



Allen Township Supervisors

50 Snowhill Road
Northampton, Pennsylvania 18067

Jason Frack, Chairman
Paul Link, Vice Chairman
Gary Behler
Tim Paul
Sean Sculley

Michael J. Schwartz, PE
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July 6, 2026

The Morning Call

Please place the following ad in the Legal Section of your paper on **Tuesday, July 23, 2026 and Friday, July 31, 2026.**

An affidavit is requested along with the invoice.

PUBLIC NOTICE

Notice of Public Hearing and Intent to Enact Ordinance No. 2026-01
Allen Township

Public Notice is hereby given that the Allen Township Board of Supervisors, Northampton County, Pennsylvania, will conduct a Public Hearing and consider the adoption and enactment of Ordinance No. 2026-01, amending the Allen Township Zoning Map and Zoning Ordinance, at its regularly scheduled Meeting to be held on August 11, 2026, at 6:00 p.m., at the Allen Township Municipal Building located at 50 Snow Hill Road, Northampton, PA 18067.

At that meeting, the Board of Supervisors of Allen Township invites public comment on Ordinance No. 2026-01 entitled:

AN ORDINANCE OF THE TOWNSHIP OF ALLEN, NORTHAMPTON COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF ALLEN, BY REVISING CHAPTER 27 (ZONING), SECTION 105 (ZONING MAP AND DISTRICTS) TO REVISE THE ZONING DISTRICTS MAP BY CHANGING THE ZONING DESIGNATION OF APPROXIMATELY 462 (FOUR HUNDRED, AND SIXTY-TWO) ACRES OF LAND INCLUDING NORTHAMPTON COUNTY TAX MAP PARCELS: L4-9-8-0501; L4-9-8-1-0501; L4-9-8-2-0501; L4-9-8-3-0501; L4-9-2A-0501; L4-9-3-0501; L4-9-8A-0501; L4-9-8-4-0501; L4-9-8-5-0501; L4-9-8D-0501; L4-9-11-0501; L4-9-12-0501; L4-9-13-0501; L4-9-14-0501; L4-3-8Y-0501 FROM AN INDUSTRIAL COMMERCIAL (IC) ZONING DESIGNATION TO AN INDUSTRIAL COMMERCIAL WITH DATA CENTER OVERLAY (DCO) DESIGNATION, THE IDENTIFIED ACREAGE BEING LOCATED TO THE

WEST OF HOWERTOWN ROAD, TO THE SOUTH OF HORNER ROAD, TO THE NORTH OF STATE ROUTE 329, AND TO THE EAST OF THE MUNICIPAL BOUNDARY WITH NORTHAMPTON BOROUGH.

THIS ORDINANCE ALSO REVISES CHAPTER 27 (ZONING) OF THE CODE OF ORDINANCES OF THE TOWNSHIP OF ALLEN BY: CREATING A DATA CENTER OVERLAY (DCO) ZONING DISTRICT THAT WILL SUPPLEMENT THE INDUSTRIAL/COMMERCIAL ZONING DISTRICT; BY ADDING AND REVISING CERTAIN DEFINITIONS INCLUDING “DATA CENTER”, “DATA CENTER CAMPUS”, “DATA CENTER EQUIPMENT” AND “DATA CENTER ACCESSORY USES/STRUCTURES”; BY CREATING AND ADDING A DATA CENTER OVERLAY DISTRICT SUBSECTION CONTAINING THE USES PERMITTED BY RIGHT, USES PERMITTED BY CONDITIONAL USE, LAND DEVELOPMENT PLAN APPROVAL, AREA, YARD AND HEIGHT REGULATIONS AND GENERAL AND SPECIFIC REGULATIONS ; BY AMENDING PART 15 TO ADD SPECIFIC REGULATIONS FOR “DATA CENTER”, “DATA CENTER CAMPUS”, AND “DATA CENTER ACCESSORY USES/STRUCTURES” USES; BY CREATING PERFORMANCE, ELECTRICAL SUPPLY, DIMENSIONAL, ENERGY GENERATION, EMERGENCY POWER, ENVIRONMENTAL IMPACT, EMERGENCY RESPONSE, AND TERMINATION OF USE STANDARDS; BY AMENDING THE TABLE OF ZONING USES TO INCLUDE DATA CENTER USES AS A PERMITTED USE IN THE DATA CENTER OVERLAY DISTRICT; BY AMENDING THE ALLEN TOWNSHIP ZONING MAP TO CREATE AND ILLUSTRATE THE DATA CENTER OVERLAY (DCO) ZONING DISTRICT; AND BY REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT WITH THE PROVISIONS CONTAINED HEREIN. THIS ORDINANCE CONTAINS SIGNIFICANT, SUBSTANTIVE CHANGES TO THE ALLEN TOWNSHIP ZONING MAP AND ZONING ORDINANCE AND SHOULD BE REVIEWED IN ITS ENTIRETY FOR A COMPREHENSIVE UNDERSTANDING OF ITS PROVISIONS.

In summary, Allen Township Ordinance No. 2026-01, referenced above, amends the Allen Township Zoning Map, which is a part of the Allen Township Zoning Ordinance, to create a Data Center Overlay (DCO) zoning district consisting of fifteen (15) parcels of land, 462.32 acres in total, located in Allen Township in an area currently within the Industrial Commercial (IC) Zoning District. The Zoning Map revision, along with the zoning text changes, will permit Data Center Uses only in the Data Center Overlay District. All uses currently permitted in the IC Zoning District will still be allowed in the DCO District. The parcels of land are located to the West of Howertown Road, to the South of Horner Road, to the North of State Route 329, and to the east of the municipal boundary with Northampton Borough. The change in the described Zoning Map designations would allow and permit the uses described in the DCO Zoning District regulations on the 462.32 acres proposed to be

included in the DCO District. Any and all uses currently permitted on the 462.32 acres proposed for inclusion in the DCO District will still be allowed on those parcels of land. The Northampton County Tax Map Parcel numbers and addresses of the land proposed to be rezoned are as follows:

Tax Map Parcel #	Property Address/Location
L4 9 8 0501	1380 Nor-Bath Boulevard
L4 9 8-1 0501	2300 Liberty Drive
L4 9 8-2 0501	2500 Liberty Drive
L4 9 8-3 0501	2800 Liberty Drive
L4 9 2A 0501	2893 Howertown Road
L4 9 3 0501	Howertown Road
L4 9 8A 0501	2700 Howertown Road
L4 9 8-4 0501	2200 Liberty Drive
L4 9 8-5 0501	179 Horner Road
L4 9 8D 0501	Horner Road
L4 9 11 0501	Horner Road
L4 9 12 0501	Horner Road
L4 9 13 0501	Horner Road
L4 9 14 0501	Horner Road
L4 3 8Y 0501	2505 Main Street

The proposed Ordinance will also: add Data Center related definitions to the Zoning Ordinance; add and describe the purpose and intent of the DCO District; provide that Data Center Uses are only permitted in the DCO District and not in any other Zoning Districts; add a list of other uses that are permitted by right or by conditional use in the DCO District; create and add Area, Yard and Height Regulations for the DCO District; create and add specific regulations for Data Center Uses, including sound and noise regulations, parking requirements, public utility, electric, water, sewer, outdoor lighting, environmental impact, and construction regulations; and add additional requirements and regulations applicable to a Data Center Campus.

