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[INSERT SECTION #]: High Resource Demand Facilities

A. Purpose and Intent

The purpose of this ordinance is to establish a regulatory framework for siting, design, operation, and decommissioning of High Resource Demand Facilities, which include data centers and data processing centers, in order to balance local economic benefits are balanced with protection of public health, safety, welfare, natural resources, and neighborhood character. Standards are intended to:

1. Direct High Resource Demand Facilities to locations with existing and adequate infrastructure, redevelopment and infill of existing sit es, and minimal land-use conflicts;
2. Avoid and mitigate nuisance impacts (noise, vibration, light/glare, air emissions;
3. Ensure efficient use of electricity and water, prioritizing renewable energy and conservation;
4. Promote context-appropriate architecture and robust screening;
5. Ensure compatibility with adjacent land uses and the [Insert] Master Plan; and
6. Ensure responsible decommissioning and site restoration.

B. Applicability

1. This [Insert Section #] applies to High Resources Demand Facilities, Data Center and Data Processing Center uses, including Large-Scale, Small-Scale, and Accessory as defined herein.
2. High Resources Demand Facilities, Data Center and Data Processing Center uses, including Large-Scale, Small-Scale are not permitted as a principal use unless approved as a Planned Unit Development for the purpose of a High Resources Demand Facilities, Data Center and Data Processing Center and adopted through the PUD process set forth in Article 6.
3. Approval is contingent upon the applicant demonstrating conformance to the requirements of this ordinance and other standards of the Zoning Ordinance.
4. Where conflicts exist between this [Insert Section #] and other provisions, this [Insert Section #] governs. Where silent, other applicable provisions apply (e.g., lighting, landscaping, stormwater, and performance standards).

C. Definitions

1. High Resource Demand Facility (HRDF): A principal nonresidential facility, campus, or group of buildings under common ownership or control that is characterized by (i) continuous or near-continuous operation, and (ii) significant mechanical, electrical, or

cooling infrastructure, and that meets the applicability criteria in subsections (A) and (B) below.

A facility shall be considered an HRDF only when both of the following are met:

A. Operational Characteristics. The facility includes one or more of the following operational characteristics that are integral to the primary use:
    1. Central plant or large-scale mechanical cooling and/or ventilation systems serving process loads or IT/electronic equipment;
    2. On-site emergency generation with an aggregate nameplate capacity exceeding 2,000 kW or 2 MW, and/or on-site fuel storage exceeding 10,000 gallons;
    3. Dedicated electrical transformation/switchgear yard, substation, or similarly intensive electrical infrastructure primarily serving the facility;
    4. 24-hour operations and/or operational necessity requiring uninterrupted environmental control (temperature/humidity) or high-reliability power systems.
B. Resource/Infrastructure Thresholds. The facility exceeds one or more of the following thresholds, as demonstrated by applicant-prepared estimates and utility/service provider documentation, including any phased expansion approved or constructed within five (5) years:
    1. Water demand: average daily water demand > 100 gpm;
    2. Sanitary sewer: average daily sanitary discharge > 50,000 gallons/day;
    3. Electric demand: maximum contracted demand or designed peak demand > 10 MW (or equivalent documented kW);
    4. Hazardous materials / regulated wastes: storage, use, or generation requiring reporting under [EPCRA Tier II and/or applicable state hazardous materials reporting] and/or generation of hazardous waste at a level regulated under [state/federal hazardous waste generator requirements], as documented on a materials inventory submitted with the application.

Exclusions. HRDF does not include general warehousing/distribution, general manufacturing, or office uses unless the Zoning Administrator determines, based on operational characteristics and supporting documentation, that the facility is substantially similar in operational profile to HRDF-type facilities (e.g., high-reliability power demand and continuous environmental control serving electronic/process loads) and meets sub[Insert Section #]s (A) and (B).

Aggregation. Multiple buildings, modules, or phases located on the same site or on contiguous parcels under common ownership or control shall be aggregated for purposes of determining HRDF status and whether thresholds are exceeded.

Relationship to Data Centers. A Data Center or Data Processing Center that meets the HRDF definition shall be considered an HRDF and shall comply with all applicable HRDF supplemental standards.

