

ORDINANCE NO. O-25-36

AMENDING CERTAIN SECTIONS OF PART 11 – PLANNING AND ZONING CODE OF THE WILMINGTON CODIFIED ORDINANCES

WHEREAS, City Council desires to amend certain sections of PART 11 – PLANNING And ZONING CODE of the Wilmington Codified Ordinances; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILMINGTON, STATE OF OHIO:

[Additions to the CODIFIED ORDINANCES are in **bold** and deletions are lined through or noted below]:

Section 1. That SECTION 1141.02 TABLE OF PRINCIPAL USES BY ZONING DISTRICT, PUBLIC AND INSTITUTIONAL USES be, and hereby is, amended to include additional Principal Uses to read as follows:

Land Uses	Zoning Districts										Site Plan Review Required (Yes, No, N/A)	Additional Standards
	Business			Mixed Use	Residential							
	LI	GI	SC	DC	DT	MF	MH	RR	SN	TN		
INDUSTRIAL USES												
Additive Manufacturing	P	P									Yes	
Advanced Manufacturing	P	P									Yes	
Building/Lumber Yards	P	P									Yes	
Contractor Yards	P	P									Yes	
Data Centers	P	P									Yes	Section 1141.03(j)
General Industrial Services	C	P									Yes	
Heavy Industrial Uses		P									Yes	
Junk Yard											N/A	
Light Industrial Uses	P	P	C								Yes	
Research and Development Facilities	P	P									Yes	
Warehouses and Distribution Centers	P	P									Yes	
Wholesale Businesses	P	P									Yes	

Section 2. That SECTION 1141.03 USE-SPECIFIC STANDARDS be, and hereby is, amended to include additional Use-Specific Standards to read as follows:

(j) *Data Centers.*

(1) Standards applicable to all Data Centers

- (a) *Setback requirements.* Any data center building, equipment for cooling, ventilating, or otherwise operating the facility, power generator, or other power supply equipment must be located at least 200 feet from the lot line of any City Residential Districts (MF, MH, RR, SN, TN, and PUD as may be applicable)
- (b) *Visual Screening & Noise Levels.* To provide visual screening and reduce noise levels, all equipment necessary for cooling, ventilating, or otherwise operating the facility, including power generators or other power supply equipment, must be fully enclosed or, when supported by a noise study, 1) a wall or similar barrier, and/or 2) additional buffer, landscaping, distance to the property line, or other

mitigation strategy as may be approved by the Zoning Administrator. In addition, power generators must be equipped with critical grade silencers.

(c) *Noise Study*. Prior to site plan approval, a noise study must be submitted demonstrating to the Zoning Administrator’s satisfaction that the operation of the data center will comply with the Section 1151.04(m)(2).

Section 3. That SECTION 1179.02 DEFINITIONS be, and hereby is, amended to to include additional Definitions to read as follows:

Additive Manufacturing means the process of creating three-dimensional objects from digital models by depositing successive layers of material. This method may use metals, polymers, ceramic, or other similar materials to produce parts or products. Additive Manufacturing is characterized by its ability to form complex geometries, that often cannot be produced by any other manufacturing technology, with minimal waste and limited external impacts. Examples include, but are not limited to, 3D printing, stereolithography, and other layer-based fabrication techniques.

Advanced Manufacturing means the use of innovative processes, tools, or technologies to improve or create new products. Advanced Manufacturing may include production activities that depend on the integration of automation, information technologies, digital modeling, sensing systems, or specialized software. Generally, advanced manufacturing focuses on the research and development and/or production of a single, unique or specialized product or prototype but may include the mass production of such products or prototypes in a safe, clean environment.

Data Centers means facilities used to house computer systems and associated components such as telecommunications and storage systems

Section 4. That each and every section of Part 11 – Planning and Zoning Code, of the Codified Ordinances, except those sections identified and amended in Sections 1 through 10 of this ordinance, are hereby ratified and republished and incorporated herein by reference as though fully rewritten herein.

Section 5. That it is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 6. That this ordinance shall be effective from the earliest period allowed by law.

Passed this _____ day of _____,2025

President of Council

ATTEST:

Clerk of Council

Approved by me this ____day of _____,2025

Mayor