Copies of the proposed Ordinance and Maps are available, at no cost, for public inspection at the Allen Township Municipal Building, located at 50 Snow Hill Road, Northampton, PA, between the hours of 9:00 A.M. and 4:00 P.M., Monday through Friday. Copies of the proposed Ordinance are also available at the Northampton County Law Library, Northampton County Courthouse, 669 Washington Street, Easton, PA, and the Morning Call, P.O. Box 1260, Allentown,

PA 18105-1260, as well as on the Allen Township website:
www.allentownship.org.

At the conclusion of the Public Hearing, the Allen Township Board of Supervisors will consider the approval, adoption, and enactment of Ordinance No. 2026-01 during its regularly scheduled meeting referenced above. The summary description of the Ordinance contained herein was prepared by the Allen Township Solicitor.

Ilene Eckhart
Allen Township Manager

ALLEN TOWNSHIP
NORTHAMPTON COUNTY, PENNSYLVANIA
ORDINANCE NO. 2026-01

**AMENDMENTS TO THE CODE OF ORDINANCES OF THE
TOWNSHIP OF ALLEN**

AN ORDINANCE OF THE TOWNSHIP OF ALLEN, NORTHAMPTON COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF ALLEN, BY REVISING CHAPTER 27 (ZONING), SECTION 105 (ZONING MAP AND DISTRICTS) TO REVISE THE ZONING DISTRICTS MAP BY CHANGING THE ZONING DESIGNATION OF APPROXIMATELY 462 (FOUR HUNDRED, AND SIXTY-TWO) ACRES OF LAND INCLUDING NORTHAMPTON COUNTY TAX MAP PARCELS: L4-9-8-0501; L4-9-8-1-0501; L4-9-8-2-0501; L4-9-8-3-0501; L4-9-2A-0501; L4-9-3-0501; L4-9-8A-0501; L4-9-8-4-0501; L4-9-8-5-0501; L4-9-8D-0501; L4-9-11-0501; L4-9-12-0501; L4-9-13-0501; L4-9-14-0501; L4-3-8Y-0501 FROM AN INDUSTRIAL COMMERCIAL (IC) ZONING DESIGNATION TO AN INDUSTRIAL COMMERCIAL WITH DATA CENTER OVERLAY (DCO) DESIGNATION, THE IDENTIFIED ACREAGE BEING LOCATED TO THE WEST OF HOWERTOWN ROAD, TO THE SOUTH OF HORNER ROAD, TO THE NORTH OF STATE ROUTE 329, AND TO THE EAST OF THE MUNICIPAL BOUNDARY WITH NORTHAMPTON BOROUGH. THIS ORDINANCE ALSO REVISES CHAPTER 27 (ZONING) OF THE CODE OF ORDINANCES OF THE TOWNSHIP OF ALLEN BY: CREATING A DATA CENTER OVERLAY (DCO) ZONING DISTRICT THAT WILL SUPPLEMENT THE INDUSTRIAL/COMMERCIAL ZONING DISTRICT; BY ADDING AND REVISING CERTAIN DEFINITIONS INCLUDING “DATA CENTER”, “DATA CENTER CAMPUS”, “DATA CENTER EQUIPMENT” AND “DATA CENTER ACCESSORY USES/STRUCTURES”; BY CREATING AND ADDING A DATA CENTER OVERLAY DISTRICT SUBSECTION CONTAINING THE USES PERMITTED BY RIGHT, USES PERMITTED BY CONDITIONAL USE, LAND DEVELOPMENT PLAN APPROVAL, AREA, YARD AND HEIGHT REGULATIONS AND GENERAL AND SPECIFIC REGULATIONS ; BY AMENDING PART 15 TO ADD SPECIFIC REGULATIONS FOR “DATA CENTER”, “DATA CENTER CAMPUS”, AND “DATA CENTER ACCESSORY USES/STRUCTURES” USES; BY CREATING PERFORMANCE, ELECTRICAL SUPPLY, DIMENSIONAL, ENERGY GENERATION, EMERGENCY POWER, ENVIRONMENTAL IMPACT, EMERGENCY RESPONSE, AND TERMINATION OF USE STANDARDS; BY AMENDING THE TABLE OF ZONING USES TO INCLUDE DATA CENTER USES AS A PERMITTED USE IN THE DATA CENTER OVERLAY DISTRICT; BY AMENDING THE ALLEN TOWNSHIP ZONING MAP TO CREATE AND ILLUSTRATE THE DATA CENTER OVERLAY (DCO) ZONING DISTRICT; AND BY REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT WITH THE PROVISIONS CONTAINED HEREIN. THIS ORDINANCE CONTAINS SIGNIFICANT, SUBSTANTIVE

CHANGES TO THE ALLEN TOWNSHIP ZONING MAP AND ZONING ORDINANCE AND SHOULD BE REVIEWED IN ITS ENTIRETY FOR A COMPREHENSIVE UNDERSTANDING OF ITS PROVISIONS.

WHEREAS, Allen Township is a Township of the Second Class, located in Northampton County, Commonwealth of Pennsylvania; and

WHEREAS, the Township of Allen has previously adopted Ordinance 2007-04 on November 8, 2007, as amended, which codified all Township Ordinances and includes the Zoning Ordinance as Chapter 27 of the Code of Ordinances of the Township of Allen (hereinafter referred to as the “Zoning Code”); and

WHEREAS, the Board of Supervisors of Allen Township recognizes that Data Center uses are a unique type of property use that are required to be permitted in Allen Township, but should be specifically regulated in order to protect the public health, safety, and welfare; and

WHEREAS, the Board of Supervisors of Allen Township desires to promote appropriate industrial development while protecting the public health, safety and welfare by permitting Data Center uses in the appropriate areas of the Township, and establishing standards and regulations for Data Center uses; and

WHEREAS, the Board of Supervisors of Allen Township has determined that the adoption of this Ordinance containing the described amendments to the Zoning Code is in the best interest of the public health, safety, and welfare of the citizens of Allen Township.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of the Township of Allen, Northampton County, Commonwealth of Pennsylvania, that the provisions of the Zoning Code of the Township of Allen are hereby amended as follows:

Section 1. Amendment to Chapter 27, Part 2 “Definitions”, Section 27-200 “General”.

Chapter 27, Part 2, Section 27-200 is hereby amended to add new definitions for the terms “Data Center”, “Data Center Accessory Uses/Structures”, “Data Center Campus”, and “Data Center Equipment”. The terms shall be added alphabetically within Chapter 27, Part 2, Section 27-200 and shall read as follows:

Data Center

A facility primarily used for housing and operating computers, computer systems, telecommunications hardware/software and associated equipment, including servers, data storage and processing systems, where electronic information is processed,

transferred and/or stored, and accessory infrastructure such as cooling systems, power generators, electrical substations, and network hardware.

This use shall also include cryptocurrency mining, blockchain transaction processing, and server farms.

