

**HENRICO COUNTY  
NOTICE OF SPECIAL MEETING  
BOARD OF SUPERVISORS &  
PLANNING COMMISSION**

Please take notice that the Board of Supervisors and Planning Commission will hold a concurrent special meeting on **Thursday, May 15, 2025, at 5:00 p.m.** in the auditorium of Highland Springs High School, 200 South Airport Drive, Henrico County, Virginia.

At the special meeting, the Board of Supervisors and Planning Commission will hold a **joint public hearing** to receive public comments and consider recommending and adopting the following:

1. Comprehensive Plan Amendment – Technology Boulevard Special Focus Area and Data Center Development Objectives and Guidelines
2. Ordinance – To Amend and Reordain Section 24-3102 Titled “Districts Established,” Section 24-3406 Titled “O-3 Office District,” Section 24-3704 Titled “Established Overlay Districts,” Section 24-4205 Titled “Principal Use Table,” Section 24-4319 Titled “Commercial Uses: Offices,” Section 24-4328 Titled “Industrial Uses: Services Uses,” Section 24-4402 Titled “Accessory Use or Structure Table,” Section 24-5110 Titled “Minimum Number of Off-Street Parking Spaces,” Section 24-8405 Titled “Commercial Use Classification,” Section 24-8406 Titled “Industrial Use Classification,” and Section 24-8501 Titled “Accessory Uses, Temporary Uses, and Other Terms,” and to Add New Sections 24-3711 Titled “WOTPA-O, White Oak Technology Park Area Overlay District” and 24-4438 Titled “Accessory Data Center (as Accessory to an Office or Industrial Use)” of the Code of the County of Henrico to Create a New Zoning District to Be Known as the White Oak Technology Park Area Overlay District, Require a Provisional Use Permit for Data Centers as a Principal Use Outside of Such District, and Establish Development Standards for Data Centers

For more information, contact the Planning Department at (804) 501-4602 or [planning@henrico.gov](mailto:planning@henrico.gov). The full text of the proposed amendments and proposed maps are available at <https://henrico.gov/planning> and at the County Administration Building, 4301 E Parham Rd, 8:00 am - 4:30 pm each business day.

The meeting will be livestreamed at:

<https://henrico.webex.com/henrico/j.php?MTID=ma9045acd4ba283c9bc86ca26a1e4f307>

The public will be able to participate in person or remotely. Individuals who would like to speak can sign up at <https://henrico.gov/services/citizen-participation-registration/>. After registering, individuals will receive a confirmation email with instructions. Registration is not required to participate. The meeting is open to the public.

*R. Joseph Emerson, Jr.*

R. Joseph Emerson, Jr., AICP  
Secretary, Henrico County Planning Commission  
May 1, 2025

*Tanya N. Brackett*

Tanya N. Brackett, CMC  
Clerk, Henrico County Board of Supervisors  
May 1, 2025

## **RESOLUTION — Comprehensive Plan Amendment — Technology Boulevard Special Focus Area and Data Center Development Objectives and Guidelines**

This Board paper would amend the 2026 Comprehensive Plan to designate the Technology Boulevard Special Focus Area and create development objectives and guidelines for data centers. The Special Focus Area boundary, vision, and goals, along with the data center development objectives and guidelines, would become part of the Plan and be used to guide development standards for data centers in the County.

