

1. Data center facilities shall comply with the local floodplain management ordinance, as applicable, and shall not be permitted within the floodway.
2. Data center campuses and/or facilities must comply with International Building Code and International Residential Code requirements, as applicable.
3. Buffers. Data center buildings that adjoin property zoned or used for residential purposes are subject to the following requirements:
 - a. Minimum Buffer: 300 feet from the property line;
 - b. Vegetation. Where a buffer is required, the first 100 feet along the property line shall remain in an undisturbed, natural state, except for approved fencing, access and utility improvements; however, if the first 100 feet along the property line is devoid of vegetation, it shall be planted in accordance with Article XX. The remaining 100 feet buffer may be disturbed and graded. If the buffer is disturbed, it shall be planted in accordance with Article XX.
4. Clearing of natural vegetation shall be limited to that which is necessary for construction, operation, and maintenance of the data center facility and campus compliant with applicable sections within chapter XX—environment, of the [city/county] Code of Ordinances.
5. No more than 50 contiguous acres or 50 acres of a project site may be disturbed at any one time.
6. Noise
 - a. Nighttime. Between 9:00 p.m. and 7:00 a.m., the data center shall not generate noise in excess of 40 dB(A) or 10dB(A) above ambient levels (whichever is more), when measured at the property boundary line shared with a residentially zoned property using a calibrated sound level meter.
 - b. Daytime. Between 7:00 a.m. and 10:00 p.m., the data center shall not generate noise in excess of 65 dB(A) or 10dB(A) above ambient levels (whichever is more), when measured at the property boundary line shared with a residentially zoned property using a calibrated sound level meter. For data centers located within 500 feet of any allowed residential use or district, place of worship, daycare, park, lodging establishment (including bed and breakfast inn, campground and recreational vehicle park, hotel and motel, nightly rental, and timeshare unit), and educational facilities, the SPL attributable to the facility shall not exceed fifty (50) dBC at all data center property line.
 - c. Testing of backup generators is limited to weekdays during the hours between 9:00 a.m. and 5:00 p.m. and limited to no more than three (3) days per week, two (2) hours per day.
 - d. Use of backup generators that exceed the maximum sound levels is permitted during emergency power outages.
 - e. Quarterly noise monitoring when measured at the property boundary line shared with a residentially zoned property using a calibrated sound level meter must be submitted by a licensed sound engineer hired by [Government Name] at the expense of the operator.
7. Screening: Any portion of the data center campus or facility that abuts residential uses and/or public rights-of-way shall be buffered by one or a combination of the following: