

ZTA 25:10

ORDINANCE TO AMEND AND REORDAIN “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA” BY AMENDING §§ 22-11-2.1, 22-11-2.2, 22-12-2.1, 22-12-2.2, AND 22-22-1 TO CHANGE DATA CENTERS FROM A BY-RIGHT USE TO A USE ALLOWED BY SPECIAL USE PERMIT IN THE INDUSTRIAL, LIMITED I-1 AND INDUSTRIAL, GENERAL I-2 DISTRICTS, AND TO MODIFY THE DEFINITION OF “DATA CENTER”

BE IT ORDAINED by the Board of Supervisors of Fluvanna County:

- (1) *That the Code of the County of Fluvanna, Virginia is amended by amending §§ 22-11-2.1, 22-11-2.2, 22-12-2.1, 22-12-2.2, and 22-22-1 as follows:*

CHAPTER 22 ZONING

ARTICLE 11. – INDUSTRIAL, LIMITED, DISTRICT I-1

Sec. 22-11-2.1. - Uses permitted by right.

Industrial Uses

Contractor's storage yards
~~Data centers~~
Lumberyards
Machine shops
Manufacturing, light
Railroad facilities
Research laboratories
Sawmills, temporary
Solid waste collection facilities
Upholstery shops
Wholesale warehouses

Sec. 22-11-2.2. - Uses permitted by special use permit only.

Industrial Uses

Data centers

Manufacturing, medium
Sanitary landfills
Sawmills, permanent
Solid waste material recovery facilities
Truck terminals

ARTICLE 12. – INDUSTRIAL, GENERAL, DISTRICT I-2

Sec. 22-12-2.1. - Uses permitted by right.

Industrial Uses

- Contractor's storage yards
- ~~Data centers~~
- Lumberyards
- Machine shops
- Manufacturing, light
- Manufacturing, medium
- Railroad facilities
- Research laboratories
- Sawmills, permanent
- Sawmills, temporary
- Solid waste collection facilities
- Truck terminals
- Upholstery shops
- Wholesale warehouses

Sec. 22-12-2.2. - Uses permitted by special use permit.

Industrial Uses

- Data centers**
- Manufacturing, heavy
- Petroleum distribution facilities
- Resource extraction
- Salvage and scrap yards
- Sanitary landfills
- Slaughterhouses
- Solid waste material recovery facilities

ARTICLE 22. – DEFINITIONS

Sec. 22-22-1. – Rules of construction; definitions.

Data center: A facility used primarily for **the** management, processing, storage and transmission of **digital data** ~~facts and information in digital form~~, which houses computer and/**or** network equipment, servers, systems and other associated components related to digital data operations. The facility may also include ~~accessory uses like~~ air handlers, power generators, water-cooling

and storage facilities, utility substations, and other associated infrastructure to support its operations.

(2) *That the Ordinance shall be effective upon adoption.*