

**Case No. PZ-26-00018 – Data Centers  
Proposal #1**

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:**

<b>Table 10-40.30.050.B. Industrial Zones – Allowed Uses</b>						
<b>Primary Land Use<sup>1</sup></b>	<b>Specific Use Regulations</b>	<b>Industrial Zones</b>				
		<b>RD</b>	<b>LI</b>	<b>LI-O</b>	<b>HI</b>	<b>HI-O</b>
<b>Industrial, Manufacturing, Processing and Wholesaling</b>						
Business Parks		P	P	P	--	--
Composting Facility		--	p <sup>3</sup>	p <sup>3</sup>	p <sup>3</sup>	p <sup>3</sup>
Construction Storage/Supply Yards		--	p <sup>2</sup>	p <sup>2</sup>	P	P
<b>Data Center</b>	<b>10-40.60.145</b>	--	--	--	<b>UP</b>	<b>UP</b>
Equipment Rental Yard – Heavy		--	P	P	--	--
Flammable Liquid, Gas, and Bulk Fuel – Storage and Sales		--	P	P	P	P
Freight or Trucking Facility		p <sup>3</sup>	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

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

Primary Land Use <sup>1</sup>	Specific Use Regulations	Industrial Zones				
		RD	LI	LI-O	HI	HI-O
Manufacturing/Processing – Previously Prepared Materials		UP	P	P	P	P
Micro-brewery or Micro-distillery	10-40.60.240	--	P/UP <sup>8</sup>	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
<b>Ranching, Forestry and Animal Keeping</b>						
Livestock Auction, Feed Yards, and Sales		--	--	--	P	P
<b>Recreation, Education and Assembly</b>						
Indoor Commercial Recreation		--	--	UP <sup>7</sup>	--	--
Outdoor Public Uses, General		UP	--	UP	--	UP
Places of Worship		P/UP <sup>9</sup>	P/UP <sup>9</sup>	P/UP <sup>9</sup>	P/UP <sup>9</sup>	P/UP <sup>9</sup>
Schools – Public and Charter		P	P	P	P	P
Schools – Private		UP	--	--	--	--
Seasonal Amusement/Entertainment and Sales, Indoor	10-40.60.305	--	UP	--	--	--

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

Primary Land Use <sup>1</sup>	Specific Use Regulations	Industrial Zones				
		RD	LI	LI-O	HI	HI-O
Trade Schools		UP	P	P	P	P
<b>Residential</b>						
Accessory Building and Structures	10-40.60.020	P	P	P	P	P
Day Care, Centers	10-40.60.150.A	P	p <sup>4,5</sup>	p <sup>4,5</sup>	p <sup>4,5</sup>	p <sup>4,5</sup>
<b>Institutional Residential</b>						
Custodial Care Facilities	--	UP	UP	UP	UP	
Homeless Shelters	10-40.60.190					
Emergency Shelters		--	p <sup>6</sup>	p <sup>6</sup>	p <sup>6</sup>	p <sup>6</sup>
Short Term Housing		--	p <sup>6</sup>	p <sup>6</sup>	UP <sup>6</sup>	UP <sup>6</sup>
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 <sup>7</sup>	--	--
Residence for Owner, Caretaker, or Manager		P	P	P	P	P
Residential Uses Above First Floor		UP	--	--	--	--
<b>Retail Trade</b>						
Drive-through Retail	10-40.60.160	p <sup>4</sup>	--	p <sup>7</sup>	--	--
General Retail Business		p <sup>4</sup>	UP	p <sup>7</sup>	UP	UP <sup>7</sup>
Heavy Retail/Service		--	--	p <sup>7</sup>	--	UP <sup>7</sup>
Restaurant or Cafe		p <sup>4</sup>	UP	p <sup>7</sup>	--	UP <sup>7</sup>
<b>Services</b>						

