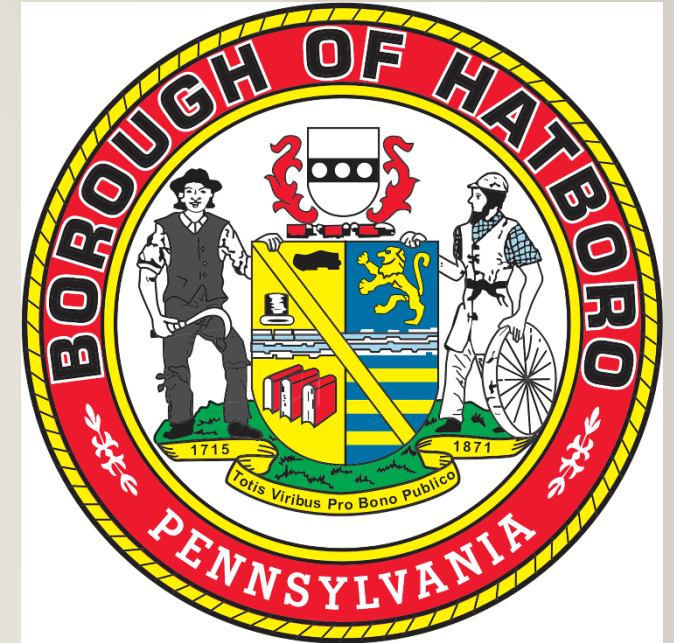


Hatboro Zoning Re-write

Planning Commission Meeting

May 12, 2026

John Miklos



MONTGOMERY COUNTY PLANNING COMMISSION

MCPC

Agenda Items

- **Part 17 - Use Regulations**
 - **MOTION** to recommend approval
- **Data Centers update**
- **Parts 21, 23-26 – zoning administration and procedures**
 - **MOTIONS** to recommend approval

Part 17: Use Regulations

Why Use “Use Regulations”?

- A Use Regulations section lists all uses recognized by the borough, **regardless** where they are permitted and by which approval process (e.g. by-right, conditional use, special exception, etc.)
- Use Regulations sets forth any rules that are particular to each use.
- Use Regulations is a section commonly found in new or updated zoning ordinances.

District 1

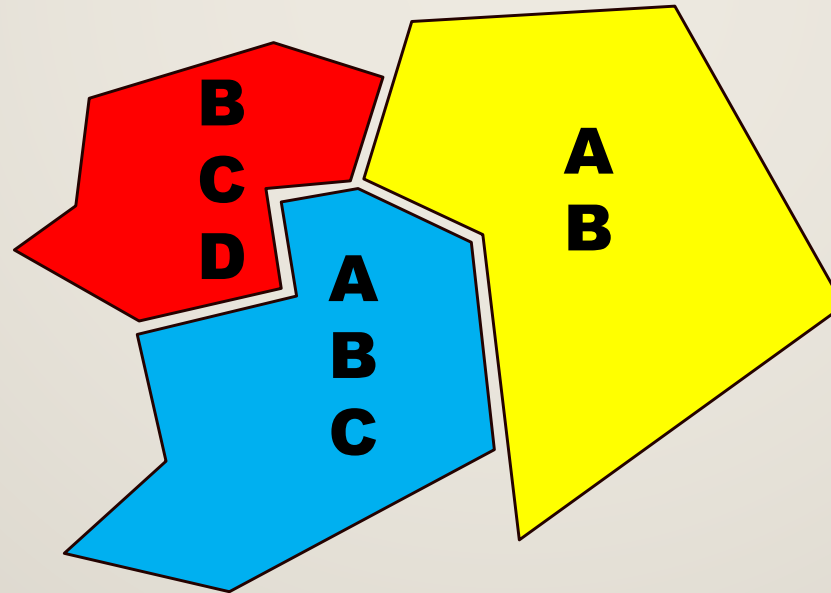
- A regulations
- B regulations

District 2

- A (see district 1)
- B (see district 1)
- C regulations

District 3

- B (see district 1)
- C (see district 2)
- D regulations



Use Regulations

- A regulations
- B regulations
- C regulations
- D regulations

District 1

- A,B

District 2

- A, B, C

District 3

- B, C, D

Why Use “Use Regulations”?

- (i.e. a rural municipality might allow a “Produce Stand” use in multiple zoning districts, but set requirements in the Use Regulations section limiting locations, operating hours, and storage areas for the use.)
- Use regulations collects uses and their rules into one section, rather than being scattered throughout the zoning ordinance.

