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MEMORANDUM

TO: Duane Cherek, Planning Director, City of Janesville
Brian Schweigl, Senior Planner
City of Janesville Plan Commission

FROM: GRAEF

DATE: September 23, 2026

SUBJECT: Overview of recommended changes to the draft Zoning Code in response to public comments received through June 22, 2026

The following is a summary of public comments received through June 22, 2026 on the preparation of a draft zoning code update. The comments are summarized, organized by theme, and responded to by the project team including a list of potential revisions to the code. A complete list of all public comments received through June 22, 2026 on the draft code update is available on the project website.

Category	Public Comment Summary	Recommendation
Data Centers	Create a separate base zoning district or specialized zoning category for data centers because their scale and impacts differ from conventional industrial uses	Add a new “Alternative Development Options” division under which the project would be reviewed under a rezoning process following Planned Development District (PDD) procedures. Development proposals would be reviewed across a series of identified impacts associated with this land use. A draft copy of this Alternative Development Option is attached to this memorandum.
Data Centers	Require public notice, public hearings, neighborhood involvement, and public access to project information before data centers are approved	Address public participation as required through the proposed alternative development process. The planned development process provides additional opportunities for public input and gives the City greater discretionary authority.
Data Centers	Establish stronger protections for nearby neighborhoods, including larger setbacks from homes and special consideration for sensitive sites	Require a data center under the planned development process to address compatibility and site-specific impacts. Recommend adequate landscape buffer and berm.
Data Centers	Require clear performance standards for operational and construction impacts, including noise, vibration, lighting, water use, emissions, dust, blasting, truck traffic, generators, emergency response, and electronic waste	Incorporate noise, vibration, water use, emissions, construction impacts, building scale and design, electricity demand, backup power, stormwater, environmental protection, screening, and emergency response as explicit considerations. Allow other considerations as relevant based on the project case-by-case to impose additional restrictions.

Data Centers	Require independent impact studies and ongoing public monitoring before construction, during construction, and throughout operation	Allow this to be required of projects on a case-by-case basis.
Data Centers	Require decommissioning plans, financial assurances, or bonded funds so taxpayers are not responsible for abandoned facilities or cleanup	Project team recommends adding decommissioning considerations under the PDD process and/or potentially under preparation of a separate ordinance.
Data Centers	Require developers to pay City-related infrastructure and service costs and publicly disclose associated agreements	Project team recommends adding infrastructure impacts as a consideration.
Data Centers	Require enforceable community-benefit agreements and stronger penalties, permit-revocation provisions, and other enforcement mechanisms	Project team does not recommend this be part of the zoning ordinance. Community benefits agreements may be carried forward through a different mechanism. Permit revocation should follow standard processes.
Data Centers	Prohibit data centers entirely	A categorical prohibition is not recommended based on legal advice received to date.
Review Procedures	Replace the P3 review procedure with conditional-use review because P3 does not provide sufficient oversight or control over later plan changes	Recommend retaining the P3 procedure rather than converting it to conditional-use review.
Review Procedures	Authorize the City to initiate proactive rezoning of property it does not own and clarify the burden of proof for conditional uses	No change is recommended; the code already provides the city with this authority; an applicant already bears the burden of demonstrating that a proposed conditional use complies with all applicable standards
Review Procedures	Eliminate conditional-use zoning to provide greater flexibility for new ideas and development	No change is recommended. The concept was considered earlier and not advanced, although individual uses may be reassigned as permitted uses over time if their standards prove adequate
Land Uses	Apply conditional-use review or enhanced review to large or potentially impactful industrial projects based on their scale	Add a "New and Emerging Land Uses" section allowing applicants to petition for a text amendment. The City could then evaluate appropriate districts, review procedures, compatibility, impacts, and necessary standards through a legislative process. The location of this in the next draft is to be determined, but a draft copy of this section is attached to this memorandum.
Land Uses	Require major and minor utility installations to obtain conditional-use approval in every zoning district	Change major utility installations to conditional uses. No change recommended for minor utilities because these are projects like lift stations and pumphouses that are routine and not controversial.
Land Uses	Clarify whether selling a personal vehicle refers to displaying the vehicle on residential property, completing the transaction, or both	No change is recommended because property owners may decide whether to display a vehicle for sale on their property and how to conduct the transaction
Land Uses	Permit seasonal produce sales in residential districts to improve access to fresh food	No change is recommended.