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

Primary Land Use <sup>1</sup>	Specific Use Regulations	Industrial Zones				
		RD	LI	LI-O	HI	HI-O
Adult Entertainment	10-40.60.050	P	P	p <sup>7</sup>	P	p <sup>7</sup>
Crematorium		--	P	p <sup>7</sup>	P	p <sup>7</sup>
General Services		p <sup>4</sup>	UP	UP <sup>7</sup>	--	--
Hospital		UP	UP	UP <sup>7</sup>	UP	UP
Kennel, Animal Boarding		UP	UP	UP <sup>7</sup>	UP	UP <sup>7</sup>
Marijuana Off-Site Cultivation Location	10-40.60.220	--	P	p <sup>7</sup>	P	p <sup>7</sup>
Marijuana Off-Site Manufacturing Location	10-40.60.220	--	P	p <sup>7</sup>	P	p <sup>7</sup>
Marijuana Testing Facility	10-40.60.220	P	P	p <sup>7</sup>	--	--
Office		P	UP	UP <sup>7</sup>	--	UP <sup>7</sup>
<b>Public Services</b>						
	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 <sup>4</sup>	--	UP <sup>7</sup>	--	--
Veterinary Hospitals		--	P	P	P	P
Veterinary Clinics		UP	P	P	P	P
<b>Telecommunication Facilities</b>						
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 <sup>1</sup>	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
<b>Transportation and Infrastructure</b>						
Accessory Wind Energy Systems	10-40.60.040	P	P	P	P	P
Passenger Transportation Facilities		P	P	P	--	--
<b>Urban Agriculture</b>						
Food Production		--	P	P	--	--
Nurseries		--	P	P	P	P
<b>Vehicle Sales and Services</b>						
Automobile/Vehicle Repair Garages – Major	10-40.60.100	--	P	P	P	P
<b>End Notes</b>						
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 <sup>1</sup>	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.					
<b>Key</b>						
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, 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, 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. A minimum 200-foot setback should be provided from a property line abutting a residential use or residential zoning district.**
- 6. Perimeter fencing, if provided, shall be decorative and integrated with site landscaping.**
- 7. Noise generated by all on-site operations, including cooling equipment and generators, shall not exceed a maximum outdoor dBA of 60 dBA / 70 dBC during the daytime (7 a.m. to 10 p.m.) and 50 dBA / 60 dBC during the nighttime (10 p.m. to 7 a.m.) at the property line. Sound attenuation walls shall be provided on any property line abutting a residential use or residential zoning district.**

8. 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.
9. Fuel storage and handling shall comply with all applicable fire, building, and environmental regulations.
10. All mechanical cooling systems shall utilize a closed-loop configuration.
11. Cooling towers, chillers, and related equipment shall be screened and designed to minimize noise, plume visibility, and visual impacts.
12. Hazardous materials shall be limited to those necessary for operation and shall be stored and handled in accordance with applicable regulations.
13. Data centers shall not emit smoke, dust, odors, or vibration detectable beyond the property boundary, except during emergency generator operation.
14. Data Centers that have ceased operations for a continuous period of 12 months shall be considered abandoned and must be decommissioned. Within 90 days of the end of operations, the owner or operator shall submit a decommissioning plan to the City for review and approval. Decommissioning must be completed within 12 months of abandonment and shall include
  - a. Removal of all equipment, structures, and above-ground facilities; and
  - b. Proper disposal of any hazardous materials in accordance with applicable state and federal regulations; and
  - c. Restoration of the site to a safe, stable condition, including grading and seeding of disturbed areas.

**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 including a Low-Frequency Noise Impact Report prepared by a licensed acoustical engineer including a noise contour exhibit depicting the anticipated noise levels (including low frequency noise) 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, average day, and annual water consumption and wastewater discharge for the site.
5. Identification of the source of water requested for the proposed Data Center, reclaimed water or potable water, and documentation from the Water Services Division affirming sufficient water resources to serve the Data Center under its Designation of Adequate Water Supply. A Water and Sewer Impact Analysis (WSIA) must be approved by the Water Services Division. The use of 100% non-potable and/or recycled water for non-potable needs is preferred.
6. Identification and concentration of constituents in the wastewater stream that may have negative effects on the Publicly Owned Treatment Works (POTW). Effluent from the facility must meet the requirements of City Code 7-02-001-007 and 7-02-001-008.
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, 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.