The Special Focus Area includes GPINs 840-713-3163, 841-710-2304, 841-712-4360, 842-707-8668, 842-709-3425, 842-709-8618, 842-712-1529, 842-712-5063, 843-701-9318, 843-702-3069, 843-702-9297, 843-703-5091, 843-704-1289, 843-704-3694, 843-706-0700, 843-707-0215, 843-708-9028, 843-711-6375, 843-711-6508, 843-712-6388, 844-699-3294, 844-700-7718, 844-700-9856, 844-701-6440, 844-702-9184, 844-703-6378, 844-704-1308, 844-704-7305, 844-705-2341, 844-709-3698, 844-712-3071, 845-699-5625, 845-699-7762, 845-700-2590, 845-701-4739, 845-702-3858, 845-702-7941, 845-704-1165, 845-704-6445, 845-705-3726, 845-705-5713, 845-705-6834, part of 845-706-5092, 846-700-0002, 846-700-5271, 846-702-2619, 846-702-5983, 846-703-0495, 846-704-9972, 847-700-3684, 847-701-1863, 847-701-5040, 847-702-4905, 847-702-7947, 847-703-4371, 847-705-8696, 848-702-0588, 848-703-3326, 848-703-6374, 848-707-0884, 849-701-2260, 849-704-5300, 849-706-0950, 849-707-9930, 849-708-5631, part of 850-698-1623, 850-704-1193, 851-702-4306, 851-702-7298, 851-704-9880, 851-705-5088, 852-700-2714, 852-701-6731, 852-705-5231, 853-699-7240, 854-702-3176, and 854-702-9520 and generally consists of those properties zoned M-1C Light Industrial District (Conditional), M-2 General Industrial District, and M-2C General Industrial District (Conditional) located generally east of Interstate 295 on the north and south lines of Williamsburg Road (U.S. Route 60), on the east and west lines of Technology Boulevard between Williamsburg Road and Portugee Road, and between the CSX Corporation Railroad and south line of Portugee Road at its intersection with Technology Boulevard.

In addition to amending the current comprehensive plan, the Special Focus Area and Development Objectives and Guidelines will be incorporated into the draft 2045 Comprehensive Plan.

The amendments will be considered at a joint public hearing with the Planning Commission on May 15, 2025. The Director of Planning recommends approval of the amendments to the 2026 Comprehensive Plan, and the County Manager concurs.



**COUNTY OF HENRICO, VIRGINIA  
BOARD OF SUPERVISORS  
MINUTE**

Agenda Item No. \_\_\_\_\_

Page No. 1 of 1

**Agenda Title: RESOLUTION — Comprehensive Plan Amendment — Technology Boulevard  
Special Focus Area and Data Center Development Objectives and Guidelines**

| <b>For Clerk's Use Only:</b><br><br>Date: _____<br><br>( ) Approved<br>( ) Denied<br>( ) Amended<br>( ) Deferred to: _____<br>_____ | <b>BOARD OF SUPERVISORS ACTION</b><br><br>Moved by (1) _____ Seconded by (1) _____<br>(2) _____ (2) _____<br><br>REMARKS: _____<br>_____<br>_____ | <table style="width: 100%; border-collapse: collapse;"><tr><th style="text-align: left; padding: 5px;"></th><th style="text-align: center; padding: 5px;">YES</th><th style="text-align: center; padding: 5px;">NO</th><th style="text-align: center; padding: 5px;">OTHER</th></tr><tr><td style="padding: 5px;">Cooper, R.</td><td style="text-align: center; padding: 5px;">_____</td><td style="text-align: center; padding: 5px;">_____</td><td style="text-align: center; padding: 5px;">_____</td></tr><tr><td style="padding: 5px;">Nelson, T.</td><td style="text-align: center; padding: 5px;">_____</td><td style="text-align: center; padding: 5px;">_____</td><td style="text-align: center; padding: 5px;">_____</td></tr><tr><td style="padding: 5px;">Rogish, J.</td><td style="text-align: center; padding: 5px;">_____</td><td style="text-align: center; padding: 5px;">_____</td><td style="text-align: center; padding: 5px;">_____</td></tr><tr><td style="padding: 5px;">Roundtree, M.</td><td style="text-align: center; padding: 5px;">_____</td><td style="text-align: center; padding: 5px;">_____</td><td style="text-align: center; padding: 5px;">_____</td></tr><tr><td style="padding: 5px;">Schmitt, D.</td><td style="text-align: center; padding: 5px;">_____</td><td style="text-align: center; padding: 5px;">_____</td><td style="text-align: center; padding: 5px;">_____</td></tr></table> |       | YES | NO | OTHER | Cooper, R. | _____ | _____ | _____ | Nelson, T. | _____ | _____ | _____ | Rogish, J. | _____ | _____ | _____ | Roundtree, M. | _____ | _____ | _____ | Schmitt, D. | _____ | _____ | _____ |
|---|---|--|-------|-----|----|-------|------------|-------|-------|-------|------------|-------|-------|-------|------------|-------|-------|-------|---------------|-------|-------|-------|-------------|-------|-------|-------|
|   | YES   | NO   | OTHER |     |    |       |            |       |       |       |            |       |       |       |            |       |       |       |               |       |       |       |             |       |       |       |
| Cooper, R.  | _____   | _____  | _____ |     |    |       |            |       |       |       |            |       |       |       |            |       |       |       |               |       |       |       |             |       |       |       |
| Nelson, T.  | _____   | _____  | _____ |     |    |       |            |       |       |       |            |       |       |       |            |       |       |       |               |       |       |       |             |       |       |       |
| Rogish, J.  | _____   | _____  | _____ |     |    |       |            |       |       |       |            |       |       |       |            |       |       |       |               |       |       |       |             |       |       |       |
| Roundtree, M.   | _____   | _____  | _____ |     |    |       |            |       |       |       |            |       |       |       |            |       |       |       |               |       |       |       |             |       |       |       |
| Schmitt, D.   | _____   | _____  | _____ |     |    |       |            |       |       |       |            |       |       |       |            |       |       |       |               |       |       |       |             |       |       |       |

