

Prince William County, VA

- **PART 509. - DATA CENTER OPPORTUNITY ZONE OVERLAY DISTRICT**

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- **Sec. 32-509.01. - Purpose and intent.**

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The Data Center Opportunity Zone Overlay District was created for the purpose of promoting development of data centers within areas of the County where there is existing infrastructure that could adequately support the proposed use. This District continues the County's efforts to attract and advance high-tech industrial development while limiting negative impacts to communities.

(Ord. No. 16-21, Attch., 5-17-16)

- **Sec. 32-509.02. - Establishment of Data Center Opportunity Zone Overlay District.**

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1.

A Data Center Opportunity Zone Overlay District may be established by the Board of County Supervisors on lands in proximity to high voltage transmission lines of 115kv or more and planned or zoned for office or industrial uses.

2.

A Data Center Opportunity Zone Overlay District shall be created and amended by ordinance upon resolution of the Board of County Supervisors. The boundaries shall be set using a map.

3.

Said District shall overlay the existing zoning district. The regulations and requirements of the underlying zoning district and the Data Center Opportunity Zone Overlay District shall both apply, provided however, that when the regulations applicable to the Data Center

Opportunity Zone Overlay District conflict with the regulations of an underlying zoning district, the Data Center Opportunity Zone Overlay District regulations shall apply.

4.

Data Center Design Standards. Data Centers shall meet the following design guidelines:

(A)

Principal building façades. Principal building façades shall include all building façades that face adjacent major arterials or interstates. When a building has more than one principal façade, such principal building façades shall be consistent in terms of design, materials, details, and treatment. Principal building façades associated with new construction shall meet the following standards:

(1)

Principal building façades shall avoid the use of undifferentiated surfaces by including at least two of the following design elements:

a.

change in building height;

b.

building step-backs or recesses;

c.

fenestration;

d.

change in building material, pattern, texture, color; or

e.

use of accent materials.

(B)

Screening of mechanical equipment. In order to minimize visibility from adjacent roads and adjacent properties, ground level and roof top mechanical equipment shall be screened from major arterials, interstates and abutting residentially zoned or planned properties. This screening may be provided by a principal building or existing vegetation that will remain on the property or is within a landscaping/buffer easement on an adjacent property.

Mechanical equipment not screened by a principal building or existing vegetation shall be screened by a visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building. Notwithstanding the requirements of this section, mechanical equipment located in a manner found to have no adverse impact on adjacent roads and adjacent properties, as determined by the Planning Director, shall not be required to be screened.

(C)

Buffer yard requirement. A buffer yard is required in order to screen the data center from adjacent residentially zoned or planned properties. In lieu of the buffer yard requirement in DCSM Section 800, any side/rear yard abutting property that is not planned or developed with commercial or industrial uses shall include a buffer yard required plantings installed on an earthen berm that has a minimum height of six (6) feet and a slope not steeper than 2:1, planted to a type C DCSM buffer standard. The buffer yard plantings shall be installed in accordance with the requirements of the DCSM. Notwithstanding the requirements of this section, use of natural topography and preservation of existing vegetation, supplemented by new vegetation, if needed, or on the outside of a six foot tall solid fence, may be substituted for the above requirements when found by the Planning Director to provide visual screening from adjacent land uses at the density, depth, and height equivalent to the buffer yard with earthen berm.

(D)

Fencing. Fencing of the property is permitted, provided that fencing along public or private streets is not chain-link, with or without slatted inserts, and does not include barbed wire or other similarly visibly intrusive deterrence device. Chain-link fencing or barbed wire fencing are prohibited along public or private street frontages. This fencing allowance does not relieve a property owner from complying with all fire and access code requirements. The Planning Director may allow for alternative compliance with this requirement, provided the applicant demonstrates that the fencing visibility is reduced, through the use of landscaping and other methods to reduce visibility. Examples of permitted fencing include the following:

Expand



(E)

Data Centers are permitted an increased FAR, within the Data Center Opportunity Zone Overlay District, up to 1.0 FAR provided all other development standards (excluding FAR limitations) for the underlying district are met. Data center outside of the Data Center Opportunity Zone Overlay District may request an increase in FAR through a special use permit process, as described and allowed in [Section 32-400.04](#) of the Zoning Ordinance.

(F)

Substations. Substations shall be screened from adjacent major roads or residentially zoned/planned properties as follows:

(1)

Ten-foot-tall opaque fencing facing residentially zoned/planned properties.

(2)

All other buffering and landscaping requirements of the DCSM shall still apply.

(G)

Building façades facing County registered historic site Manassas Battlefield Park. Building façades facing Manassas Battlefield Park, that are visible from viewshed anchors as identified in the Manassas Battlefields Viewshed Preservation Study, shall be non-reflective and dark green or dark brown in color. The Planning Director may approve other colors provided the colors are demonstrated to be earth tones that will help the building façade blend into the tree line.

(Ord. No. 16-21, Attch., 5-17-16; [Ord. No. 19-24](#), Attch., 6-18-19)

- **Sec. 32-509.03. - Uses permitted by right.**

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All uses permitted by right in the underlying zoning district shall be permitted in the Data Center Opportunity Zone Overlay District. Data centers shall be permitted by right in the Data Center Opportunity Zone Overlay District in the O(L), O(H), O(M), O(F), M-1, M-2, and M/T zoning districts and in designated office or industrial land bays in the PBD and PMD district.

(Ord. No. 16-21, Attch., 5-17-16)

- **Sec. 32-509.04. - Secondary uses.**

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All permitted secondary uses in the underlying zoning district shall be permitted in the Data Center Opportunity Zone Overlay District.

(Ord. No. 16-21, Attch., 5-17-16)

- **Sec. 32-509.05. - Uses permitted by Special Use Permit.**

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All permitted special uses in the underlying zoning district shall be permitted by special use permit in the Data Center Opportunity Zone Overlay District.

(Ord. No. 16-21, Attch., 5-17-16)

- **Sec. 32-509.06. - Prohibited Districts.**

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Data centers shall be prohibited in agricultural, residential, PMR, B-2, B-3, and V districts.

(Ord. No. 16-21, Attch., 5-17-16)