

Land Development Code - Comparison Chart

	Current Development Code	Draft Development Code Presented at 4-21-26 Council Meeting	Council Approved Amendments from the 4-21-26 Council Meeting	Proposed Amendments for the 5-5-26 Council Meeting (per Council direction)
Land Use Matrix (Data Center Use)	<p>Allowed by right in Light Industrial (LI) and Heavy Industrial (HI) Zoning District</p> <p>Conditional Use in Commercial (CM) and Character District - 5 (CD-5) - <i>Approved by Planning & Zoning Commission.</i></p>	<p>Conditional Use in Light Industrial (LI) and Heavy Industrial (HI) - <i>Approved by Planning & Zoning Commission.</i></p> <p>Allowed by right in Business Park (BP) Zoning District.</p>	<p>Conditional Use in Heavy Industrial (HI) - <i>Approved by City Council following a recommendation from the Planning and Zoning Commission.</i></p> <p>Discussed, But Not Approved: Super-majority requirement for Council approval of data center projects</p>	
Noise Regulations	<p>1. In excess of 85 decibels between the hours of 10:00 a.m. and 10:00 p.m.</p> <p>2. In excess of 75 decibels between the hours of 10:00 p.m. and 10:00 a.m.</p> <p>As outlined in Land Development Code Section 7.4.2.1</p>	<p>1. In excess of 85 decibels between the hours of 10:00 a.m. and 10:00 p.m.</p> <p>2. In excess of 75 decibels between the hours of 10:00 p.m. and 10:00 a.m.</p> <p>As outlined in Land Development Code Section 7.4.2.1</p>	<p>No sound in Excess of 60 decibels at property line.</p> <p>Amendment Language: <i>The site shall be designed to minimize noise impact on neighboring residential, hotel, hospitals, and other uses where people sleep overnight, and activity on the property shall not produce sound in excess of 60 decibels in accordance with Section 7.4.2.1 (B). As part of the conditional use permit process, conditions may be placed on the property to regulate noise.</i></p>	No Additional Amendments Proposed
Setbacks	<p>Light Industrial - 20 ft. setback from property line for principal buildings</p> <p>Heavy Industrial - 20 ft. setback from property line for principal buildings</p> <p>Commercial - 10 ft. min./20 ft. max from primary street property line; 10 ft. min./15 ft. max secondary street property line; 5ft. min. side from property line; 20 ft. min. rear property line</p> <p>CD-5 - 0 ft. setback min./ 12 ft. max primary street & secondary street from property line; 0 ft. side and rear setback from property line</p>	<p>Light Industrial - 20 ft. setback for principal buildings from property line</p> <p>Heavy Industrial - 20 ft. setbacks for principal buildings from property line</p> <p>Business Park - 20 ft. min. for principal buildings from property line; 15ft. min. from side property line</p>	<p>Amendment Language: All structures shall be setback 200 feet from the property line, <u>and 1,000 feet from a property with any of the following: (i) a residential use; (ii) a zoning category which permits residential use; (iii) hospital or health facility with overnight patients; (iv) hotel; (v) agricultural use; (v) school; and (v) day care facility</u></p>	No Additional Amendments Proposed
Use of Potable Water for Cooling	Allowed	Allowed	<p>Not allowed for cooling purposes</p> <p>Amendment Language: <u>No data center may use a potable water source for cooling purposes. All cooling systems for data centers must use non-potable water sources, such as reclaimed water, or employ alternative cooling technologies that do not require potable water.</u></p> <p>Discussed, But Not Approved: Addition of Language Requiring a Closed-Loop System for cooling</p>	

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"Data Center" Definition	Not defined	A facility, or group of facilities, housing a collection of computer servers and associated components, such as telecommunication, storage and backup systems, that supply information to single or multiple end users off-site. May also be referred to as a server farm. The use of on-site gas/coal power generation for the data center shall be considered the use of a Major Utility and shall require a Conditional Use Permit.	<p>Amendment Language: A facility, or group of facilities, housing a collection of computer servers and associated components, such as telecommunication, storage and backup systems, that supply information to single or multiple end users off-site, <u>including, but not limited to, cryptocurrency mining and facilities</u>. May also be referred to as a server farm. The use of on-site gas/coal power generation for the data center shall be considered the use of a Major Utility and shall require a Conditional Use Permit.</p> <p style="text-align: center;">-</p>	<p>Amendment Language (staff proposed): Defined. <u>This definition is intended for a Data Center that is the principal and primary use of the lot or building.</u> A facility, or group of facilities, housing a collection of computer servers and associated components, such as telecommunication, storage and backup systems, that supply information to single or multiple end users off-site, <u>including but not limited to, cryptocurrency mining and facilities</u>. May also be referred to as a server farm. The use of on-site gas/coal power generation for the data center shall be considered the use of a Major Utility and shall require a Conditional Use Permit. <u>A Data Center shall provide services primarily to off site users. Facilities providing services on site are not considered a Data Center if the use occupies less than 10 percent of the development's total gross floor area.</u></p> <p>Discussed, But Not Approved: Additional revisions to definition of data center to address primary vs. ancillary use and scope/scale of data centers</p>
On-Site Generator	Allowed	Allowed	<p>Amendment Language: <u>On-site generators serving as a backup power source shall be designed, installed, and operated to meet the United States Environmental Protection Agency Tier 4 emission standards and certification requirements.</u></p>	No Additional Amendments Proposed
On-Site Power Generation	Allowed with an approved separate Conditional Use Permit (CUP) - <i>Approved by Planning and Zoning Commission</i>	Allowed with an approved separate Conditional Use Permit (CUP) - <i>Approved by Planning and Zoning Commission</i>	<p>Allowed with an approved separate Conditional Use Permit (CUP)</p> <p>Amendment Language: <u>The location and operation of any power generation on the property shall be subject to conditions as part of the conditional use permit process.</u></p>	No Additional Amendments Proposed