2. Data Center: A facility used for the centralized storage, management, processing, and transmission of digital information, typically containing computer servers, data storage systems, telecommunications equipment, power distribution systems, cooling and ventilation systems, uninterruptible power supplies, backup generators, and associated support infrastructure. The term includes colocation centers, cloud-computing facilities, hyperscale computing facilities, and similar high-intensity information technology operations. The term does not include small server rooms, IT closets, or similar equipment rooms that are clearly accessory and subordinate to another lawful principal use.
3. Data Processing Center: A building or portion of a building used primarily for the manipulation, analysis, computation, or transformation of digital information through computer hardware or specialized equipment. A Data Processing Center may include servers or digital processing equipment, but is typically of smaller scale or lower intensity than a Data Center and may involve office or administrative functions associated with data manipulation. The term does not include general business offices or accessory server rooms subordinate to a principal use.
4. Large-Scale Data Center and Data Processing Center: A center equal or greater than 25,000 sq ft gross floor area or located on a site greater than 10 acres.
5. Small-Scale Data Center and Data Processing Center: A center less than 25,000 sq ft, often serving local or regional networks.
6. Accessory Data Center and Data Processing Center: A center that is clearly incidental and subordinate to a principal use (e.g., hospital, university, large employer) and less than 10,000 sq ft.
7. Battery Energy Storage System (BESS). One or more electrochemical energy storage containers, inverters, switchgear, and associated equipment, which may be co-located with a High Resource Demand Facility to provide resiliency or load management.
8. On-site Substation/Switchyard. Electric utility facilities (e.g., transformers, breakers) necessary to serve a data center.

D. Districts Permitted and Process

1. Districts
    a) High Resource Demand Facility: I – Industrial only. Prohibited elsewhere.
    b) Large-Scale Data Centers and Data Processing Centers: I – Industrial only. Prohibited elsewhere.
    c) Small-Scale Data Centers and Data Processing Centers: I – Industrial and BD – Business District. Prohibited elsewhere.
    d) Accessory Data Centers and Data Processing Centers: [Conditional/Special] Land Use accessory to an approved principal use in the [Insert] zoning districts.
2. Process

a) The Planning Commission shall hold a public hearing as set forth in [Insert Section #] and make a recommendation to the [Community] Board.
b) The [Community] Board, upon a recommendation from the Planning Commission, shall approve site plan and conditional use.

E. Required Engagement Steps (minimum standards)

1. Pre-application conference (mandatory)

a) Applicants shall meet with planning staff prior to submitting an application.
b) Staff shall identify expected engagement topics, impacted stakeholders, and the required contents of the Community Engagement Plan.

2. Community Engagement Plan (CEP) (required with application)

a) A CEP shall be submitted as part of the application package and must include:
    - Project overview (site, size, phasing, anticipated construction timeline);
    - Draft public information materials (fact sheet, FAQs);
    - Engagement schedule and methods;
    - Proposed meeting formats and locations (including virtual option);
    - List/map of stakeholders and the Engagement Area;
    - Languages and accessibility accommodations;
    - Communication channels (project website, email list, hotline);
    - Process for documenting comments and responses; and
    - Proposed Community Benefits
b) The Zoning Administrator shall determine whether the CEP is complete prior to scheduling public hearings.

3. Neighborhood meeting(s) (mandatory, prior to first public hearing)

a) The applicant shall hold at least one neighborhood meeting no fewer than 21 days and no more than 60 days prior to the first public hearing.
b) Notice shall be given to all property owners and addresses (if different) within 500 feet of the proposed project site. If a property is within 500 feet and is part of a subdivision, homeowners, or business owners association, all members of the association shall be notified.
c) Additional neighborhood meetings may be required if:
    - There is significant amendments, based upon determination of the Zoning Administrator, to the plan between Planning Commission or [Community] Board reviews; or
    - The Planning Commission or [Community] Board directs additional engagement due to public interest.

d) Meeting requirements:
    - Held at a location within [Insert Place], ADA-accessible, and available after 5:00 p.m. on a weekday or on a weekend;

- Virtual participation option must be provided;
- Applicant must provide interpreters upon request with at least 7 days notice; and
- Meeting must include a Q&A segment and accept written comments.

