

Create section 32(24) to add the following defined term:

Data Center: A facility, or campus of facilities, engaged in the storage, management, processing, hosting, or transmission of data and related services, and which houses computer systems, network equipment, servers, appliances, and other associated components and structures customarily incidental or related to such operations. Cryptocurrency processing facilities are specifically excluded from this definition.

Create section 73.13(9) to read:

Data Centers, provided all conditions set forth in Section 96.7 are satisfied.

Create section 96.7 to read:

96.7 Data Centers:

96.7.1 Data Center Development: A "Data Center Development" shall refer to the entire contiguous tract of land presented for development as a Data Center.

96.7.2 Height Regulations: Principal buildings shall not exceed seventy-five (75) feet in height, measured from structure pad level. This height limitation shall not apply to accessory structures such as water towers, conveyor belts, or other incidental and uninhabited structures.

96.7.3 Setbacks:

- a. Front yard setback: Two hundred (200) feet.
- b. Side yard setback: Two hundred (200) feet.
- c. Rear yard setback: Two hundred (200) feet.

96.7.4 Minimum Lot Requirements:

- a. Lot frontage: Minimum of one hundred ten (110) feet adjoining a street.
- b. Lot width at building line: Minimum of four hundred (400) feet.
- c. Lot acreage: Minimum of four hundred (400) acres.

96.7.5 Buffer Requirements: A minimum one hundred (100) foot wide buffer that complies with Section 84.2 shall be required along all property lines. This buffer may be located within required building setbacks.

96.7.6 HVAC and Mechanical Screening: All air conditioning units, cooling systems, and HVAC equipment shall be screened from view from public rights-of-way and adjacent properties using buildings, walls, fencing, or roof elements.”

96.7.7 Front Building Façade: The front building facade of principal structures shall be oriented toward street fronts or adjacent arterial street fronts. This requirement does not apply

where the building is more than 500 feet from the public right-of-way or not visible from it.

96.7.8 Security Fencing: Security fencing and walls along the right-of-way shall not be located within the required buffer unless they comply with Section 84.9.

96.7.9 Accessory Structures: Accessory structures shall comply with applicable CLDR provisions. However, accessory structures that meet the buffer setbacks outlined in Section 96.7.5 are permitted. Guardhouses and secure entry features are expressly permitted at public road entrances.

96.7.10 Internal Subdivision Flexibility: Required setbacks and buffers apply only to the external boundaries of the overall Data Center Development. Minimum frontage, lot width, and lot acreage do not apply to subdivided lots within the development, provided:

- a. The overall tract meets the requirements of this section, and
- b. Each subdivided lot has adequate access via public or private roads.

96.7.11 Private Roads: Private roads within the Data Center Development are permitted and shall be designed and constructed in accordance with County public road standards under the CLDR.

96.7.12 Alternative power sources: Onsite power generation through the use of natural gas, solar or other renewables shall be permitted. All applicable construction permits (air, building, etc.) shall be obtained.

96.7.13 Conflicting Provisions: In the event of a conflict between this Section and any other provisions of the CLDR, this Section shall govern.

96.7.14 Prohibited Use: Cryptocurrency processing is not permitted under the provisions of this Section. Cryptocurrency processing is prohibited due to its shorter lifespan, higher energy demands, and greater noise impacts.

96.7.15 Lighting: All outdoor lighting shall use full cutoff fixtures, limited to 3,500K, and be arranged to prevent light trespass onto adjacent properties.

96.7.16 Noise: Sound levels at any property line shall not exceed 45 dB during daylight hours (7:00 AM–7:00 PM) or 35 dB during evening hours (7:00 PM–7:00 AM), except during emergency generator testing. Testing is limited to once per week on weekdays between 11:00 AM and 1:00 PM.

96.7.17 Water Consumption: Data centers shall use closed-loop cooling systems or equivalent technologies to minimize water usage beyond initial system charging and personnel needs.

96.7.18 Traffic Management: During construction, a traffic management plan shall be submitted to minimize disruptions to local roads, addressing heavy equipment and material

transport.

96.7.19 Environmental Impact Study: An application for a conditional use permit for a Data Center shall include information on potential impacts to air quality, water resources, energy generation, noise, light, traffic, natural resources, and archaeological or cultural resources. The application shall also include information on mitigation of those impacts. The information provided shall be considered by the Commission in determining whether to approve or deny the application. The County reserves the right to require additional areas of study where site-specific conditions indicate potential for significant environmental, cultural, or community impacts.