backups onto adjoining roads during peak arrival periods. All access drives on the same road shall be set back at least 150 feet from one another. Vehicular access shall be so arranged as to minimize danger and congestion along adjoining roads and to avoid the creation of nuisances to nearby properties.

8. The parking, storage, and/or loading of vehicles associated with the use shall be confined to the subject property; no satellite parking, storage, and/or loading lots shall be permitted.

9. All vehicle service and/or repair activities shall be conducted within a completely enclosed building. Outdoor storage of parts, equipment, lubricants, fuels, or other materials used or discarded in any service or repair operations must be screened from adjoining roads and properties.

10. The outdoor storage of unlicensed and/or uninspected vehicles is prohibited. The on-site demolition or junking of tractors, trailers and machinery is prohibited.

11. All building roofs shall be solar ready, which includes designing and constructing buildings in a manner that facilitates and optimizes the installation of roof-mounted solar energy systems at some point after the building has been constructed.

12. Mechanical scraper systems shall be installed at each truck exit drive for the purpose of removing snow, slush and ice from trailer and truck rooftops. During and following any snow event, all trucks must pass under these mechanical scrapers prior to exiting the facility.

13. Woodland disturbance, including alteration or removal of any hedgerows, shall be minimized. No portions of tree masses, tree lines, hedgerows, or individual freestanding trees measuring six inches diameter at breast height shall be removed unless clearly necessary to effectuate the proposed development. In no case shall more than 50% of any existing tree masses, tree lines, hedgerows, or individual freestanding trees with six inches or greater diameter at breast height be removed. For purposes of this subsection, "woodland" is defined as a tree mass or plant community in which tree species are dominant or codominant and the branches of the trees form a complete, or nearly complete, aerial canopy. Any area, grove, or stand of mature or largely mature trees covering an area of 0.25 of an acre or more, or consisting of more than 50 individual trees larger than six inches diameter at breast height shall be considered a woodland.

14. A Pennsylvania Natural Heritage Program study (PNDI Receipt) dated within two years of the submission of an application for conditional use or subdivision and land development, whichever is first, as well as any state agency clearance letters required thereby, shall be submitted to the Township. The applicant shall comply with all measures directed by the clearance letters to avoid, minimize, or mitigate impacts to endangered, threatened, and special concern species and their habitats.

15. The following specific Area and Bulk requirements are applicable to a Truck Terminal/Distribution Center/Fulfillment Center:

- (a) The minimum lot area is as follows:
 - Truck Terminal / Distribution Center / Fulfillment Center, Large—10 acres
 - Truck Terminal / Distribution Center / Fulfillment Center, Small—5 acres
- (b) The minimum vegetative coverage requirement of 30%.
- (c) The Maximum Floor Area Ratios (FAR) are as follows:
 - Truck Terminal / Distribution Center / Fulfillment Center, Large—0.2
 - Truck Terminal/Distribution Center/ Fulfillment Center, Small—0.3

SECTION 5: AMEND PART 9, SECTION 12-902., CONDITIONAL USES TO PROVIDE AS FOLLOWS:

A. Add New Section 12-902.G. Data Center

1. An application for a Data Center shall include:

- A. A written narrative containing:
 - (1) A description of the proposed use and all activities to be conducted as part of the use;
 - (2) Identification of all federal and state laws and regulations applicable to the proposed use and description in sufficient detail that demonstrates that the proposed use will be operated in full compliance with the identified laws;
 - (3) Identification of environmental impacts that are likely to be generated (e.g., odor, noise, smoke, dust, litter, glare, vibration, electrical disturbance, wastewater, stormwater,

solid waste, etc.) and specific measures employed to mitigate or eliminate any negative impacts. The applicant shall further furnish evidence that the impacts generated by the proposed use fall within acceptable levels, as regulated by applicable laws and ordinances;

- (4) Names, street addresses and telephone numbers of all owner(s) of the proposed use;
- (5) Names, street addresses and telephone numbers of all operator(s) of the proposed use;
- (6) Name, street address and telephone number of the manager(s) of the proposed use;
- (7) Name and 24/7 toll-free telephone number of the individual responsible for receiving and responding to inquiries and complaints regarding the operations of the proposed use; and
- (8) Applicant signature preceded by the following statement:

The statements made in this writing are true and correct to the best of the knowledge, information and belief of the undersigned signatory, and made with the understanding that any false statement is subject to the penalties of 18 Pa.C.S.A. Section 4804, relating to "Unsworn Falsification to Authorities."

B. A site plan, prepared and sealed by a professional engineer, registered and licensed surveyor or landscape architect:

- (1) Showing all lot lines; adjacent lots, their owners, improvements and easements; and existing and proposed on-site improvements.
- (2) Demonstrating compliance with requirements of this section and all other applicable requirements of this chapter, including but not limited to the requirements of the zoning district in which the use is located.
- (3) Depicting all parking areas.
- (4) Depicting access drives and interior travel aisles in sufficient detail to illustrate vehicle movement to/from and within the property.

- (5) Depicting stormwater management in sufficient detail to illustrate an ability to comply with Chapter 9 of the Code of Tyrone Township.

C. A landscaping plan, prepared and sealed by a professional landscape architect, demonstrating compliance with requirements of this section and all other applicable requirements of this chapter, including Article Chapter 10, Section 10-511. of the Code of Tyrone Township.

D. A noise and vibration assessment study, including noise mitigation measure, prepared and sealed by a professional acoustical engineer, demonstrating compliance with the noise standards of this section. Noise generated from the activities at the use shall not exceed 60 dBA measured at the lot line, but in no event shall exceed the ambient noise level, measured at the lot line and made a part of the application, by more than 10 dBA.

