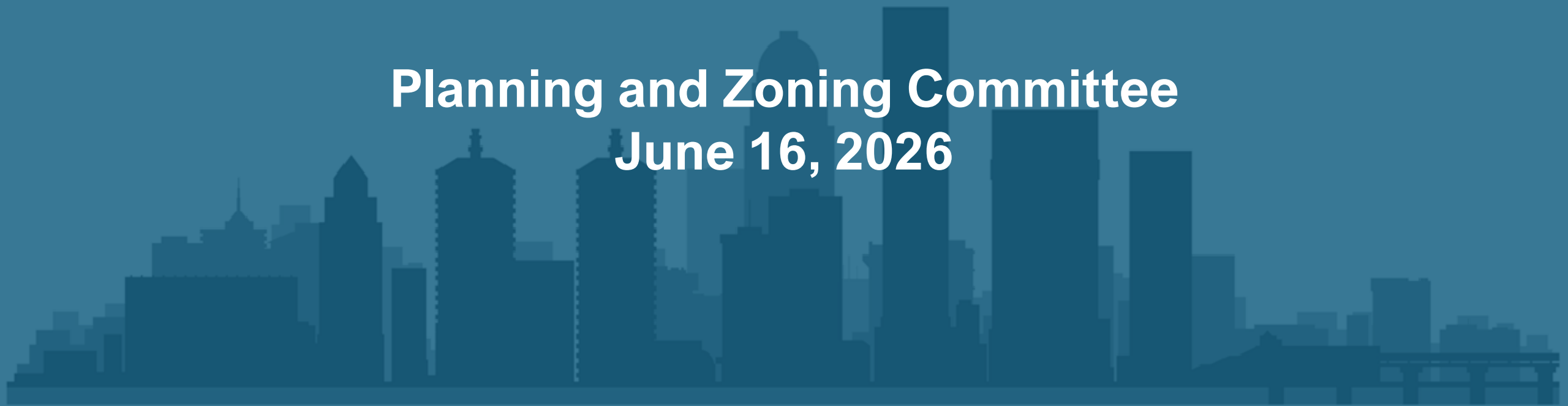


# DATA CENTER DRAFT OVERVIEW

Planning and Zoning Committee  
June 16, 2026



# WHERE YOU CAN FIND IT



Draft regulations and comment form are available at:

***[https://louisvilleky.gov/government/  
office-planning/data-centers](https://louisvilleky.gov/government/office-planning/data-centers)***



# SUMMARY



## The proposed regulations would:

- Prohibit future data centers exceeding 500,000 square feet, while allowing smaller-scale facilities that support existing employers and business needs within the community to more appropriate areas based on their size.
- Restrict data centers that are over 250,000 square feet to industrial areas in the M-3 district with a Conditional Use Permit.
- Restrict data centers between 50,000 and 250,000 square feet to industrial areas in the EZ-1, M-2, M-3, and PEC districts and subject to special standards.
- Only permit data centers that are less than 50,000 square feet in the manufacturing/ industrial areas in the C-M, EZ-1, M-1, M-2, M-3, PEC and PRO districts and subject to special standards.

# DEFINITIONS



**Data Center** – All or portion of a facility used primarily for data services, including the storage, processing, management, and distribution of data through the use of computer systems, servers, networking equipment, and related components.

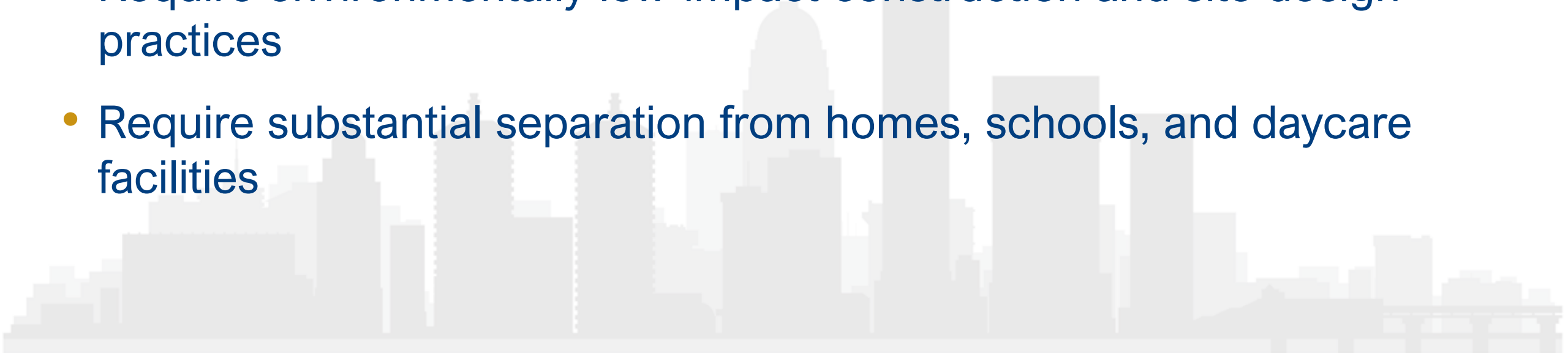
**Data Center, Accessory** – A Data Center that serves a Principal Use on the same lot, while subordinate in purpose to other on-site activities of the Principal Use. Although an Accessory Data Center’s primary purpose is to provide data infrastructure supporting the operation of an on-site Principal Use, it may support the enterprise functions of the business, institution, or organization associated with the on-site Principal Use. This may include data services associated with off-site users directly affiliated with the on-site Principal Use.

**Data Center, Telecommunication** – A Data Center that exclusively serves a Telecommunication Facility and/or a telecommunications service provider. A telecommunications service provider is a company that is regulated by the Federal Communications Commission (FCC) and offers voice, data, and internet communications services to the public, businesses, and other organizations. These companies include wireless providers, telecommunication carriers, broadcasters, satellite providers, and internet service providers.

# PROPOSED REGULATIONS



- Protect utility customers by requiring evidence that new facilities will not shift any costs to existing ratepayers
- Require the developer presenting the proposal to bear the cost of improvements to infrastructure if upgrades are required
- Limit data center development to designated industrial areas
- Require environmentally low-impact construction and site design practices
- Require substantial separation from homes, schools, and daycare facilities



# PROPOSED REGULATIONS



- Require a public hearing and conditional use permit for data centers that do not meet outlined exceptions for existing business operations
- Establish noise standards and buffering requirements for generators and other equipment
- Require the entity making the proposal to be transparent and disclose the company that would own and be using the proposed development
- Pay prevailing wages in connection with the project's construction.

# PROCESS MOVING FORWARD



- Public review/comment period will run through July 10
- Planning staff will review comments the week of July 13
- Once draft is ready, a public hearing before the Planning Commission will be set
- Planning Commission will make a recommendation to Metro Council



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