

**Case No. PZ-26-00018 – Data Centers
Proposal #2**

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 10-80: 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. Data Centers as a primary use are not permitted in the City of Flagstaff. 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.

Section 2. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Sections: 10-80.20.090: Definitions “I”, as follows:

Industrial, Heavy – General: Construction, manufacturing, transportation, and public utilities, and those uses that may have severe potential for negative impact on any uses located relatively close to them. Differs from light industrial uses in that it includes uses that require unenclosed structures that are large, tall, and unsightly, such as concrete batching plants. These uses also have the potential for generation of dust, noise, and odor and may involve large amounts of exterior storage. Because of their scale, they are likely to have a regional impact. **The use does not include Data Centers.** This term specifically includes, but is not limited to, the following uses:

Chemicals and allied products (except drugs)	Primary metal industries
Electrical distribution equipment	Processing of animal/fish oils and meat products
Electrical industrial apparatus	Railroad transportation

Heavy construction contractors	Rubber and miscellaneous plastics
Leather tanning	Sawmills, planing mills and storage of logs, paper, pulp, or paperboard mills
Manufacturing of alcoholic beverages	Stone, clay and glass products including concrete plants
Machinery	Transportation equipment
Petroleum and coal products	Utility, production or processing facilities, but not offices or transmission or distribution

Industrial, Light – General: This use includes manufacturing, storage, transportation, construction, repair, and wholesale uses that do not include hazardous wastes or resulting large truck usage/parking on the site. **This use does not include Data Centers.** Light industrial uses include, but are not limited to, the following:

Communications	Pharmaceutical manufacturing
Electric and electronic equipment (except electronic distribution and electrical industrial)	Printing and publishing
	Special trade contractors
Fabricated metal	Special warehousing and storage
Food products, including liquor distribution, except meat products	Textiles and apparel
	Transportation services
Fuel and ice dealers	Trucking and general warehousing including mini-storage
Furniture and fixtures	
General building contractors	Vehicle repair including top, body and upholstery repair and paint shops and tire retreading and repair shops
Instruments and related products	

Large truck, industrial truck and tractor repair	Vehicle storage, excluding Federal Highway Administration class 7, and above, vehicles and heavy equipment/construction vehicles
Leather, except tanning and finishing	
Local and interurban passenger transit	
Lumber and wood products	Vehicle towing
Miscellaneous manufacturing industries	Welding repair
Office and computing machines	Wholesale trade, durable and nondurable
Paper products, except mills	

Section 3. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Sections: 10-80.20.160: Definitions “P”, as follows:

Public Services: Government or public services, utilities and their facilities necessary to provide services for urban development. Public services include public and private utility company facilities and all government-owned facilities except offices, landfills or mining facilities. **This use does not include Data Centers.**

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: 10-80.20.180: Definitions “R”, as follows:

Research and Development Uses: Facilities for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and computer and telecommunications components in advance of product manufacturing, and the assembly of related products from parts produced off site, where the manufacturing activity is secondary to the research and development activities, and where no more than 30 percent of the total floor area is office. Includes pharmaceutical, chemical, and biotechnology research and development. **This use does not include Data Centers.**