Land Uses	Permit community gardens in the City Center district	No change is recommended; community gardens are already proposed as permitted in the CC-T district and may be established as an accessory use in the City Center District.
Land Uses	Encourage or regulate edible landscaping	No change is recommended; the draft does not prohibit edible landscaping
Land Uses	Add a minimum snow-storage area or require snow-storage space based on a percentage of paved area	No change is recommended; snow-storage design is considered the responsibility of the site designer
Land Uses	Allow mixed-use residential as a conditional use in multi-family residential districts like the R-3 to support neighborhood-serving businesses at a small scale for higher density housing.	Recommend adding opportunities for small scale commercial in larger multi-family developments.
Housing	Clarify that HUD-code manufactured homes are allowed as single-family homes outside manufactured-home parks when they meet applicable zoning and building standards	Revise the use description and related provisions to clearly distinguish manufactured homes from mobile homes. This confusion stems from mobile homes being defined with the term “manufactured homes” in some state/federal laws. Code should clarify that compliant pre-fabricated homes are allowed in residential districts and are subject to the same applicable standards as other single-family homes, which is typical in most communities.
Housing	Allow manufactured homes as accessory dwelling units and treat manufactured housing comparably to site-built housing	No change is recommended. All ADUs are required to meet local and state building code requirements.
Housing	Allow off-site or regional stormwater facilities to improve the feasibility of cottage housing developments	No zoning-code change is recommended because stormwater management is not treated as a zoning policy issue. Off-site stormwater management is not prohibited by the code as proposed.
Housing	Remove separation requirements for two-unit buildings and reconsider anti-monotony standards	No change is recommended.
Housing	Permit more mixed-use development and neighborhood-serving businesses in residential districts, clarify density calculations, and increase allowable building height	Expanding some provisions for mixed-use development is being worked on by the project team. Retain the proposed 75-foot height limit.
Housing	Avoid broadly applying high-density residential zoning because closely spaced homes may increase fire risk	No zoning-code change is recommended because the concern is governed through building and fire codes rather than zoning
Parking	Allow gravel, permeable, or other alternative driveway surfaces and eliminate the permanent hard-surface driveway requirement for garages	No change is recommended. Gravel is allowed for up to 12 months after occupancy, and a compliant hard surface may include permeable pavement
Parking	Reduce downtown parking and require more frequent transit stops and covered shelters near housing and business areas	No change is recommended because the draft already allows the Janesville Transit System to require stops for qualifying developments along transit routes and to require shelters when appropriate. The parking overlay district exempts off-street downtown parking.

Parking	Remove parking minimums or replace them with parking maximums to support affordability, infill, stormwater management, and efficient land use	No change is recommended because the draft already contains provisions that provide flexibility in meeting parking requirements without unduly burdening development
Parking	Clarify whether parking regulations apply to principal parking facilities, accessory parking facilities, or both	Revise the code to ensure parking requirements apply in all relevant instances
Parking	Revise the definition of “building scale” to consider the scale anticipated by adopted plans, not only existing surrounding buildings	Revise the definition as suggested so planned redevelopment patterns may be considered
Parking	Clarify corner-lot yard terminology and related setback references	Add a definition and illustration for “yard, corner side” so the terminology aligns with dimensional and fence regulations
Lighting	Reduce the minimum illumination standard for commercial, industrial, and institutional uses and clarify the intended illumination levels	Correct the apparent typographical error by changing the minimum from 2.0 footcandles to 0.2 footcandles. Retain the current maximum average illumination standard of 20 footcandles

Other Recommended Changes from the Project Team:

Upon reviewing public comments, engaging with stakeholders at public meetings, and continuing to refine the draft code, the project team is also recommending the following additional revisions to the proposed Zoning Code. The Plan Commission should review and respond to these changes before they are integrated into the final code draft.