Data Center Accessory Uses/Structures

Ancillary uses or structures associated with data centers including but not limited to: utilities; utility lines; administrative, logistical, fiber optic, storage, and security buildings or structures; electrical substations; domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers, fire suppression, and related equipment); redundant data communications connections; and security features, provided such data center accessory uses/structures are located on the same tract or assemblage of adjacent parcels developed as a unified development for a data center campus.

Data Center Campus

An integrated development of multiple data centers, whether initially or cumulatively, that may include data center accessory uses/structures and data center equipment. The definition of data center campus shall also include: a) the development of related individual data centers that are located within 500 feet of a parcel that contains an existing data center, b) the cumulative development of individual data centers on one parcel, and c) the cumulative development of individual data centers on individual parcels under the same ownership.

Data Center Equipment

Exterior and/or outdoor mechanical equipment adjacent to a data center that provides redundant power capacity to a data center.

Section 2. Amendment to Chapter 27 (Zoning), Part 3 “Establishment of Districts”, Section 27-301 – “Classes of Districts”.

Chapter 27, Part 3, Section 27-301 is hereby amended by adding the following Zoning District to the existing list of districts as follows:

Data Center Overlay (DCO)

Section 3. Amendment to Chapter 27 (Zoning), Part 3 “Establishment of Districts”, Section 27-302 – “Zoning Districts Map”.

The Zoning Map of the Township of Allen is hereby amended to establish and graphically represent specific areas of the

Township to be included in the new Data Center Overlay (DCO) Zoning District in accordance with the revisions noted on the Map attached hereto and incorporated herein by reference as Exhibit "A". Specifically, approximately 462 acres of land being further identified as Fifteen (15) Northampton County Tax Map Parcels, as noted on the list of parcels and addresses attached hereto and incorporated herein by reference as Exhibit "B", currently zoned Industrial Commercial (IC) are being included in a new Data Center Overlay (DCO) District which supplements the existing IC denomination. The identified acreage being located to the north of Route 329, to the west of Howertown Road, to the south of Horner Road and to the east of the municipal boundary line with Northampton Borough.

Chapter 27, Section 27-302 of the Code is deleted and replaced in its entirety as follows:

"Adoption of Zoning Map. A map entitled "Allen Township Zoning Map, Northampton County, PA, prepared by Gilmore and Associates, Inc., and adopted: _____, 2026 by Ordinance No. 2026-01 as amended", attached hereto and incorporated herein by reference as Exhibit "C", accompanies this chapter 27 and is declared a part of this chapter 27. The areas within the Township assigned to each district and the location of boundaries of the districts established by this chapter are shown on the Zoning Map, as revised, which, together with all explanatory matter thereon shall be kept by the Township Secretary and published on the Township's website."

Section 4. Amendment to Chapter 27 (Zoning), Part 3 "Establishment of Districts", Section 27-304 – "Statement and Purpose and Intent for Districts".

Chapter 27, Part 3, Section 27-304 is hereby amended by adding the following subsection:

"11. Data Center Overlay District. This overlay district allows for the orderly and efficient development of data centers, data center campuses, data center accessory uses, data center equipment and related technology uses within a specific area of the Township also designated as Industrial/Commercial. The Data Center Overlay Zoning District (DCO) is intended to allow for all uses permitted in the Industrial/Commercial Zoning District as well as Data Center Uses. The Data Center Overlay Zoning District shall be an overlay of the existing underlying zoning district, and as such, the provisions of the Data Center Overlay District shall supplement the provisions of the underlying Industrial/Commercial Zoning District."

Section 5. Amendment to Chapter 27 (Zoning), Addition of Part 10.A "Data Center Overlay District", Section 27-1001. A– "Uses Permitted Right".

Chapter 27, is hereby amended by adding Part 10.A entitled "Data Center Overlay District"

Section 6. Amendment to Chapter 27 (Zoning), Addition of Section 27-1001. A– "Uses Permitted Right".

Chapter 27, Part 10.A, Section 27-1001.A is hereby added to create the following uses permitted by right in the Data Center Overlay District:

1. Farming; including pasturing, truck gardening, horticulture, and similar enterprises.
2. Plant nursery.
3. Greenhouses.
4. Commercial school.
5. Public municipal buildings and facilities including libraries.
6. Public conservation areas and associated structures for the conservation of open space, water, soil, forest, and wildfire resources.
7. The following commercial uses subject to the requirements in Part 14, Subpart D:
 - A. Office.
8. The following industrial uses subject to the requirements of Part 14, Subpart E:
 - A. Research.
 - B. Wholesale.
 - C. Printing.
 - D. Contracting.
 - E. Truck terminal.
 - F. Crafts.
 - G. Planing mill.
 - H. Mill.
 - I. Wholesale business, wholesale storage, warehousing.
9. Fitness and exercise center or club.
10. Commercial communications antenna and tower.
11. Day care.
12. Customary accessory uses and buildings incidental to any of the permitted uses.
13. Commercial forestry.
14. No-impact home-based business.
15. Convenience store.
16. Flex space or building.
17. Mini-mail.
18. Mini-market.
19. Nightclub.
20. Water extraction and bottling.
21. Restaurant, drive-in, fast-food.
22. Wholesale business/wholesale storage.
23. Banquet facility.
24. Data Center
25. Data Center Accessory Uses/Structures
26. Data Center Campus

27. Solar energy collectors.

Section 7. Amendment to Chapter 27 (Zoning), Part 10.A “Data Center Overlay District”, Section 27-1002. A– “Uses Permitted by Conditional Use”.

Chapter 27, Part 10.A, Section 27-1002.A is hereby added to create the following uses permitted by conditional use in the Data Center Overlay District:

- A. Outdoor recreation facility/commercial; rifle, shooting and target ranges; shooting preserves.
- B. Golf course (private and public).
- C. Private club.
- D. Manufacturing subject to the requirements in Part 14, Subpart E.
- E. The following commercial uses subject to the requirements in Part 14, Subpart D:
 - 1. Retail store.
 - 2. Large retail store.
 - 3. Service business.
 - 4. Financial establishment.
 - 5. Repair shop.
 - 6. Hospital.
 - 7. Funeral home.
 - 8. Motel, hotel.
 - 9. Indoor entertainment.
 - 10. Outdoor entertainment.
 - 11. Lumber yard.
 - 12. Veterinary.
 - 13. Service station.
 - 14. Automobile sales.
 - 15. Self-storage facility.
 - 16. Nursing home.
 - 17. Medical office.
 - 18. Automobile repair.
 - 19. Truck sales.
 - 20. Parking lot or garage.
 - 21. Shopping center.
 - 22. Bed-and-breakfast.
 - 23. Car wash.

- 24. B.Y.O.B. club.
- 25. Health facility.
- 26. Large-scale retail/commercial development.
- 27. Medical center.
- 28. Microbrewery.
- 29. Microdistillery.
- 30. Retail store.
- 31. Retail home heating fuel distributor.
- 32. Service store.
- 33. Wind turbine.
- 34. Hospital.
- 35. Shopping center.
- 36. Distribution center/customer fulfillment center.
- 37. Truck terminal.
- 38. Warehouse.