4. **Report**
    a) After each neighborhood meeting, the applicant shall submit a report to the [Community] the following providing meeting details:
        1. Meeting details (location, time, etc)
        2. Meeting sign in sheet
        3. Meeting minutes

F. Dimensional Standards

1. Minimum Lot Area:
    a) High Resource Demand Facility: 10 acres
    b) Large-Scale: 10 acres
    c) Small-Scale and Accessory: 2 acres.
2. Maximum Building Height: 45 feet / 3 stories
3. Maximum Lot Coverage: 60%.
4. Minimum Setbacks:
    a) High Resource Demand Facility: 400 feet from any residentially used or zoned property, primary/secondary school, medical clinic, park, day-care center and preschool, hospital or medical center. 200 feet from all other property lines.
    b) Large-Scale: 400 feet from any residentially used or zoned property, primary/secondary school, medical clinic, park, day-care center and preschool, hospital or medical center. 200 feet from all property lines.
    c) Small-Scale and Accessory: 100 feet from any residentially used or zoned property, primary/secondary school, medical clinic, park, day-care center and preschool, hospital or medical center. 75 feet from all property lines.
5. Greenbelt:
    a) A minimum 50-foot landscaped greenbelt shall be provided along all property lines. The greenbelt shall include an opaque screen meeting Landscape Screening Type A.
6. Siting:
    a) A High Resource Demand Facility, including but not limited to a Large Scale Data Center, shall not be located on any parcel that is within 500 feet of any residential zoned or used property, primary/secondary school, medical clinic, park, day-care center and preschool, hospital or medical center.

G. Site and Design Standards

1. Architecture & Façade Articulation
    a) Massing and Scale

1. Building massing, height, bulk, scale, and proportion shall maintain consistency with the existing character of the adjacent buildings.
2. Building design should employ coordinated massing to produce overall unity, scale, and interest.
3. Rooflines and pitches shall be proportionate to nearby structures so as to provide transition or mitigation of significant changes to scale.

b) Architectural design and building materials.
   1. Facade variation. Wall designs must provide a minimum of three of the following elements, in addition to transparency requirements, occurring at intervals no greater than 25 feet horizontally and 10 feet vertically:
      a. Expression of structural system and infill panels through change in plane not less than three inches.
      b. System of horizontal and vertical scaling elements, such as: belt course, string courses, cornice, pilasters.
      c. System of horizontal and vertical reveals not less than one inch in width/depth.
      d. Variations in material module, pattern, and/or color.
      e. System of integrated architectural ornamentation.
      f. Green screen or planter walls.
      g. Translucent, fritted, patterned, or colored glazing.
      h. Transparency as required in [Insert Section #].
   2. Architectural style shall not be restricted. Rather, evaluation of the appearance of a project shall be based upon compatibility and the quality of its design and relationship to surroundings.
   3. Buildings within the same development should be designed to provide a unified and easily identifiable image. Methods to achieve this include using similar architectural styles and materials, complementary roof forms, signs, and colors.
   4. Minimize monotony of expansive exterior walls by incorporating the following elements: staggering of vertical walls; recessing openings; providing upper-level roof overhangs; using deep score lines at construction joints; contrasting compatible building materials; use of variety and rhythm of window and door openings; use of horizontal and vertical architectural elements, use of horizontal bands of compatible colors; and providing changes in roof shape or roofline.
   5. Facades shall provide visual interest from both vehicular and pedestrian viewpoints.
   6. Entrances to individual buildings shall be readily identifiable to visitors through the use of recesses or pop-outs, roof elements, columns, or other architectural elements.

c) Material standards.
   1. Durable building materials, simple configurations, and solid craftsmanship are required. At least 75% of walls visible from public streets, exclusive of wall areas devoted to meeting transparency requirements, shall be constructed of

brick, glass, metal (beams, lintels, trim elements, and ornamentation only), wood lap, stucco, split-faced block, or stone. Vinyl or aluminum siding shall only be used for accents. Exterior Insulation Finishing Systems (E.I.F.S.) or similar material is not permitted as a primary building material.