Legacy Approvals

- Clarify that conditional use permits covering land uses that are now allowable as permitted uses are released from prior conditions. Conditional use permits covering land uses that are still listed as conditional continue in full effect.
- Add language recognizing the continued validity of PUD approvals granted and recorded under the prior conditional use approval process.
- Clarify that existing PUDs approved before adoption of the new code may build out in accordance with their approved plans and conditions.
- Clarify that significant alterations to legacy PUDs occur under the new PDD process.

Administration and Procedures

- Section 46-163(A): Revise the mailed-notice radius to include property owners of record within 400 feet of the subject property
- Section 46-163(C): Replace “10 business days” with “10 days”
- Section 46-486 and Section 46-1056: Delete Section 46-1056 to eliminate duplicative community living arrangement provisions
- Section 46-1022(B): Add the South Jackson Street Overlay District to the list of defunct zoning districts
- Section 46-1066: Delete the entire section addressing negative use agreements
- Section 46-1067(C): Revise to read, “A development listed as P1 in Table 5-1 and meeting one or more of the descriptions in Section B above...”
- Section 46-1068(C): Revise to read, “A development listed as P2 in Table 5-1 and meeting one or more of the definitions in Section B above...”

Table 5-1 Land Use Changes

- 1.02 Live/work dwelling: List as permitted in the R-1, R-2, R-3, and R-9 districts

- 1.04 Mixed-use residential: Allow in the R-1, R-2, R-3, and all five business districts
- 1.04 Mixed-use residential: Require the project to consist of uses allowed in the applicable district and apply the strictest review process among the component uses
- 1.04 Mixed-use residential: Determine how the approval process should be represented in Table 5-1 and revise the footnote on page 5-11
- 2.05 Hospice care center: List as P1 in the R-1 and R-2 districts
- 2.06 Nursing home: List as conditional in the R-1 district
- 3.04 Banquet hall: List as conditional in the Conservancy District
- 4.13 Health care center (hospital): List as P2 in the B-1, B-2, B-3, CC, and CC-T districts and delete in M-1
- 4.17 Outdoor recreation: List as permitted in the Conservancy District
- 7.09 Utility installation, major: Require Type C or greater buffering along property lines adjoining or opposite property in a Residential or Business District
- 8.03 Poultry and game bird hatchery: List as conditional in the B-2 district
- 9.14 Family day care home: List as permitted in the B-1 district

New and Revised Land Uses

- Add Commercial Radio Broadcast Facilities as a separate land use because the existing telecommunication and amateur radio tower categories do not accommodate commercial radio or television towers; recommend allowing in C, M-1, and M-2 districts subject to separate process applicable to Commercial Radio Broadcast Facilities; add Commercial Radio Broadcast Facilities provisions to Article 4, Table 5-1, and Table 6-1
- Add a new land use titled "Building Material Sales"; list Building Material Sales as conditional in the B-3 district and permitted in the M-1, M-2, and M-3 districts; apply the parking requirements and supplemental standards for Use 3.16 Garden or landscaping center to Building Material Sales; require all assembly and fabrication associated with Building Material Sales to occur within an enclosed building

Table 6-1 Use Descriptions and Supplemental Standards

- 1.10, 1.11, 1.12, and 1.13: Require a CSM or plat creating townhouse lots below the minimum area or width for a single-family dwelling to designate those lots for townhouse development
- 3.04 Banquet hall: Require a banquet hall in the Conservancy District to be accessory to a principal use permitted in that district
- 3.22 Multipurpose business: Replace references to "commercial" districts with "business" zoning districts; increase the maximum floor area from 4,000 to 15,000 square feet
- 3.41 Veterinary clinic: Revise maximum parking in a residential district to allow no more than 100 percent of the minimum parking requirement, or another amount determined by the Plan Commission, subject to compliance
- 4.17 Outdoor recreation: Require outdoor recreation in the Conservancy District to be accessory to a principal use permitted in that district
- 9.12 Drive-through window: Delete the reference to the CC-T District from Part F
- 9.14 Family day care home: Revise the description to conform to new State law governing the maximum number of children served; correct the cross-reference to day care center by classifying it within Government and Community Services rather than as a special care facility

