

Ordinance Number ORD-2024-27

**AN ORDINANCE**

To amend the Unified Development Ordinance sub-sections 2.02, 8.01, and 13.02 to provide clarification regarding Data Processing Facilities or Centers.

**SECTION ONE**

Subsection 2.02 of the Unified Development Ordinance is hereby amended to read as follows:

Sec. 2.02. Allowed uses

NAICS Code	Key P = Permitted Use S = Special Use T = Temporary Use [Blank] = Prohibited	R-2	R-3	R-4	R-5	PRD	O-I	NC	TCMU	CBD	RM P	GC	PS P	OD	LI	HI	NR C	Additional Regs.
541511	Computer Programming, Repair or Data Processing Service						P	P	P	P	P	P						
518210 541513	Data Processing Facility or Center													P	P	P		

**SECTION TWO**

Sub-Section 8.01 is E of the Unified Development Ordinance is amended to read as follows:

Section 8.01 E. Table 8-1 Number of Parking Spaces Required

5182010 541513	Data Processing Facility or Center	1 per employee on the largest projected shift
-------------------	------------------------------------	---

**SECTION THREE**

Subsection 13.02 is hereby amended to read as follows:

Sec. 13.02. - Defined terms.


Data Processing Facility or Center: A facility, accessed only by employees, that houses computer systems and associated components, related to the transmittal and receiving of information, including but not limited to telecommunications systems, telecommunication and telephone switching systems, cloud storage systems, and server farms.

**SECTION FOUR**

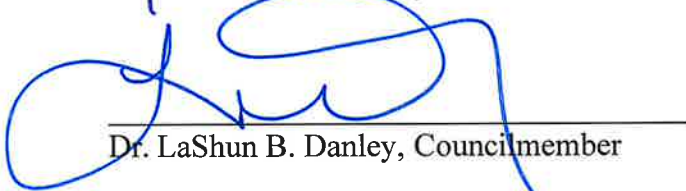
All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

ORDAINED this 5<sup>th</sup> day of August 2024.

  
\_\_\_\_\_  
Rochelle Robinson, Mayor

  
\_\_\_\_\_  
Terry Miller, Mayor Pro Tem

**ABSENT**

  
\_\_\_\_\_  
Dr. LaShun B. Danley, Councilmember


\_\_\_\_\_  
Sam Davis, Councilmember

  
\_\_\_\_\_  
Howard M. Estes, Councilmember

  
\_\_\_\_\_  
Elena Hudson, Councilmember

  
\_\_\_\_\_  
Nycole N. Miller, Councilmember

  
\_\_\_\_\_  
Chris "Coach" Watts, Councilmember

Attest:   
\_\_\_\_\_  
Vicki L. Acker, City Clerk



MEMORANDUM

**TO:** City of Douglasville Mayor and City Council

**THROUGH:** Marcia Hampton  
City Manager

**FROM:** Shayla Reed  
Community Development Director

**DATE:** August 1, 2024

**SUBJECT:** Proposed Text Amendment – Modify Sub -sections 2.02, 8.01, and 13.02 of the UDO for Clarification to Data Center Usage

**ITEM NUMBER:** 24-227

---

**Background:**

To further clarify the “Data Center” use, staff is proposing a Text Amendment to the Unified Development Ordinance to spell out location and definition of the use. Currently the Unified Development Ordinance (UDO) identifies two descriptions for data activity establishments.

The UDO uses the North American Industry Classification System (NAICS) to assist staff with identifying the proper locations of each defined use. For Data activity, the UDO reflects three NAICS Codes, 541511, 518210, and 541513 to categorize its proper zoning districts.

NAICS Code 541511 (Computer Programming, Repair or Data Processing Service) is considered an office/commercial use where establishments are primarily engaged in writing, modifying, testing, and supporting software to meet the needs of a particular customer. This use is allowed in the city’s Commercial districts.

NAICS Codes 518210 (Data Processing, Hosting, and Related Services) and NAICS 541513 (Computer Facilities Management Services) is considered an on-site management facility with the operation of clients' computer systems and/or data processing facilities. This particular use is primarily found within an Industrial Zoning Classification. This use is allowed in the city’s Industrial districts.

In recent, it has been requested that staff considers NAICS Code 541511 as a proper code for “Data Center.” If such code is used, a warehouse would be constructed in the city’s office and commercial districts. To ensure that the Data Center use is placed with similar uses, the staff is proposing a text amendment to add a definition and revise the Use Table with clarifying language.

**Supporting Notes:**

This section includes notes found on the North American Industry Classification System (NAICS) website and can be used to further clarify uses found within a city’s Zoning Ordinance and Business License.

NAICS 541511 Custom Computer Programming Services

This U.S. industry comprises establishments primarily engaged in writing, modifying, testing, and supporting software to meet the needs of a particular customer.

- Software design, development, and publishing, or software publishing only--are classified in Industry 513210, Software Publishers;
- Providing computing infrastructure, data processing services, Web hosting services (except software publishing), and related services, including streaming support services (except streaming distribution services) --are classified in Industry 518210, Computing Infrastructure Providers, Data Processing, Web Hosting, and Related Services; and
- Planning and designing computer systems that integrate computer hardware, software, and communication technologies, even though such establishments may provide custom software as an integral part of their services--are classified in U.S. Industry 541512, Computer Systems Design Services.

NAICS 518210 Data Processing, Hosting, and Related Services

This industry comprises establishments primarily engaged in providing computing infrastructure, data processing services, Web hosting services (except software publishing), and related services, including streaming support services (except streaming distribution services). Data processing establishments provide complete processing and specialized reports from data supplied by clients or provide automated data processing and data entry services.

NAICS 541513 Computer Facilities Management Services

This U.S. industry comprises establishments primarily engaged in providing on-site management and operation of clients' computer systems and/or data processing facilities. Establishments providing computer systems or data processing facilities support services are included in this industry.

Establishments primarily engaged in providing computer data processing services at their own facility for others are classified in Industry 518210, Computing Infrastructure Providers, Data Processing, Web-Hosting, and Related Services.

### Parking Requirements

Within the past 12 months, the city received three variance requests to reduce the parking requirements at Data Processing Centers. Data Processing Centers are customarily not open to the public and do not require many employees. The current UDO provides a parking requirement for Data Processing Centers at 1 space per 1000 square feet of floor area. Since these uses are customarily over 500,000 square feet, with very few visitors, the large parking requirement would result in hundreds of unused parking spaces. The minimum parking requirement of 1 space per employee on the largest shift will decrease the amount of asphalt and unused impervious surfaces and further advance the conservation of green space.

### **Planning Commission**

On July 9, 2024, the Planning Commission recommended approval of this Text Amendment.

### **Related Ordinances and Webpage**

[Sec. 2.02. - Allowed uses](#)

[Sec. 8.01 Off Street Parking and Loading](#)

[Article 13. - Glossary of Definitions](#)

[NAICS Webpage](#)