

SB 484 (2026) establishes statewide definitions and a regulatory framework for “large load capacity” data centers (50 megawatts or more), addressing issues including noise, water conservation, and radio frequency emissions.

### **2045 Comprehensive Plan and Zoning Code Review**

Given the potential impacts associated with large-scale data centers, industrial land use categories are the most appropriate locations. These impacts may include noise, odor, hazardous materials, energy consumption and transportation conflicts.

The Light Industrial (LI) category is the closest parallel to the impacts generated by large-scale data centers.

#### **LI – GENERAL INTENT**

The LI category provides locations for industrial uses that can be conducted in a manner that controls external effects such as smoke, noise, soot, vibration, and odors. With limited exceptions for outdoor storage and retail sales and service, activities must occur within enclosed buildings. These uses generally do not create noticeable impacts beyond their sites. Collector-level or higher roadway access is preferred, except within the Downtown Investment Authority boundaries.

The Heavy Industrial (HI) category incorporates all LI uses and more intense uses that may include more offensive industrial impacts and conditions.

#### **HI - GENERAL INTENT**

Generally, heavy industrial uses involve creating or utilizing materials or products predominantly from extracted or raw materials, or perform activities that potentially involve hazardous or commonly recognized offensive conditions. Heavy industrial uses are the most likely to produce adverse physical and environmental impacts on adjacent residential areas such as noise, land, air and water pollution and transportation conflicts. For this reason, heavy industrial land uses should be buffered by other less intense transitional land uses, such as office, light industrial or open space, etc., to protect residential and other sensitive land uses; i.e., schools, health care facilities, etc.

Heavy industrial uses shall be located with convenient access to the transportation network that includes major highways, railroads, airports and port facilities. Site access to roads classified as arterial or higher on the Highway Functional Classification Map is preferred; except for sites located within the DIA's jurisdictional boundaries. Sites with railroad access and frontage on two highways are preferred locations for heavy industrial development.