Table 6-2 Dimensional Standards

- Apply a minimum lot area of 2,400 square feet to all townhouses in the R-1, R-2, and R-3 districts
- Apply a minimum lot width of 24 feet to all townhouses in the R-1, R-2, and R-3 districts
- Allow a minimum townhouse lot width of 20 feet where an alley is present in the R-1, R-2, and R-3 districts

- In the R-3 district, require 600 square feet of minimum lot area for each dwelling unit over two
- In the B-2 district, require 600 square feet of minimum lot area for each dwelling unit over two

Stormwater and Site Design (Sec. 46-1554)

- Require surface water originating on a site and entering from adjoining property to be collected on-site and discharged to an available storm sewer
- Assign the City Engineer final authority to determine storm sewer availability
- Require storm sewers to comply with the Wisconsin Plumbing Code and other applicable regulations, as amended
- Where no storm sewer is available, require surface water to be discharged or retained in a manner approved by the City Engineer
- Exempt single-family and two-family developments from these surface-water provisions

Building Design

- Allow standard corporate and trademark colors that do not meet otherwise applicable requirements when limited to 10 percent of the wall area and capable of being repainted
- 46-1714(A) Revise the provisions from mandatory requirements to encouraged recommendations

Landscaping and Buffering

- Section 46-1902: Clarify that an individual planting cannot be credited toward multiple landscaping or buffering requirements
- Section 46-1905, Table 6-16: Require tall deciduous trees to have a minimum two-inch caliper at planting
- Section 46-1911(D): Reduce the referenced landscaping standard from six points per lineal foot to three points per lineal foot
- Section 46-1917(B): When one involved district is R-1, require the entire buffer to be located on the property not zoned R-1
- Section 46-1918, Exhibit 6-44: Require a Type C buffer wherever an Industrial District abuts a Residential District, replacing the Type B designation in all 12 identified locations
- Section 46-1918, Exhibit 6-45: Increase the points per lineal foot required for a Type C buffer to provide effective screening
- Section 46-1918: Specify fence height and opacity standards that must be met for a fence to count toward a buffer requirement

Lighting

- Section 46-2004: Revise Exhibit 6-47 for consistency with the remainder of Division 10
- Section 46-2004: Add an image comparing a full-cutoff fixture with other fixture types
- Table 6-20: Replace the row heading “building-mounted light for door” with “maximum height of building-mounted lighting”

New and Emerging Land Uses:

See below draft text for the recommended new section on New and Emerging Land Uses.

46-1054 New and emerging land uses

The City recognizes that new land uses continue to emerge and existing land uses continue to evolve.

The City may be willing to consider a text amendment to allow one or more of the following land uses, or other new or emerging land uses not listed:

- (1) Battery energy storage facility (as a principal use)
- (2) Commercial drone delivery hub
- (3) Direct air carbon dioxide capture facility

As set forth more fully in Article 4, an applicant may petition for a text amendment to add a new land use or modify an existing land use classification. In considering such an amendment, the City may evaluate (1) appropriate zoning districts, (2) the appropriate review procedure, (3) the nature and characteristics of the use, (4) compatibility with existing and planned land uses, (5) potential impacts on surrounding properties and public facilities, and (6) standards necessary to address those impacts. The filing or consideration of a petition does not create a right to approval or authorize the land use before the amendment takes effect.

Further, none of the land uses listed above may be considered as being similar to any of the land uses that are permitted by this code.

DIVISION 8 DATA CENTER PROJECT

46-2500 General description

A data center project allowed under this part is a facility in which the principal use is the operation of computer servers, data storage systems, networking equipment, or similar computing equipment for the processing, storage, management, transmission, or distribution of digital data. The use may include on-site electrical switching equipment and substations; cooling systems; on-site power generation, including renewable energy systems; backup power systems; battery energy storage systems; security facilities; offices; and other supporting equipment and facilities. The use does not include computer servers, data storage systems, or other computing equipment that are accessory to and primarily support another principal use of the property, regardless of the computing capacity or amount of equipment involved.