E. All outdoor lighting shall comply with the following:

- (1) All outdoor lighting sources shall use fully shielded fixtures with a nonadjustable mounting.
- (2) Horizontal Surfaces: For the lighting of horizontal surfaces including, but not limited to, parking areas, access drives, loading docks, building entrances, luminaires shall be aimed down and shall meet Illuminating Society of North America full cut-off/fully shielded criteria.
- (3) Non-Horizontal Surfaces: For the lighting of predominantly non-horizontal surfaces including, but not limited to, building facades, landscaping and signs, luminaires shall be shielded and aimed to not project light past the object being illuminated, into the windows of neighboring residences and adjacent uses or skyward.
- (4) Adjacent Residential Uses: The illumination projected into a residential use shall at no time exceed 0.1 footcandle, measured line-of-sight and from any point of the residential property.
- (5) The maximum permitted mounting height above the adjacent grade permitted for light sources shall be as follows:
- (6) Light sources mounted on a pole shall not exceed 25 feet in height.

- (7) A light source mounted on a building shall not exceed the height of the face of the building to which it is attached.
- (8) No light sources shall be located on the roof unless said light enhances the architectural features of the building.
- (9) Lighting used primarily for traffic control signals and devices may be mounted at any height required to ensure roadway safety.

2. A 250-foot setback shall be provided along all lot lines and shall be measured from the lot line or ultimate right-of-way line, whichever is applicable. The setback shall be increased to 500 feet from the lot line of an adjacent lot improved with a dwelling, historic building, day-care center (children), recreation facility, or nursing home or an adjacent unimproved lot in a residential district or an unimproved lot in a residential zoning district. The setback shall contain no improvements, including parking/loading areas, utilities and stormwater management facilities, except as are determined to be necessary (without a siting alternative) to permit access drives, roads, utility and stormwater management facilities and only to the extent such improvements cross the perimeter setback at a perpendicular angle.

3. The parking, storage, and/or loading of vehicles associated with the use shall be confined to the subject property; no satellite parking, storage, and/or loading lots shall be permitted.

4. Woodland disturbance, including alteration or removal of any hedgerows, shall be minimized. No portions of tree masses, tree lines, hedgerows, or individual freestanding trees measuring six inches diameter at breast height shall be removed unless clearly necessary to effectuate the proposed development. In no case shall more than 50% of any existing tree masses, tree lines, hedgerows, or individual freestanding trees with six inches or greater diameter at breast height be removed. For purposes of this subsection, "woodland" is defined as a tree mass or plant community in which tree species are dominant or codominant and the branches of the trees form a complete, or nearly complete, aerial canopy. Any area, grove, or stand of mature or largely mature trees covering an area of 0.25 of an acre or more, or consisting of more than 50 individual trees larger than six inches diameter at breast height shall be considered a woodland.

5. A Pennsylvania Natural Heritage Program study (PNDI Receipt) dated within two years of the submission of an application for conditional use or subdivision and land development, whichever is first, as well as any state agency clearance letters required thereby, shall be submitted to the Township. The applicant shall comply with all measures directed by the clearance letters to avoid, minimize, or mitigate impacts to endangered, threatened, and special concern species and their habitats.

6. A Data Center shall also meet the following design guidelines:
- (a) Principal building facades. Principal building facades shall include all building facades that face adjacent public roads. When a building has more than one principal facade, such principal building facades shall be consistent in terms of design, materials, details, and treatment. Principal building facades associated with new construction shall meet the following standards:
 - (1) Principal building facades shall avoid the use of undifferentiated surfaces by including at least two of the following design elements: change in building height; building step-backs or recesses; fenestration; change in building material, pattern, texture, color; or use of accent materials.
 - (2) When a building has more than one principal facade, such principal building facades shall be consistent in terms of design, materials, details, and treatment.
 - (b) Screening of mechanical equipment. In order to minimize visibility from adjacent roads and adjacent properties, ground level and roof top mechanical equipment shall be screened. This screening may be provided by a principal building or existing vegetation that will remain on the property or is within a landscaping/buffer easement on an adjacent property. Mechanical equipment not screened by a principal building or existing vegetation shall be screened by a visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building.
 - (c) Buffer yard requirement. A buffer yard is required in order to screen the Data Center from adjacent residentially zoned or planned properties. In lieu of this buffer yard requirement, any side/rear yard abutting property that is not planned or developed with commercial or industrial uses shall include a buffer yard required plantings installed on an earthen berm that has a minimum height of six (6) feet and a slope not steeper than 2:1. Notwithstanding the requirements of this section, use of natural topography and preservation of existing vegetation, supplemented by new vegetation, if needed, or on the outside of a six foot tall solid fence, may be substituted for the above requirements when found by the Township to provide visual screening from adjacent land uses at the density, depth, and height equivalent to the buffer yard with earthen berm.

- (d) Fencing. Fencing of the property is permitted, provided that fencing along public or private streets is not chain-link, with or without slatted inserts, and does not include barbed wire or other similarly visibly intrusive deterrence device. Chain-link fencing or barbed wire fencing are prohibited along public or private street frontages. This fencing allowance does not relieve a property owner from complying with all fire and access code requirements. The Township may allow for alternative compliance with this requirement, provided the applicant demonstrates that the fencing visibility is reduced, through the use of landscaping and other methods to reduce visibility.
- (e) Substations. Substations shall be screened from adjacent major roads or residentially zoned/planning properties as follows:
 - (1) 10-foot tall opaque fencing facing residentially zoned properties.
 - (2) All other buffering and landscaping requirements of this chapter shall still apply.
- (f) Hazardous materials. The Data Center shall not have any tank for the storage of flammable or otherwise hazardous material closer than fifty (50') feet from any property line, nor closer to any property than one hundred (100') feet.
- (g) Waste collection. All waste collection/storage areas shall be located at least fifty (50') feet from the nearest building and shall be enclosed by a solid masonry screen wall.
- (h) Written documentation must be provided from all public utilities (e.g., gas, electric, etc.) serving the Data Center use that an application for service is approved.
- (i) A water supply feasibility report to demonstrate that sufficient water resources are available to serve the Data Center use.