District 1

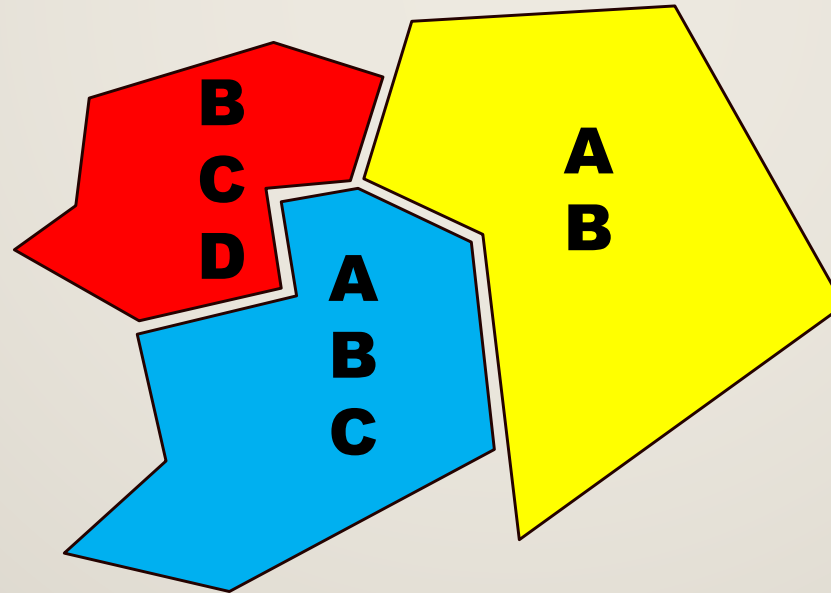
- A regulations
- B regulations

District 2

- A (see district 1)
- B (see district 1)
- C regulations

District 3

- B (see district 1)
- C (see district 2)
- D regulations



Use Regulations

- A regulations
- B regulations
- C regulations
- D regulations

District 1

- A,B

District 2

- A, B, C

District 3

- B, C, D

Use Regulations categories

1. Accessory Uses
2. Entertainment/Recreation
3. Industrial
4. Institutional Community
5. Mixed Uses
6. Office
7. Residential
8. Retail
9. Service

Accessory Uses – these uses have their own standards, but are not the primary use on a lot.

Mixed Uses – When a building contains multiple uses, some standards combine or change. Different districts have different standards because some only allow small mixed-use buildings, while others allow for larger developments.

Part 17: Use Regulations

MOTION to recommend approval of Part 17: Use Regulations.

Regulating Data Centers Update

Regulating Data Centers

What Does a Data Center Ordinance Do?

Location & Siting

- Limits where data centers can locate.
- Requires setbacks and buffers from homes and other sensitive places.

Design & Visual Impacts

- Controls building scale and height.
- Requires landscaping, screening, and façade design to reduce visual impacts.

Noise & Vibration

- Regulates operational noise, including equipment and backup systems.
- Requires studies and post-construction verification to ensure compliance.

Water Use & Environmental Protection

- Regulates large water withdrawals for cooling and operations.
- Requires studies to demonstrate water availability and prevent impacts to wells and streams.
- Establishes monitoring and remedies if water supplies are harmed.

Infrastructure & Public Safety

- Requires confirmation that electric and water systems can support the facility.
- Mandates emergency response planning and coordination with first responders.