**WHEREAS**, the Board of Supervisors adopted the 2026 Comprehensive Plan on August 11, 2009, which includes Chapter 4 related to Vision, Goals, and Objectives and Chapter 7 addressing Planning and Economic Focus Areas; and,

**WHEREAS**, under Section 15.2-2229 of the Code of Virginia, the Planning Commission may review and recommend, and the Board of Supervisors may approve and adopt, amendments to the 2026 Comprehensive Plan; and,

**WHEREAS**, on March 25, 2025, the Board of Supervisors directed the Department of Planning to research and prepare new zoning ordinance amendments to enact new zoning regulations for data centers; and,

**WHEREAS**, the Department of Planning, as part of its work regarding data centers, has identified recommended amendments to the 2026 Comprehensive Plan; and,

**WHEREAS**, these amendments would create the Technology Boulevard Special Focus Area as well as specific development objectives and guidelines for data center development; and,

**WHEREAS**, the Planning Commission and Board of Supervisors held a joint public hearing on May 15, 2025, to consider the proposed amendments to the 2026 Comprehensive Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors that the 2026 Comprehensive Plan is hereby amended to create the Technology Boulevard Special Focus Area, to include those parcels identified in Exhibit A to this resolution, and create Development Objectives and Guidelines for data center development.

**Comments:** The amendments were considered at a joint public hearing with the Planning Commission on May 15, 2025. The Director of Planning recommends approval of the amendments to the 2026 Comprehensive Plan, and the County Manager concurs.

By Agency Head \_\_\_\_\_

By County Manager \_\_\_\_\_

Certified: \_\_\_\_\_

A Copy Teste: \_\_\_\_\_

Clerk, Board of Supervisors

Copy to: \_\_\_\_\_

Date: \_\_\_\_\_

**Exhibit A**  
**GPINS Included in the Technology Boulevard Special Focus Area**

The Technology Boulevard Special Focus Area includes GPINs 840-713-3163, 841-710-2304, 841-712-4360, 842-707-8668, 842-709-3425, 842-709-8618, 842-712-1529, 842-712-5063, 843-701-9318, 843-702-3069, 843-702-9297, 843-703-5091, 843-704-1289, 843-704-3694, 843-706-0700, 843-707-0215, 843-708-9028, 843-711-6375, 843-711-6508, 843-712-6388, 844-699-3294, 844-700-7718, 844-700-9856, 844-701-6440, 844-702-9184, 844-703-6378, 844-704-1308, 844-704-7305, 844-705-2341, 844-709-3698, 844-712-3071, 845-699-5625, 845-699-7762, 845-700-2590, 845-701-4739, 845-702-3858, 845-702-7941, 845-704-1165, 845-704-6445, 845-705-3726, 845-705-5713, 845-705-6834, part of 845-706-5092, 846-700-0002, 846-700-5271, 846-702-2619, 846-702-5983, 846-703-0495, 846-704-9972, 847-700-3684, 847-701-1863, 847-701-5040, 847-702-4905, 847-702-7947, 847-703-4371, 847-705-8696, 848-702-0588, 848-703-3326, 848-703-6374, 848-707-0884, 849-701-2260, 849-704-5300, 849-706-0950, 849-707-9930, 849-708-5631, part of 850-698-1623, 850-704-1193, 851-702-4306, 851-702-7298, 851-704-9880, 851-705-5088, 852-700-2714, 852-701-6731, 852-705-5231, 853-699-7240, 854-702-3176, and 854-702-9520. The boundaries are depicted in a map in the comprehensive plan amendment.