7. The following specific Area and Bulk requirements are applicable to Data Centers:

- (a) The minimum lot area is as follows:
 - Data Center, Large – 10 acres
 - Data Center, Small – 5 acres
- (b) The minimum vegetative coverage requirement is 30%.

(c) The Maximum Floor Area Ration (FAR) are as follows:

- Data Center, Large – 0.25
- Data Center, Small – 0.3

SECTION 6: AMEND PART 9, SECTION 12-902., CONDITIONAL USES TO PROVIDE AS FOLLOWS:

A. Add New Section 12-902.H. Self Storage

1. An application for a Self Storage use shall include:

A. A written narrative containing a description of the proposed use and all activities to be conducted as part of the use.

B. A site plan, prepared and sealed by a professional engineer, registered and licensed surveyor or landscape architect, showing:

(1) All lot lines; adjacent lots, their owners, improvements and easements; and existing and proposed on-site improvements.

(2) Demonstrating compliance with requirements of this section and all other applicable requirements of this chapter, including but not limited to the requirements of the zoning district in which located, parking and loading, landscaping, signage, lighting, and environmental protections standards and requirements set forth in Article V of this chapter.

(3) Depicting access drives and interior travel aisles in sufficient detail to illustrate vehicle movement to/from and within the property.

(4) Depicting stormwater management in sufficient detail to illustrate an ability to comply with Chapter 9 of the Code of Tyrone Township.

2. If required to provide landscaping and buffers by Article VII of this chapter, a landscaping plan, prepared and sealed by a professional landscape architect, demonstrating compliance with requirements of this section and all other applicable requirements of Chapter 10, Section 10-511. of the Code of Tyrone Township.

3. If a traffic impact study is required by Chapter 10, Section 10-517. of the Code of Tyrone Township, a traffic impact study prepared by a professional traffic engineer and meeting the requirements of Chapter 10, Section 10-517. of the Code of Tyrone Township.

4. All storage units shall be fire-resistant and water-resistant.
5. The maximum building length shall be 200 feet. The minimum separation between buildings shall be 25 feet, inclusive of any required access drive and/or travel aisle dimensions.
6. No storage outside of individual units shall be permitted, except for vehicles, boats or similar vehicles in approved vehicle storage areas.
7. Outdoor solid waste receptacles shall be provided in sufficient number and location convenient for the patrons. Such receptacles shall be maintained in a manner that prevents overflow and improper disposal of waste.
8. Storage of solid waste, radioactive or highly toxic substances, explosives or flammable materials, hazardous substances, animal carcasses or similar items shall not be permitted on the lot or within the structures.
9. No business activities including, but not limited to, equipment servicing or repair, contractor meeting or staging locations, or trucking terminal shall be conducted on the site. Storage units shall not be used as areas for rehearsals by musical groups or as a place of worship.
10. Travel aisles and parking areas shall be maintained in a dust-free condition.
11. All applications for a self-storage facility shall be accompanied by vehicle turning movement templates that demonstrate how vehicles of various sizes will move through the proposed site.
12. A security fence at least six feet high shall surround a self-storage facility, and access through such fence shall be by way of an automatic gate, security guard, or similar means. Any vegetation required as part of any landscaping, screening or buffering requirements shall be located outside of any required security fencing.
13. A buffer yard at 25 feet in width, including a planting screen, shall be provided when a self-storage facility abuts an existing residential use or residential district and shall be in accordance with the standards for such. Within the buffer yard, the developer shall provide vegetation to provide visual screening. The screening shall contain various types and sizes of plant species, arranged in such a manner to establish an effective visual barrier.
14. All outdoor lighting shall comply with the following:
 - (a) All outdoor lighting sources shall use fully shielded fixtures with a nonadjustable mounting.

- (b) Horizontal Surfaces: For the lighting of horizontal surfaces including, but not limited to, parking areas, access drives, loading docks, building entrances, luminaries shall be aimed down and shall meet Illuminating Society of North America full cut-off/fully shielded criteria.
- (c) Non-Horizontal Surfaces: For the lighting of predominantly non-horizontal surfaces including, but not limited to, building facades, landscaping and signs, luminaires shall be shielded and aimed to not project light past the object being illuminated, into the windows of neighboring residences and adjacent uses or skyward.
- (d) Adjacent Residential Uses: The illumination projected into a residential use shall at no time exceed 0.1 footcandle, measured line-of-sight and from any point of the residential property.
- (e) The maximum permitted mounting height above the adjacent grade permitted for light sources shall be as follows:
 - (1) Light sources mounted on a pole shall not exceed 25 feet in height.
 - (2) A light source mounted on a building shall not exceed the height of the face of the building to which it is attached.
 - (3) No light sources shall be located on the roof unless said light enhances the architectural features of the building.
 - (4) Lighting used primarily for traffic control signals and devices may be mounted at any height required to ensure roadway safety.

SECTION 7: AMEND PART 9, SECTION 12-905. TO CHANGE THE INTRODUCTORY SENTENCE AS FOLLOWS:

§12-905. Area and Bulk Requirements.

Except as otherwise provided for in the specific use regulations, the following standards shall govern all uses, subdivision projects, and land development plans within the HC District.

SECTION 8: AMEND PART 10, SECTION 12-1001., PERMITTED PRINCIPLE USES AS FOLLOWS:

- A. Omit Section 12-1001.E. Mini-Warehouse or Self-Storage Operations.

