

Ord. 251031

Chapter 88 Amendments – Large Format Uses and Data Centers

January 13, 2026

Neighborhood Planning and Development Committee



Summary of proposed ordinance

- **Creates separate sections** for data centers and large format uses including new land use regulations
- **Reduces the number of zoning districts** that allow data centers

		R-.3 to R-10	R-80	O	B1	B2	B3	B4	DC	DX	DR	M1	M2	M3	M4	TOTAL
CURRENT	Communications Service Establishments	-	P/S	P/S	P/S	P/S	P/S	P/S[5]	P/S	P/S	P/S	P	P	P	P	13
PROPOSED	Data Centers	-	-	-	-	-	-	S	S	S	-	P	P	P	P	7

Public hearing
BZA approval

Public hearing
Council approval

Zoning Scenario 1

Agricultural-Residential District (AG-R)

- AG-R districts are rural areas that lack utilities and are primarily agricultural

Current Requirements	Proposed Requirements
Data centers not directly specified	Data centers not allowed
	Rezoning to another district required

Zoning Scenario 2

Residential 80 District (R-80)

- R-80 districts are the lowest density residential areas, primarily single-family houses on larger lots

Current Requirements	Proposed Requirements
Data centers allowed	Data centers not allowed
<40,000 sq ft require special use permit	Rezoning to another district required
>40,000 sq ft require development plan	

Zoning Scenario 3

Neighborhood Business 1 District (B1)

- B1 districts are small-scale, neighborhood-serving retail areas

Current Requirements	Proposed Requirements
Data centers allowed	Data centers not allowed
<40,000 sq ft require special use permit	Rezoning to another district required
>40,000 sq ft require development plan	

Zoning Scenario 4

Heavy Business/Commercial District (B4)

- B4 districts accommodate heavier commercial and limited industrial uses

Current Requirements	Proposed Requirements
Data centers allowed	Smaller data centers allowed
<40,000 sq ft require special use permit	Special use permit required
>40,000 sq ft require development plan	Cannot occupy more than 50% of ground floor of buildings with street frontage

Zoning Scenario 5

Downtown Core District (DC)

- DC districts promote high-density and a broad mix of office, commercial, public, recreation, entertainment, and residential uses

Current Requirements	Proposed Requirements
Data centers allowed	Smaller data centers allowed
<40,000 sq ft require special use permit	Special use permit required
>40,000 sq ft require development plan	Cannot occupy more than 50% of ground floor of buildings with street frontage

Zoning Scenario 6

Manufacturing 4 District (M4)

- M4 districts accommodate the heaviest intensity of manufacturing, warehousing, wholesale, and industrial uses

Current Requirements	Proposed Requirements
Data centers allowed	Data centers allowed
No specific regulations	>500,000 sq ft must follow new regulations (setbacks, noise limits, etc.)
	New regulations apply to relevant expansions of existing data centers

Zoning Scenario 7

Master Planned Development District (MPD)

- MPD districts accommodate large or complex development based on an approved plan with customized standards that may differ from standard zoning

Current Requirements	Proposed Requirements
Specific MPD review process	No changes

Summary of public comments

Chapter 88 Specific	Other
Reduce setback from 500' to 100'	Require environmental impact studies and annual reporting
Allow data centers in R-80	Establish limits to water and energy usage as well as performance standards
Allow data centers only in M districts with a special use permit	Limit economic incentives for data centers
Require utility demand disclosure	

Proposed committee substitute

- Requires all data centers and large format uses to **submit a Will Serve letter** from utility providers
- **Adds a new review criterion** to consider adequate utility service when evaluating applications

CPC and Staff Recommendation: Approval