

PERMITTED USES	MF-14/10/6	R-10	RM-10	R-15	RA-15	RAM-15	CB	HB	CW	B-2	O/I	LI	HI	C	PUD
INDUSTRIAL, MANUFACTURING, AND HEAVY REPAIR															
CABINET MAKING AND COUNTER TOP MANUFACTURING								S				P	P		
CARGO STORAGE CONTAINERS (including tractor trailers)										S		P	P		
CLOTHING AND FINISHED FABRIC PRODUCTS												P	P		
<u>DATA CENTERS [pursuant to 10-3(G)]</u>														CZ	
ELECTRIC MOTOR REPAIR												P			

(60) Data Centers.

A facility used for the centralized storage, processing, and management of digital data through computer servers, network systems, storage hardware, and associated equipment. This definition does not include electronic gaming operations, software development or sales offices, and internet cafes.

Section 10-3 (G) Data Centers

(G) Data Centers. The purpose of this section is to ensure data centers are designed, situated, and operated in a manner that protects public health, safety, and general welfare, minimizes adverse impacts on surrounding land uses, and maintains the character of the Town of Shallotte while allowing such uses in appropriate zoning districts.

(1) Applicability:

These regulations apply to all new data center facilities and any substantial modification, expansion, or redevelopment of existing data centers within the Town of Shallotte.

(2) Location Standards:

(a) Data Centers shall not be located in any residential zoning district.

(b) Data Centers shall not be situated in any designated flood hazard area.

(c) Data Centers shall not be located within 1000 feet of any property zoned for residential use.

(d) Data Centers shall maintain a minimum separation of 1,000 feet from schools, daycares, parks, libraries, churches, or residential care facilities.

(e) Data Centers shall be located only along collector or arterial streets and shall not utilize local residential streets for access.

- (3) Permitted Uses Include: The following activities are permitted as part of a data center use:
- (a) Storage, processing, and transmission of digital data using computer servers and related hardware.
 - (b) Backup power systems including battery arrays, uninterruptible power supplies (UPS), and enclosed emergency generators.
 - (c) On-site security operations including monitoring stations and controlled access systems.
 - (d) Limited office space used exclusively for administration of the Data Center's operations, not exceeding ten percent (10%) of the gross floor area.
 - (e) Support infrastructure necessary for cooling, electrical distribution, and networking, provided all systems meet the provisions of this ordinance.
- (4) Access:
- (a) Direct access to a collector or higher classified roadway is required.
 - (b) Access for delivery vehicles, service vehicles, and generators shall be designed to prevent truck circulation from interfering with public streets.
 - (c) Primary service entrances, loading, and mechanical service areas shall be located to the side or rear of the structure.
- (5) Other Regulations:
- (a) All data center developments shall meet the design, access, lighting, parking, stormwater, and landscaping standards of this Ordinance.
 - (b) Mechanical equipment, cooling towers, HVAC units, transformers, battery rooms, fuel storage, and emergency generators must be fully screened from public view in accordance with Article 17.
 - (c) Rooftop mechanical equipment must be enclosed or screened with materials architecturally integrated into the building façade.
 - (d) Rooftop mechanical equipment shall not exceed the maximum building height.
- (6) Noise and Environmental Performance:
- (a) Continuous noise sources such as generators, chillers, and HVAC equipment shall not exceed 55 dB(A) at any property line adjoining a non-industrial district.
 - (b) No cooling system shall discharge water, mist, or condensation onto adjacent properties or public right-of-way.
 - (c) All Data Centers shall comply with applicable federal, state, and local environmental regulations, including but not limited to:
 - NCDEQ air quality standards
 - State and Town Stormwater management requirements
 - Town of Shallotte noise ordinance requirements

- (d) A noise impact study shall be required by the Town during review of a conditional rezoning application.
- (7) Utility and Infrastructure Requirements:
 - (a) The applicant shall submit a utility capacity analysis demonstrating adequate electrical availability for the proposed use.
 - (b) All utility connections, including fiber, telecommunications, and electrical service, shall be located underground where feasible.
 - (c) Fuel storage for generators must be located behind the principal structure and fully screened from public view.
- (8) Hazard Mitigation & Emergency Preparedness:
 - (a) An Emergency Response Plan shall be submitted and kept on file with the Town of Shallotte Fire Department.
 - (b) The plan shall address fire suppression systems, hazardous materials (if any), emergency shutoff, generator fuel management, access routes, and security protocols.
 - (c) Data Centers shall comply with all applicable fire, safety, and hazard mitigation regulations.
 - (d) Any hazardous materials onsite shall be limited to those incidental to generator operations or battery systems.
- (9) Prohibited Uses:
 - (a) Data Centers shall not contain retail, commercial, or walk-in customer service operations.
 - (b) Residential uses within a data center structure are prohibited.
 - (c) Outdoor storage is prohibited except where expressly permitted under separate sections of this ordinance.
 - (d) No general office operations, call centers, or unrelated administrative businesses shall operate from a data center.