SECTION 9: AMEND PART 10, SECTION 12-1002., CONDITIONAL USES TO PROVIDE AS FOLLOWS:

A. Add New Section 12-1002.E. Warehouse/Logistics Center

1. An application for a Warehouse/Logistics Center use shall include:

A. A written narrative containing:

- (1) A description of the proposed use and all activities to be conducted as part of the use;
- (2) Identification of all federal and state laws and regulations applicable to the proposed use and description in sufficient detail that demonstrates that the proposed use will be operated in full compliance with the identified laws;
- (3) Identification of environmental impacts that are likely to be generated (e.g., odor, noise, smoke, dust, litter, glare, vibration, electrical disturbance, wastewater, stormwater, solid waste, etc.) and specific measures employed to mitigate or eliminate any negative impacts. The applicant shall further furnish evidence that the impacts generated by the proposed use fall within acceptable levels, as regulated by applicable laws and ordinances;
- (4) Names, street addresses and telephone numbers of all owner(s) of the proposed use;
- (5) Names, street addresses and telephone numbers of all operator(s) of the proposed use;
- (6) Name, street address and telephone number of the manager(s) of the proposed use;
- (7) Name and 24/7 toll-free telephone number of the individual responsible for receiving and responding to inquiries and complaints regarding the operations of the proposed use; and
- (8) Applicant signature preceded by the following statement:

The statements made in this writing are true and correct to the best of the knowledge, information and belief of the undersigned signatory, and made with the understanding that any false statement is subject to the penalties of 18

Pa.C.S.A. Section 4804, relating to "Unsworn Falsification to Authorities."

B. A site plan, prepared and sealed by a professional engineer, registered and licensed surveyor or landscape architect:

- (1) Showing all lot lines; adjacent lots, their owners, improvements and easements; and existing and proposed on-site improvements.
- (2) Demonstrating compliance with requirements of this section and all other applicable requirements of this chapter, including but not limited to the requirements of the zoning district in which the use is located.
- (3) Depicting all parking areas.
- (4) Depicting access drives and interior travel aisles in sufficient detail to illustrate truck and vehicle movement to/from and within the property.
- (5) Depicting stormwater management in sufficient detail to illustrate an ability to comply with Chapter 9 of the Code of Tyrone Township.

C. A landscaping plan, prepared and sealed by a professional landscape architect, demonstrating compliance with requirements of this section and all other applicable requirements of this chapter, including Article Chapter 10, Section 10-511. of the Code of Tyrone Township.

D. A traffic impact study prepared by a professional traffic engineer and meeting the requirements of Chapter 10, Section 100-517. of the Code of Tyrone Township. In addition to the content requirements of Chapter 10, Section 10-517. of the Township Subdivision and Land Development Ordinance, the traffic impact study shall include the following:

- (1) A truck routing map identifying all anticipated routes to and from the proposed facility from municipal boundaries. The truck routing map shall be consistent with any existing truck routing signage and shall depict any new proposed truck routes and truck routing signage.
- (2) Where the truck routing map depicts routes to and from the proposed facility that utilize short-cuts or cut-throughs using collector or local streets as identified on the

Township Street Classification Map, the traffic impact report shall include a component evaluating weight limitations, street signs and other appropriate measures to prevent truck use of such streets.

- (3) A full analysis of truck turning movements using truck turning templates at all entrances and exits of the facility as well as turning movements internal to the site.

E. A noise and vibration assessment study, including noise mitigation measure, prepared and sealed by a professional acoustical engineer, demonstrating compliance with the noise standards of this section.

2. All outdoor lighting shall comply with the following:

- (a) All outdoor lighting sources shall use fully shielded fixtures with a nonadjustable mounting.
- (b) Horizontal Surfaces: For the lighting of horizontal surfaces including, but not limited to, parking areas, access drives, loading docks, building entrances, luminaries shall be aimed down and shall meet Illuminating Society of North America full cut-off/fully shielded criteria.
- (c) Non-Horizontal Surfaces: For the lighting of predominantly non-horizontal surfaces including, but not limited to, building facades, landscaping and signs, luminaires shall be shielded and aimed to not project light past the object being illuminated, into the windows of neighboring residences and adjacent uses or skyward.
- (d) Adjacent Residential Uses: The illumination projected into a residential use shall at no time exceed 0.1 footcandle, measured line-of-sight and from any point of the residential property.
- (e) The maximum permitted mounting height above the adjacent grade permitted for light sources shall be as follows:
 - (1) Light sources mounted on a pole shall not exceed 25 feet in height.
 - (2) A light source mounted on a building shall not exceed the height of the face of the building to which it is attached.
 - (3) No light sources shall be located on the roof unless said light enhances the architectural features of the building.

- (4) Lighting used primarily for traffic control signals and devices may be mounted at any height required to ensure roadway safety.

3. The Applicant shall demonstrate how the site will achieve and maintain compliance with the Diesel-Powered Motor Vehicle Idling Act, No. 124 of 2008.

4. A 250-foot setback shall be provided along all lot lines and shall be measured from the lot line or ultimate right-of-way line, whichever is applicable. The setback shall be increased to 500 feet from the lot line of an adjacent lot improved with a dwelling, historic building, day-care center (children), recreation facility, or nursing home or an adjacent unimproved lot in a residential district or an unimproved lot in a residential zoning district. The setback shall contain no improvements, including parking/loading areas, utilities and stormwater management facilities, except as are determined to be necessary (without a siting alternative) to permit access drives, roads, utility and stormwater management facilities and only to the extent such improvements cross the perimeter setback at a perpendicular angle.

5. Noise generated from the activities at the use shall not exceed 60 dBA measured at the lot line, but in no event shall exceed the ambient noise level, measured at the lot line and made a part of the application, by more than 10 dBA.

6. The applicant shall submit qualified expert evidence of the methods that will be used to assure that the proposed use will not contribute materially to air pollution and demonstration that the use will comply with all applicable Federal Environmental Protection Agency and Pennsylvania Department of Environmental Protection air quality standards.

