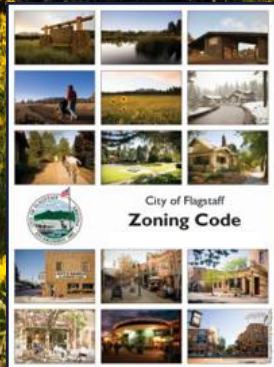


Zoning Code Amendment Chapters 10-40 & 10-80 Data Center Land Use

PZ-26-00018

City Council May 5, 2026





Data Center Land Use

Existing Allowances for Data Centers

- Data Centers are not a specifically listed land use
- Data Centers would fall under the definition Heavy General Industrial land use.
- Heavy General Industrial land uses are permitted by right in:
 - Heavy Industrial (HI) zone
 - Heavy Industrial Open (HI-O) zone
- And are permitted with a Conditional Use Permit in:
 - Light Industrial (LI) zone
- No specific use standards apply to Heavy General Industrial uses.



Data Center Land Use

City's Proposed Zoning Code Text Amendment

Overview of Case reviewed by the Planning & Zoning Commission

- Staff proposal would allow Data Centers with a Conditional Use Permit (CUP) in the Heavy Industrial and Heavy Industrial Open zones only subject to specific development standards.
- Planning & Zoning Commission in a work session suggested modifications to the staff proposal and requested staff prepare a second proposal that would prohibit all Data Centers in the City of Flagstaff.
- To meet the already noticed public hearing schedule, staff prepared the modifications, and second proposal as requested within a condensed timeframe.
- At their meeting on March 25, 2026 the Planning & Zoning Commission voted 4-3 to recommend the City Council approve the second proposal prohibiting Data Centers with one vote as an abstention.



Data Center Land Use

City's Proposed Zoning Code Text Amendment

Staff requests to close the public hearing and allow for a comprehensive evaluation of the potential implications of a complete ban on data centers within the City of Flagstaff.

Staff will conduct extended public outreach, work sessions with both the Planning & Zoning Commission and City Council and will return later this year with a Data Center zoning code text amendment.