

Tier 1 – A4 S

Tier 1 – C - NO

Data Center. A facility designed or primarily used to house computer servers, data storage systems, and associated equipment for the primary purpose of data processing, storage, and distribution. Accessory uses include on-site administrative offices, equipment maintenance areas, power supply and distribution equipment (including electrical substations, transformers, and backup generators), cooling systems and equipment, fire suppression systems, and security facilities. For the purposes of this ordinance, data centers are classified into the tiers noted below based on scale of operations. All Data Centers must comply with the following:

1. Letters from the appropriate utilities that sufficient water, electric, and fiber optic capacity exists and the utilities are willing to provide service. **These Data center developers will need to pay for all expenses to get utilities to the location and to make sure that other customers are not paying for this development.**
2. The maximum noise level measured at the property line cannot exceed 60 dBA during the day (7:00 AM – 10:00 PM) and 45 dBA at night.
3. Back-up generator testing can only occur on weekdays between 9:00 AM – 5:00 PM with 48 hour advance notice to adjacent property owners.

Tier 1 Data Center. A data center facility with a gross floor area of less than 50,000 square feet and/or an aggregate electrical power capacity of less than 5 megawatts (MW). A Tier 1 Data Center must comply with the following:

1. At least **200 foot** setback where abutting a residential use or residential zoning district.

2. A 100-foot landscape buffer is required where the use abuts a residential use or residential zoning district. The buffer must be planted with 4 shade trees and 6 evergreen trees per 100 linear feet.

Tier 2 Data Center. A data center facility with a gross floor area of 50,000 square feet or greater and/or an aggregate electrical power capacity of 5 megawatts (MW) or greater.

A Tier 2 Data Center must comply with the following:

1. At least 300 foot setback where abutting a residential use or residential zoning district.

2. A 150-foot landscape buffer is required where the use abuts a residential use or residential zoning district. The buffer must be planted with 4 shade trees and 6 evergreen trees per 100 linear feet.