

Section 3. Amendment to Code.

The Code of Ordinance of the Borough of Phoenixville, as amended, Chapter 27, "Zoning", Part 3 "Zoning Districts," Section 27-301.2.B.(2) is hereby amended as indicated by the black underlined interlineations indicating insertions of language:

(2) Additional Special Exception Standards Applicable to Specific Uses.

(l) Data Center

- 1) When sought as a special exception, Data Centers are subject to the following additional regulations:
 - a. Mechanical equipment related to the Data Center that is external to the Data Center Building, or attached to or mounted on the Building Façade must be partially or fully visually screened from view at the ground level from all existing and planned public roads and adjoining parcels using mesh, lattice, cladding, or grillwork or a combination of these methods, or similar methods so as to ensure that such mechanical equipment is partially or fully screened to the maximum extent that permits necessary ventilation for such equipment.
 - b. A Building used as a Data Center shall be setback from the Property Lot Line by not less than fifty (50) feet, and shall be set back from the nearest boundary of a residentially used or zoned Property by not less than one-hundred fifty (150) feet.
 - c. A Building used as a Data Center shall have a height of not more than Forty (40) feet.
 - d. The use of generators shall be for backup/emergency purposes only.
 - e. The Data Center shall include acoustic soundproofing improvements.
 - f. The Applicant shall demonstrate that the proposed Data Center has access to necessary water and electricity resources, and that the usage of such utilities will not result in an adverse impact to the community.

Section 4. Amendment to Code.

The Code of Ordinance of the Borough of Phoenixville, as amended, Chapter 27, "Zoning", Part 5 "Borough Exemption," Section 27-501 "Borough Exemption", is hereby amended as indicated by the black underlined interlineations indicating insertions of language:

1. The Borough of Phoenixville shall be exempt from the provisions of this Chapter when engaging in any Municipal Use on Borough-owned Lot(s), except for the provisions set forth in Section 27-406 "Buffering/Screening", which shall still apply to Municipal Uses.

Section 5. Officer Authorization. The appropriate officers of the Borough are authorized to take whatever actions are necessary and appropriate to carry out the purpose and intent of this Ordinance.

Section 6. Severability. If any sentence, clause, section, or part of this 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, parts, or sections hereof. It is hereby declared as the intent of the Borough Council that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, part or section thereof not been included herein.

Section 7. Repealer. All ordinances or parts of ordinances conflicting or inconsistent herewith are hereby repealed.

Section 8. Effective Date. This Ordinance shall become effective upon enactment as provided by law.

PASSED by Borough Council this _____ day of _____, 2025.

By: _____
Jonathan M. Ewald
President, Borough Council

APPROVED by the Mayor, this _____ day of _____, 2025.

By: _____
Peter J. Urscheler
Mayor

ENACTED this _____ day of _____, 2025.

By: _____
E. Jean Krack
Borough Manager/Secretary

I HEREBY CERTIFY that the foregoing is a true and correct copy of the said Ordinance duly adopted at a regular meeting of Borough Council held on the _____ day of _____, 2025.

By: _____
E. Jean Krack
Borough Manager/Secretary