7. Access drives used by trucks shall only intersect with arterial roads. The use shall provide sufficiently long stacking lanes and on-site loading/unloading areas, so that trucks waiting to be loaded/unloaded will not back up onto public roads. No parking or loading/unloading shall be permitted on or along any public road. Any gates or other barriers used at the entrance to parking areas shall be set back and arranged to prevent vehicle backups onto adjoining roads during peak arrival periods. All access drives on the same road shall be set back at least 150 feet from one another. Vehicular access shall be so arranged as to minimize danger and congestion along adjoining roads and to avoid the creation of nuisances to nearby properties.

8. The parking, storage, and/or loading of vehicles associated with the use shall be confined to the subject property; no satellite parking, storage, and/or loading lots shall be permitted.

9. All vehicle service and/or repair activities shall be conducted within a completely enclosed building. Outdoor storage of parts, equipment, lubricants, fuels, or

other materials used or discarded in any service or repair operations must be screened from adjoining roads and properties.

10. The outdoor storage of unlicensed and/or uninspected vehicles is prohibited. The on-site demolition or junking of tractors, trailers and machinery is prohibited.

11. All building roofs shall be solar ready, which includes designing and constructing buildings in a manner that facilitates and optimizes the installation of roof-mounted solar energy systems at some point after the building has been constructed.

12. Mechanical scraper systems shall be installed at each truck exit drive for the purpose of removing snow, slush and ice from trailer and truck rooftops. During and following any snow event, all trucks must pass under these mechanical scrapers prior to exiting the facility.

13. Woodland disturbance, including alteration or removal of any hedgerows, shall be minimized. No portions of tree masses, tree lines, hedgerows, or individual freestanding trees measuring six inches diameter at breast height shall be removed unless clearly necessary to effectuate the proposed development. In no case shall more than 50% of any existing tree masses, tree lines, hedgerows, or individual freestanding trees with six inches or greater diameter at breast height be removed. For purposes of this subsection, "woodland" is defined as a tree mass or plant community in which tree species are dominant or codominant and the branches of the trees form a complete, or nearly complete, aerial canopy. Any area, grove, or stand of mature or largely mature trees covering an area of 0.25 of an acre or more, or consisting of more than 50 individual trees larger than six inches diameter at breast height shall be considered a woodland.

14. A Pennsylvania Natural Heritage Program study (PNDI Receipt) dated within two years of the submission of an application for conditional use or subdivision and land development, whichever is first, as well as any state agency clearance letters required thereby, shall be submitted to the Township. The applicant shall comply with all measures directed by the clearance letters to avoid, minimize, or mitigate impacts to endangered, threatened, and special concern species and their habitats.

15. The following specific Area and Bulk requirements are applicable to Warehouse/Logistics Center:

(a) The minimum lot area is as follows:

- Warehouse / Logistics Center, Large–10 acres
- Warehouse / Logistics Center, Small–5 acres

(b) The minimum vegetative coverage requirement of 30%.

(c) The Maximum Floor Area Ratios (FAR) are as follows:

- Warehouse / Logistics Center, Large–0.25
- Warehouse / Logistics Center, Small–0.3

SECTION 10: AMEND PART 10, SECTION 12-1002., CONDITIONAL USES TO PROVIDE AS FOLLOWS:

A. Add New Section 12-1002.F. Truck Terminal/Distribution Center/Fulfillment Center

1. An application for a Truck Terminal/Distribution Center/Fulfillment Center use shall include:

A. A written narrative containing:

- (1) A description of the proposed use and all activities to be conducted as part of the use;
- (2) Identification of all federal and state laws and regulations applicable to the proposed use and description in sufficient detail that demonstrates that the proposed use will be operated in full compliance with the identified laws;
- (3) Identification of environmental impacts that are likely to be generated (e.g., odor, noise, smoke, dust, litter, glare, vibration, electrical disturbance, wastewater, stormwater, solid waste, etc.) and specific measures employed to mitigate or eliminate any negative impacts. The applicant shall further furnish evidence that the impacts generated by the proposed use fall within acceptable levels, as regulated by applicable laws and ordinances;
- (4) Names, street addresses and telephone numbers of all owner(s) of the proposed use;
- (5) Names, street addresses and telephone numbers of all operator(s) of the proposed use;
- (6) Name, street address and telephone number of the manager(s) of the proposed use;
- (7) Name and 24/7 toll-free telephone number of the individual responsible for receiving and responding to inquiries and complaints regarding the operations of the proposed use; and

- (8) Applicant signature preceded by the following statement:

The statements made in this writing are true and correct to the best of the knowledge, information and belief of the undersigned signatory, and made with the understanding that any false statement is subject to the penalties of 18 Pa.C.S.A. Section 4804, relating to "Unsworn Falsification to Authorities."

B. A site plan, prepared and sealed by a professional engineer, registered and licensed surveyor or landscape architect:

- (1) Showing all lot lines; adjacent lots, their owners, improvements and easements; and existing and proposed on-site improvements.
- (2) Demonstrating compliance with requirements of this section and all other applicable requirements of this chapter, including but not limited to the requirements of the zoning district in which the use is located.
- (3) Depicting all parking areas.
- (4) Depicting access drives and interior travel aisles in sufficient detail to illustrate truck and vehicle movement to/from and within the property.
- (5) Depicting stormwater management in sufficient detail to illustrate an ability to comply with Chapter 9 of the Code of Tyrone Township.

C. A landscaping plan, prepared and sealed by a professional landscape architect, demonstrating compliance with requirements of this section and all other applicable requirements of this chapter, including Article Chapter 10, Section 10-511. of the Code of Tyrone Township.

