

# **CD-CPC-2025-00078**

Chapter 88 Amendments – Large Format Uses

November 5, 2025

City Plan Commission



# Large format uses - new definition

## Large Format Use

Building footprint  
> 500,000 sq ft

Industrial Use  
Group



# Data centers – new definition

## **88-805-04 – COMMERCIAL USE GROUP**

### **88-805-04-G. COMMUNICATIONS SERVICE ESTABLISHMENTS**

Broadcasting and other information relay services accomplished through use of electronic and telephonic mechanisms. Excludes services classified as "major utilities and services" and "minor utilities." Typical uses include recording studios, television and radio studios, telecommunication service centers, ~~data centers~~, and telegraph service offices.

## **88-805-05 – INDUSTRIAL USE GROUP**

### **88-805-05-H. DATA CENTER**

A building dedicated to the storage, management, processing, and/or transmission of digital data, including supporting equipment related to digital data operations.

# Data centers – urban context

- Smaller data centers allowed in B4, DX, and DC districts
- Data centers **with street frontage** shall not exceed 50% of the ground floor





# External impacts

- Large format uses shall require review and approval of a **traffic impact study**.
- Large format uses shall not produce odors, dust, vibration, noise, spillover light, or other **external impacts** that are detectable beyond the property lines of the subject property.



# Design standards

- Architectural materials and building design requirements for any building facades located **within 100 feet of residential uses.**
- Requirements reduced by **optional green infrastructure** elements, such as solar panels.





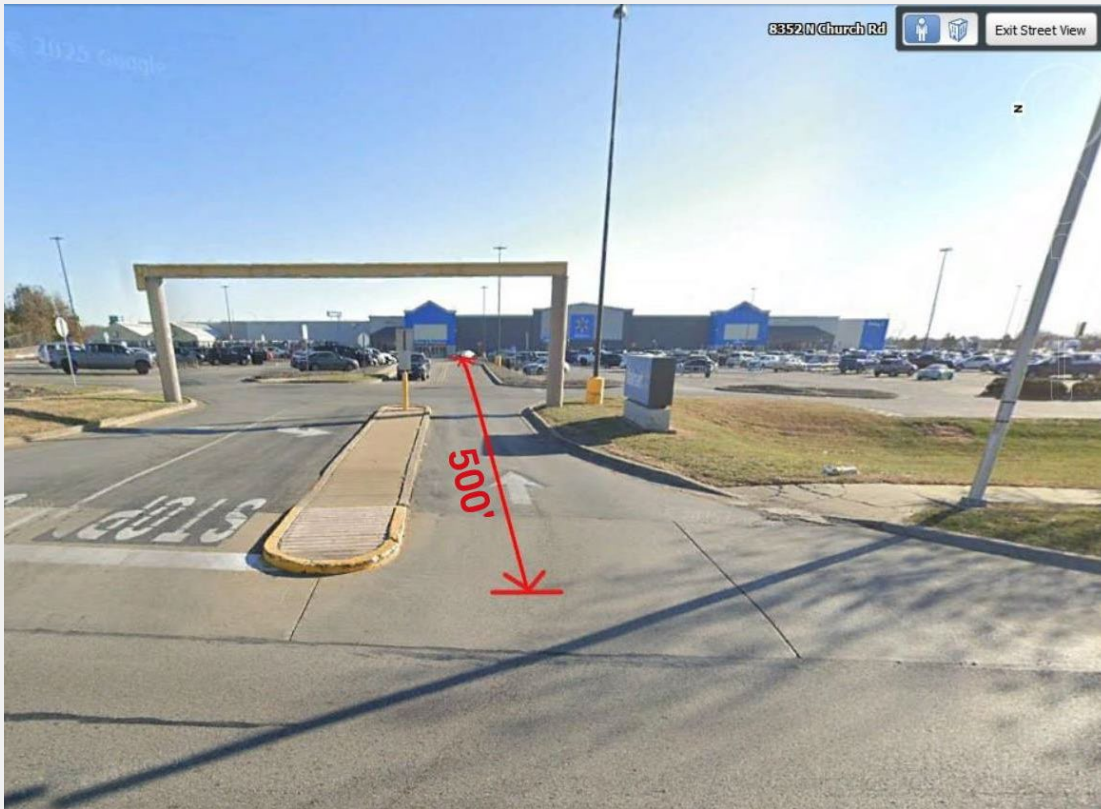
# Enhanced screening

- **Different buffer types** required from residential and civic uses
  - Truck loading bays
  - Outdoor storage
  - Mechanical equipment





