

**WINDHAM TOWNSHIP
TEXT AMENDMENT
March 2026**

**Amendment 1
Section 509 Conditional Uses Data Centers**

Proposed:

Section 509.00 Data Centers – All applicants for Conditional Zoning Certificates under this Subsection 509.00 must show that their applications meet the following requirements:

- A. All public utility use requirements of the proposed data center shall be furnished to the Zoning Commission and the local public utility providers. The applicant shall demonstrate that the data center's utility usage can be furnished by the public utility provider(s) or will be upgraded by the applicant at the applicant's sole cost and expense. The public utility usage of the data center shall not adversely impact the delivery or cost of utilities to the surrounding township areas or the township as a whole.
- B. The location of mechanical equipment, such as air conditioners, generators, and similar items, is an important consideration for noise control. The proposed use shall not generate excessive noise beyond the premises. Additional noise reduction measures may be required to assure that the level of noise is no more than the prevailing noise levels of permitted uses in the applicable zoning district. The permit application should include a sound study by an acoustic engineer to confirm that the projected noise levels will be within the required range. Sound testing be performed annually during the operation of the Data Center and provided to the township. The maximum allowable noise level, as measured at the property line on any residential lot, shall not exceed 50 dBA. Generator testing shall be limited to weekdays between 8:00 am and 5:00 pm.
- C. Must show that the applicant will provide sufficient electricity to the proposed data center in a manner that will not alter the quantity, quality, or cost of electricity to the remaining inhabitants of the surrounding township areas or the township as a whole.
- D. Must show that the applicant will provide sufficient water to the proposed data center in a manner that will not alter the quantity, quality, or cost of water to the remaining inhabitants of the township as a whole. Additionally, the applicant must show that the data center will not utilize well water for the proposed data center.
- E. All cooling, ventilation, and power equipment must be located within an enclosure.

- F. Exterior lighting with respect to the number of fixtures, height of the fixture from the ground, light intensity, and light trespass on adjacent properties or a public right-of-way shall be compatible with the surrounding neighborhood. To prevent light pollution, light shall be directed downward and away from adjacent existing or planned roads and adjacent properties.
- G. Landscaping (Noninvasive species), mounds and fencing may be required by the Zoning Commission to be incorporated into the site plan of the data center to minimize any potential adverse visual impacts.
- H. Individual buildings are not to exceed a footprint of 100,000 square feet.
- I. The application must show that the data center will not cause significant negative environmental impact to the surrounding township areas or the township as a whole, including but not limited to excessive or unreasonable discharge of waste, pollutants, dirt, and noise.