

Case No. PZ-26-00018 – Data Centers

Provisions that are being deleted are shown in bold ~~strikethrough~~ text.
 Provisions that are being added are shown in bold red text.

Section 1. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non Transect Zones, Table 10-40.30.050.B: Industrial Zones – Allowed Uses, as follows:

Table 10-40.30.050.B. Industrial Zones – Allowed Uses						
Primary Land Use¹	Specific Use Regulations	Industrial Zones				
		RD	LI	LI-O	HI	HI-O
Industrial, Manufacturing, Processing and Wholesaling						
Business Parks		P	P	P	--	--
Composting Facility		--	p ³	p ³	p ³	p ³
Construction Storage/Supply Yards		--	p ²	p ²	P	P
Data Center		--	--	--	UP	UP
Equipment Rental Yard – Heavy		--	P	P	--	--
Flammable Liquid, Gas, and Bulk Fuel – Storage and Sales		--	P	P	P	P
Freight or Trucking Facility		p ³	P	P	P	P
Industrial, Heavy – General		--	UP	--	P	P
Industrial, Light – General		--	P	P	P	P
Junk Yard		--	--	--	P	P
Manufacturing/Processing – Heavy		--	UP	--	P	P
Manufacturing/Processing – Light		P	P	P	P	P
Manufacturing/Processing – Previously Prepared Materials		UP	P	P	P	P

**Table 10-40.30.050.B.
Industrial Zones – Allowed Uses**

Primary Land Use ¹	Specific Use Regulations	Industrial Zones				
		RD	LI	LI-O	HI	HI-O
Micro-brewery or Micro-distillery	10-40.60.240	--	P/UP ⁸	P	--	--
Mini-Storage Warehousing	10-40.60.250	--	P	P	P	P
Outdoor Storage	10-40.60.275				P	P
Quarrying Operations	10-40.60.290	--	--	--	UP	UP
Railroad Shops and Similar Heavy Service Facilities		--	UP	UP	P	P
Research and Development	10-40.60.300	P	P	P	--	--
Transportation Yards		--	P	P	P	P
Warehousing		--	P	P	P	P
Wholesaling and Distribution		--	P	P	P	P
Ranching, Forestry and Animal Keeping						
Livestock Auction, Feed Yards, and Sales		--	--	--	P	P
Recreation, Education and Assembly						
Indoor Commercial Recreation		--	--	UP ⁷	--	--
Outdoor Public Uses, General		UP	--	UP	--	UP
Places of Worship		P/UP ⁹	P/UP ⁹	P/UP ⁹	P/UP ⁹	P/UP ⁹
Schools – Public and Charter		P	P	P	P	P
Schools – Private		UP	--	--	--	--
Seasonal Amusement/Entertainment and Sales, Indoor	10-40.60.305	--	UP	--	--	--
Trade Schools		UP	P	P	P	P

**Table 10-40.30.050.B.
Industrial Zones – Allowed Uses**

Primary Land Use ¹	Specific Use Regulations	Industrial Zones				
		RD	LI	LI-O	HI	HI-O
Residential						
Accessory Building and Structures	10-40.60.020	P	P	P	P	P
Day Care, Centers	10-40.60.150.A	P	p ^{4,5}	p ^{4,5}	p ^{4,5}	p ^{4,5}
Institutional Residential						
Custodial Care Facilities	--	UP	UP	UP	UP	
Homeless Shelters	10-40.60.190					
Emergency Shelters		--	p ⁶	p ⁶	p ⁶	p ⁶
Short Term Housing		--	p ⁶	p ⁶	UP ⁶	UP ⁶
Transitional Housing		P	P	P	UP	UP
Sheltered Care Homes		--	UP	UP	UP	UP
Nursing Homes		--	UP	--	UP	--
Live/Work	10-40.60.200	P	P	p ⁷	--	--
Residence for Owner, Caretaker, or Manager		P	P	P	P	P
Residential Uses Above First Floor		UP	--	--	--	--
Retail Trade						
Drive-through Retail	10-40.60.160	p ⁴	--	p ⁷	--	--
General Retail Business		p ⁴	UP	p ⁷	UP	UP ⁷
Heavy Retail/Service		--	--	p ⁷	--	UP ⁷
Restaurant or Cafe		p ⁴	UP	p ⁷	--	UP ⁷
Services						
Adult Entertainment	10-40.60.050	P	P	p ⁷	P	p ⁷

