

**CHANCEFORD TOWNSHIP
YORK COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2026-1

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF
CHANCEFORD TOWNSHIP, YORK COUNTY, PENNSYLVANIA, TO
DEFINE AND REGULATE DATA CENTERS USES WITHIN THE
TOWNSHIP**

BE IT ENACTED AND ORDAINED, by the Board of Supervisors of Chanceford Township, York County, Pennsylvania (the "Township"), that the Township's zoning ordinance (the "Zoning Ordinance") shall be amended as follows:

SECTION 1. Table 203.1 of the Zoning Ordinance, which provides a summary of permitted and special exception uses for the respective zoning districts, shall be amended to include the italicized, underlined text below:

Table 203.1 Summary of Permitted and Special Exception Uses

Use/Zone	Section	CV	A	RR	R	GC

Contractors Office or Shop	418		SE			SE
<i><u>Data Center</u></i>	<i><u>441</u></i>					<i><u>SE</u></i>
Dwelling, Single Family	401	P	P	P	P	

SECTION 2. Article IV of the Zoning Ordinance, which provides standards for specific uses, shall be amended to include Section 441, as set forth below:

SECTION 441 DATA CENTERS

Where indicated, this use is permitted subject to the following:

- a. The specific use regulations for a Data Center (including but not limited to building placement, maximum height, setback, parking, off-street loading, noise/vibration, negative impacts, safety, power, lighting, fencing, buffer yards/screening regulations) are set forth in the Township's Data Center Ordinance (Ord. 2025-___), as may be amended from time to time. These specific use regulations are hereby incorporated as though set forth expressly at length herein.

SECTION 3. Section 602 of the Zoning Ordinance, which provides definitions for specific words and phrases used within the Zoning Ordinance, shall be amended to include the italicized,

underlined text below:

SECTION 602 SPECIFIC WORDS AND PHRASES

CONTRACTOR'S OFFICE OR SHOP – Offices and shops for tradesman, such as building, cement, electrical, masonry, plumbing, painting and roofing contractors.

DATA CENTER – *A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances and other associated components related to digital data operations. The facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at the Data Center.*

DEP or PA DEP – Department of Environmental Protection or Pennsylvania Department of Environmental Protection.

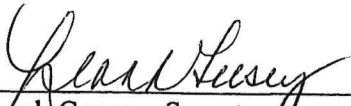
SECTION 4. Severability. If any sentence, clause, section, or part of this ordinance (the "Ordinance") is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Township's Board of Supervisors that this Ordinance and the Zoning Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein

SECTION 5. Repealer. All other ordinances or parts of other ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 6. Effective Date. Effective Date. This Ordinance shall take effect five (5) days after its adoption.

ORDAINED AND ENACTED, this 5 day of January, 2026 by the Board of Supervisors of Chanceford Township.

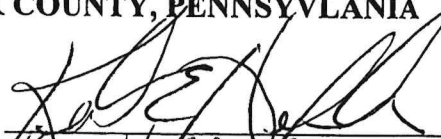
Attest:



Leah Geesey, Secretary

**TOWNSHIP OF CHANCEFORD
YORK COUNTY, PENNSYLVANIA**

By:



Kent Heffner, Chairman

(SEAL)