

DATA CENTER ZONING ORDINANCE UPDATES



DATA CENTERS

Data Center : A premises in which the majority of the use is occupied by computers and/or telecommunications and related equipment for processing, storing, or transferring information.

Ancillary utility substations, power generators, and other supporting equipment associated with the primary data center use is also included.

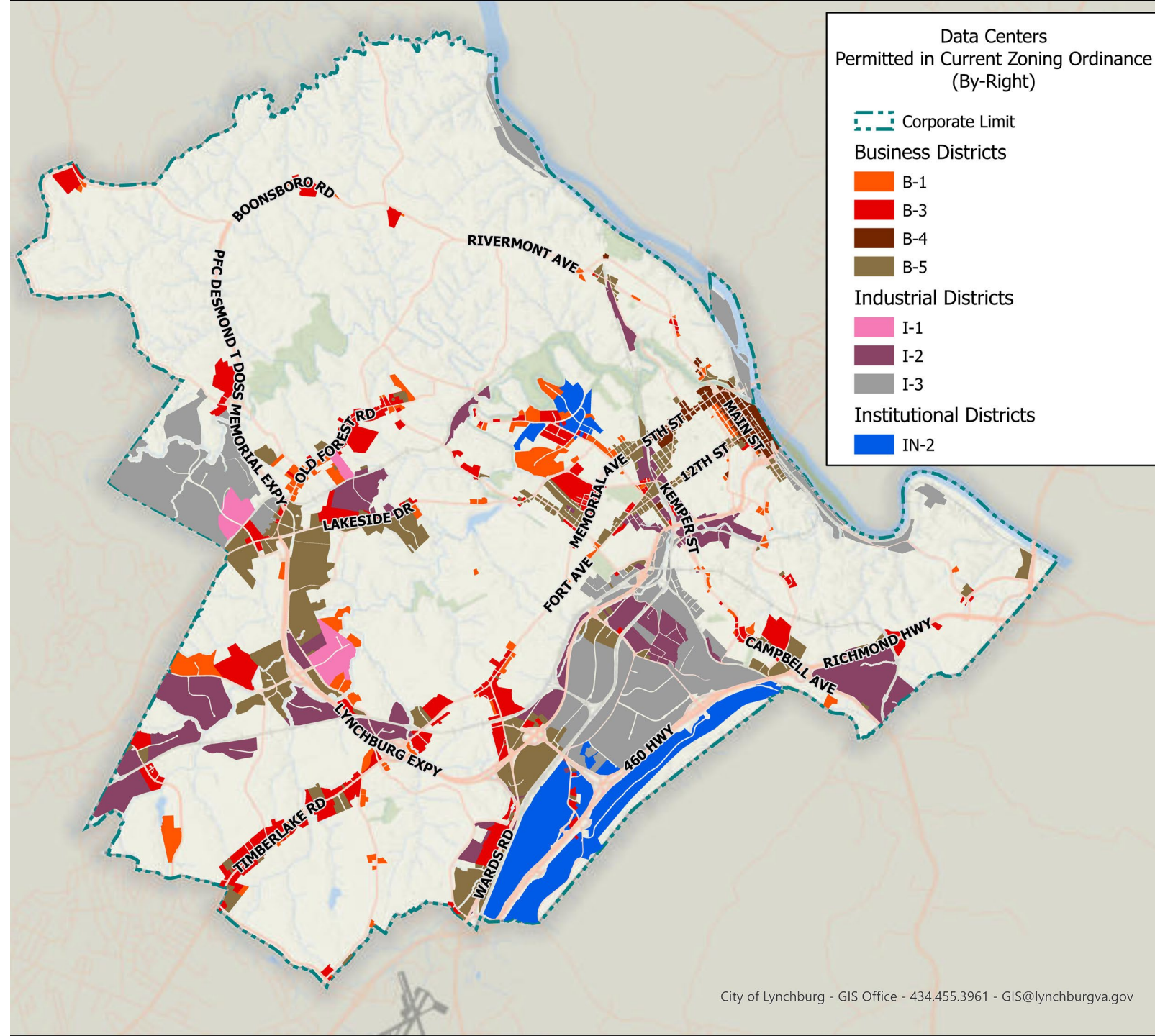
PURPOSE & CONTEXT

- Mitigate impact to residents, surrounding land uses
- Preserve Business Districts for true commercial uses
- **Evaluate data center proposals on a case-by-case basis in Industrial and IN-2, Institutional 2 Districts**
- September 10, 2025: Planning Commission directed staff (6-0) to initiate the process of amending the Zoning Ordinance to regulate data centers.
- April 22, 2026: Planning Commission held a work session to discuss potential Zoning Ordinance amendments.
- May 27, 2026: Planning Commission recommended approval (7-0) of the Zoning Ordinance amendments.



