

ACCG Data Center Standards being Considered

(2P)
10/20/25

The following standards shall apply to all new construction or major redevelopment of Data Centers, regardless of underlying zoning district, and shall be applied as conditions of zoning, conditional use approval, or site plan approval.

(a) Power Supply

1. All operational power for data center facilities shall be provided by a regulated public utility.
2. The use of permanent or semi-permanent diesel or gas-powered generators as the primary source of power is strictly prohibited.
3. Backup generators are permitted only for emergency and system testing purposes.

(b) Generator Standards

1. Only Tier 4 Final emission-compliant generators shall be permitted on-site.
2. All generators must be fully enclosed within the principal structure or within a purpose-built enclosure structurally integrated into the building footprint.
3. Routine testing of generators shall be restricted to normal business hours (8:00 AM to 6:00 PM, Monday through Friday).
4. A third-party acoustical noise study shall be submitted to the Monroe County Planning Department prior to issuance of a certificate of occupancy.
5. Generator operations, including testing, shall not exceed 65 decibels (dBA) as measured at the property line.

(c) Cooling Systems

1. All data centers must utilize a closed-loop cooling system to reduce water usage and mitigate environmental impacts.
2. Open-loop water cooling or once-through systems are expressly prohibited.

(d) Building Height

1. The maximum building height for data center facilities shall not exceed 60 feet, including rooftop equipment and parapets, unless a greater height is approved via a Special Use Permit under Article XII (Special Use Procedures).

(e) Architectural Design and Aesthetic Standards

1. Exterior walls of all buildings must include high-quality, durable materials such as brick, stone, glass, architectural metal panels, or a combination thereof.
2. Rooftop mechanical equipment must be fully screened from public view using parapet walls or screening panels integrated with the building's design.
3. Data center sites shall comply with the landscape and screening requirements of Sec. 23-5 – Perimeter Buffers and Screening, including the use of evergreen vegetation to buffer adjacent residential properties.

Parking lot and Lighting

1. Paved parking lot
2. Lights facing down

(f) Educational and Community Partnerships

1. The developer or operator shall enter into a Community Benefit Agreement (CBA) or equivalent with at least one (1) local nonprofit organization or educational institution, to include programs such as:

- Workforce development or training;
- Internships and job-shadowing programs;
- STEM outreach to local schools.

2. Evidence of such partnerships shall be submitted annually to the Monroe County Development Authority.

(g) Utility Infrastructure

1. Electric service to the facility shall be provided at the transmission level (≥ 115 kV), unless an exemption is granted by the County Utility Director due to system limitations or redundancy requirements.

(h) Fenestration

1. Fenestration specification which mandates the breakup of the buildings' exterior. In other words, windows, doors, and other improvements for the building to not look like a concrete wall or warehouse.