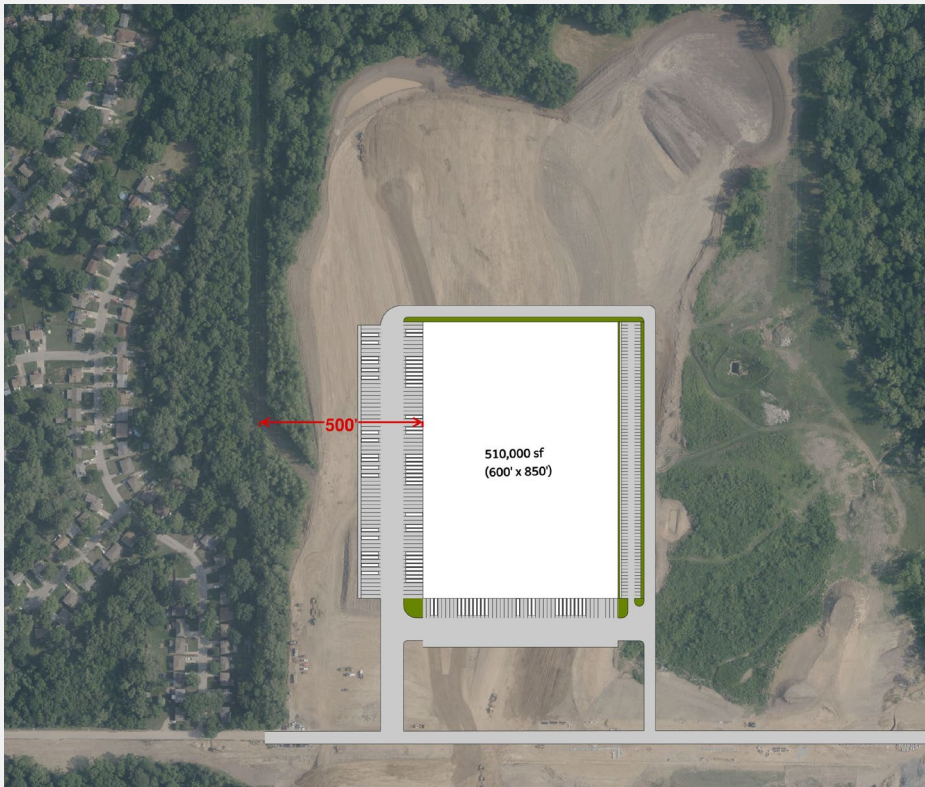
# 500' setback from neighborhoods



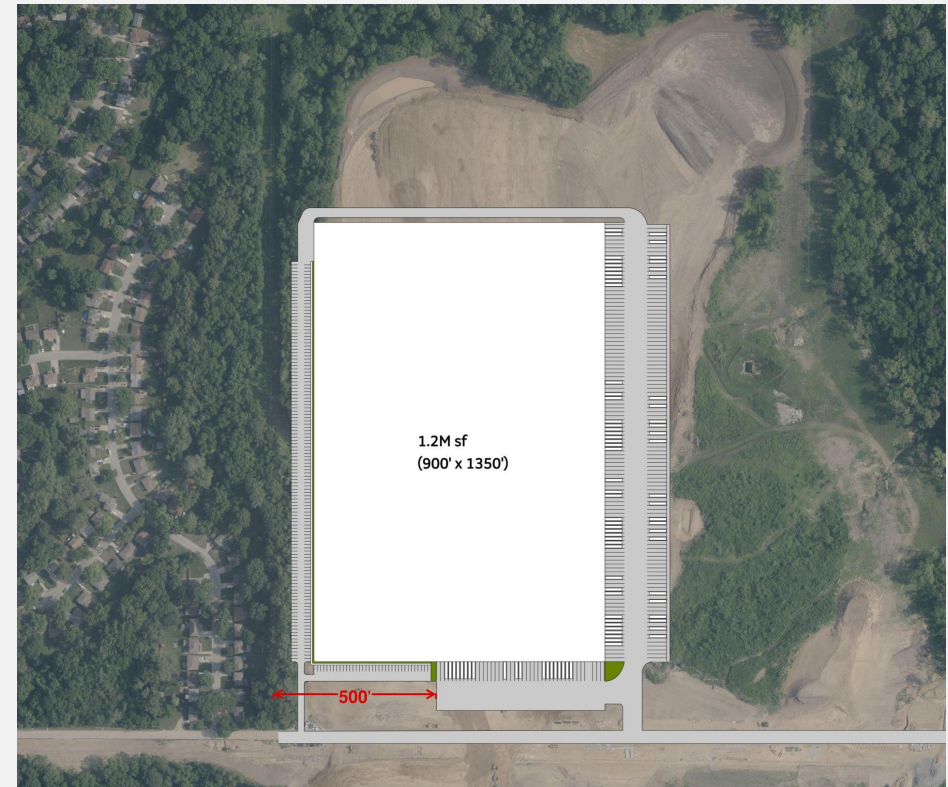


# 500' setback from neighborhoods

## Hypothetical Scenario A



## Hypothetical Scenario B



# CD-CPC-2025-00078

**Staff recommendation:**  
Approval without conditions