

**Sec. 15-560: Data Centers**

(a) Data Center: A completely enclosed facility that houses technology infrastructure such as servers, storage, and networking equipment to process, manage, and store data. Supporting equipment typically includes cooling systems, power infrastructure and generation, and security systems for on-site activities. Minor data centers are defined as those with less than 20,000 gross square feet of building area, less than a 5 MW electrical load, and with no substations.

Regulations:

- (1) All activities, except loading and unloading, shall be conducted entirely within the confines of a building.
- (2) Utility plans and operational capacity needs regarding water, electricity, fiber, and cooling systems shall be provided and reviewed by the Director of Public Works, applicable water, sewer, and electric utilities to determine whether sufficient capacity exists.
- (3) A noise, traffic, utility, drainage, or similar impact study may be required as determined by the Zoning Administrator or Zoning Board of Appeals.
- (4) Facility shall be surrounded by a landscape buffer along all borders of the property abutting properties which are not zoned IH. See Section 15-660.
- (5) All buildings shall be located a minimum of 250 feet from residentially zoned property.
- (6) Minimum and maximum required parking: See Section 15-619.