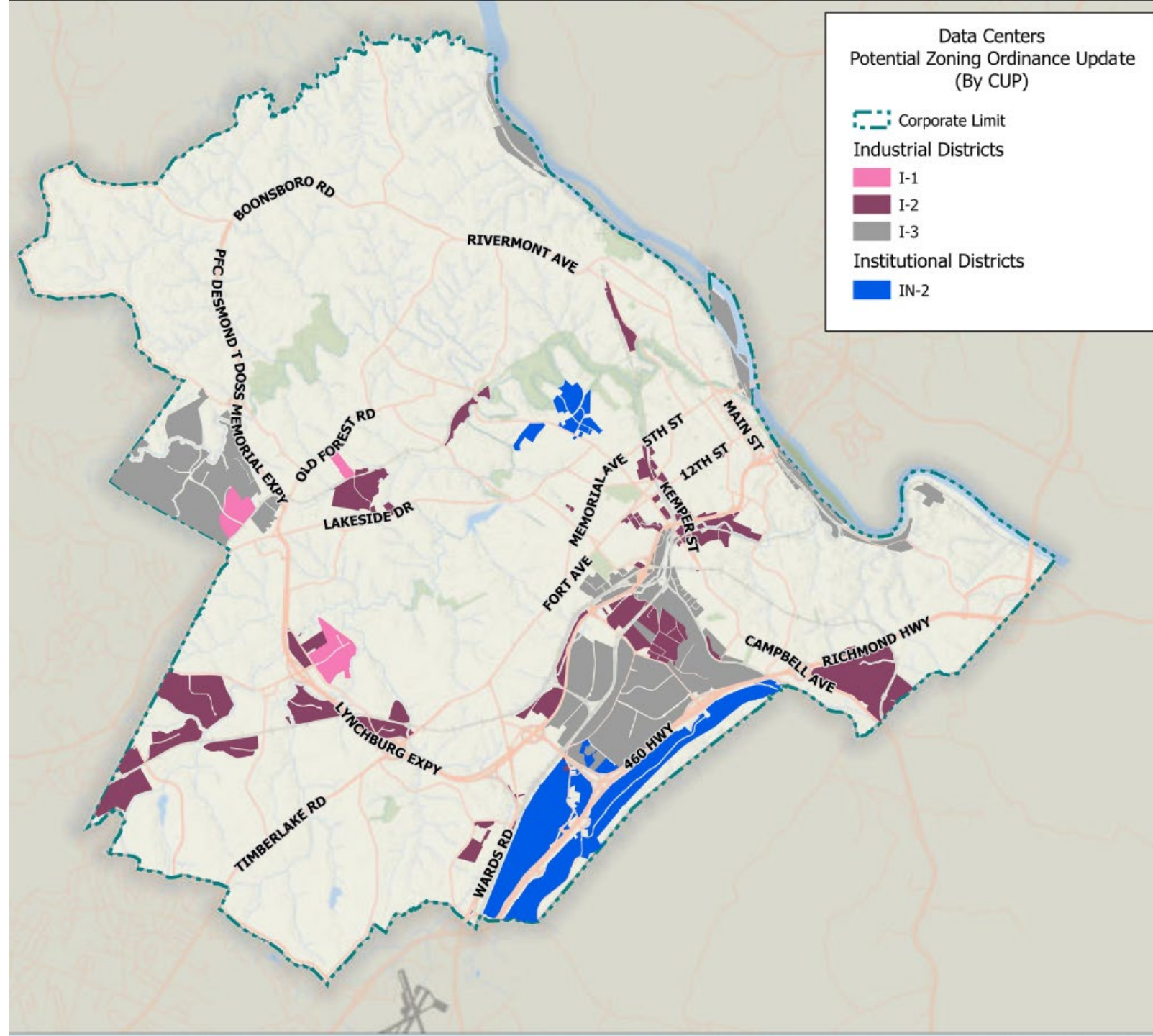
CURRENT CODE

- Use falls under LCBS #4244: “data processing and management, hosting and related services: web hosting, computer data storage, optical scanning, computer input preparation, microfilm imaging”
- Allowed by-right in all business districts, all industrial districts, and IN-2
- No specific land use standards for data centers (ex. extra buffering/setbacks, etc.)