46-2501 Legislative findings

The City Council makes the following legislative findings:

- (1) Data centers are a distinct type of intensive development that may differ substantially from conventional office, warehouse, and industrial uses in their operational characteristics and infrastructure needs.
- (2) Data centers can provide economic benefits to the City, including substantial capital investment, expansion of the tax base, construction activity, and opportunities for supporting businesses and services.
- (3) Data centers may require substantial and continuous electrical service and may require significant investments in electrical generation, transmission, distribution, substations, or other energy infrastructure.
- (4) Data centers may generate impacts that extend beyond the boundaries of the development site, including noise from cooling equipment and emergency generators, visual impacts associated with large buildings and electrical infrastructure, and demands on public infrastructure and utility systems.
- (5) The number, size, placement, and operation of emergency and backup power systems associated with data centers warrant particular consideration because of their potential effects on noise, air quality, and surrounding properties.
- (6) Depending on the technology employed, data centers may use substantial quantities of water for cooling and other operational purposes. The availability and long-term sustainability of water supplies and the potential effect on municipal water and wastewater systems should therefore be considered when applicable.
- (7) The substantial size and relatively low employment density of some data centers distinguish them from other employment-generating uses occupying a comparable amount of land or building area.
- (8) The suitability of a particular site for a data center depends on site-specific factors, including surrounding land uses, transportation access, availability and capacity of utilities, proximity to electrical infrastructure, environmental conditions, and the ability to mitigate potential impacts.
- (9) Although data centers are becoming more common, their technology and operating practices continue to evolve rapidly, including changes in computing density, artificial intelligence applications, cooling systems, energy consumption, energy storage, and on-site power generation. Given the pace of these changes, it is not practical to anticipate and address every potential issue through specific development standards in the City's zoning regulations. Each proposed data center should therefore be evaluated on a case-by-case basis, taking into account its proposed design, operational characteristics, infrastructure needs, potential impacts, and other relevant factors.
- (10) Given their scale, infrastructure requirements, and potential impacts, data centers warrant review as a planned development district so that the City can fully consider the proposed project.
- (11) The standards in this division and the review process are intended to facilitate appropriately located and designed data centers while protecting surrounding properties, public infrastructure, natural resources, and the health, safety, and general welfare of the community.

46-2502 Application and review procedure

A data center project is reviewed as a planned development district as set forth in Article 4.

46-2503 Where allowed

A data center project will only be considered on property zoned M-1 or M-2. Property located in another zoning district must first be rezoned to M-1 or M-2 for a data center to be established.

46-2504 Project parameters

- A. General. The project parameters in this section are intended to provide general guidance. As such, the standards may be adjusted at the discretion of the City to be more or less restrictive in their application to each specific project proposal.
- B. Impervious coverage. The maximum impervious coverage for a data center project is 75 percent.
- C. Green space. At least 25 percent of the subject property must be set aside and maintained as green space.
- D. Building design. Building facades that face an adjoining property and the facades of all office or administrative areas must incorporate at least two of the following design elements:
 - (1) Changes in building height;
 - (2) Building step-backs or recesses;
 - (3) Building projections, projecting bays, or other changes in the wall plane;
 - (4) Fenestration; or
 - (5) Variation in exterior materials, patterns, colors, or architectural accents.

