

The General Assembly of the Commonwealth of Pennsylvania hereby enacts as follows:

Section 1. The act of July 31, 1968 (P.L.805, No.247), known as the Pennsylvania Municipalities Planning Code, is amended by adding a section to read:

Section 607.1. Data Center Ordinance Assistance.

- (a) No later than six months after the effective date of this section, the Center for Local Government Services shall develop a model zoning ordinance to assist municipalities with regulating data centers and mitigating its community impacts within the boundaries of the municipality. A model ordinance under this section shall include, but is not limited to, the following provisions:
 - (1) Dimensional standards, including height and size limits;
 - (2) Setback distances from residential zones;
 - (3) Landscape buffers, unless existing vegetation is proven sufficient;
 - (4) Mechanical screening, fencing, or other visual screening methods for data centers adjacent to residential areas;
 - (5) Documentation of water and sewage system use and means of receiving electric supply service;
 - (6) Noise and vibration limits;
 - (7) Requirements for emergency response planning; and
 - (8) Aesthetics and parking.
- (b) Upon request, the Center for Local Government Services shall assist municipalities in identifying policy goals and objectives during its considerations to adopt, amend, or repeal zoning ordinance provisions relating to data center developments.
- (c) Annually on or before April 1, the Center for Local Government Services shall update and make any necessary modifications to its model ordinance under subsection (a).
- (d) Upon the authorization of the Governor, the Center for Local Government Services shall have access to information, services, functions and other resources in the possession of executive agencies under the Governor's jurisdiction to fulfill its obligations under this section.
- (e) As used in this section, the term “data center” shall mean a facility or group of facilities, including its ancillary uses or associated structures located on the same tract or parcel of land, that is predominantly used to house working servers or similar data storage systems and has uninterrupted energy supply or generator backup power, or both, cooling systems, towers, and other temperature control infrastructure.

Section 2. This act shall take effect immediately.