D. A traffic impact study prepared by a professional traffic engineer and meeting the requirements of Chapter 10, Section 100-517. of the Code of Tyrone Township. In addition to the content requirements of Chapter 10, Section 10-517. of the Township Subdivision and Land Development Ordinance, the traffic impact study shall include the following:

- (1) A truck routing map identifying all anticipated routes to and from the proposed facility from municipal boundaries. The truck routing map shall be consistent with any existing

truck routing signage and shall depict any new proposed truck routes and truck routing signage.

- (2) Where the truck routing map depicts routes to and from the proposed facility that utilize short-cuts or cut-throughs using collector or local streets as identified on the Township Street Classification Map, the traffic impact report shall include a component evaluating weight limitations, street signs and other appropriate measures to prevent truck use of such streets.
- (3) A full analysis of truck turning movements using truck turning templates at all entrances and exits of the facility as well as turning movements internal to the site.

E. A noise and vibration assessment study, including noise mitigation measure, prepared and sealed by a professional acoustical engineer, demonstrating compliance with the noise standards of this section.

2. All outdoor lighting shall comply with the following:

- (a) All outdoor lighting sources shall use fully shielded fixtures with a nonadjustable mounting.
- (b) Horizontal Surfaces: For the lighting of horizontal surfaces including, but not limited to, parking areas, access drives, loading docks, building entrances, luminaires shall be aimed down and shall meet Illuminating Society of North America full cut-off/fully shielded criteria.
- (c) Non-Horizontal Surfaces: For the lighting of predominantly non-horizontal surfaces including, but not limited to, building facades, landscaping and signs, luminaires shall be shielded and aimed to not project light past the object being illuminated, into the windows of neighboring residences and adjacent uses or skyward.
- (d) Adjacent Residential Uses: The illumination projected into a residential use shall at no time exceed 0.1 footcandle, measured line-of-sight and from any point of the residential property.
- (e) The maximum permitted mounting height above the adjacent grade permitted for light sources shall be as follows:
 - (1) Light sources mounted on a pole shall not exceed 25 feet in height.

- (2) A light source mounted on a building shall not exceed the height of the face of the building to which it is attached.
- (3) No light sources shall be located on the roof unless said light enhances the architectural features of the building.
- (4) Lighting used primarily for traffic control signals and devices may be mounted at any height required to ensure roadway safety.

3. The Applicant shall demonstrate how the site will achieve and maintain compliance with the Diesel-Powered Motor Vehicle Idling Act, No. 124 of 2008.

4. A 250-foot setback shall be provided along all lot lines and shall be measured from the lot line or ultimate right-of-way line, whichever is applicable. The setback shall be increased to 500 feet from the lot line of an adjacent lot improved with a dwelling, historic building, day-care center (children), recreation facility, or nursing home or an adjacent unimproved lot in a residential district or an unimproved lot in a residential zoning district. The setback shall contain no improvements, including parking/loading areas, utilities and stormwater management facilities, except as are determined to be necessary (without a siting alternative) to permit access drives, roads, utility and stormwater management facilities and only to the extent such improvements cross the perimeter setback at a perpendicular angle.

5. Noise generated from the activities at the use shall not exceed 60 dBA measured at the lot line, but in no event shall exceed the ambient noise level, measured at the lot line and made a part of the application, by more than 10 dBA.

6. The applicant shall submit qualified expert evidence of the methods that will be used to assure that the proposed use will not contribute materially to air pollution and demonstration that the use will comply with all applicable Federal Environmental Protection Agency and Pennsylvania Department of Environmental Protection air quality standards.

7. Access drives used by trucks shall only intersect with arterial roads. The use shall provide sufficiently long stacking lanes and on-site loading/unloading areas, so that trucks waiting to be loaded/unloaded will not back up onto public roads. No parking or loading/unloading shall be permitted on or along any public road. Any gates or other barriers used at the entrance to parking areas shall be set back and arranged to prevent vehicle backups onto adjoining roads during peak arrival periods. All access drives on the same road shall be set back at least 150 feet from one another. Vehicular access shall be

so arranged as to minimize danger and congestion along adjoining roads and to avoid the creation of nuisances to nearby properties.

8. The parking, storage, and/or loading of vehicles associated with the use shall be confined to the subject property; no satellite parking, storage, and/or loading lots shall be permitted.

9. All vehicle service and/or repair activities shall be conducted within a completely enclosed building. Outdoor storage of parts, equipment, lubricants, fuels, or other materials used or discarded in any service or repair operations must be screened from adjoining roads and properties.

10. The outdoor storage of unlicensed and/or uninspected vehicles is prohibited. The on-site demolition or junking of tractors, trailers and machinery is prohibited.

11. All building roofs shall be solar ready, which includes designing and constructing buildings in a manner that facilitates and optimizes the installation of roof-mounted solar energy systems at some point after the building has been constructed.

12. Mechanical scraper systems shall be installed at each truck exit drive for the purpose of removing snow, slush and ice from trailer and truck rooftops. During and following any snow event, all trucks must pass under these mechanical scrapers prior to exiting the facility.

13. Woodland disturbance, including alteration or removal of any hedgerows, shall be minimized. No portions of tree masses, tree lines, hedgerows, or individual freestanding trees measuring six inches diameter at breast height shall be removed unless clearly necessary to effectuate the proposed development. In no case shall more than 50% of any existing tree masses, tree lines, hedgerows, or individual freestanding trees with six inches or greater diameter at breast height be removed. For purposes of this subsection, "woodland" is defined as a tree mass or plant community in which tree species are dominant or codominant and the branches of the trees form a complete, or nearly complete, aerial canopy. Any area, grove, or stand of mature or largely mature trees covering an area of 0.25 of an acre or more, or consisting of more than 50 individual trees larger than six inches diameter at breast height shall be considered a woodland.

14. A Pennsylvania Natural Heritage Program study (PNDI Receipt) dated within two years of the submission of an application for conditional use or subdivision and land development, whichever is first, as well as any state agency clearance letters required thereby, shall be submitted to the Township. The applicant shall comply with all measures directed by the clearance letters to avoid, minimize, or mitigate impacts to endangered, threatened, and special concern species and their habitats.

15. The following specific Area and Bulk requirements are applicable to a Truck Terminal/Distribution Center/Fulfillment Center:

- (a) The minimum lot area is as follows:
 - Truck Terminal / Distribution Center / Fulfillment Center, Large—10 acres
 - Truck Terminal / Distribution Center / Fulfillment Center, Small—5 acres
- (b) The minimum vegetative coverage requirement is 30%.
- (c) The Maximum Floor Area Ratios (FAR) are as follows:
 - Truck Terminal / Distribution Center / Fulfillment Center, Large—0.2
 - Truck Terminal/Distribution Center/ Fulfillment Center, Small—0.3

SECTION 11: AMEND PART 10, SECTION 12-1002., CONDITIONAL USES TO PROVIDE AS FOLLOWS:

A. Add New Section 12-1002.G. Data Center

1. An application for a Data Center shall include:

- A. A written narrative containing:
 - (1) A description of the proposed use and all activities to be conducted as part of the use;
 - (2) Identification of all federal and state laws and regulations applicable to the proposed use and description in sufficient detail that demonstrates that the proposed use will be operated in full compliance with the identified laws;
 - (3) Identification of environmental impacts that are likely to be generated (e.g., odor, noise, smoke, dust, litter, glare, vibration, electrical disturbance, wastewater, stormwater, solid waste, etc.) and specific measures employed to mitigate or eliminate any negative impacts. The applicant shall further furnish evidence that the impacts generated by the proposed use fall within acceptable levels, as regulated by applicable laws and ordinances;

- (4) Names, street addresses and telephone numbers of all owner(s) of the proposed use;
- (5) Names, street addresses and telephone numbers of all operator(s) of the proposed use;
- (6) Name, street address and telephone number of the manager(s) of the proposed use;
- (7) Name and 24/7 toll-free telephone number of the individual responsible for receiving and responding to inquiries and complaints regarding the operations of the proposed use; and
- (8) Applicant signature preceded by the following statement:

The statements made in this writing are true and correct to the best of the knowledge, information and belief of the undersigned signatory, and made with the understanding that any false statement is subject to the penalties of 18 Pa.C.S.A. Section 4804, relating to "Unsworn Falsification to Authorities."

B. A site plan, prepared and sealed by a professional engineer, registered and licensed surveyor or landscape architect:

- (1) Showing all lot lines; adjacent lots, their owners, improvements and easements; and existing and proposed on-site improvements.
- (2) Demonstrating compliance with requirements of this section and all other applicable requirements of this chapter, including but not limited to the requirements of the zoning district in which the use is located.
- (3) Depicting all parking areas.
- (4) Depicting access drives and interior travel aisles in sufficient detail to illustrate vehicle movement to/from and within the property.
- (5) Depicting stormwater management in sufficient detail to illustrate an ability to comply with Chapter 9 of the Code of Tyrone Township.

C. A landscaping plan, prepared and sealed by a professional landscape architect, demonstrating compliance with requirements of this section

and all other applicable requirements of this chapter, including Article Chapter 10, Section 10-511. of the Code of Tyrone Township.

D. A noise and vibration assessment study, including noise mitigation measure, prepared and sealed by a professional acoustical engineer, demonstrating compliance with the noise standards of this section. Noise generated from the activities at the use shall not exceed 60 dBA measured at the lot line, but in no event shall exceed the ambient noise level, measured at the lot line and made a part of the application, by more than 10 dBA.

E. All outdoor lighting shall comply with the following:

- (1) All outdoor lighting sources shall use fully shielded fixtures with a nonadjustable mounting.
- (2) Horizontal Surfaces: For the lighting of horizontal surfaces including, but not limited to, parking areas, access drives, loading docks, building entrances, luminaries shall be aimed down and shall meet Illuminating Society of North America full cut-off/fully shielded criteria.
- (3) Non-Horizontal Surfaces: For the lighting of predominantly non-horizontal surfaces including, but not limited to, building facades, landscaping and signs, luminaires shall be shielded and aimed to not project light past the object being illuminated, into the windows of neighboring residences and adjacent uses or skyward.
- (4) Adjacent Residential Uses: The illumination projected into a residential use shall at no time exceed 0.1 footcandle, measured line-of-sight and from any point of the residential property.
- (5) The maximum permitted mounting height above the adjacent grade permitted for light sources shall be as follows:
- (6) Light sources mounted on a pole shall not exceed 25 feet in height.
- (7) A light source mounted on a building shall not exceed the height of the face of the building to which it is attached.
- (8) No light sources shall be located on the roof unless said light enhances the architectural features of the building.

- (9) Lighting used primarily for traffic control signals and devices may be mounted at any height required to ensure roadway safety.

2. A 250-foot setback shall be provided along all lot lines and shall be measured from the lot line or ultimate right-of-way line, whichever is applicable. The setback shall be increased to 500 feet from the lot line of an adjacent lot improved with a dwelling, historic building, day-care center (children), recreation facility, or nursing home or an adjacent unimproved lot in a residential district or an unimproved lot in a residential zoning district. The setback shall contain no improvements, including parking/loading areas, utilities and stormwater management facilities, except as are determined to be necessary (without a siting alternative) to permit access drives, roads, utility and stormwater management facilities and only to the extent such improvements cross the perimeter setback at a perpendicular angle.

3. The parking, storage, and/or loading of vehicles associated with the use shall be confined to the subject property; no satellite parking, storage, and/or loading lots shall be permitted.

