BOROUGH OF OAKMONT
ORDINANCE NO. O3 OF 2026

AN ORDINANCE AMENDING THE BOROUGH OF OAKMONT CODE OF ORDINANCES, CHAPTER 205, ZONING, TO PROVIDE THAT DATA CENTERS, AS DEFINED HEREIN, SHALL BE AVAILABLE AS A SPECIAL EXCEPTION IN THE I ZONING DISTRICT, ESTABLISHING CERTAIN OTHER REQUIREMENTS PERTAINING TO SUCH USE, AND PROVIDING FOR CERTAIN DEFINED TERMS IN CONNECTION THEREWITH

WHEREAS, the Borough of Oakmont Zoning Ordinance regulates zoning and land use matters within the Borough of Oakmont, County of Allegheny, Commonwealth of Pennsylvania (the "Borough"); and

WHEREAS, Council of the Borough of Oakmont ("Borough Council") desires to designate the zoning districts in which data center uses may be conducted in such a manner as to provide the benefits of such data centers while protecting the character and qualities of the zoning districts in which such uses are conducted; and

WHEREAS, the Borough Planning Commission, pursuant to the provisions of the Zoning Ordinance, has reviewed the following amendments to the Zoning Ordinance and has made a recommendation to Borough Council to approve the same; and

WHEREAS, Borough Council has given due public notice and held the requisite public hearing on the following amendments to the Zoning Ordinance; and

WHEREAS, the Allegheny County Department of Economic Development has been duly informed of the proposed amendments.

NOW, THEREFORE, Borough Council ordains and enacts that Chapter 205 of the Borough of Oakmont Code of Ordinances, known as the Zoning Ordinance, is amended as follows:

I. § 205-201, Definitions, is amended to add the following terms and definitions:

DATA CENTER
A building or buildings which are occupied primarily by computers and/or telecommunications and related equipment where digital information is processed, transferred and/or stored, primarily to and from offsite locations. This term does not include computers or telecommunication-related equipment that is secondary and customarily incidental to an otherwise permitted use on the property, such as servers associated with an office building. This term shall also include cryptocurrency mining, blockchain transaction processing, and server farms. A Data Center may include Data Center Accessory Uses.

DATA CENTER ACCESSORY USE
Ancillary uses or structures secondary and incidental to, and located on the same lot as, a Data Center use, including but not limited to: administrative, logistical, fiber optic, storage, and security buildings or structures; sources of electrical power such as generators used to provide temporary power when the main source of power is interrupted; electrical substations; utility lines; domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities; pump stations; water towers; environmental controls, such as air conditioning or cooling towers, fire suppression, and related equipment; and security features. This term shall include energy generation systems used or intended to be used to supply power to the Data Center during normal operations.

II. § 205, *Attachment 3*, Chart C, Principal Land Use Table, is amended by inserting the underlined text as follows:

	Zoning Districts							
Land Use	R1	R2	R3	C	I	LI	MXD	MXD2
<u>Data Center</u>					<u>S</u>			

III. Article V, Special Exceptions, is amended to add a new Section 205-510, as follows:

§ 205-510 Data Center.

A. The maximum height for a Data Center shall be 60 feet, inclusive of roof-mounted equipment such as cooling and ventilation systems, HVAC units and cooling towers.

B. The maximum height of a Data Center Accessory Use shall be no greater than the height of the Data Center.

C. The lot shall be no less than 80,000 square feet in area and all buildings shall be set back at least 200 feet from abutting sensitive receptor uses. For purposes of this section, "sensitive receptor uses" shall be defined as residential uses, civic buildings, day-care centers, day care homes, health care facilities, parks, places of worship and schools.

D. A landscaped buffer yard of at least 25 feet in width shall be provided adjacent to all existing sensitive receptor uses. Buffer yards shall be landscaped with a combination of deciduous and evergreen trees, shrubs, ornamental grasses and ground covers.

