

Sec 27-4. Standards

- (a) *Siting and Design Standards.* All principal and accessory structures shall be arranged, designed, and constructed to harmonize with the site and surrounding properties. Prefabricated, pre-engineered, or modular structures are permitted subject to the following:
- (1) All structures shall have permanent concrete foundations.
 - (2) Exterior facades shall use muted earth-tone colors and shall be free of defects, decay, or corrosion
 - (3) Use of shipping containers, railroad cars, semi-truck trailers, or similar temporary storage units is prohibited.
 - (4) Data centers shall be located only on sites that meet the following criteria to ensure compatibility with surrounding land uses:
 - (i) Minimum parcel size of 50 acres unless a variance is granted by the Board of Commissioners upon demonstration of no adverse impacts to infrastructure or natural resources.
 - (ii) At least 1,000 feet from the structure of any existing residential dwelling. This will be measured from the nearest point of the data center building to the residential structure.
 - (a) Data centers that are to be built less than 1,000 feet of any existing residential dwelling will be permitted only if: 1) the property owner of such existing residential dwelling provides written consent and agreement to the County regarding the location of the data center, or 2) the subject existing residential dwelling is moved from within the 1,000 feet requirement before the issuance of any land disturbance permit.
 - (iii) At least 1,000 feet from the structure of any schools, places of worship, hospitals, or public parks. This will be measured from the nearest point of the data center building to the structure.
 - (iv) Outside of any FEMA-designated Special Flood Hazard Area (100-year floodplain).
 - (v) With direct access to a state or federal highway or county road capable of accommodating heavy truck traffic, as determined by the County Engineer.
 - (vi) Not within 1 mile of an incorporated municipal boundary unless coordinated with the adjacent municipality.
 - (5) Setbacks: 300 feet from front property lines; 300 feet from side and rear property lines.
 - (6) Data centers shall provide a minimum fifty (50) foot vegetation buffer along all residentially zoned property lines. Buffers may include existing vegetation. If new trees are planted, evergreen trees shall be planted to provide year-round visual screening.