4. Woodland disturbance, including alteration or removal of any hedgerows, shall be minimized. No portions of tree masses, tree lines, hedgerows, or individual freestanding trees measuring six inches diameter at breast height shall be removed unless clearly necessary to effectuate the proposed development. In no case shall more than 50% of any existing tree masses, tree lines, hedgerows, or individual freestanding trees with six inches or greater diameter at breast height be removed. For purposes of this subsection, "woodland" is defined as a tree mass or plant community in which tree species are dominant or codominant and the branches of the trees form a complete, or nearly complete, aerial canopy. Any area, grove, or stand of mature or largely mature trees covering an area of 0.25 of an acre or more, or consisting of more than 50 individual trees larger than six inches diameter at breast height shall be considered a woodland.

5. A Pennsylvania Natural Heritage Program study (PNDI Receipt) dated within two years of the submission of an application for conditional use or subdivision and land development, whichever is first, as well as any state agency clearance letters required thereby, shall be submitted to the Township. The applicant shall comply with all measures directed by the clearance letters to avoid, minimize, or mitigate impacts to endangered, threatened, and special concern species and their habitats.

6. A Data Center shall also meet the following design guidelines:

- (a) Principal building facades. Principal building facades shall include all building facades that face adjacent public roads. When a building has more than one principal facade, such principal building facades

shall be consistent in terms of design, materials, details, and treatment. Principal building facades associated with new construction shall meet the following standards:

- (b) Principal building facades shall avoid the use of undifferentiated surfaces by including at least two of the following design elements: change in building height; building step-backs or recesses; fenestration; change in building material, pattern, texture, color; or use of accent materials.
- (c) When a building has more than one principal facade, such principal building facades shall be consistent in terms of design, materials, details, and treatment.
- (d) Screening of mechanical equipment. In order to minimize visibility from adjacent roads and adjacent properties, ground level and roof top mechanical equipment shall be screened. This screening may be provided by a principal building or existing vegetation that will remain on the property or is within a landscaping/buffer easement on an adjacent property. Mechanical equipment not screened by a principal building or existing vegetation shall be screened by a visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building.
- (e) Buffer yard requirement. A buffer yard is required in order to screen the Data Center from adjacent residentially zoned or planned properties. In lieu of this buffer yard requirement, any side/rear yard abutting property that is not planned or developed with commercial or industrial uses shall include a buffer yard required plantings installed on an earthen berm that has a minimum height of six (6) feet and a slope not steeper than 2:1. Notwithstanding the requirements of this section, use of natural topography and preservation of existing vegetation, supplemented by new vegetation, if needed, or on the outside of a six foot tall solid fence, may be substituted for the above requirements when found by the Township to provide visual screening from adjacent land uses at the density, depth, and height equivalent to the buffer yard with earthen berm.
- (f) Fencing. Fencing of the property is permitted, provided that fencing along public or private streets is not chain-link, with or without slatted inserts, and does not include barbed wire or other similarly visibly intrusive deterrence device. Chain-link fencing or barbed wire fencing are prohibited along public or private street frontages. This fencing allowance does not relieve a property owner from

complying with all fire and access code requirements. The Township may allow for alternative compliance with this requirement, provided the applicant demonstrates that the fencing visibility is reduced, through the use of landscaping and other methods to reduce visibility.

- (g) Substations. Substations shall be screened from adjacent major roads or residentially zoned/planning properties as follows:
 - (1) 10-foot tall opaque fencing facing residentially zoned properties.
 - (2) All other buffering and landscaping requirements of this chapter shall still apply.
- (h) Hazardous materials. The Data Center shall not have any tank for the storage of flammable or otherwise hazardous material closer than fifty (50') feet from any property line, nor closer to any property than one hundred (100') feet.
- (i) Waste collection. All waste collection/storage areas shall be located at least fifty (50') feet from the nearest building and shall be enclosed by a solid masonry screen wall.
- (j) Written documentation must be provided from all public utilities (e.g., gas, electric, etc.) serving the Data Center use that an application for service is approved.
- (k) A water supply feasibility report to demonstrate that sufficient water resources are available to serve the Data Center use.

7. The following specific Area and Bulk requirements are applicable to Data Centers:

- (a) The minimum lot area is as follows:
 - Data Center, Large – 10 acres
 - Data Center, Small – 5 acres
- (b) The minimum vegetative coverage requirement of 30%.
- (c) The Maximum Floor Area Ratio (FAR) are as follows:
 - Data Center, Large – 0.25
 - Data Center, Small – 0.3

SECTION 12: AMEND PART 12, SECTION 12-1003. TO CHANGE THE INTRODUCTORY SENTENCE AS FOLLOWS:

§12-1003. Area and Bulk Requirements.

Except as otherwise provided for in the regulations, the following standards shall govern all industrial uses, subdivision projects, and land development plans within the I District.

SECTION 13: REPEALER

All provisions of the Tyrone Township Zoning Ordinance are hereby revised and amended, as necessary and appropriate, in order to ensure and confirm consistency thereof with the provisions of the present Ordinance. Any Ordinance or Resolution, or any portion of any Ordinance or Resolution, or any portion of the Tyrone Township Zoning Ordinance, which is inconsistent with the contents of the present Ordinance shall be, and the same is hereby, repealed insofar as the same is affected by or inconsistent with the provisions of the present Ordinance.

SECTION 14: SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed to be a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of the present Ordinance.

SECTION 15: CODIFICATION

This Ordinance shall become a part of the Codified Ordinances of Tyrone Township upon enactment.

SECTION 16: EFFECTIVE DATE

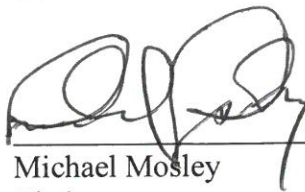
The Ordinance shall be effective SEPTEMBER 22, 2025.

ENACTED AND ORDAINED this 22 day of SEPTEMBER 22, 2025.

ATTEST:


Township Secretary

TYRONE TOWNSHIP


Michael Mosley
Chairman