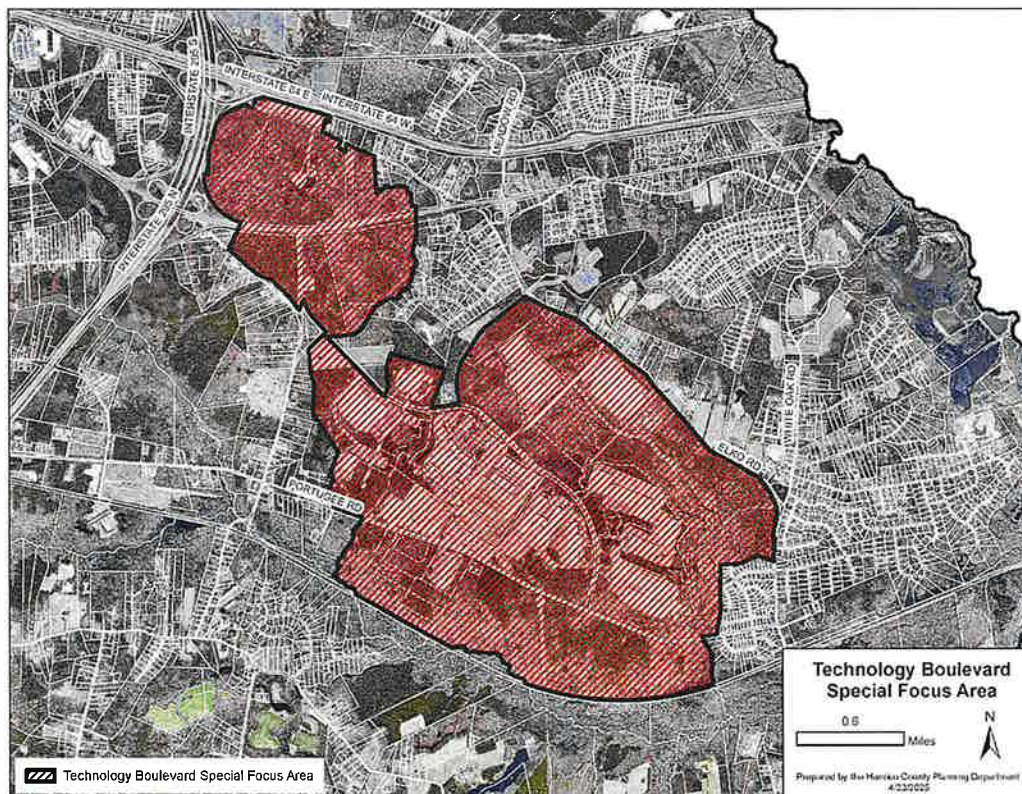
## Comprehensive Plan Amendment Recommendation

The Technology Boulevard Special Focus Area would establish a specific vision and goals for the area containing the largest concentration of data center development in the county. The Special Focus Area Map should be amended to reflect the geographic boundaries of the study area as presented in this document. A specific vision and goals for the special focus area are proposed below.

Additionally, objectives and development guidelines for data centers throughout the county should be established and adopted as part of the 2026 Comprehensive Plan. These guidelines could be used in the evaluation of data center proposals outside of the Technology Boulevard Special Focus Area.

The general boundaries of the Technology Boulevard Special Focus Area would include the White Oak Technology Park and abutting properties south of I-64 zoned for industrial uses. In addition to updating the Special Focus Area Map, consideration could be given to amending the Future Land Use Map to reflect the recommendation for Planned Industry throughout the entire Technology Boulevard Special Focus Area. Once established, future data center development in the county should largely be limited to properties within the special focus area.

The map shown below shows the proposed Technology Boulevard Special Focus Area and encompasses parcels located within and abutting White Oak Technology Park.



