

PROPOSED DATA CENTER AND WAREHOUSE MORATORIUM

SEPTEMBER 25, 2025

AGENDA

- Why are we here today?
- Definition of data centers and warehouses
- Actions by other municipalities
- Community and environmental impacts
- Summary and recommendations

WHY ARE WE HERE TODAY?

- Staff is seeing an increased number of data center and/or warehouse development requests, while attempting to address Citizen's complaints of existing data centers and/or warehouses. Staff's research is finding that other municipalities have passed policies to address these issues pre-development.
- Citizens have expressed concerns over noise, traffic, and other environmental impacts of data centers and/or warehouses.
- Ultimately, we want to clarify the data center and/or warehouse development process while ensuring potential long-term community and environmental impacts are addressed prior to construction.
- Staff needs time to conduct best practice research and make recommendations.

DEFINITION OF DATA CENTERS AND WAREHOUSES

- We currently classify data centers as a Warehouse, Distribution, and Storage Services facilities. These are permitted in the ORI, M-1, M-2, some Conditional Use Planned Developments, and some Planned Development Districts
- A Warehouse, Distribution & Storage Services facility is comprised of establishments which primarily provide storage for general merchandise, refrigerated goods, other warehouse products or computer systems and associated components. Uses in this category provide the facilities to store goods but do not sell the goods they handle. They may also provide a range of services related to the distribution of goods, such as labeling, breaking bulk, inventory control and management, light assembly, order entry and fulfillment, packaging, pick and pack, price marking and ticketing, transportation arrangement or processing and distribution of large amounts of data. This includes but is not limited to the following: Cartage (local), express hauling, Electronic Storage Data Centers, cryptocurrency facilities, and warehousing and distribution facilities, but excluding motor freight terminals. Motor Freight Terminals are categorized under 3310 Vehicle Terminals and Storage
- A data center is a building, a dedicated space within a building, or a group of buildings used to house computer systems and associated components, such as telecommunications and storage systems.

ACTIONS BY OTHER MUNICIPALITIES

St, Charles, MO	One-year moratorium in response to community pushback on a proposed data center
Douglas County, GA	90-day moratorium on data centers to study their impact on the community
DeKalb County, GA	100-day moratorium on new data center developments to establish regulations
Cowetta County, GA	180-day moratorium after public concerns on data centers
Chicago, IL	Passed a data center ordinance that includes studying noise and environmental impacts by December 31, 2025
Elk Grove Village, IL	Created a district specifically zoned for data centers; requirements for higher fences, less parking
Loudoun County, VA	Dedicated data center district with clear guidance; requires public hearings for all new projects
Fredericksburg, VA	Created region-wide plan for data center development, including shared water and utility use planning

CONSIDERATIONS ON DATA CENTER AND WAREHOUSE DEVELOPMENT

Community Impacts

- Noise
- Traffic/land use
- Higher electricity usage/rates

Environmental Impacts

- Water usage
- Air pollution
- Greenhouse gas emissions

COMMUNITY IMPACTS

Noise

- Largest noise emitters are diesel emergency power generators and HVAC chiller systems.
- According to numerous municipalities, noise is their largest complaint when located near residential.
- HVAC Chillers are constantly running system to cool computer systems
- Emergency Generators run in the event of a power outage and need to be exercised regularly to ensure functionality in the event of an emergency.

Traffic / Land use

- Warehouses related traffic congestion complaints have been received in several public forums.

Electricity

- Data centers use large quantities of electricity for computing power and cooling of servers
- Current estimates suggest that data centers account for 3% of global electricity consumption, with predictions indicating a rise to a potential [10% by 2030](#).
- A single data center building can use between 60-90MW of power at peak demand (more than 15,000 households).

ENVIRONMENTAL CONCERNS

Water

- Data centers and warehouses can increase stormwater runoff and pollution due to large impervious surfaces.
- Water-based cooling utilizes vast amounts of water.

Air quality

- Diesel generators can cause a notable increase in polluting particulates in the air, including NO_x, PM_{2.5}, carbon monoxide (CO), and HAPs like formaldehyde and benzene; which can negatively affect health

Energy and Greenhouse Gas Emissions

- Standards are needed to help buildings meet the 2019 Aurora Sustainability Plan goals of achieving ghg emissions reductions
- Recent increases in electricity costs were the result of data center demand

SUMMARY AND RECOMMENDATIONS



Enact data center and warehouse moratorium

180 days – 30 additional days if needed

Enable time for staff to give research report and recommendations to Council



Create a staff working group

Sustainability

Legal

Development Services

Public Health

Information Technology

Outside experts as appropriate



Conduct research on impacts and draft policy language

Noise

Energy

Air Quality

Water

Land Use/Traffic

Other as needed

MORATORIUM DETAILS

Duration: 180 days from September 25, 2025 to March 24, 2026

- Possible extension of 30 days in the discretion of the Development Services Director.
- 90 days for preliminary review by City Council for initial feedback.

Exceptions:

- Remodeling,
- Routine maintenance, and
- Public Safety / emergency facilities operated by governments.

Conditional processing of new applications.

- Time is not lost for developers.

Hardship Appeals Process.

- Uses existing Zoning processes and hearings.
- Requires certain findings of fact to apply including proof of economic hardship, substantial investment, and compliance with existing ordinances.



THANK YOU!