F. Publicly owned educational institutions.

Section 8. Amendment to Chapter 27 (Zoning), Part 10.A “Data Center Overlay District”, Section 27-1003. A– “Land Development Plan Approval”.

Chapter 27, Part 10.A, Section 27-1003.A is hereby added to create Section 27-1003.A as follows:

Land development plan review by the Planning Commission and approval by the Board of Supervisors shall be required for all uses when and if required by the Township Subdivision and Land Development Ordinance [Chapter 22] and the Municipalities Planning Code (MPC).

Section 9. Amendment to Chapter 27 (Zoning), Part 10.A “Data Center Overlay District”, Section 27-1004. A– “Area, Yard and Height Regulations”.

Chapter 27, Part 10.A, Section 27-1004.A is hereby added to create Section 27-1004.A as follows:

Area, Yard and Height Regulations

Lot area, yard, and height requirements (except as otherwise noted).

Maximum Regulations	Office	Manufacturing and All	All Conditional Uses (Except Manufacturing)
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Permitted Uses

Building Height ¹	35 feet	35 feet	35 feet
Lot Coverage	70%	70%	70%
Minimum Regulations			
Lot Area	1 acre	3 acres	1 acre
Lot Width			
At Street Line	50 feet	100 feet	50 feet
At Minimum Building Setback Line	100 feet	200 feet	100 feet
Building Setback	50 feet	100 feet	50 feet
Rear Yard	40 feet	50 feet	20 feet
Side Yard			
Total	40 feet	100 feet	40 feet
One Side	20 feet	50 feet	20 feet

¹Maximum building height as a conditional modification may be extended to 60 feet if:

- A. Proposed building heights above 35 feet are restricted to prohibit human occupancy on a regular basis;
- B. The site is served by public water;
- C. The plan receives approval from the Lehigh Northampton Airport Authority and all appropriate FAA permissions, if necessary; and
- D. Approval of the Allen Township Board of Supervisors, with consideration to overall consistency with the intent of the zoning district and consideration of human safety.

Section 10. Amendment to Chapter 27 (Zoning), Part 10.A “Data Center Overlay District”, Section 27-1005. A– “General and Specific Regulations”.

Chapter 27, Part 10.A, Section 27-1005.A is hereby added to create Section 27-1005.A as follows:

General and Specific Regulations.

All uses are subject to the applicable regulations of Parts 14 and 15.

Section 11. Amendment to Chapter 27 (Zoning), Part 15, Section 1507 “Industrial Uses”:

Chapter 27, Part 15, Section 27-1507 is hereby amended by creating a new Subsection 27-1507(19), entitled “Data Center and Data Center Accessory Uses/Structures” which shall read as follows:

19. Data Center, Data Center Campus, Data Center Accessory Uses/Structures
 1. Data Center Development. Data centers and/or data center campus development shall be permitted by right in the Data Center Overlay Zoning District subject to compliance with this section and all applicable local and state ordinances.
 2. Data Center Accessory Uses/Structures. Data center equipment shall be permitted by right in support of a data center and/or data center campus. Data center accessory uses/structures shall be permitted by right in support of a data center and/or data center campus. For purposes of the minimum distance between buildings, data center equipment and unoccupied data center accessory structures shall be deemed as auxiliary buildings that are not subject to the 25-foot set back between buildings.
 3. Sound. Section 1407.E (Hazards and Nuisances – Noise) shall apply to a data center or data center campus development. The applicant shall provide a sound assessment with its land development plan application for a data center and/or data center campus establishing how it will comply with the above sound standards. The sound assessment will be performed by a professional acoustic engineer that can demonstrate qualifications by delivery of a resume to the Township.
 4. Parking. No parking for a data center shall be located within fifty (50) feet of a property line abutting a residential district or having a residential use.
 5. Off Street Loading. A minimum of 1 off-street loading space/dock shall be provided for a data center.
 6. Water and Sanitary Sewer Utility Review. The proposed use shall be serviced by public water and sanitary sewer utilities. The applicant shall provide the Township:
 - a) A will-serve letter by a public utility provider and/or a written assessment by a certified professional in the field of engineering and utility design that describes the potential electrical, water, and/or sewer consumption of the proposed use which ensures that there is sufficient capacity available to serve the proposed use as well as the projected service needs for future expansion.
 - b) If the above-mentioned assessment identifies a detrimental impact or threshold where utility capacity is not sufficient, the applicant shall provide, at their own expense, the necessary system improvements necessary to mitigate any limits or system constraints to accommodate the proposed use. The necessary system improvements shall conform to all specifications, procedures, and timelines required for the public utility and the relevant provisions of the Code of Allen Township, including but not limited to Chapter 18, Sewers and Sewage Disposal, and Chapter 26, Water. If the necessary system improvements are

determined by both the Township Engineer and the respective public utility provider to be infeasible, then on-site utility methods may be considered in compliance with all Township Ordinances and Regulations.

- c) The applicant shall provide proof of review and approval from the Delaware River Basin Commission for water withdrawals from ground water, impoundments, or running streams and for importation of water into or exportation of water out of the Delaware River Basin whenever the design capacity parameters require DRBC approval or a DRBC permit.
- d) No principal use on a data center site shall use private groundwater wells or direct withdrawals from surface watercourses as its primary source of water for cooling purposes if a public water source is available.
- e) Data centers shall be designed to include a closed-loop water circulation system to cool data center processing equipment. An applicant may propose an alternative cooling system that can be demonstrated to use less water and energy than closed-loop systems to the satisfaction of the Township engineer.
- f) If the proposed source is from a public system, the applicant shall submit certified documentation that the public water provider has the capacity to supply the water needed.
- g) If the data center will utilize nonpublic water sources, the applicant shall provide a water feasibility study, prepared by a qualified professional. The purpose of the water feasibility study is to determine if an adequate supply of water is present to support the proposed data center's water use and to evaluate the potential adverse effects on the quantity and quality of existing wells or nearby surface waters. The water feasibility study shall include, at minimum, the following information:
 - i. Calculations of the projected water needs, including seasonal fluctuations.
 - ii. A geologic map of the proposed project area within a radius of at least one mile from the site property boundary.
 - iii. The location of all existing and proposed wells within 1,000 feet of the site property boundary with a notation of the capacity of all high-yield wells.
 - iv. The location of all surface waters within 1,000 feet of the site property boundary and all known point sources of pollution.
 - v. A determination of the long-term safe yield of the water source.
 - vi. A determination that the proposed water supply system poses no adverse impacts on the quantity and quality of water in nearby wells, streams, and the groundwater table
 - vii. Identification of how water will be recycled, treated, or released into surrounding water bodies.
 - viii. A statement of the qualifications and the signature(s) of the person(s) preparing the study.
 - ix. 5. No approvals shall be granted until all required state and regional permits have been obtained (i.e., PADEP, SRBS, DRBC).
 - x. The applicant shall provide a drought response plan to demonstrate compliance with state, water supplier, and local drought declaration requirements.