**Table 10-40.30.050.B.
Industrial Zones – Allowed Uses**

Primary Land Use ¹	Specific Use Regulations	Industrial Zones				
		RD	LI	LI-O	HI	HI-O
Crematorium		--	P	P ⁷	P	P ⁷
General Services		P ⁴	UP	UP ⁷	--	--
Hospital		UP	UP	UP ⁷	UP	UP
Kennel, Animal Boarding		UP	UP	UP ⁷	UP	UP ⁷
Marijuana Off-Site Cultivation Location	10-40.60.220	--	P	P ⁷	P	P ⁷
Marijuana Off-Site Manufacturing Location	10-40.60.220	--	P	P ⁷	P	P ⁷
Marijuana Testing Facility	10-40.60.220	P	P	P ⁷	--	--
Office		P	UP	UP ⁷	--	UP ⁷
Public Services						
	Public Services Major	UP	P	P	P	P
	Public Services Minor	P	P	P	P	P
	Emergency Services	UP	UP	UP	UP	UP
Travel Accommodations		P ⁴	--	UP ⁷	--	--
Veterinary Hospitals		--	P	P	P	P
Veterinary Clinics		UP	P	P	P	P
Telecommunication Facilities						
AM Broadcasting Facilities	10-40.60.310	UP	UP	UP	UP	UP
Antenna-Supporting Structure	10-40.60.310	UP	UP	UP	UP	UP
Attached Telecommunication Facilities	10-40.60.310	P	P	P	P	P
Collocation Facility	10-40.60.310	P	P	P	P	P

**Table 10-40.30.050.B.
Industrial Zones – Allowed Uses**

Primary Land Use ¹	Specific Use Regulations	Industrial Zones				
		RD	LI	LI-O	HI	HI-O
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.310	P	P	P	P	P
Stealth Telecommunication Facilities	10-40.60.310	P	P	P	P	P
Transportation and Infrastructure						
Accessory Wind Energy Systems	10-40.60.040	P	P	P	P	P
Passenger Transportation Facilities		P	P	P	--	--
Urban Agriculture						
Food Production		--	P	P	--	--
Nurseries		--	P	P	P	P
Vehicle Sales and Services						
Automobile/Vehicle Repair Garages – Major	10-40.60.100	--	P	P	P	P
End Notes						
1. A definition of each listed use type is in Chapter 10-80, Definitions.						
2. Outdoor storage shall be screened. See Division 10-50.50, Fences and Screening, for fencing and screening requirements.						
3. Not allowed within one-quarter mile of an existing residential use.						
4. Limited to 10 percent of a primary use.						
5. Solely for use by employees of the permitted use.						
6. Conditional use permit is required if distance between shelter facilities is less than one-quarter mile.						
7. Allowed use with applied GFAR standards (see Table10-40.30.050.C).						

Table 10-40.30.050.B. Industrial Zones – Allowed Uses						
Primary Land Use ¹	Specific Use Regulations	Industrial Zones				
		RD	LI	LI-O	HI	HI-O
8.	Conditional use permit is required if a taproom is associated with the micro-brewery or micro-distillery.					
9.	A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.					
Key						
P = Permitted Use						
UP = Conditional Use Permit Required						
-- = Use Not Allowed						

Section 2. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, as follows:

**Division 10-40.60:
Specific to Uses**

Sections:

- 10-40.60.010 Purpose and Applicability
- 10-40.60.020 Accessory Buildings and Structures
- 10-40.60.025 Accessory Uses
- 10-40.60.030 Accessory Dwelling Units (ADUs)
- 10-40.60.040 Accessory Wind Energy Systems
- 10-40.60.050 Adult Entertainment
- 10-40.60.060 Airport/Landing Strips, Heliport, or Helistops
- 10-40.60.070 Animal Keeping
- 10-40.60.080 Automobile, Go-Kart, and Miniature Automobile Racing
- 10-40.60.090 Automobile Service Station and Convenience Store
- 10-40.60.100 Automobile/Vehicle Repair Garage – Major/Minor
- 10-40.60.110 Bed and Breakfasts
- 10-40.60.120 Co-housing
- 10-40.60.130 Commercial Campground
- 10-40.60.140 Community Garden
- 10-40.60.145 Data Center**
- 10-40.60.150 Day Care Home and Center
- 10-40.60.160 Drive-through Retail or Service Facility
- 10-40.60.170 High Occupancy Housing Developments and Mixed-Use High Occupancy Housing Developments
- 10-40.60.180 Home Occupations
- 10-40.60.190 Homeless Shelter
- 10-40.60.195 Kennel, Animal Boarding
- 10-40.60.200 Live/Work
- 10-40.60.210 Manufactured Homes
- 10-40.60.220 Marijuana Establishments
- 10-40.60.230 Meeting Facilities, Neighborhood and Regional
- 10-40.60.240 Micro-Brewery or Micro-Distillery
- 10-40.60.250 Mini-Storage Warehousing
- 10-40.60.260 Mixed Use
- 10-40.60.270 Outdoor Commercial Recreation Structures
- 10-40.60.275 Outdoor Storage
- 10-40.60.280 Planned Residential Development
- 10-40.60.290 Quarrying Operations
- 10-40.60.300 Research and Development Uses
- 10-40.60.305 Seasonal Amusement, Entertainment and Sales, Indoor
- 10-40.60.310 Telecommunication Facilities
- 10-40.60.320 Urban Farm

