507.4: Industrial and Warehouse Uses

A. Contractor Offices and Storage:

1. All outdoor storage of equipment, supplies, and materials shall be screened and directed to the rear of the property.

B. Crematory:

1. A crematory shall be located a minimum of two hundred (200) feet from any residential district.

C. Data Center:

1. Shall not be located within 1 mile of any of the following: State Route 32, State Route 133, East Fork Park Boundaries.
2. Shall not be located within 2 miles of any Commercial Solar Farm or any other Data Center.
3. Shall be connected to proper and adequate facilities including, but not limited to, water, sewer and electrical, at owner's (or tenant's) expense.
4. Shall be on a single parcel consisting of at least 250 acres.
5. Shall be a minimum of 2000 feet from any residential structure (including legally permitted principal and accessory structures).
6. Entire parcel on which any Data Center is located shall be screened from all residential structures (including principal and accessory structures) and public rights-of-way (with trees, other landscaping, mounds, and/or fencing, etc.). The applicant shall prepare and submit a landscape plan with their permit application for the Board of Zoning Appeals to review. The landscape plan shall be designed to provide attractive, sufficient screening (needs to ensure compliance with Item # 11 below) between the Data Center facilities and all residential structures and all public rights-of-way. The landscape plan shall be designed to screen the appearance of these facilities along the entire property line. The Board of Zoning Appeals shall approve the landscape plan prior to the issuance of a Conditional Use Permit.
7. The applicant shall notify the Fire Chief of any chemicals or hazardous materials that will be kept or stored on site. Any special training needed for such chemicals shall be covered by the Data Center Company, with recertified training annually or as the Fire Chief recommends.
8. Landowners, tenants, and end users of the property and the business(es) and operators of the business(es) shall be identified from the start of the Conditional Use process and updated at least yearly or when any change of ownership, operator, or end user takes place.
9. At the time of application for the zoning permit, Owners/tenants/end users shall submit a letter listing other projects (including their locations) in which any of them are involved and that are under construction or completed.
10. Prior to approval of a Conditional Use Permit being issued by the Board of Zoning Appeals, the project applicant shall disclose the construction contractor and provide

documentation demonstrating the construction contractor's experience in building facilities of a similar size and scale.

11. During the operation phase of the Data Center, noise levels shall not exceed an average of 55 decibels over the duration of 8 hours, (decibel limit) as measured at four cardinal directions from the facility at the parcel boundaries by continuous noise monitoring devices, over the course of 1 week on a bi-weekly basis, for the duration that the facility remains in operation. If 3 consecutive monitoring periods exceed the decibel limit, owner/tenant/ end user shall notify the Township Board of Trustees. Should noise level exceed the allotted decibel limit, the landowner/tenant/end user shall be responsible for reducing the noise to within the limit as soon as reasonably possible, and making improvements to the buffer zone/screening around the facility and demonstrate compliance with the aforementioned decibel limit as soon as reasonably possible, and no later than within one year of the violation. Bi-annual noise monitoring reports shall be provided to the Township Board of Trustees by the owner/tenant/end user (at their cost) by January 31 and July 21 every year for the duration of the facility's operation.
12. All structures and parking facilities shall be setback at least 1000 feet from any agricultural/residential zoning district. In the event of any conflict between applicable setback provisions, the most restrictive setback shall be complied with.
13. Shall have a maximum of 75 percent impervious surface coverage.
14. General Site Requirements:

    a) Damaged or inoperable drainage tiles on the parcel shall be repaired prior to construction by the landowner, tenant, and/or developer/Owner at their cost. Repairs shall be documented in a report provided to the Township Board of Trustees with the location, nature and satisfactory completion of repairs.
    b) The landowner's/tenants/end users shall be responsible for keeping all drainage tiles in good repair at all times. Any further repairs necessitated by the construction/development or Data Center use of the property shall be promptly made, at the landowner/tenant/developer/end user cost.
    c) The Township Board of Trustees reserves the right to have representation present during repairs. Repairs shall follow County water management and soil regulations. Notification shall be given to the Township Board of Trustees at least 48 hours prior to commencing repairs.

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