

Exhibit A

Proposed Text Amendment

1. Section 1.10.00 of the Monroe County Unified Development Ordinance titled “DEFINITIONS” will be amended to add the following defined term:

Data Center: A facility, or campus of facilities, engaged in the storage, management, processing, hosting or transmission of data and related services, which house computer systems, network equipment, servers, appliances and other associated components and structures customarily incidental or related to such operations.

2. Section 2.02.02 of the Monroe County Unified Development Ordinance titled “TABLE OF PERMITTED USES” will be amended as follows:

Uses & Structures	C-1
Data Center	P

3. Section 4.02.00 of the Monroe County Unified Development Ordinance titled “SUPPLEMENTAL STANDARDS FOR SPECIFIC USES” will be amended to add a new section 4.02.23 as follows:

4.02.23 **Data Center**

4.02.23.01 **Purpose**

It is the purpose of this regulation to provide development standards for the siting, development and construction of Data Centers.

4.02.23.02 **Development Standards**

- A. *Data Center Development.* A Data Center Development shall mean and refer to the entire contiguous tract of land presented for development as a Data Center.
- B. *Height Regulations.* Buildings shall not exceed a height of seventy-five (75) feet, measured from structure pad level. Height limitations shall not apply to accessory structures such as water towers, conveyor belts and other incidental and uninhabited structures.
- C. *Front yard setback:* Fifty (50) feet.
- D. *Side yard setback:* Fifty (50) feet.
- E. *Rear yard setback:* Fifty (50) feet.
- F. *Minimum lot frontage:* One hundred ten (110) feet adjoining a street.
- G. *Minimum lot width at the building line:* One hundred ten (110) feet.
- H. *Minimum lot acreage:* Two Hundred (200) acres
- I. *Minimum buffer requirements:* In addition to required setbacks, a minimum 100-foot wide buffer, which can include required setback, shall be required along all property lines which abut a residential district or use or an agricultural district or use in order to provide a visual screen.
- J. *Air conditioning units and HVAC systems.* Air conditioning units and HVAC systems shall be thoroughly screened from view from the public right-of-way and from adjacent properties by using buildings, walls, fencing, roof elements, or landscaping. This requirement shall not apply where the equipment is more than 100 feet from adjacent property lines.

- K. *Front building façade.* The front building façade of all principal buildings shall be oriented toward street fronts or adjacent arterial street fronts. This requirement shall not apply if the front of the building is greater than 500 feet from the public right-of-way or not visible from the public right-of-way.
- L. *Security fencing.* Security fencing and walls shall not be located within the required buffer unless it complies with the general regulations pertaining to fencing. Fences and walls outside the required setback and buffer provided above shall not be subject to height limitations.
- M. *Accessory Structures.* Accessory structures shall be subject to the general provisions of the UDO, provided that if they are to be located outside of the setbacks and buffers provided above, they shall not be subject to the location requirements of Section 5.02.02. Further, notwithstanding other provisions of the UDO, guard houses and secured entry features shall be permitted at public road entrances.
- N. Required setbacks and buffers shall only apply to external property boundaries with other properties not part of the Data Center Project. Minimum lot frontages, lot width and lot acreage shall not apply to subdivided lots within the Data Center Project, so long as the entirety of the contiguous tract comprising the overall Data Center Project complies with the requirements of this ordinance, and so long as the subdivided lot has adequate frontage on public or private roads to allow service.
- O. Private roads are permitted within the Data Center Project. They shall be designed and built subject to the design guidelines for County public roads.
- P. In the event of any conflict between this Section 4.02.23 and other provisions of the UDO, this section shall govern.