

- (7) Maximum building height: 100 feet, with up to an additional fifteen (15) feet for parapet and rooftop equipment, not to exceed one hundred and fifteen (115) feet total, subject to applicable Federal, State, and Local regulations.
- (8) Floor Area Ratio (FAR): Not to exceed 0.5.
- (b) *Noise Standards.* Operators shall not cause or permit noise exceeding 60 dBA (daytime, 7:00 a.m. to 10:00 p.m.) or 50 dBA (nighttime, 10:00 p.m. to 7:00 a.m.) at the nearest occupied residential building or sensitive receiver (e.g., schools, hospitals).
 - (1) Use of backup generators that exceed the maximum sound levels is permitted during emergency power outages.
 - (2) Testing of backup generators is limited to weekdays during the hours between 9:00 a.m. and 5:00 p.m. and shall not occur on Federal holidays.
- (c) *Noise Compliance Testing.* Prior to certificate of occupancy, submit a report from a licensed noise control engineer demonstrating compliance, using Type 1 sound level meters with 15-minute averaging. Costs borne by applicant. Barriers or mitigation devices may be required at county discretion.
- (d) *Water Usage Standards.*
 - (1) Only closed-loop cooling systems are permitted in Irwin County.
 - (2) There shall be no discharge of cooling water into public sewers or ground without treatment.
 - (3) Before a certificate of occupancy is provided, all data centers shall submit a hydrogeologic study conducted by an independent third-party engineering firm showing estimated annual water usage. Such report should compare estimated water usage to the prior owner/user of the subject property or of that of similar surrounding areas.
- (e) *Electrical and Energy Standards.* All exterior site and building lighting shall utilize full cutoff, fully shielded (zero uplight) fixtures designed to maintain the existing night sky darkness and to prevent light trespass onto adjacent properties and streets. Light fixtures shall be located at least four (4) times the mounting height of the fixture away from adjacent property lines. The mounting height of all site lighting shall not exceed twenty (20) feet above finished grade. At any property line abutting a residential use, the lighting shall not exceed 0.05 footcandles measured at ground level.
 - (1) Before a certificate of occupancy is provided, the Applicant or Data center owner shall provide a letter of intent to serve the proposed project from the applicable utility provider(s), confirming that preliminary coordination has occurred and that service to the proposed project is feasible subject to final engineering.