Section 3. Add Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, Section 10-40.60.145: Data Center, as follows:

10-40.60.145 Data Center

A. Applicability. This section provides general requirements and Conditional Use Permit standards for the primary land use of Data Centers. Primary land use Data Centers are required to obtain a Conditional Use permit as described below:

1. Data Center includes a facility or portion of a building used to house computer systems, servers, networking equipment, and associated infrastructure for the storage, processing, management, or distribution of digital data. Data centers may include equipment for power distribution, backup power generation, cooling, fire suppression, and security.

B. Exceptions. Data Centers that are ancillary to another primary land use are permitted by right in all zones if they occupy no more than ten percent of the building footprint, are used to serve the enterprise functions of the primary land use, are not used to lease data storage or processing services to third parties, and are not housed in a separate stand-alone structure on a parcel.

C. General Requirements.

1. Development Sites shall be designed in accordance with Division 10-30.60: Site Planning Design Standards.
2. Buildings shall be designed to reduce perceived mass through architectural articulation, variation in façade materials, or modulation of building planes as required in Division 10-50.20: Architectural Design Standards.
3. Mechanical, electrical, and cooling equipment shall be fully enclosed or screened from view from rights-of-ways and adjacent properties.
4. Outdoor storage of equipment or materials shall be prohibited, except during permitted construction or maintenance activities.
5. Perimeter fencing, if provided, shall be decorative and integrated with site landscaping.
6. Noise generated by all on-site operations, including cooling equipment and generators, shall not exceed a maximum dBA of 72 during the daytime and 65 dBA during the nighttime at the property line.
7. Generator and generator use must be in compliance with all applicable state and federal regulations. If a Data Center uses diesel generators, only tier IV or newer generators are permitted. Backup generators shall be used solely for emergency operations, testing, and maintenance, and shall not serve as a primary power source. Generator testing shall be limited to daytime hours and scheduled to minimize impacts on adjacent uses.
8. Fuel storage and handling shall comply with all applicable fire, building, and environmental regulations.

9. Cooling towers, chillers, and related equipment shall be screened and designed to minimize noise, plume visibility, and visual impacts.
10. Hazardous materials shall be limited to those necessary for operation and shall be stored and handled in accordance with applicable regulations.
11. Data centers shall not emit smoke, dust, odors, or vibration detectable beyond the property boundary, except during emergency generator operation.

D. Conditional Use Permit Application Requirements. An application for a Conditional Use Permit for the purpose of a Data Center shall include the following information:

1. A baseline noise study establishing existing noise levels prior to project construction and a noise contour exhibit depicting the anticipated noise levels to be generated by the Data Center.
2. An assessment of current and future energy needs for the site.
3. Identification of the energy source(s) for the proposed Data Center and documentation from the utility provider(s) affirming sufficient power exists to serve the site. The applicant must include an estimate of annual energy consumption over all phases of the project, expected peak demand, and the percentage of energy demands that will be met by carbon-free energy, during each year of project operations. The use of 100% renewable energy for all data center energy needs is preferred and is attainable through methods including but not limited to on-site generation, virtual power purchase agreements, and purchasing RECs through electric utility providers.
4. An estimate of peak day and annual water consumption and wastewater discharge for the site.
5. Identification of the source of water for the proposed Data Center and documentation from the water utility provider affirming sufficient water resources to serve the Data Center. A Water and Sewer Impact Analysis (WSIA) must be completed by a third party. The use of 100% non-potable water for all data center needs is preferred.
6. Identification and concentration of constituents in the wastewater stream that may have negative effects on the Publicly Owned Treatment Facility.
7. A narrative that describes how the proposed Data Center will comply with each of the requirements of this section.

Section 4. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Sections: 10-80.20.040: Definitions “D”, as follows:

Data Center: A facility or portion of a building used to house computer systems, servers, networking equipment, and associated infrastructure for the storage, processing, management, or distribution of digital data. Data centers may include equipment for power distribution, backup power generation, cooling, fire suppression, on-site water treatment and wastewater pre-treatment and security.