E. All ground-mounted and roof-mounted equipment used for cooling, ventilating or operating the Data Center, including power generation or other power supply equipment, must be fully enclosed except where not mechanically feasible. If it is not mechanically feasible to fully enclose the equipment, then said

equipment must be screened with either landscaping or fencing from neighboring uses.

F. The approving body shall determine that such use will not create detrimental impacts on the surrounding properties, taking into consideration traffic generation, the physical relationship of the Data Center to the surrounding uses and structures, the emission of noise or glaring light, and proposed Data Center Accessory Uses.

G. Water and sewer requirements:

(1) If the Data Center will be served by a public water supply, the applicant shall submit documentation from the public authority certifying that the public authority will supply the necessary water supply.

(2) If the Data Center will be served by non-public sources of water, the applicant shall provide a water facility study, which shall include the following information: the projected water demands of the Data Center; the source(s) of water to be used; a description of how water will be used, including the amount or proportion of water to be used for each purpose; the long-term safe yield of the water source(s); a description of the amount or portion of water withdrawn that will be recycled or discharged and by what means; a geologic map of the area with a radius of at least one mile from the lot; the location of all existing and proposed wells within 1,000 feet of the lot, with a notation of the capacity of all high-yield wells; the location of all surface waters, including perennial and intermittent streams, rivers, lakes, reservoirs, ponds, wetlands, springs, natural seeps and estuaries located within 1,000 feet of the lot; a determination of the effect(s) of the proposed water supply system on the quantity and quality of water in nearby wells, surface waters, and the groundwater table; and a statement of the qualifications and signature(s) of the person(s) preparing the study. No Data Center shall be approved unless the water feasibility study demonstrates that the anticipated water supply yield is adequate for the use and that the proposed water withdrawals and discharges will not endanger or adversely affect the quantity or quality of groundwater supplies and surface waters in the vicinity.

(3) The applicant shall demonstrate that adequate means of wastewater disposal, including domestic wastewater and wastewater used for cooling or industrial purposes, have been provided and approved by the Sewage Enforcement Officer and/or the Pennsylvania Department of Environmental Protection.

H. Power supply requirements:

(1) If the applicant proposes to connect the Data Center to the electric grid, the applicant shall provide documentation from the applicable electric service provider certifying that the necessary capacity is available and that the electric service provider will serve the Data Center. Known impacts on electrical rates or availability for other uses directly attributable to the Data Center shall be noted.

(2) Any energy generation system designed or used to supply power directly to a Data Center during normal operations, including solar, wind, fossil fuel, or nuclear energy generation systems, shall not be considered part of the Data Center use. Such energy generation systems shall comply with all applicable lighting, noise and vibration regulations contained within the Zoning Ordinance.

IV. § 205, *Attachment 8*, Chart H, Parking Requirements, is amended by inserting the underlined text as follows:

Authorized Land Use	**Minimum Parking Requirement (number of spaces)**	**Minimum Loading Requirements**
Data Center	1: employee on peak shift	As determined by the Borough

V. This Ordinance repeals any prior ordinance or portion thereof to the extent that such prior ordinance or portion thereof is inconsistent with this Ordinance.

VI. It is intended that the provisions of this Ordinance are severable and if any provisions are held or declared illegal, invalid or unconstitutional by a court of competent jurisdiction, the decisions shall not affect or impair any of the remaining sections.

VII. This Ordinance shall be effective upon the date that it is recorded in the ordinance book.

(Signature Page to Follow)

ORDAINED AND ENACTED INTO LAW by the Oakmont Borough Council at a duly assembled public meeting this 21st day of July, 2026.

ATTEST:

BOROUGH OF OAKMONT

Scott E. Fodi, Borough Manager/Secretary

By:

Nancy L. Ride, President of Council

Approved by the Office of the Mayor:

Sophia Facaros, Mayor

This Ordinance recorded in the Borough Ordinance Book at Volume/Page _____, on _____, 20__, by the undersigned.

Borough Secretary