

Ordinance No. 1472

AN ORDINANCE OF THE COUNCIL OF THE CITY OF YUKON, OKLAHOMA, AMENDING CHAPTER 215 – UNIFIED DEVELOPMENT CODE, SECTION 304 (PERMITTED USE TABLE) BY AMENDING “PRISON, CORRECTIONAL FACILITY” AS A SPECIAL USE (SP) ONLY IN THE I-2 (HEAVY INDUSTRIAL) DISTRICT; AND BY DEFINING AND ADDING “DATA CENTER” AS A SPECIAL USE (SP) IN THE I-1 (LIGHT INDUSTRIAL) DISTRICT; PROVIDING FOR REPEALER, SEVERABILITY, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Yukon desires to provide clear and orderly standards for land uses in its industrial zoning districts; and

WHEREAS, the City of Yukon finds that allowing prisons and correctional facilities in the I-2 Heavy Industrial District by Special Use Permit ensures proper site review and minimizes potential adverse impacts on adjacent properties; and

WHEREAS, the City of Yukon further finds that allowing data centers in the I-1 Light Industrial District by Special Use Permit will support economic development opportunities while providing safeguards to ensure compatibility with neighboring uses; and

WHEREAS, the City Council has determined that such amendments are consistent with the goals and policies of the City’s comprehensive plan and the general welfare of the City; and

WHEREAS, it is immediately necessary for the preservation of the peace, health, safety, and welfare of the City of Yukon and the inhabitants thereof that this ordinance take effect.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF YUKON, OKLAHOMA:

SECTION 1. Article 3. Section 304 Amendment

That Chapter 215 – Unified Development Code, Article 3. Section 304, Permitted Use Table, is hereby amended to include the following:

Under I-2 (Heavy Industrial):

Prison, Correctional Facility – SP (Special Use Permit)

Under I-1 (Light Industrial):

Data Center – SP (Special Use Permit)

SECTION 2. Article 2. Sec. 203. - Defined terms Amendment

That Chapter 215 – Unified Development Code, Article 2, Section 203, Definitions, is hereby amended by adding the following:

Data Center: A facility used primarily for the storage, management, processing, and dissemination of digital data. Data centers house computer systems, servers, networking equipment, and associated infrastructure such as backup power supplies, cooling systems, fire suppression, and security devices. Data centers do not include customer-facing retail operations and are characterized by limited on-site staff presence.

SECTION 3. Remaining Article 3. Section 304

That the remaining provisions of Article 3. Section 304 not specifically amended herein shall remain in full force and effect.

SECTION 4. Repealer.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. Severability.

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 6. Emergency Clause.

IT BEING IMMEDIATELY NECESSARY FOR THE PRESERVATION OF THE PUBLIC PEACE, HEALTH, AND SAFETY OF THE CITY YUKON, OKLAHOMA, AND THE INHABITANTS THEREOF, AN EMERGENCY IS HEREBY DECLARED TO EXIST. BY REASON WHEREOF IT IS NECESSARY THAT THIS ORDINANCE SHALL GO INTO FULL EFFECT AND BE OF FORCE IMMEDIATELY UPON ITS PASSAGE AND PUBLICATION.

PASSED AND APPROVED at the regular meeting of the City Council of the City of Yukon, Oklahoma and duly signed by the Mayor this 15th day of April, 2025.

Brian Pillmore, Mayor

Sara Kovarik, Deputy City Clerk
(SEAL)

Roger Rinehart, City Attorney