

Attachment C - Data Center Regulation Comparisons

Regulatory Conditions	Goodyear (Proposed)	Phoenix	Mesa	Chandler	Tempe	Marana	Tucson (under development)	Maricopa County
Definition	Facility or portion of facility; network computer systems; remote storage, processing, data distribution	Facility used for energy storage distribution and associated equipment, excludes accessory conditions	Very broad facility; advance operations (AI, blockchain, crypto, modeling)	Facility or portion of facility; network computer systems; data storage, processing, distribution	Very broad facility; primary service is data processing or data storage and houses computer systems and associated components	Broad facility; servers, utilities, data management	Facility, multiple facilities, or portion of a facility; gross floor area greater than 50,000 SF or uses greater than 50 MW of energy, housing networked computer systems	Facility primarily used for the processing, management, or storage of digital information, housing computer servers, data storage equipment, and related infrastructure.
Where Allowed	Permitted with Conditions in I-1 & I-2; accessory allowed with limits	Permitted with conditions in C-2, C-3, CP/GCP, A-1 and A-2 (w/ a special permit)	Principal use in PAD; accessory allowed under conditions	Principal use in PAD only; accessory allowed with limits	Principal use in the MU-ED, GID, and HID with a use permit	Principal via Specific Plan (PAD); accessory use in LI/HI	Special exception I-2, PAD or PCD. Increased Notification Radius to all property owners within ½ mile and all HOA's within 2 miles	Permitted use with a Plan of Development (POD) approval within IND-2 (general industrial and IND-3 (heavy industrial))
Site & Bldg. Design	Setbacks residential (300'), screening, underground utilities, landscape buffers, building mass/height limits	Setbacks (150' from ROW or residentially zoned property), screening, landscape setback, enhanced architecture, lines 12k and below underground	Setbacks residential (400')/non-residential (base stds), PAD standards, landscape buffers, massing/façade treatments; flexible via PAD	Setbacks, screened equipment, landscaping, architectural treatments	Setbacks residential use or district (500'), must comply with use permit approval criteria	Setbacks residential (400'), non-residential (100"), screening, underground utilities, landscape buffers, building mass/height limits	2,640 feet of separation from urban residential zones and noise-sensitive uses (e.g., schools) ; 1,000 feet of separation from commercial or office zones	No special considerations
Noise	Baseline; Compliance & Monitoring request; mitigation	Facility and associated equipment will not exceed 55 DB(A) between set hours and 45 DB(A) at night	General operational compliance; enforcement tied to occupancy	Baseline + post-construction + annual monitoring; mitigation; liaison	Generators shall be located within an enclosed building to reduce impacts on noise	Baseline + post-construction + annual monitoring; max level by use	Baseline + annual monitoring; max level by use	No special considerations
Backup Power	Screened/setback; must meet noise limits; website	Screened/setback; must meet noise limits	Covered under operational/PAD review	Restricted hours, notice, sound mitigation	See above	Diesel Tier IV, emergency use, limited hours	Diesel Tier IV generator, emergency use only, limited hours	No special considerations
Water & Utilities	Electric & Water source documentation	Energy will serve letter, additional studies as requested (water, fire, hazardous materials)	Reviewed during PAD/special approval	Considered during PAD review	"Extreme-Water Use" shall submit a water use plan	Must demonstrate adequate electricity/water; potable water prohibited for cooling	Must demonstrate adequate electricity/water and disclose energy demand; additional water regs for large users (over 10K ccf)	No special considerations
Parking	Reduced parking ratio w/ adequate space for expansion	Minimum distance from transit; streetscape/shaded paths	Minimum parking ratios defined	Minimum parking ratios defined	No special considerations	No special considerations	Righted sized parking standards to reduce paved surfaces	No special considerations

Municipalities that do not currently have a standalone “data center ordinance”: Scottsdale, Glendale, Peoria. Overall, these municipalities generally regulate data center facilities using existing industrial and commercial zoning/development standards, which focus on aligning projects with city codes, infrastructure capacity, and, increasingly, sustainable water usage. Town of Gilbert is currently looking into preparing a text amendment to the town’s Land Development Code to create new standards and procedures for data center development.

Alternative Data Center Development Model: Project Baccara, Maricopa County (Obtained Certificate of Environmental Compatibility from ACC on 2/4/26 for power plant (subject to ARS 40-360.06: Factors to be considered in issuing a certificate of environmental compatibility), P&Z Commission *Approved project application 4/9/26*, BOS scheduled for *early May*) – Developers are seeking to build a 700-megawatt gas-fired power plant to fuel a data center project on a 160-acre site. Project Baccara is offering an alternative to the typical data center model, which can strain the existing power grid and contribute to rising utility costs. The developer is pursuing a BYOP (bring your own power) approach. Eventually, their plan is to hook the power plant up to the grid as a peaker source during times of high demand.