2. Materials shall be selected for suitability to the type of buildings and the architectural design in which they are used.
3. Material selection shall be consistent with architectural style in terms of color, shades, and texture; however, monotony shall be avoided.
4. Materials shall be consistent with adjoining buildings.
5. Buildings shall have the same materials, or those that are architecturally compatible, for construction of all building walls and other exterior building components wholly or partly visible from public ways and public parking lots.
6. In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
7. Transitional features.
    a. Transitional features are architectural elements, site features, or alterations to building massing that are used to provide a transition between higher-intensity uses and low- or moderate-density residential areas. These features assist in mitigating potential conflicts between those uses. Transitional features are intended to be used in combination with landscape buffers or large setbacks.
    b. Intensity. A continuum of use intensity, where moderate-intensity uses are sited between high-intensity uses and low-intensity uses, shall be developed for multibuilding developments. An example would be an office use between commercial and residential uses.
    c. Height and mass. Building height and mass in the form of building step-backs, recess lines or other techniques shall be graduated so that structures with higher-intensity uses are comparable in scale with adjacent structures of lower-intensity uses.
    d. Architectural features. Similarly sized and patterned architectural features, such as windows, doors, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations included on the lower-intensity use shall be incorporated in the transitional features.

2. Mechanical, Loading, and Rooftop Equipment
    a) Mechanical equipment shall be fully enclosed unless where mechanically unfeasible based on manufacturers' specifications.
    b) If located outside of a building, all mechanical equipment (HVAC, generators, cooling towers, transformers) shall be fully screened by architecturally compatible walls/panels.
    c) *Rooftop equipment shall be screened by a parapet wall, equipment penthouse, or visually solid screen on all four sides. Rooftop equipment that is visible above the*

parapet wall shall be set back from the exterior or parapet wall at a distance no less than the height of said equipment.

d) Service/loading areas shall be oriented away from residential districts where feasible and screened per [Insert Section #].

3. Lighting
    a) Security and area lighting shall comply with the Lighting Ordinance: full cut-off fixtures, down-directed, and shielded to prevent glare and light trespass beyond property lines.
    b) Maximum maintained illuminance at the property line shall not exceed 0.5 foot-candles adjacent to residential and 1.0 foot-candle elsewhere
4. Landscaping & Buffers
    a) Provide required greenbelts and landscape screening per [Insert Section #] 13. Where abutting residential, require a minimum Type A opaque buffer (e.g., berm/wall plus evergreens) within the setback.
    b) Parking lots shall meet interior landscaping ratios; heat-island mitigation via shade trees is required
5. Stormwater and Wastewater
    a) Stormwater.
        1. On-site detention and water-quality treatment are required per the Washtenaw County Water Resources Commissioner (WCWRC). Designs shall address potential thermal impacts from large roof/pavement areas and condenser discharge.
    b) Withdrawals/Discharge.
        1. Any large quantity water withdrawal or discharge shall comply with applicable state and county permits. Approval by the [Community] shall be contingent upon written confirmation from the applicable utility and regulatory agencies that the proposed withdrawal or discharge will not adversely impact existing users, system capacity, groundwater resources, or downstream infrastructure.

            a. [Community] approval shall be conditioned upon a finding that the proposed withdrawal or discharge:
            b. will not exceed available system or aquifer capacity at full build-out;
            c. will not displace or impair existing or reasonably foreseeable users;
            d. will not require public investment or system expansion to serve the facility; and
            e. will not result in stranded or oversized infrastructure in the event of facility closure or decommissioning.
6. Traffic and Construction Management
    a) A Construction Logistics and Traffic Management Plan is required identifying haul routes, delivery windows, worker parking, and dust/mud control.

b) Construction hours shall be limited to 7:00 a.m.–7:00 p.m. Monday–Saturday unless otherwise approved.