7. Utility Lines. To the extent practical, utility lines, including but not limited to electronic, fiber optic, cable, and telephone lines, from substations to a Data Center Use shall be placed underground. This requirement shall not apply if the utility company requires above-ground lines, or the placement of under-ground lines is not feasible. Utility lines to the substations from off-site may be placed above ground.
8. Emergency Access. It shall be demonstrated that there is an adequate second means of ingress and egress suitable for emergency access to the site. Written approval from the Fire Marshal shall be provided demonstrating there is adequate emergency access, truck turning, fire suppression, fire hydrant availability on the site.
9. Height. Data centers shall not exceed 60 feet in height. For purposes of determining the height of a Data Center or a building associated with Data Center accessory uses, projections through the roof of the building for items such as elevator towers, heating or cooling units, parapet walls to screen rooftop equipment and protrusions, and other such items shall not be counted.
10. Outdoor Lighting. Section 1407.H shall apply to a Data Center or Data Center Campus use. Outdoor lighting fixtures shall not exceed a maximum height of 30 feet.
11. Environmental Impacts. Environmental impacts associated with a Data Center and/or Data Center Campus shall be mitigated by demonstrating compliance with the following standards:
 - a) Air pollution controls. All uses shall comply with the standards of the Air Pollution Control Act, 35 P.S. §§ 4001 through 4015, as amended, and the following standards:
 - i. Visible emissions. Visible air contaminants shall not be emitted in such a manner that the opacity of the emissions is equal to or greater than 20% for a period or periods aggregating more than three minutes in any one hour, or equal to or greater than 60% at any time, and shall comply with Pennsylvania Code Title 25, Chapter 127A(7), or its most recent update.
 - ii. Hazardous air emission. All emissions shall comply with National Emissions Standards for Hazardous Air Pollutants promulgated by the United States Environmental Protection Agency under the Federal Clean Air Act (42 U.S.C. § 7412) as promulgated in 40 CFR 61, or its most recent update.
 - iii. Dust, dirt, smoke, vapor, gas and odor control. *See* Section 27-1407. F & G.
 - iv. Vibration control. *See* Section 27-1407.D.

- v. Glare or heat control. Any operation producing intense glare or heat shall be performed within an enclosed building or behind a solid fence in such manner as to be completely imperceptible from any point beyond the lot lines. *See* Section 27-1407.H.

12. Electrical Power and Capacity Planning. Every use shall be designed and operated so that the service lines, substation, etc., shall conform to the most acceptable safety requirements recognized by the Pennsylvania Bureau of Labor and Industry, shall be so constructed, installed, etc., as to be an integral part of the architectural features of the served structure or, if visible from abutting residential properties, shall be concealed in accordance with the landscaping requirements herein. Data Center owners or operators are encouraged to use solar or other renewable forms of alternate power generation in order to minimize negative impacts regarding electrical supply issues, either as a primary or supplemental source of power. Diesel generators shall meet Tier 4 emission standards of the U.S. Environmental Protection Agency in addition to the following provisions:

- i. Diesel generators shall undergo annual testing, and reports shall be provided to the municipality to ensure that data center equipment is performing as designed and that emissions from the data center do not exceed permitted limits.
 - ii. Emergency energy generation that uses diesel, gasoline, or another fossil fuel shall be used only at the following times:
 - 1. When the primary source of the energy is not available due to an emergency outage.
 - 2. During routine maintenance, or readiness testing for a short duration of time and capped at 100 hours per year.
 - 3. Routine maintenance testing of back-up fossil fuel-powered generators is restricted to the hours of 9 AM through 3 PM Monday through Friday.
 - iii. Use for peak shaving or supplying power to the grid is prohibited. The applicant shall design and locate emergency energy generation systems to limit noise and visual impacts as much as possible.
- d) Documentation of efforts to maximize use of renewable and/or clean energy for all electrical and cooling needs, including those to:
- i. Reduce the need for new electric generation by incorporating the best available energy efficiency into the design of data center servers, cooling units, and the building structure.
 - ii. Cover 50-80% of all unused roof space with solar arrays to off set a portion of the demand on the electric grid and reduce onsite emissions. Explore battery storage as a backup energy source for 50 100% of total onsite back-up energy needs to reduce or eliminate the pollution associated with diesel backup generators.
 - iii. Support off-site renewable energy generation through a power purchase agreement or other arrangement that will result in new renewable energy generation within the applicable region.
 - iv. Monitor and report energy efficiency and emissions data to the municipality on a regular basis.

- e) If interconnecting to the energy grid, documentation of the energy utility interconnection approval process with answers to the following:
 - i. Documentation that an application for the project has been filed with the electric utility provider, and the required fee has been paid.
 - ii. Documentation that a transmission security agreement has been received by the applicant.
 - iii. Documentation that the transmission security agreement has been signed by all necessary parties.
 - iv. The date that the electric utility provider provided for the proposed energization of the data center.
- f) The Energy Usage Plan shall be prepared and certified by a professional engineer. The plan shall be subject to review and comment by the Township. The Township shall have the right to require supplemental or amended plans based upon comments by the Township prior to any land development or zoning approval.

13. Construction Hours. Construction and related operation of heavy machinery, operating or permitting the operation of any tools, equipment or heavy machinery used in construction, drilling, or demolition work for a data center campus may occur between the hours of 7:00 a.m. and 7:00 p.m. on Monday through Saturday, or at all times if, and only if, all land that would receive the noise created by construction, as measured in accordance with Subsection 1407.E. , is developed or zoned Industrial/Commercial or Industrial. The Township may permit additional construction hours by administrative modification upon request by an applicant.

14. On-Site Energy Generation. Any form of on-site energy generation, including substations, solar, and fuel cell power stations, shall be approved by the Township. The applicant shall submit a safety plan for the on-site energy generation use to the satisfaction and approval of the Township. The property owner shall annually recertify the safety plan and allow for a site inspection by the Fire Marshal or his designee to identify any emergency response vulnerabilities and to identify compliance with the safety plan.

15. Termination of Use Standards. When a Data Center type Use is proposed to be terminated, a Decommissioning Plan prepared by a qualified professional shall be submitted to the Township. The plan shall outline the procedures for safe shut down, removal of equipment, disposal or recycling of materials, and site restoration in addition to the following provisions:

- a) The owner shall submit a notification of closure if operations are permanently ceased.
- b) Decommissioning shall begin within 1 year of cessation of data center operations, or upon notice of abandonment by the operator, whichever occurs first. An extension of 1 year may be granted by the Township if the property owner can demonstrate that they are actively marketing the site for a compatible replacement use. Decommissioning shall be completed within 18 months thereafter, unless extended by the Township Board of Supervisors for good cause.

- c) All above-ground structures, equipment, and accessory facilities shall be removed.
- d) Hazardous materials, including batteries, fuel, or refrigerants, shall be disposed of in compliance with state and federal law.
- e) Disturbed soils shall be stabilized and re-vegetated.
- f) Any utility connections shall be safely disconnected and capped.
- g) The site shall be restored to a condition compatible with surrounding land uses or consistent with the most restrictive within the Zoning District.

16. Phased Development. A Data center Campus may be developed in one or more phases.

17. Data Center Campus Master Plan. Data center campus development shall be subject to a data center campus master plan which covers the full site. For any development that meets the definition of land development under the Pennsylvania Municipalities Planning Code, a data center campus master plan shall be submitted with a land development application for purposes of developing a data center campus, similar to a preliminary plan for a multi-phased subdivision. The process and procedures for Data Center campus master plan application shall follow the land development process under Chapter 22 of the Code of Allen Township.

