RANSOM TOWNSHIP
LACKAWANNA COUNTY, PENNSYLVANIA

NOTICE OF PROPOSED ENACTMENT OF ZONING ORDINANCE AMENDMENT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of Ransom Township, Lackawanna County, Pennsylvania, will consider the enactment of an ordinance amending the Ransom Township Zoning Ordinance at a public meeting to be held on October 5, 2026 at 6:00 P.M. at the Ransom Township Mt. Dewey Community Hall, 1101 Community Drive, Ransom Township, Pennsylvania 18504.

The proposed ordinance is entitled:

ORDINANCE NO. _____ of 2026

AN ORDINANCE OF THE TOWNSHIP OF RANSOM, LACKAWANNA COUNTY, PENNSYLVANIA, AMENDING THE RANSOM TOWNSHIP ZONING ORDINANCE TO ESTABLISH REGULATIONS GOVERNING DATA CENTERS AND RELATED DATA CENTER USES AND FACILITIES; PROVIDING DEFINITIONS AND DEVELOPMENT STANDARDS; ESTABLISHING REQUIREMENTS RELATING TO THE LOCATION, DESIGN, CONSTRUCTION, OPERATION, EXPANSION, MODIFICATION AND DECOMMISSIONING OF DATA CENTERS; PROVIDING FOR CONDITIONAL USE REVIEW AND APPROVAL; ESTABLISHING REQUIREMENTS RELATING TO SITE DESIGN, SETBACKS, BUFFERING, LANDSCAPING, SCREENING, ACCESS, TRAFFIC, PARKING, LIGHTING, NOISE, VIBRATION, STORMWATER, UTILITIES, ELECTRICAL INFRASTRUCTURE, EMERGENCY GENERATION, BATTERY STORAGE, FUEL STORAGE, FIRE PROTECTION, ENVIRONMENTAL PROTECTION AND RELATED FACILITIES; REQUIRING CERTAIN PLANS, STUDIES, REPORTS, INSPECTIONS, MONITORING AND FINANCIAL SECURITY; PROVIDING FOR ENFORCEMENT AND DECOMMISSIONING; PROVIDING FOR SEVERABILITY, REPEAL OF INCONSISTENT PROVISIONS AND AN EFFECTIVE DATE; AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

SUMMARY OF PROPOSED ORDINANCE

The proposed ordinance amends the Ransom Township Zoning Ordinance to establish specific regulations for Data Centers and related Data Center facilities and accessory uses.

The amendment establishes definitions and identifies the manner in which Data Centers may be developed and operated within the Township. It establishes standards and procedures applicable to the review and approval of Data Center uses, including applicable conditional use requirements.

The proposed amendment establishes standards addressing, among other matters:

* location and zoning requirements;

* lot and site requirements;
* setbacks and separation distances;
* building height, bulk and design;
* buffering, landscaping and screening;
* access, circulation, traffic and parking;
* exterior lighting;
* noise and vibration;
* stormwater management and drainage;
* water supply and wastewater facilities;
* electrical infrastructure and utility facilities;
* emergency generators and associated fuel systems;
* battery energy storage systems;
* fire protection and emergency response;
* environmental protection;
* construction and site development requirements;
* required plans, studies, certifications and technical reports;
* inspections, testing, monitoring and continuing compliance;
* expansion and material modification of approved facilities;
* abandonment and decommissioning of Data Centers;
* financial security associated with decommissioning and other Township requirements;
* enforcement and remedies for violations; and
* severability, repeal of inconsistent provisions and the effective date of the amendment.

The proposed amendment is a text amendment to the Ransom Township Zoning Ordinance and does not constitute a change to the Township zoning map.

The Board of Supervisors previously conducted a public hearing concerning the proposed amendment and has received and considered comments and recommendations from the applicable planning agencies. No substantial amendment or revision requiring an additional public hearing has been made to the proposed ordinance.

A complete copy of the proposed ordinance may be examined without charge and may be obtained for a charge not greater than the actual cost of reproduction at the Ransom Township Municipal Building, 2435 Hickory Lane, Ransom Township, Pennsylvania 18411, during regular business hours.

The proposed ordinance is also available for public inspection at the Township's designated office and/or other location required by law.

RANSOM TOWNSHIP BOARD OF SUPERVISORS

Julie Kelly
Township Secretary