H. Performance Standards

1. Noise and Vibration
    a) Noise Limit. Routine operations (including cooling equipment) shall not exceed 50 dBA Leq at the property line. Nighttime (10 p.m.–7 a.m.) limits adjacent to residential shall be 40 dBA Leq. In addition, the application shall comply with all requirements of 14.02. Noise.
    b) Generator Testing. Routine testing shall occur between 8:00 a.m.–6:00 p.m. weekdays. Testing shall comply with the noise limits.
    c) Measurement Protocol. Compliance shall be demonstrated via pre- and post-occupancy sound studies by a qualified acoustical engineer; apply penalties for prominent discrete tones (+5 dB) and impulsive noise per ANSI S12 standards.
    d) Vibration. Operations shall not cause perceptible vibration at the property line per ANSI/ISO criteria.
2. Air Quality and Emissions
    a) All stationary engines, cooling towers, and emission sources shall comply with the federal Clean Air Act and EGLE rules. Required Air Use Permits to Install (PTI) must be obtained and kept current.
    b) Generators. New generators shall meet EPA Tier 4 Final standards. Dispersion modeling may be required where within 500 feet of residential, schools, parks, or hospitals.
    c) Cooling Towers. Cooling towers shall include drift eliminators and be managed to prevent particulate emissions or microbial contamination.
    d) Thermal Emissions. The facility shall be designed and operated so that thermal emissions do not cause a sustained increase in ambient air temperature at any property line beyond the limits below, measured at 5 feet above grade:
        1. Residential or mixed-use property line: not more than +2°F above ambient background, averaged over any 15-minute period.
        2. Nonresidential property line: not more than +4°F above ambient background, averaged over any 15-minute period.
        3. No thermal emission shall create unsafe conditions on sidewalks, trails, roadways, or public spaces due to icing, fogging, or thermal plume interaction with winter conditions.
3. Energy and Sustainability
    a) Efficiency Target. Design for PUE of 1.2 or lower, or demonstrate the highest efficiency reasonably achievable given site constraints; provide documentation at Site Plan and post-occupancy.
    b) Renewable Energy. The applicant shall demonstrate that on-site renewable energy generation will meet at least 90 percent of the project's projected annual energy demand. If the applicant demonstrates, to the [Community]'s satisfaction, that this standard cannot reasonably be achieved through on-site

generation alone, the [Community] may approve compliance through a combination of power purchase agreements, renewable energy credits, or utility green power programs. Any approved renewable energy source or procurement method shall not include nuclear energy.

c) Heat Reuse. Provide a feasibility analysis for waste-heat recovery or district-energy interconnection.
d) Reporting. See [Insert Section #] I for annual reporting requirements.
e) Water Conservation.
    1. Cooling shall be designed as a closed-loop / closed-cycle system with no routine discharge of noncontact cooling water to the sanitary sewer/POTW or to surface waters, in order to comply with applicable local sewer use ordinances (including prohibitions/limitations on noncontact cooling water and heat to the POTW) and EGLE discharge/withdrawal permitting requirements (including NPDES authorization and Michigan Water Quality Standards, and large-quantity withdrawal registration/review where applicable
f) Security and Emergency Access
    1. Perimeter Security.
        a. Sites shall be fully enclosed with a perimeter security system, which may include fencing, walls, or equivalent barriers not less than eight (8) feet in height.
        b. Security barriers shall be designed to balance safety with community character; opaque fencing must be screened with landscaping where visible from public roads or residential areas.
    2. Access Control.
        a. All site entrances shall include controlled access gates, guard stations, or equivalent security technology to prevent unauthorized entry.
        b. Visitor and delivery access points must be separated from employee access points wherever feasible.
    3. Emergency Access.
        a. A minimum of two (2) points of emergency vehicle access shall be provided, with clear signage and unobstructed pathways around the building.
        b. Access drives shall be constructed to fire department standards, with sufficient load-bearing capacity for emergency apparatus.
        c. Fire lanes shall be maintained free of obstructions at all times.
    4. Cameras.
        a. Installation and maintenance of a perimeter camera surveillance system capable of monitoring all vehicular and pedestrian access points, building entrances, and outdoor mechanical/equipment areas.

b. Cameras shall be positioned to minimize intrusion into adjoining residential properties and public rights-of-way, while still providing full coverage of the site.
c. Camera systems shall be continuously operational (24 hours per day, 7 days per week) and recordings shall be retained for a minimum of 30 days.
d. A security plan, including camera layout, monitoring procedures, and data retention policies, shall be submitted as part of site plan review.