Copies of any applicable third-party permits shall be submitted to the Township prior to the issuance of a building permit. Applicable third-party permits may include, but are not limited to, highway occupancy permits, NPDES permits, and Erosion and Sedimentation Control permits.

The procedure for a major modification to the approved data center campus master plan shall be the same as a new master plan under this section.

- a) A minor modification to an approved data center campus master plan is development that results in any of the following:
 - i. A rate of stormwater discharge and runoff from the site equal to or less than rates identified in the stormwater management plan approved in connection with the data center campus master plan.
 - ii. Minor shifts in building locations that do not substantially deviate from the originally approved plans.
 - iii. Addition or relocation of data center accessory uses/ structures or data center equipment within the approved development area.

- iv. Adjustments to internal road layouts that do not substantially modify overall traffic patterns or materially alter ingress and egress access points.
 - v. Adjustments to utility line routes within the approved development area.
 - vi. Building adjustments that increase the square footage of a data center or accessory uses/structures by up to 5% or any adjustment that decreases or eliminates the square footage of a planned data center or data center campus.
 - vii. Any adjustment to the approved plan required by a third-party Commonwealth agency including but not limited to PennDOT or DEP necessary for approval under their permitting process.
- b. A major modification to an approved data center campus master plan is any modification to an approved data center campus except as listed above. Major modifications shall require review by the Planning Commission and approval from the Board of Supervisors as a modification of an approved plan.

Section 12. Amendment to Chapter 27 (Zoning), Part 23, Section 2300 “Table of Uses”:

Chapter 27, Part 23, Section 27-2300 is hereby amended by revising the Table of Uses Chart to create a Data Center Overlay (DCO) vertical column and to add Data Center, Data Center Accessory Use/Structure, and Data Center Campus uses in the horizontal rows. The existing Table of Uses chart is repealed and replaced in its entirety as follows:

Use Categories	I	IC	DCO	HC	NC	A	R	R1	R2	R3	MHP
Agricultural Uses											
Agriculturally oriented commercial establishment	N	N	N	N	N	C	N	N	N	N	N
Animal hospital	N	N	N	N	N	C	P	N	N	N	N
Animal husbandry	N	N	N	N	N	P	P	N	N	N	N
Aviaries, hatcheries and apiaries complying with all state and federal regulations	N	N	N	N	N	P	P	N	N	N	N
Commercial forestry	P	P	P	P	N	P	P	P	P	P	P
Farming	P	P	P	P	P	P	P	P	P	P	P
Greenhouses	P	P	P	N	N	P	N	N	N	N	N
Intensive agriculture operations	N	N	N	N	N	P	P	N	N	N	N
Kennel or stable	N	N	N	N	N	P	P	N	N	N	N
Plant nursery	P	P	P	N	N	P	P	N	N	N	N
Vineyard	N	N	N	N	N	P	P	P	N	N	N
Winery	N	N	N	N	N	P	P	P	N	N	N

Residential Uses	I	IC	DCO	HC	NC	A	R	R1	R2	R3	MHP
Assisted living facility	N	N	N	N	N	N	N	N	C	C	N
Continuing care facility	N	N	N	N	N	N	N	N	N	C	N
Conversion of existing building	N	N	N	N	C	N	N	C	C	N	N
Duplex (allowed only with public sewer)	N	N	N	N	P	N	N	N	N	P	N
Dwelling in combination	N	N	N	N	C	N	N	N	N	N	N
Housing for older persons	N	N	N	N	N	N	N	N	C	N	N
Mobile home park	N	N	N	N	N	N	N	N	N	N	P
Multiple-family dwellings (including condominiums and garden apartments)	N	N	N	N	N	N	N	N	N	P	N
Personal care home	N	N	N	N	N	N	N	C	C	C	N
Single-family detached dwelling	N	N	N	N	P	P	P	P	P	P	P

Use Categories	I	IC	DCO	HC	NC	A	R	R1	R2	R3	MHP
Temporary shelter	N	N	N	N	C	C	C	N	N	N	N
Townhouses	N	N	N	N	N	N	N	N	N	P	N
Institutional and Recreational Uses	I	IC	DCO	HC	NC	A	R	R1	R2	R3	MHP
Campgrounds	N	N	N	N	N	N	C	N	N	N	N
Cemeteries	N	N	N	N	N	P	P	N	N	N	N
Churches or places of worship	N	N	N	N	P	P	P	P	P	N	N
Clinic	N	N	N	P	P	N	C	N	C	N	N
Commercial school	P	P	P	N	N	N	N	N	N	N	N
Commercial swimming pools	N	N	N	N	N	N	C	N	N	N	N
Country club	N	N	N	N	N	C	C	C	N	N	N
Crematorium	N	N	N	C	N	N	N	N	N	N	N
Day care	N	P	P	P	P	N	N	N	N	N	N
Fitness and exercise center or club	N	P	P	P	P	N	C	C	P	N	N
Golf course (public and private)	N	C	C	N	N	C	C	C	N	N	N
Health facility	N	C	C	C	C	N	N	N	P	P	N
Horse riding academy	N	N	N	N	N	P	P	C	N	N	N
Hospital	N	C	C	N	N	N	N	N	N	N	N
Indoor rifle, shooting and target ranges, shooting preserves	P	N	N	N	N	N	N	N	N	N	N
Massage establishment	C	N	N	N	N	N	N	N	N	N	N
Nursing home	N	C	C	N	C	N	N	N	C	C	N
Outdoor rifle, shooting, and target range	C	C	C	N	N	N	N	N	N	N	N
Private club	N	C	C	N	N	N	C	N	N	N	N
Private educational institutions and schools	N	C	C	N	N	N	C	N	N	N	N
Public conservation areas	P	P	P	P	P	P	P	P	P	P	P
Public municipal building and facilities, including libraries	P	P	P	P	P	P	P	P	P	P	P
Publicly owned educational institutions	N	C	C	N	N	N	C	N	N	N	N
Treatment center	N	N	N	C	C	N	C	N	N	N	N
Vehicular track or course	C	N	N	N	N	N	N	N	N	N	N
Medical center	N	C	C	C	C	N	N	N	P	P	N
Office Uses	I	IC	DCO	HC	NC	A	R	R1	R2	R3	MHP
Medical office	N	N	N	P	P	N	N	N	N	N	N
Office	N	P	P	P	P	N	N	N	N	N	N
Retail and Consumer Uses	I	IC	DCO	HC	NC	A	R	R1	R2	R3	MHP