Accountability

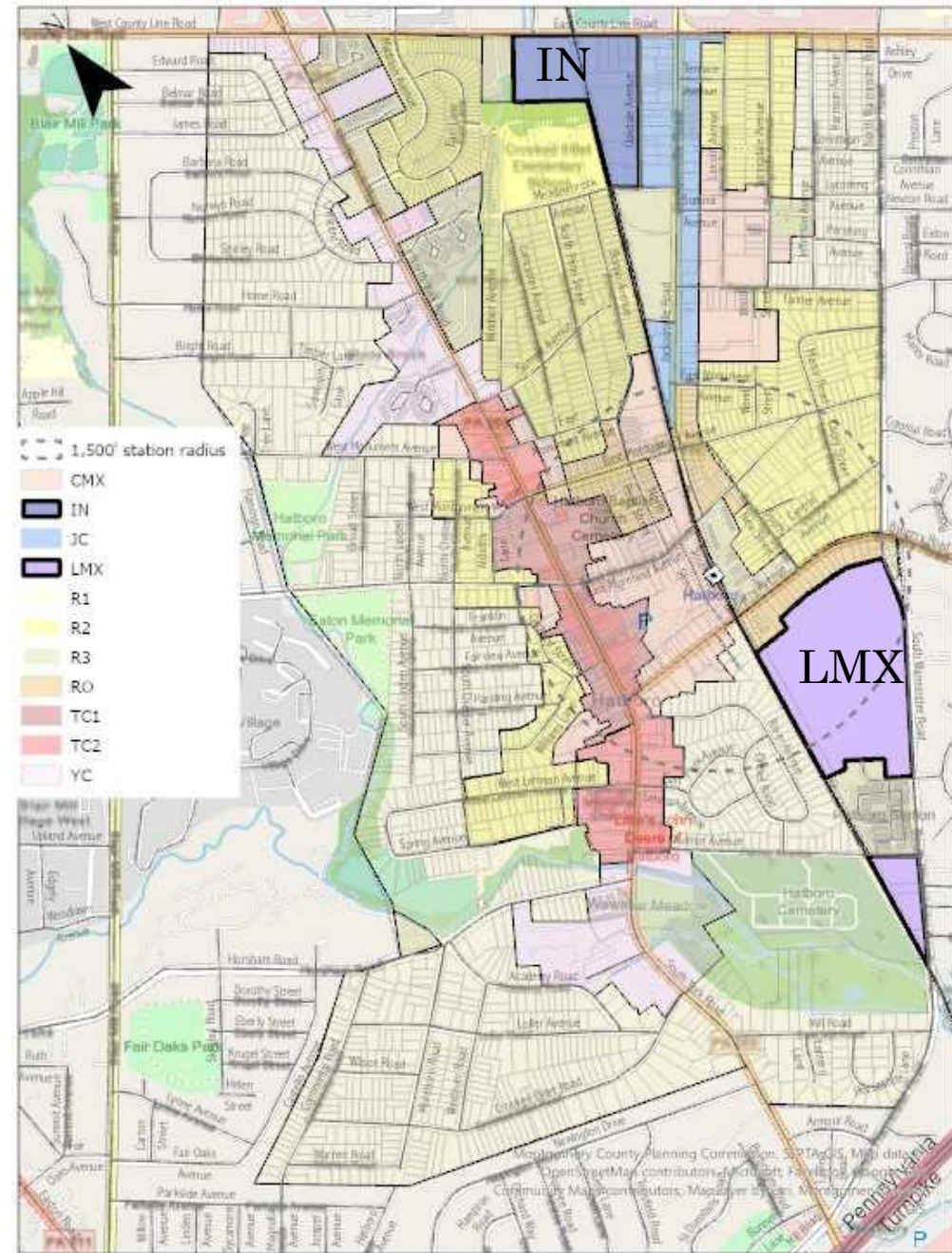
- Requires financial security to address potential damage to water supplies.
- Establishes enforcement tools and clear responsibility for remediation if impacts occur

Recommended District

- LMX
- IN*

*Proposed IN is constrained (small size and near schools and residences)

Reminder: The zoning code is **required by law** name appropriate district(s) for the use.



Could a Data Center Fit Here?