5. Fire Protection.
    a. Sites shall be equipped with an automatic fire detection and suppression system designed to protect both building occupants and sensitive equipment.
    b. Suppression systems shall comply with National Fire Protection Association (NFPA) standards and be approved by the Fire Marshal.
6. Hazardous Materials.
    a. Any use of hazardous materials (including fuels for backup generators, batteries, and chemicals for cooling systems) shall comply with federal, state, and local storage, reporting, and disposal requirements.
    b. Applicants shall provide a Hazardous Materials Management Plan identifying on-site materials, storage methods, spill prevention measures, and emergency response procedures.
    c. Applicant shall provide a fire protection plan.
7. Emergency Response Plan. Applicants shall submit an Emergency Response Plan to the [Community] at the time of Site Plan review, which must include:
    a. Site layout for emergency responders.
    b. Fire suppression and alarm systems description.
    c. Backup generator location and fuel storage details.
    d. Contact information for on-site security and facility management.

    Operators shall provide annual training opportunities or site orientations to local fire, police, and emergency medical services.

4. Battery Energy Storage Systems (if provided)
    a) Battery Energy Storage Systems (BESS) shall be an accessory component to the principal use of the property.
    b) BESS shall comply with NFPA 855, the Michigan Building/Fire Codes, and manufacturer's specifications.
    c) Setbacks. Outdoor BESS containers shall be set back a minimum of 100 feet from property lines and 300 feet from residential districts/uses, unless a greater distance is required by NFPA 855 based on technology and aggregate capacity.

   d) Protection. Provide vehicle impact protection, fire-rated separation where required, gas detection, ventilation, and emergency shut-offs. Include a BESS-specific emergency response plan and data sheet package.
5. On-Site Substation/Switchyard (if provided)
   a) Locate to minimize visual and noise impacts; provide evergreen screening and security fencing consistent with utility standards.
   b) Transformers shall include integral secondary containment sized per state rules.

I. Use of Consultants and Cost Recovery

1. The [Insert Community] may retain qualified consultants to review energy efficiency, water use, air quality, BESS safety, renewable energy, stormwater, and related matters.
2. All reasonable costs shall be escrowed by the applicant.

J. Monitoring and Reporting

1. Commissioning Documentation: Prior to Certificate of Occupancy, submit commissioning results for mechanical/electrical systems and acoustical compliance.
2. Annual Report (by March 31):
   a) Actual annual energy consumption (MWh) and calculated PUE;
   b) Renewable energy procurement and percentage of total load;
   c) Water usage (gallons) and cooling method;
   d) Generator testing/operating hours and emissions compliance statement with current EGLE permits;
   e) Sound level monitoring summary; and
   f) Summary of efficiency/cooling/security upgrades implemented.
3. Failure to monitor and report may be grounds to revote any [Community] approvals.

K. Decommissioning

1. Plan Required. As a condition of [Conditional/Special] Land Use and Site Plan approval, the applicant shall submit a Decommissioning and Site Restoration Plan that address:
   a) Triggers for decommissioning.
   b) Methods for removal of structures, equipment, utilities, and impervious surfaces.
   c) Recycling and disposal of equipment and hazardous materials.
   d) Final grading, soil stabilization, and revegetation.
   e) Restoration of the site to a condition compatible with surrounding uses.
2. Triggers for Decommissioning
   a) A center shall be considered abandoned if it ceases operations for a period of 12 consecutive months, unless the owner provides evidence of intent to resume operations.
   b) Decommissioning must begin within 6 months of abandonment and be completed within 12 months.
3. Performance Guarantee / Financial Assurance

a) Prior to issuance of a building permit, the applicant shall post a financial guarantee in the form of a letter of credit, bond, or escrow account acceptable to the [Community].
b) The obligation to provide and maintain a financial guarantee is a continuing covenant that runs with the land and binds the owner, applicant, operator (if different), and all successors and assigns. No sale, conveyance, assignment, foreclosure, lease, or other transfer of any interest in the property shall impair or release the obligation to maintain the financial guarantee. The [Community]/City shall not release any financial guarantee unless the [Community] has confirmed in writing that the obligations secured thereby have been fully performed or that an acceptable substitute financial guarantee has been provided. The amount shall equal 150% of the estimated decommissioning cost, as determined by a qualified engineer and approved by the [Community].
c) Estimates must be updated every 5 years and adjusted for inflation.

