

Data Center: A facility, or portion thereof, primarily designed or used to house computer servers

and related information technology infrastructure for the storage, processing, management, or

transmission of electronic data. A Data Center may include, but is not limited to, server racks, data

storage systems, cooling systems, power conditioning equipment, substations, uninterruptible power

supplies, backup generators, telecommunications equipment, security systems, and associated mechanical

and electrical infrastructure. For purposes of this bylaw, a Data Center shall not be considered an Office,

Warehouse, Manufacturing, or Research use.

For zoning and regulatory purposes, Data Centers shall be classified based on maximum electrical

demand, expressed in megawatts (MW), rather than building size.

(1) Tier I – Low-Impact Data Center: A facility with a maximum projected electrical demand of two

(2) megawatts (MW) or less at full build-out, measured as the combined electrical load of all tenants and

facility operations. On-site generation capacity shall be included in the calculation of electrical demand,

except for on-site solar generation. Tier I facilities are typically associated with localized network,

enterprise, or edge computing functions.

(2) Tier II – Moderate-Impact Data Center: A facility with a maximum projected electrical demand

greater than 2 MW but not exceeding 10 MW at full build-out. These facilities may include multi-tenant

or colocation environments and require substantial utility coordination.

(3) Tier III – High-Impact Data Center: A facility with a maximum projected electrical demand

exceeding 10 MW at full build-out. These facilities are commonly associated with hyperscale or campus-

scale computing operations and may require major electrical infrastructure expansion.

Data centers include, but are not limited to, the following types:

- **Hyperscale Data Center** – A very large-scale facility typically operated by a single entity for

cloud computing, large-scale data processing, or enterprise services, characterized by substantial

electricity demand, extensive mechanical cooling systems, and limited on-site staffing.

- **Enterprise or Colocation (Colo) Data Center** – A facility in which multiple customers lease

space, equipment areas, or “racks” within a shared infrastructure environment operated by a

specialized provider, with common power, cooling, telecommunications, and backup systems.

- **Edge or Micro Data Center** – A smaller-scale facility designed to serve localized or network

edge functions, typically occupying significantly less floor area and operating with minimal on-

site personnel.

These categories are descriptive only and shall not limit the Building Inspector’s authority to classify a

facility as a Data Center based on its functional characteristics and electrical demand. The applicable Tiers shall be determined by the maximum designed electrical capacity, regardless of the number of tenants,

building square footage, phased construction, or current utilization levels.

Without limiting the other definitional criteria contained herein, a use shall be classified as a Data Center

where either:

(a) more than twenty-five percent (25%) of the gross floor area is devoted to server racks, stationary computing equipment, or associated mechanical or electrical infrastructure; or

(b) the primary purpose of the facility, as determined by the Building Inspector, is the housing

and operation of computer servers and related infrastructure, regardless of floor area allocation.