All other building facades (i.e., internal facing facades and nonoffice areas) must incorporate at least two of the following design elements:

- (1) Fenestration, or
 - (2) Variation in exterior materials, patterns, colors, or architectural accents.
- E. Building height. A building or portion of a building located between 110 and 150 feet from a lot line may not exceed 65 feet in height, including rooftop screening. A building or portion of a building located more than 150 feet from a lot line may not exceed 85 feet in height, including rooftop screening. Building height may be further restricted by the Airport Overlay District.
- F. Buffers. The project must incorporate a buffer along side- and rear-lot lines when the subject property abuts (1) a property containing a hospital, nursing home, school, group day care, worship facility, or other noise-sensitive land use; (2) a property in a residential zoning district or the Urban Transition (UT) District; or (3) a property in a project-based zoning district that allows residential uses. The buffer must be at least 75 feet wide and incorporate a landscaped berm that is at least 7 feet above the surrounding grade. Buffers along other zoning districts may be required to mitigate potentially negative impacts.
- G. Enhanced residential setbacks. All buildings must be at least 110 feet from (1) a property containing a hospital, nursing home, school, group day care, worship facility, or other noise-sensitive land use; (2) a property in a residential zoning district or the Urban Transition (UT) District; or (3) a property in a project-based zoning district that allows residential uses. Generator courts must be at least 150 feet from (1) a property containing a hospital, nursing home, school, group day care, worship facility, or other noise-sensitive land use; (2) a property in a residential zoning district or the Urban Transition (UT) District; or (3) a property in a project-based zoning district that allows residential uses.
- H. Positioning of generator courts. Generator courts must be designed (whenever possible) to not be parallel and/or adjacent to the closest neighboring properties. When possible, they should be positioned perpendicular or on the opposite side of the building of the closest lot line.
- I. Screening of generator courts and electrical infrastructure. When a building does not screen a generator court or electrical infrastructure, a screen must enclose these areas. The screen must be at least 12 feet high. The screen must complement the architecture and exterior materials of the building. The screening

system must have a Sound Transmission Class (STC) rating of at least 35 and a Noise Reduction Coefficient (NRC) of at least 0.90.

- J. Screening of rooftop mechanicals. Rooftop mechanical equipment must be enclosed by a screen wall. The screen wall must be set back at least 10 feet from the exterior wall of the building and must be tall enough to fully screen the mechanical equipment when viewed horizontally. The screen wall must complement the architecture and exterior materials of the building. The screening system must have a Sound Transmission Class (STC) rating of at least 35 and a Noise Reduction Coefficient (NRC) of at least 0.90.
- K. Coordination with utility services. Prior to Plan Commission review, the Public Works Director must determine that the municipal utility systems have, or are expected to have prior to occupancy, sufficient capacity to serve the proposed facility. The developer must also provide documentation from the electric utility demonstrating that it has, or is expected to have prior to occupancy, sufficient capacity and infrastructure to serve the proposed facility.
- L. Water usage. Groundwater may not be used in the operation or construction of a data center. All water must be provided by the Janesville Water Utility and comply with all terms and conditions that may be imposed by the utility.
- M. Emergency generators. Each diesel-fired emergency generator must meet the emission standards applicable to EPA Tier 4 Final engines or achieve equivalent or lower emission rates for nitrogen oxides, particulate matter, carbon monoxide, and hydrocarbons, as demonstrated by information provided by the engine manufacturer or other documentation acceptable to the City. This requirement does not prohibit operation of an emergency generator when necessary to respond to an emergency or as otherwise required or authorized by federal or state law. A generator powered by natural gas, propane, or another fuel must comply with the applicable federal and state emission standards for that engine and fuel type.
- N. Sound study. Prior to Plan Commission review, the developer must submit a sound and vibration study prepared and sealed by a qualified acoustical professional. The sound study must evaluate existing ambient noise levels and projected noise generated by the proposed development, including all mechanical equipment and operations, and demonstrate compliance with the performance standards contained in this chapter.
- O. Vehicle parking. A data center must incorporate 1 parking space for each 10,000 square feet of floor area or 1 space for each employee on the largest work shift, whichever is more. If the employee-based requirement is the lesser amount, the difference may be left unpaved and reserved for future use. Pursuant to the procedures and requirements in Article 4, the Plan Commission may approve a special exception to modify the base parking requirements based on the character of the business and building configuration.
- P. Bicycle parking. A data center must provide bicycle parking equal to at least 5 percent of the required vehicle parking spaces, with a minimum of 2 bicycle parking spaces per building.
- Q. On-site storage tanks. Storage tanks used for flammable or combustible liquids must comply with § 46-1657. In addition, such tanks may not be located within minimum building setback areas.
- R. Other approvals. Before establishing this use, the property owner must obtain all applicable approvals required by the Wisconsin Department of Natural Resources or any relevant federal department or agency. The property owner must maintain continuous compliance with such approvals for the duration of the use, or until the issuing entity no longer regulates the use.

