

ZTA 26-01

**Amendments by Council Vice-President Balcombe,
Council President Fani-Gonzalez, and Councilmember Sayles**

Amendment #1 – Definition of Data Center

1. Defined

Data Center means a building or group of buildings, with an electricity demand greater than 20 megawatts (MW), used to house computer or network systems, computer storage equipment, and servers[, and associated infrastructure]] to store, manage, process, and transmit digital data. Data center includes associated infrastructure such as backup and on-site operational power generation, fuel storage, electrochemical energy storage, electrical substations and distribution, center cooling, and heat dissipation facilities. Data Center does not include a Cable Communications System.

Amendment #2 – Setbacks – Schools and parks

- a. For a Data Center located on property that abuts a school, public park, Residential zone, Rural Residential zone, or Commercial/Residential zone, each minimum setback required for the Data Center’s principal building and accessory structures under Section 4.8.3 must be increased by 500 feet.

Amendment #3 – Fencing

- ii. If security fencing is proposed, vegetative screening must be placed between the fence and the public view. Chain-link or similar woven metal or plastic fencing must not be used on frontages visible from a public road.

Amendment #4 – Environmental standards

- e. Environmental Standards.
 - (i) An applicant for a data center must submit a plan for backup power generation, including the identification of fuel sources and fuel

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storage, prepared by a qualified engineer with expertise in energy infrastructure.

- (ii) Generators must meet or exceed Tier 4 or equivalent emission standards as defined by the United States Environmental Protection Agency or a successor agency. For the purposes of this Subsection B, Tier 4 or equivalent emission standards means the Tier 4 emissions standards effective on August 30, 2024, or subsequent standards adopted by the Environmental Protection Agency if the subsequent standards are more stringent than those in effect on August 30, 2024.
- (ii) An applicant for a data center must submit a water usage plan, including actions to minimize water usage and the identification of cooling systems, prepared by a qualified engineer with expertise in water infrastructure. Potable water must not be used for cooling systems.

Amendment #5 – Application to Current Projects

Sec. 2. Transition. The requirements for Data Centers, added under Section 1 of this Zoning Text Amendment, apply to any Data Center that has not received a building permit from the Department of Permitting Services before the effective date of the Zoning Text Amendment.