Use Categories	I	IC	DCO	HC	NC	A	R	R1	R2	R3	MHP
Automobile repair	N	C	C	P	N	N	N	N	N	N	N
Automobile sales	N	C	C	P	N	N	N	N	N	N	N
Banquet facility	N	P	P	P	P	N	N	N	N	N	N
Bed-and-breakfast	N	C	C	N	P	N	P	N	N	N	N
B.Y.O.B. club	N	C	C	C	C	N	N	N	N	N	N
Car wash	N	C	C	P	N	N	N	N	N	N	N
Convenience store	N	P	P	P	P	N	N	N	N	N	N
Family farm support business (site plan required)	N	N	N	N	N	P	P	C	N	N	N
Farmer's market	N	N	N	P	P	P	C	C	N	N	N
Financial establishment	N	C	C	P	P	N	N	N	N	N	N
Flea market, indoor	N	N	N	C	C	C	P	N	N	N	N
Flea market, outdoor	N	N	N	C	C	C	P	N	N	N	N
Funeral home	N	C	C	C	P	N	N	N	N	N	N
Indoor entertainment	N	C	C	P	N	N	N	N	N	N	N
Large retail store	N	C	C	N	N	N	N	N	N	N	N
Large-scale retail/commercial development	C	C	C	C	N	N	N	N	N	N	N
Lumber yard	P	C	C	P	N	N	N	N	N	N	N
Microbrewery	N	C	C	C	C	C	C	C	N	N	N
Microdistillery	N	C	C	C	C	C	C	C	N	N	N
Mini-mall	N	P	P	P	P	N	N	N	N	N	N
Mini-market	N	P	P	P	P	N	N	N	N	N	N
Motel, hotel	N	C	C	P	N	N	N	N	N	N	N
Nanobrewery	N	N	N	C	C	C	C	C	C	N	N
Nightclub	N	P	P	P	C	N	N	N	N	N	N
Outdoor entertainment	N	C	C	N	N	N	N	N	N	N	N
Outdoor recreation facility/commercial	N	N	N	N	N	C	N	N	N	N	N
Parking lot or garage	N	C	C	N	N	N	N	N	N	N	N
Repair shop	N	C	C	P	P	N	N	N	N	N	N
Restaurant, drive-in or fast-food	P	P	P	P	P	N	N	N	N	N	N
Restaurant, standard	N	N	N	P	N	N	N	N	P	P	N
Retail home heating fuel distributor	N	C	C	C	C	N	N	N	N	N	N
Retail sales in greenhouses and nurseries	N	N	N	N	N	C	C	N	N	N	N
Retail store	N	C	C	P	C	N	N	N	N	N	N
Service business	N	C	C	P	P	N	N	N	N	N	N

Use Categories	I	IC	DCO	HC	NC	A	R	R1	R2	R3	MHP
Service station	N	C	C	P	N	N	N	N	N	N	N
Shopping center	N	C	C	C	N	N	N	N	N	N	N
Tavern	N	N	N	P	P	N	N	N	N	N	N
Truck sales	N	C	C	P	N	N	N	N	N	N	N
Veterinary	N	C	C	N	P	N	P	N	N	N	N
Specialty/Neighborhood Shopping Facility	I	IC	DCO	HC	NC	A	R	R1	R2	R3	MHP
Adult-related facilities	C	N	N	N	N	N	N	N	N	N	N
Airport	C	N	N	N	N	N	C	N	N	N	N
Commercial communications antenna	N	N	N	N	N	P	P	N	N	N	N
Commercial communications tower	N	P	P	N	N	C	C	N	N	N	N
Heliport	C	N	N	N	N	N	C	N	N	N	N
Solar energy collectors	N	C	P	C	N	C	C	N	N	N	N
Wind turbine	N	C	C	C	N	C	C	N	N	N	N
Industrial Uses	I	IC	DCO	HC	NC	A	R	R1	R2	R3	MHP
Contracting	P	P	P	N	N	N	N	N	N	N	N
Crafts	P	P	P	N	N	N	N	N	N	N	N
Distribution center/customer fulfillment center	P	C	C	N	N	N	N	N	N	N	N
Extractive operation	C	N	N	N	N	N	N	N	N	N	N
Flex space or building	P	P	P	P	N	N	N	N	N	N	N
Junkyard	C	N	N	N	N	N	N	N	N	N	N
Manufacturing	P	C	C	N	N	N	N	N	N	N	N
Mill	P	P	P	N	N	N	N	N	N	N	N
Municipal waste landfill	C	N	N	N	N	N	N	N	N	N	N
Planning mill	P	P	P	N	N	N	N	N	N	N	N
Printing	P	P	P	N	N	N	N	N	N	N	N
Research	P	P	P	N	N	N	N	N	N	N	N
Resource recovery facility	C	N	N	N	N	N	N	N	N	N	N
Self-storage facility	N	C	C	P	N	N	N	N	N	N	N
Truck terminal	P	C	C	N	N	N	N	N	N	N	N
Warehouse	P	C	C	N	N	N	N	N	N	N	N
Water extraction and bottling	P	P	P	N	N	N	N	N	N	N	N
Wholesale business/wholesale storage	P	P	P	N	N	N	N	N	N	N	N
Data Center	N	N	P	N	N	N	N	N	N	N	N
Data Center Accessory Use/Structure	N	N	P	N	N	N	N	N	N	N	N
Data Center Campus	N	N	P	N	N	N	N	N	N	N	N
Accessory Uses	I	IC	DCO	HC	NC	A	R	R1	R2	R3	MHP
Adult residential community accessory to an	N	N	N	N	N	N	N	C	C	C	N

Use Categories	I	IC	DCO	HC	NC	A	R	R1	R2	R3	MHP
existing assisted living facility											
Customary accessory uses and buildings incidental to any of the permitted uses	P	P	P	P	P	P	P	P	P	P	P
No-impact home-based business	P	P	P	P	P	P	P	P	P	P	P
Secondary residential unit	N	N	N	N	P	P	P	P	P	P	P
Special event center - accessory use	N	N	N	N	N	P	P	N	N	N	N

KEY:

P - Uses Permitted by Right

C - Uses Permitted by Conditional Use

N - Not Permitted

Section 13. Violations and Penalties

The Violation and Penalty provisions of the Zoning Code, where not revised herein, shall remain unchanged.

Section 14. Severability

The provisions of this Ordinance are severable. If any section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held to be unconstitutional, illegal, or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance. The Board of Supervisors of Allen Township hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional, illegal, or otherwise invalid.

Section 15. Repealer

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistencies.

Section 16. Effective Date

This Ordinance shall become effective immediately.

ENACTED and ORDAINED this _____ day of _____, 2026, by the Allen Township Board of Supervisors.