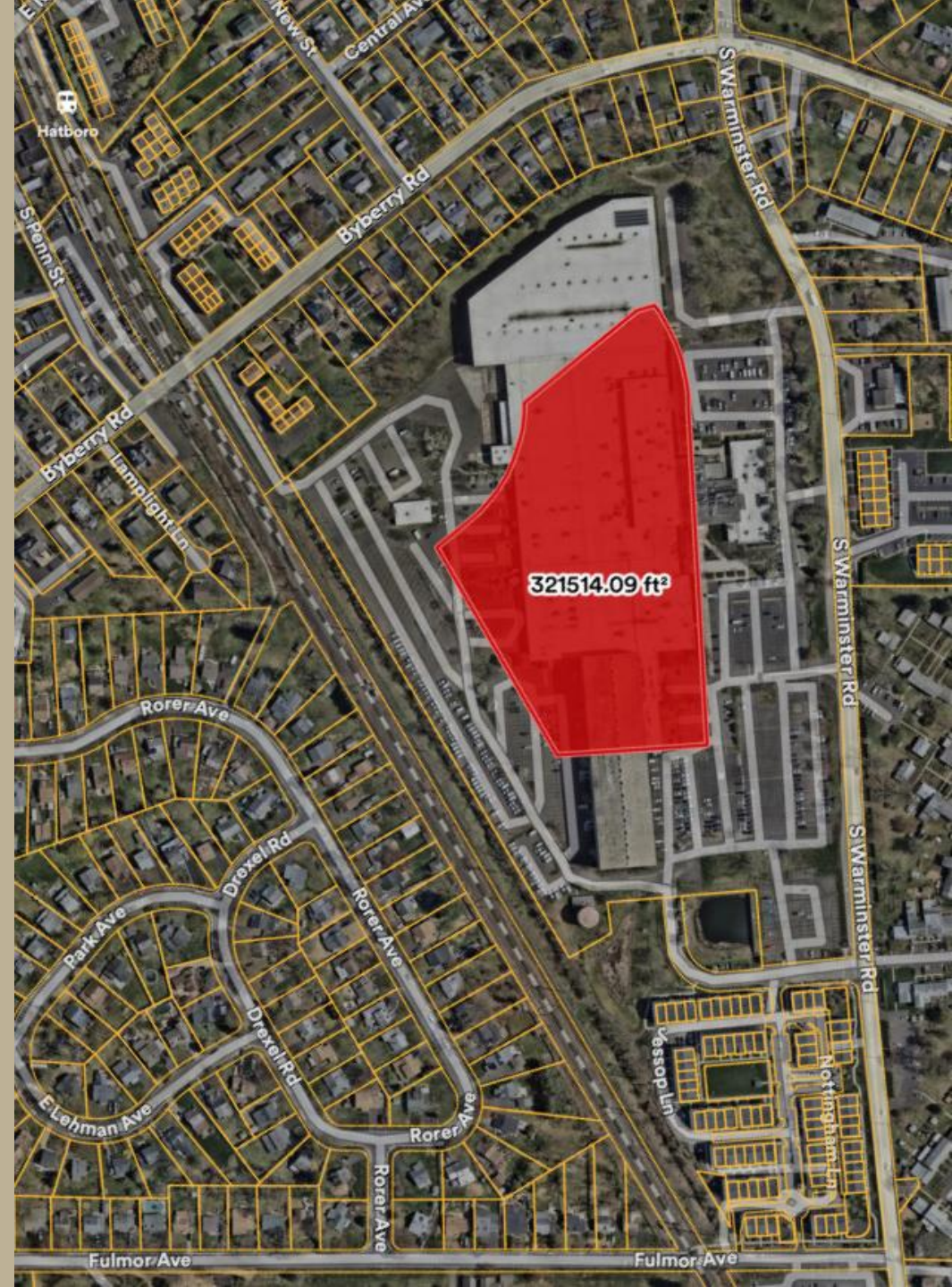
Data Center Category	Square footage (sf)
Edge or Micro Facilities	<5,000 sf
Enterprise Data Centers	5,000 to 50,000 sf
Colocation Facilities	50,000 to 600,000 sf
Hyperscale/Cloud Data Center	600,000 to over one million sf

Source:

Zhang, M. (2023). Types of data centers: Enterprise, colocation, hyperscale. Dgtl Infra.
<https://dgtlinfra.com/types-of-data-centers/>