## ***Technology Boulevard Special Focus Area***

### ***The Vision***

The Technology Boulevard Special Focus Area is suitable for the development of data center uses, a defined targeted industry, while preserving key environmental resources, preserving cultural resources, and respecting surrounding residential development. The special focus area builds on the existing character of the White Oak Technology Park. New data center development in the special focus area should be constructed in a manner consistent with the existing high-quality development along Technology Boulevard and respecting the surrounding area. The large parcels within the special focus area provide additional areas for buffering, setbacks, and other mitigating features, and future development should incorporate these design standards into their plans. Where they exist, smaller parcels should be combined to support shared access, coordinated design and a planned layout.

### ***Special Focus Area Goals***

One of the driving forces behind this Special Focus Area is the need to create an environment that capitalizes on the area's prime location and suitable infrastructure while also balancing the County's goals to respect existing development and encourage economic development to support the County's tax base. This ultimately promotes new uses serving the greater community to locate within the Technology Boulevard Special Focus Area and contributes to the continued growth of the county as a whole.

#### ***The focus area will have:***

- Goal 1:***        *A focus on respecting existing residential development.*
- Goal 2:***        *A vibrant industrial park with uses which support the tax base of the County in a manner allowing benefits to transfer to existing and future residents.*
- Goal 3:***        *Adequate utilities provided prior to or in conjunction with new development.*
- Goal 4:***        *Shared access for uses developed in a coordinated plan spanning large parcels to maximize areas for screening along roadways and adjacent to existing development.*
- Goal 5:***        *Coordinated provision of pedestrian and bicycle facilities to serve new industrial development while connecting to surrounding areas and a countywide network.*

## ***Data Center Development Objectives and Guidelines***

### ***Objectives***

The following objectives will guide the county in review of data center development proposals throughout the county.

The county will:

1. Encourage large site planned industrial development which provides shared access to existing and future transportation networks. This includes enhanced pedestrian and other non-vehicular connections across collector roads, both major and minor, and connecting with the surrounding neighborhoods.
2. Examine the potential for the interpretation of cultural resources in addition to their preservation.
3. Enhance buffering along major roadways and along shared borders with existing residential development. Buffers could consist of both vegetative materials and earthen berms where appropriate.
4. Discourage major development near environmentally sensitive areas. This would include increased buffers to enhance the separation of both buildings and accessory uses from potential impacts.
5. Consider the use of environmentally friendly development strategies, such as the use of solar power generation, enhanced building efficiency requirements, and increased use of native species plantings.
6. Require the completion of noise studies prior to both the start of construction and the issuance of a certificate of occupancy.
7. Examine potential zoning ordinance amendments to restrict by right data center development outside the focus area.
8. Encourage the continued development of public pedestrian and bicycle facilities.
9. Encourage non-County controlled utilities to provide and maintain adequate services prior to or in coordination with new development.

### ***Development Guidelines***

In order to implement the Plan's vision for data center development, the following development guidelines are recommended. These guidelines will help ensure new industrial development is consistent with the quality of previous construction, while providing protection to the surrounding existing and future residential areas. The guidelines include general concepts and recommendations specifically oriented toward pedestrian travel, architecture, site design, open space, and residential properties.

1. Principal building façades. Principal building façades are any building façade that faces an adjacent public roadway. When a building has more than one principal façade, all principal building façades should be consistent in terms of design, materials, details, and treatment. Principal building façades associated with new construction should meet the following standards:
  - a. Principal building façades should avoid the use of undifferentiated surfaces by including at least two of the following design elements:
    - i. change in building height;
    - ii. building step-backs or recesses;
    - iii. fenestration;
    - iv. change in building material, pattern, texture, color; or
    - v. use of accent materials.
2. Screening of mechanical equipment. To minimize transmission of sound and visibility from adjacent roads and adjacent properties with residential uses, ground level and roof top mechanical equipment should be screened from public roadways, residentially zoned properties, adjacent properties with existing residential uses, or properties with a residential future land use recommendation. This screening may be provided by a principal building. Mechanical equipment not screened by a principal building should be screened by a screen wall or panel, parapet wall, or other visually solid screen which should be constructed of materials compatible with those used in the exterior construction of the principal building.
3. Buffers. A buffer of at least 100 feet to include vegetation equivalent to a TB50 should be utilized to screen the data center from adjacent residentially zoned properties, properties with a residential future land use recommendation, or adjacent properties with existing residential uses. The use of natural topography and preservation of existing vegetation should be the primary methods of buffering, but where that is not sufficient it could be supplemented by new vegetation or an earthen berm.
4. Fencing. Fencing of the property is permitted, provided that fencing along public or private streets should not be chain-link, with or without slatted inserts, and does not include barbed wire or other similarly visibly intrusive deterrence device. Fencing should also be located on one side of buffers and should not disrupt existing vegetation.
5. Substations. Substations should be screened from adjacent major roads or residentially zoned properties, adjacent properties with existing residential uses, or properties with a residential future land use designation through the use of opaque fencing and landscaped buffers.