DRAFT UPDATES

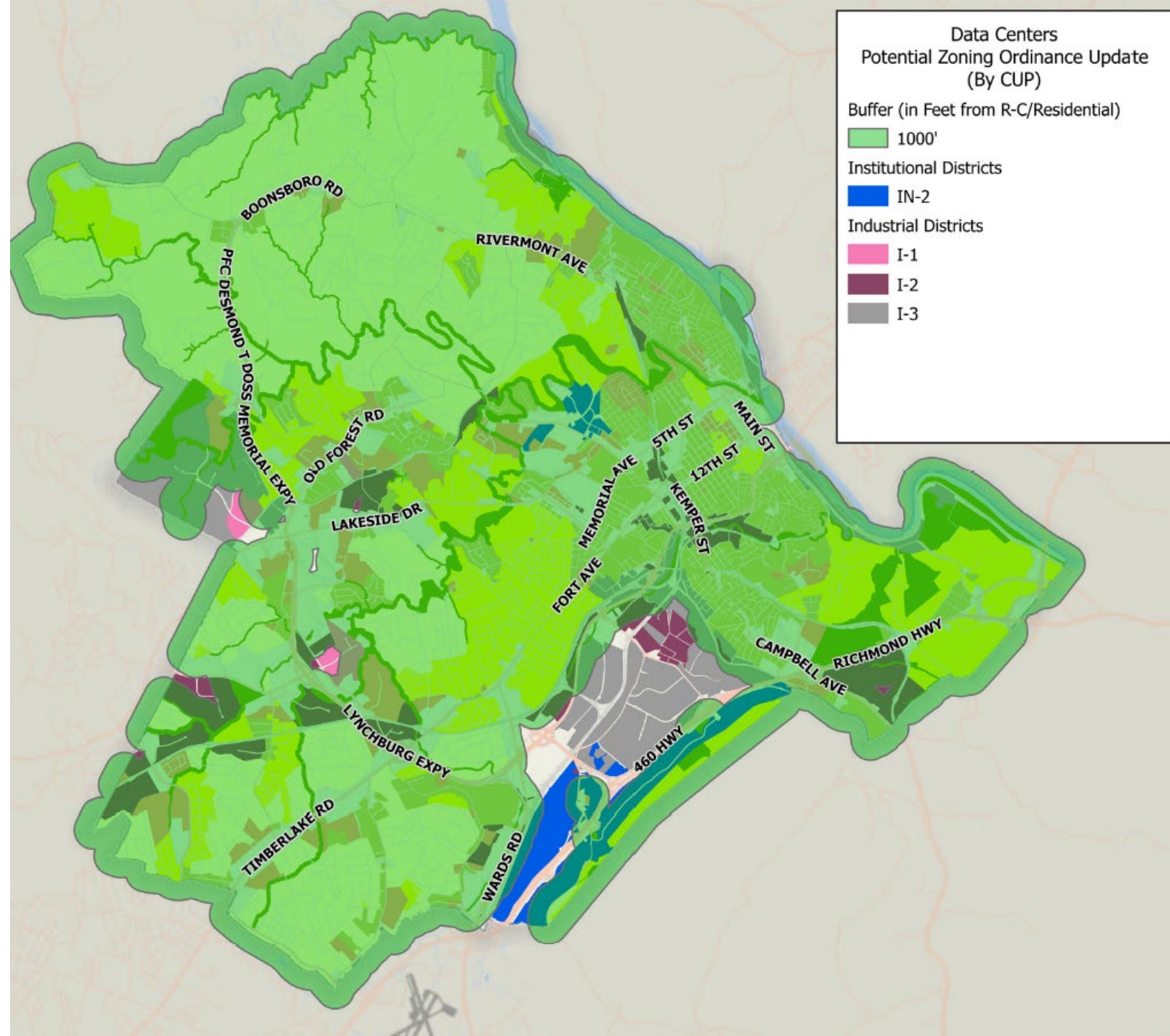
Data Centers as defined in Section 35.2-113 of this article shall be a use permitted by Conditional Use Permit in the I-1, I-2, I-3, and IN-2 Districts



DRAFT UPDATES

As recommended Planning Commission: Data Centers as defined in Section 35.2-113 of this article shall be a use permitted by Conditional Use Permit in the I-1, I-2, I-3, and IN-2 Districts.

A 1000' buffer from R-C, R-1, R-2, R-3, and R-4 districts was also recommended.



SUMMARY OF DRAFT UPDATES

- Changes data centers from a by-right use in 8 zoning districts to a Conditional Use Permit in 4 districts
- Sets standards for information to be included as part of a conditional use permit application
- Sets setback and screening requirements
- Sets generator testing timing and noise standards
- Sets noise and noise monitoring standards
- Sets maximum height