46-2505 Design and evaluation considerations

- A. General. The considerations in this section must be considered and addressed by the developer in the design of a data center and in the materials submitted for review. The City will also consider these factors in determining whether the proposed development should be approved and whether conditions of approval are necessary to address potential impacts. The extent to which each consideration applies may vary based on the location, scale, design, and operational characteristics of the proposed development.
- B. Considerations. The following must be considered and addressed, as applicable:

- (1) Site suitability. Whether the site is suitable for the proposed development considering its size, configuration, surrounding land uses, environmental features, transportation access, and other site characteristics.
- (2) Land use compatibility. The relationship of the development to existing and planned land uses and the extent to which potential impacts on nearby properties can be avoided or mitigated.
- (3) Building scale and design. The size, height, mass, orientation, materials, and appearance of buildings and the extent to which their visual prominence can be reduced through site planning and architectural design.
- (4) Electrical demand and infrastructure. The anticipated electrical demand of the development, the capacity and location of electrical infrastructure needed to serve it, and potential effects of new or expanded substations, transmission facilities, and related infrastructure.
- (5) Energy efficiency and sustainability. Opportunities to reduce energy consumption, improve energy efficiency, use renewable or lower-impact energy sources, recover or reuse waste heat, and incorporate other sustainable design and operating practices.
- (6) Water use. The anticipated demand for potable and nonpotable water, the proposed cooling technology, opportunities to conserve or reuse water, and potential effects on available water supplies and municipal systems.
- (7) Noise and vibration. Potential noise and vibration from cooling equipment, generators, transformers, mechanical equipment, and other operations and the measures proposed to minimize effects on surrounding properties.
- (8) Emergency and backup power. The number, type, location, operation, and testing of emergency generators, battery energy storage systems, or other backup power facilities and their potential effects on surrounding properties.
- (9) Air quality and emissions. Potential emissions from emergency generators, on-site energy production, or other equipment and measures proposed to minimize those emissions.
- (10) Site design and screening. The placement of buildings, mechanical equipment, electrical facilities, loading and service areas, fencing, landscaping, berms, and other site features to minimize their visibility and potential effects on surrounding properties.
- (11) Outdoor lighting. Outdoor lighting and potential effects on surrounding properties.
- (12) Transportation and construction impacts. Traffic generated during construction and operation, including employee, service, delivery, and heavy-truck traffic, and measures necessary to protect the surrounding transportation system and nearby properties.
- (13) Stormwater and environmental resources. Potential effects on stormwater management, drainage, wetlands, floodplains, groundwater, natural resources, and other environmentally sensitive features.
- (14) Public infrastructure and services. The capacity of public infrastructure and services to accommodate the development and the need for improvements attributable to the project.
- (15) Economic and community impacts. The anticipated capital investment, employment, tax-base benefits, use of land and public infrastructure, and other short- and long-term economic and community effects associated with the development.
- (16) Emergency response and public safety. Site access and other provisions necessary for fire protection, emergency response, hazardous-material incidents, electrical emergencies, and other reasonably foreseeable events.
- (17) Decommissioning and reuse. The potential for reuse of the buildings and site if data center operations cease and provisions for removing specialized equipment and infrastructure and restoring the site when appropriate.

In addition to the considerations enumerated above, the City may evaluate other considerations it deems appropriate based on the proposed project.

46-2506 Other approvals

The developer must comply with all rules and regulations as applicable to data centers under local, state, and federal law.

46-2507 Amendment

Once a data center project is approved as a planned development district, the district may be amended as set forth in Article 4.

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Discussion Draft