4. Removal Standards
    a) All above-ground structures, including buildings, mechanical equipment, cooling towers, security fencing, and pavement not otherwise serving a reuse, shall be removed.
    b) Below-ground infrastructure, such as foundations and utilities, shall be removed to a minimum depth of 36 inches below grade unless otherwise approved.
    c) Materials shall be recycled to the maximum extent practicable.
5. Site Restoration
    a) The site shall be restored with topsoil, seeded or planted with native vegetation, and stabilized to prevent erosion.
    b) The [Community] may approve alternate restoration plans if the site is proposed for redevelopment consistent with the Master Plan and zoning ordinance.
6. Failure to Decommission
    a) If the owner fails to complete decommissioning in accordance with the approved plan, the [Community] may draw upon the financial guarantee to complete the work.
    b) Any costs exceeding the financial guarantee shall remain the responsibility of the property owner.

L. Public Benefit

1. Purpose and intent
    a) High Resource Demand Facility (HRDF) and Data Centers can generate community impacts and service demands related to energy consumption, water use, stormwater, noise, traffic/road wear, visual impacts and aesthetics, public safety coordination, and long-term site management.
    b) The purpose of this [Insert Section #] is to require a Community Benefit Plan for High Resource Demand Facility (HRDF) and Data Centers that:

1. Mitigates impacts that are reasonably attributable to the facility;
2. Provides transparent, measurable commitments that support [Community] goals; and
3. Establishes clear enforcement and reporting mechanisms.

2. Applicability
   A Community Benefit Plan is required for any new High Resource Demand Facility (HRDF) or Data Center or expansion that meets one or more of the following thresholds:
   a) Gross floor area of 10,000 square feet or more;
   b) IT load of 10 MW or more (nameplate/critical IT load); or

3. Plan Submittal Timing
   a) The applicant shall submit the Community Benefit Plan concurrently with the Site Plan and Conditional Use application.
   b) The Planning Commission may deem an application incomplete until the Plan is provided in a form sufficient to evaluate compliance with this [Insert Section #].

4. Required contents of the Community Benefit Plan

   The Community Benefit Plan shall include, at minimum:

   a) Project overview. Site plan summary; construction phasing; expected operational date; anticipated employment (construction and permanent); and a description of on-site infrastructure (including electrical and water systems as applicable).
   b) Impact analysis. A concise, plain-language description of expected impacts on:
      1. public utilities and infrastructure (electric, water, sewer as applicable);
      2. stormwater and groundwater protection;
      3. traffic and roadway wear (construction and operations);
      4. noise, lighting, and hours/character of operations;
      5. public safety coordination (fire, EMS, police); and
      6. long-term site management and decommissioning (if applicable).

5. Community benefits and commitments. The applicant shall provide commitments meeting all baseline requirements in subsection 6, and shall propose additional benefits pursuant to subsection 7. Each commitment must include:
   a) a measurable deliverable (e.g., dollar amount, number of trainees, percentage, kWh, gallons, acres, etc.);
   b) a timeline/milestones;
   c) the responsible party
   d) reporting method; and
   e) proposed remedies if the commitment is not met.

6. Baseline requirements (mandatory)

As a condition of approval, the applicant shall commit to the following baseline items, in a form acceptable to the [Community]:

a) Local workforce and procurement.
    1. Good-faith local hiring and contracting plan, including outreach to Washtenaw-area unions/trades, community colleges, and workforce programs; and
    2. Annual reporting of construction hours and permanent jobs by residency (to the extent permitted by law) and contracting spend by geography.
b) Public safety coordination and preparedness.
    1. Pre-occupancy coordination meeting(s) with [Community] fire/EMS and code officials;
    2. Facility emergency response information provided to [Community] (site contact list, shutoffs, hazard inventory, access plan); and
    3. Funding or in-kind support for public safety readiness reasonably related to facility needs (examples: specialized training, equipment, or pre-incident planning support).
c) Environmental performance.
    1. A water stewardship plan (efficiency, leak detection, and, if applicable, reuse/recycling strategies);
    2. A noise and lighting management plan demonstrating ongoing compliance and complaint response procedures; and
    3. A sustainability/energy plan describing how the facility will minimize emissions and peak-load impacts (e.g., efficiency measures, demand response participation, renewable procurement strategy), to the extent within the applicant's control.
    4. The facility will enter into a long-term contract with the electric utility serving the geographic area where the facility is located which ensures no costs to serve the facility are passed onto other customers of the electric utility.
    5. The associated costs of any upgrades, additions, or alterations to the existing municipal water infrastructure deemed necessary to support the facility shall be the responsibility of the applicant.
d) Community access and transparency. Public-facing reporting dashboard; community advisory meetings during construction; neighborhood hotline with response times; third-party audits of key metrics (energy, water) where feasible.

7. Additional community benefits

In addition to subsection 6, the applicant shall provide a package of additional community benefits. Benefits may include one or more of the following categories:

a) Workforce development and education. Paid internships/apprenticeships; scholarships; equipment or curriculum support for local schools/CTE/community colleges; targeted training for residents.
b) Infrastructure improvements. Roadway, non-motorized, transit, or signal improvements proportionate to traffic and construction impacts; utility upgrades directly serving or mitigating impacts; enhanced stormwater features exceeding minimum standards.
c) Environmental enhancements. On-site habitat restoration, tree canopy targets, native landscaping, green infrastructure, carbon reduction commitments, or renewable energy support.
d) Community investment. Contributions to parks, libraries, public safety facilities, affordable housing, or other [Community]-adopted priorities

8. Review standards and findings
   a) The [Community] Board/Council shall approve, approve with conditions, or deny the application based on whether the Community Benefit Plan:
      1. Contains all required elements in subsections 4 through 7;
      2. Provides clear, measurable commitments;
      3. Demonstrates that commitments are reasonably related to anticipated impacts and [Community] objectives; and
      4. Includes enforceable mechanisms for implementation and reporting.
   b) Approval may include conditions to ensure commitments are proportional and administratively feasible, consistent with the standards specified in the zoning ordinance.

9. Development agreement; security; enforcement
   a) Incorporation into approval. All commitments in the approved Community Benefit Plan shall be conditions of approval and shall be incorporated into a Development Agreement and/or recorded document, as determined by the [Community].
   b) Performance security. The [Community] may require performance security (letter of credit, bond, or escrow) for commitments involving construction, public improvements, or funding milestones.
   c) Annual reporting. The operator shall submit an annual report to the [Community] documenting compliance with each commitment for the prior calendar year. Reports shall be made publicly available except for proprietary or security-sensitive information.
   d) Noncompliance. If the [Community] determines a material commitment is not being met, the [Community] may:
      1. Require a corrective action plan with a defined cure period;
      2. Draw upon performance security where applicable;
      3. Pursue civil remedies authorized by the zoning ordinance; and/or
      4. Initiate permit/approval enforcement consistent with the ordinance.

10. Modification

A material modification to an approved Community Benefit Plan (e.g., reduction in deliverables, extended timelines, or removal of a commitment) shall require [Community] approval in the same manner as the original Plan, unless the approving body determines the modification is minor.

M. Standards

1. The Planning Commission shall determine, and shall provide evidence of its determinations in its report to the [Community] Board, that the following standards have been met. Failure to meet any standard may be a ground for recommendation of denial:

   a). The Planned Unit Development (PUD) standards set forth in [Insert Section #]**.**

[INSERT SECTION #] : High Resource Demand Facilities

Nonresidential Districts Use Table						
	Commercial		Industrial and Office Districts		Public Facility	
Use Category	~~C-1~~	~~C-2~~	~~I~~	~~BD~~	~~PF~~	Specific Use Standard (Article, Section)
Industrial						
High Resource Demand Facility:			~~C~~			~~40- 11.50~~
Large-Scale Data Centers and Data Processing Centers			~~C~~			~~40- 11.50~~
Small-Scale Data Centers and Data Processing Centers			~~C~~			~~40- 11.50~~
Accessory Data Centers and Data Processing Centers			~~A~~	~~A~~		~~40- 11.50~~