



ZTA 2024-02 Data Centers

Phase I

Board of Supervisors

April 2, 2025



Why Propose Regulations

- Sound
- Water Consumption
- Appearance
- Need for additional substations or transmission lines.



Two Amendments proposed

ZTA 2024-02

- Limited in Scope
- Allows County to review projects on a case-by-case basis

ZTA 2025(6)-??

- Comprehensive
- Significant public involvement
- Review process to be established



Current Situation

- By-right in Industrial Districts.
- By-right up to 4K square feet in Commercial Districts (except C-1 and CO).
- By special exception over 4k square feet in Commercial Districts (except C-1 and CO).
- No use specific regulations.



Proposed Ordinance - Permitted Districts

- Updates definition of Data Center
- By-right in Industrial Districts up to 40K square feet.
- By Special use permit in Industrial Districts over 40K square feet.
- By Special use permit in Commercial districts if not accessory.



Proposed Ordinance – Performance Standards

- Must be served by public water/sewer
- If water cooled – must use closed loop system
- 200-foot setback from all lot lines
- 500-foot setback from Rural Areas district
- Limits on generator use and location



Questions?



Proposed Motion for ZTA 2024-02 Data Centers

Should the Board of Supervisors **choose to approve** this zoning text amendment:

I move to adopt the ordinance included as Attachment D.