



# Heavy & High Energy Industrial District

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PRESENTED TO PLANNING AND ZONING COMMISSION– 3.24.26

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# Purpose

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- Staff previously briefed the Commission on data centers and Council's direction to implement a new zoning category to account for high energy uses.
- The proposed Heavy & High Energy industrial district (HI) is to incorporate certain businesses, with operations and facilities that may create energy, or require high energy consumption compared to other businesses in other districts, and, if not properly regulated, may create high-noise levels and other negative impacts.
- Performance standards are specified covering noise, smoke, and particulate matter, other air contaminants, hazardous materials, fire and explosive hazard, glare, and vibration.

# PRIMARY USE CATEGORIES (“BY RIGHT”)

<b>Aviation and Passage Terminals</b>	<b>Basic Utilities</b>	<b>Commercial Parking</b>	<b>Heavy Industrial Services</b>
<b>Light Industrial Services</b>	<b>Manufacturing and Production</b>	<b>Office</b>	<b>Quick Vehicle Services</b>
<b>Radio Frequency Transmission Facilities</b>	<b>Rail Lines and Utility Corridors</b>	<b>Religious Institutions</b>	<b>Retail Sales and Services</b>
<b>Self Service Storage</b>	<b>Vehicle Repairs</b>	<b>Warehouse and Freight Movement</b>	<b>Wholesales Sales</b>

# SPECIFIC USE PERMIT (SUP) CATEGORIES

<b>Detention Facilities</b>	<b>Mining</b>	<b>Sexually Oriented Businesses</b>	<b>Waste Related Collection, Transfer or Disposal Facilities</b>
<b>Coal Power Plant</b>	<b>Data Centers</b>	<b>Electrical Power Plant</b>	<b>Geothermal Power Plant</b>
<b>Hydro/Hydro-Electric Power Plant</b>	<b>Natural Gas Plant</b>	<b>Nuclear Power Plant</b>	<b>Solar Panel Field (Electric Fields)</b>
<b>Thermal Power Plant</b>	<b>Wind Farms</b>		

# SITE PLAN REQUIREMENT AND BUFFER

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- Any use requiring approval of a SUP also requires approval of a site plan. The city council shall consider whether additional landscaping, buffering, screening, noise and glare mitigation, or other general performance standards are required to mitigate noise and/or visual impacts to the community and surrounding neighborhood and properties.
- Additionally, the closest portion of any building or other structure requiring approval of a specific use permit shall be two hundred (200) feet from the nearest boundary of any district allowing residential uses and one hundred (100) feet from the nearest boundary of any retail or commercial zoning district.

# Staff Recommendation

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Staff recommends approval of the ordinance.

# Questions / Comments

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