ATTEST:

ALLEN TOWNSHIP

Township Manager

Chairman, Allen Township
Board of Supervisors

Exhibit A – Zoning Map showing parcels proposed to be included in Data Center Overlay District

Exhibit B – List of Tax Map Parcels, with addresses, parcels proposed to be included in Data Center Overlay District

Exhibit C - _____, 2026 new Zoning Map showing adopted DCO District

DRAFT

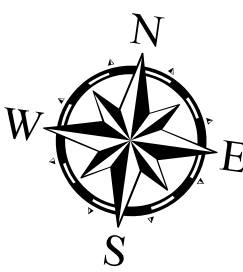
Exhibit A – Zoning Map showing parcels proposed to be included in Data Center Overlay District

Exhibit B – List of Tax Map Parcels, with addresses, parcels proposed to be included in Data Center Overlay District

Exhibit C - _____, 2026 new Zoning Map showing adopted DCO District

DRAFT

EXHIBIT A Zoning Map Showing
Parcels Proposed to be include in
Data Overlay District
Draft 5 23April26



ALLEN TOWNSHIP
OFFICIAL ZONING MAP

ALLEN TOWNSHIP PLANNING COMMISSION

CHAIRMAN

ALLEN TOWNSHIP BOARD OF SUPERVISORS

CHAIRMAN

SECRETARY

Zoning Districts

- DCO - Data Center Overlay
- R3 - High Density Residential
- R2 - Medium Density Residential
- R1 - Low Density Residential
- R - Rural
- NC - Neighborhood Commercial
- HC - Highway Commercial
- I/C - IndustrialCommercial
- I/A - Industrial Airport
- A - Agricultural
- MHP - Mobile Home Park
- Township Boundary
- Airport Zoning Line

OFFICIAL ZONING MAP

ALLEN TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
65 E. BUTLER AVE. SUITE 100, NEW BRITAIN, PA 18901-5106 • (215) 345-4330
www.gilmore-assoc.com

JOB NO: 999-1119

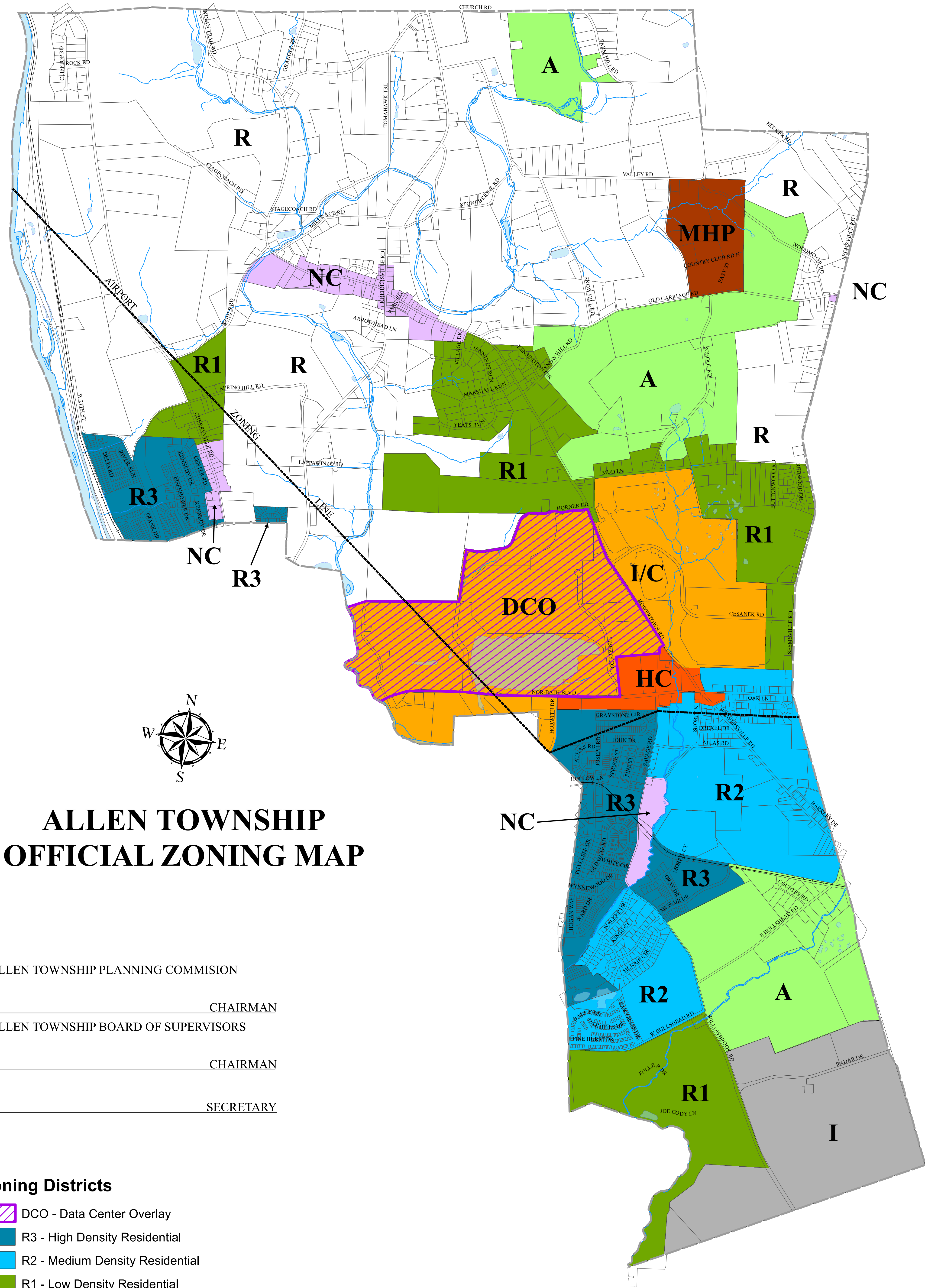
Date: APRIL 2026

0 150 300 600 Feet

Chapter 27, Part 3, Section 27-303 is hereby amended by changing the zoning classification of the following parcel(s) of land from Industrial/Commercial (I/C) to Data Center Overlay (DCO):

Data Center Overlay Zoning District Parcels Located North of 329 & West of Howertown Road		
Tax Map Parcel #	Property Address/Location	Tract Size (Acres) in Accordance with Northampton County Assessment Records
L4 9 8 0501	1380 Nor-Bath Boulevard	5.4
L4 9 8-1 0501	2300 Liberty Drive	30.77
L4 9 8-2 0501	2500 Liberty Drive	85.2
L4 9 8-3 0501	2800 Liberty Drive	29.22
L4 9 2A 0501	2893 Howertown Road	5.54
L4 9 3 0501	Howertown Road	13.84
L4 9 8A 0501	2700 Howertown Road	8
L4 9 8-4 0501	2200 Liberty Drive	101.84
L4 9 8-5 0501	179 Horner Road	31.2
L4 9 8D 0501	Horner Road	11.92
L4 9 11 0501	Horner Road	.31
L4 9 12 0501	Horner Road	.34
L4 9 13 0501	Horner Road	.19
L4 9 14 0501	Horner Road	92.06
L4 3 8Y 0501	2505 Main Street	44.96
	<i>Total Acreage:</i>	462.32

**EXHIBIT “B” – List of Tax Map Parcels, with addresses, parcels
proposed to be included in Data Center Overlay Zoning District**



ALLEN TOWNSHIP OFFICIAL ZONING MAP

ALLEN TOWNSHIP PLANNING COMMISSION

CHAIRMAN
ALLEN TOWNSHIP BOARD OF SUPERVISORS

CHAIRMAN

SECRETARY

- Zoning Districts**
- DCO - Data Center Overlay
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 - NC - Neighborhood Commercial
 - HC - Highway Commercial
 - I/C - Industrial Commercial
 - I/A - Industrial Airport
 - A - Agricultural
 - MHP - Mobile Home Park
 - Township Boundary
 - Airport Zoning Line

Exhibit C - 2026 new Zoning Map Showing adopted DCO District
Draft 5 23April26

OFFICIAL ZONING MAP

ALLEN TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA

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