



Lycoming County Zoning & Subdivision and Land Development Ordinance Updates

Project Overview:

Lycoming County is updating and modernizing its official Zoning Ordinance and Subdivision and Land Development Ordinance (SALDO) to align with the changing needs of the county.

This effort will address development standards, permitted uses, and procedures that will result in modern, legally compliant ordinances that support economic growth while embracing Lycoming County's rural character.

What We Are Doing?

Reviewing Existing Regulations: Evaluating current zoning districts, previous amendments, and development standards in order to identify inconsistencies, outdated provisions, and regulatory gaps.

Aligning with Adopted Plans: Ensuring regulations are consistent with the county's comprehensive plan and long-term planning goals.

Modernizing Standards and Procedures: Updating permitted and special exceptions, refining definitions, and clarifying requirements and review procedures.

The updates do not:

- Approve any specific development project.
- Guarantee approval of future development proposals.
- Require approval of any data center.



**Review the proposed ordinances
and learn more on our website.**

**Questions, comments, and feedback are welcome.
Contact: lycoplan@lyco.org**



Data Centers:

Lycoming County is addressing data centers as part of its zoning update to establish clear standards for where and how these facilities may be developed. The proposed regulations are intended to provide tools to evaluate potential impacts, protect nearby residents and sensitive areas, conserve natural resources, and address infrastructure and public safety concerns. This includes:

- Setbacks and separation from residential areas and sensitive receptors
- Noise and vibration standards
- Screening and buffering
- Emergency response planning
- Industrial-scale battery storage
- Industrial-scale power generation
- Financial security
- Decommissioning requirements



Subdivision and Land Development:

Revisions to the SALDO will modernize the physical and technical standards required for development, clarify submission requirements, and streamline the approval process.



Zoning:

Revisions to the zoning ordinance will align with local land-use laws and current needs, development trends, and long-term growth plans. The update will address emerging land use types and key areas including:



Accessory Dwelling Units (ADU): Addressing the opportunity for small-scale accessory housing on the same lot as a principal dwelling while preserving neighborhood character.



Short-Term Rentals: Developing clear guidelines and regulations for short-term rentals to preserve neighborhood character.



Timeline:

Summer - Fall 2026:

October 15, 2026:

November 17, 2026:

December 2027:

Winter 2027:

Preparation of draft ordinances

Planning Commission review of Data Center Amendment

Data Center Amendment public hearing

Data Center Amendment anticipated adoption

Planning Commission review of Zoning and SALDO Ordinance Amendments, public hearing, and anticipated adoption

Meeting actions and adoption dates are subject to change.