Building Envelope

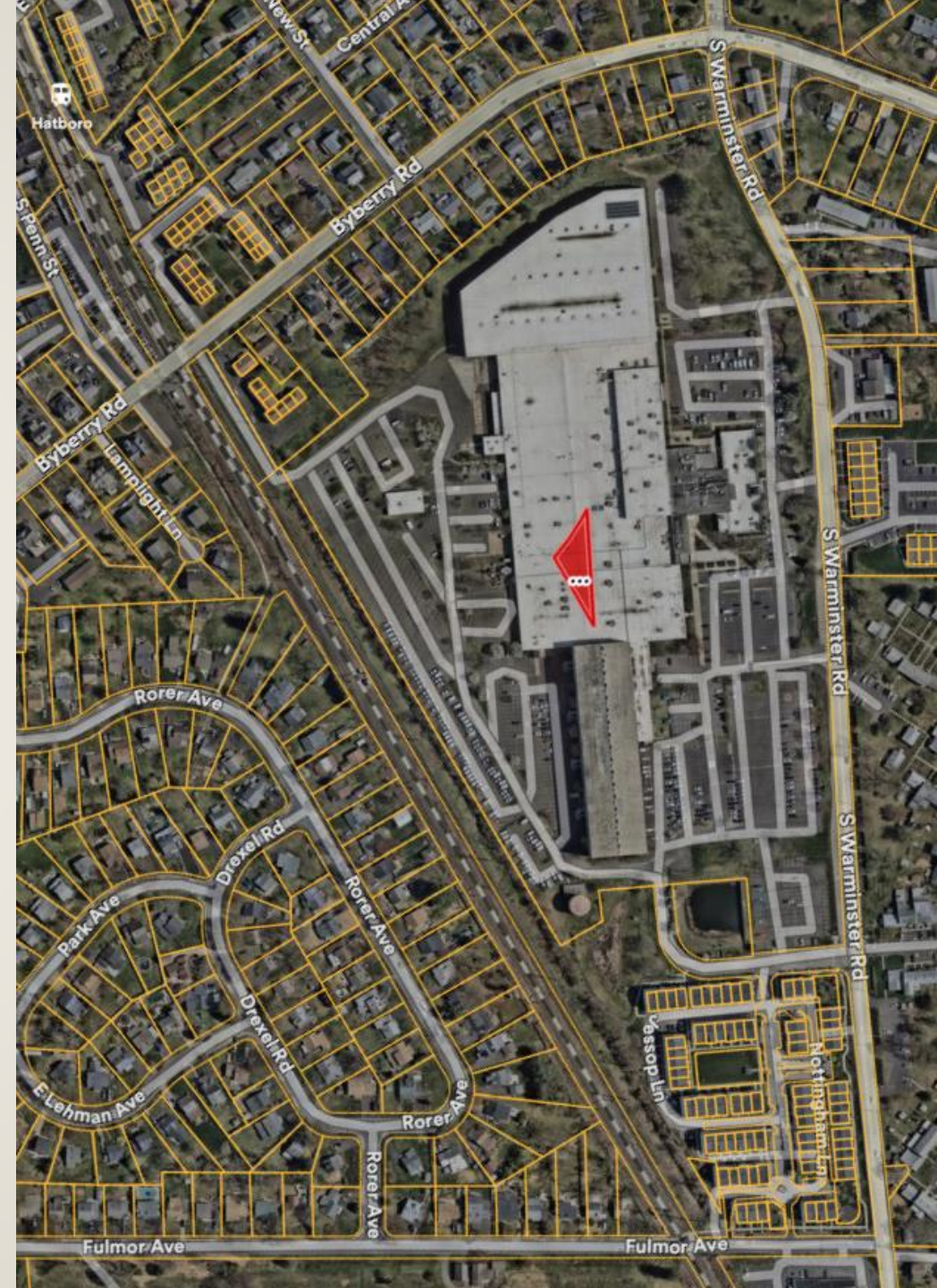
- This image shows the maximum area in the LMX within a 300 ft setback from “sensitive receptors”
- The setback envelope is an irregular area of 321,514 square feet.



Building Envelope

- The MCPC Data Center Ordinance Guide recommends a minimum setback of **1,000 feet** from sensitive receptors.
- This distance may be reduced to a range of **500 – 999 feet** if the applicant can successfully demonstrate how it will exceed other environmental performance standards.

If sensitive receptor setbacks are set to **500 feet**, the LMX district's setback envelope is reduced to just under **8,200 square feet**. (*right*)



Parts 19, 21, 23-26:
zoning administration
and procedures

Part 19: Wireless Telecommunications Towers and Facilities

What's changing:

- §27-1906 Location of Wireless Telecommunications Facilities
 - (D) locations on existing structures and (E) locations on new towers or structures previously listed the **HI, HI-MU, or LI zoning districts**
 - **Proposed to be replaced with LMX or IN zoning districts.**

Part 21: Nonconforming Buildings, Structures, Uses, and Lots

No changes proposed

Part 23: Administration

What's changing:

- §27-2304 Application for Zoning Permits reformatted from a paragraph list to a more common bulleted list.
 - The listed provisions are not changed from the current ordinance.

Part 24: Zoning Hearing Board

No changes proposed.

Part 25: Violations, Fines, Remedies, and Charges

No changes proposed.

Part 26: Amendments

No changes proposed.

Parts 19, 21, 23-26

- MOTION to recommend approval of Part 19: Telecommunications...
- MOTION to recommend approval of Part 21: Nonconforming buildings...
- MOTION to recommend approval of Part 23: Administration
- MOTION to recommend approval of Part 24: Zoning Hearing Board
- MOTION to recommend approval of Part 25: Violations, Fines...
- MOTION to recommend approval of Part 26: Amendments



Questions?