6. Noise Studies: Prior to site plan approval, a noise study should be submitted. In addition, prior to issuance of a certificate of occupancy, a post-construction noise study should also be conducted to demonstrate to the Planning Director's satisfaction that the operation complies with any conditions or other legal requirements for the property.
7. Recommended setbacks. Any data center building should be located at least 200 feet from the lot line of adjacent residentially zoned properties, properties with a residential future land use recommendation or adjacent properties with existing residential uses.

**ORDINANCE: To Amend and Reordain Section 24-3102 Titled “Districts Established,” Section 24-3406 Titled “O-3 Office District,” Section 24-3704 Titled “Established Overlay Districts,” Section 24-4205 Titled “Principal Use Table,” Section 24-4319 Titled “Commercial Uses: Offices,” Section 24-4328 Titled “Industrial Uses: Services Uses,” Section 24-4402 Titled “Accessory Use or Structure Table,” Section 24-5110 Titled “Minimum Number of Off-Street Parking Spaces,” Section 24-8405 Titled “Commercial Use Classification,” Section 24-8406 Titled “Industrial Use Classification,” and Section 24-8501 Titled “Accessory Uses, Temporary Uses, and Other Terms,” and to Add New Sections 24-3711 Titled “WOTPA-O, White Oak Technology Park Area Overlay District” and 24-4438 Titled “Accessory Data Center (as Accessory to an Office or Industrial Use)” of the Code of the County of Henrico to Create a New Zoning District to Be Known as the White Oak Technology Park Area Overlay District, Require a Provisional Use Permit for Data Centers as a Principal Use Outside of Such District, and Establish Development Standards for Data Centers**

The proposed WOTPA-O, White Oak Technology Park Area Overlay District would consist of the Technology Boulevard Special Focus Area identified in a proposed amendment to the 2026 Comprehensive Plan. The Special Focus Area includes GPINs 840-713-3163, 841-710-2304, 841-712-4360, 842-707-8668, 842-709-3425, 842-709-8618, 842-712-1529, 842-712-5063, 843-701-9318, 843-702-3069, 843-702-9297, 843-703-5091, 843-704-1289, 843-704-3694, 843-706-0700, 843-707-0215, 843-708-9028, 843-711-6375, 843-711-6508, 843-712-6388, 844-699-3294, 844-700-7718, 844-700-9856, 844-701-6440, 844-702-9184, 844-703-6378, 844-704-1308, 844-704-7305, 844-705-2341, 844-709-3698, 844-712-3071, 845-699-5625, 845-699-7762, 845-700-2590, 845-701-4739, 845-702-3858, 845-702-7941, 845-704-1165, 845-704-6445, 845-705-3726, 845-705-5713, 845-705-6834, part of 845-706-5092, 846-700-0002, 846-700-5271, 846-702-2619, 846-702-5983, 846-703-0495, 846-704-9972, 847-700-3684, 847-701-1863, 847-701-5040, 847-702-4905, 847-702-7947, 847-703-4371, 847-705-8696, 848-702-0588, 848-703-3326, 848-703-6374, 848-707-0884, 849-701-2260, 849-704-5300, 849-706-0950, 849-707-9930, 849-708-5631, part of 850-698-1623, 850-704-1193, 851-702-4306, 851-702-7298, 851-704-9880, 851-705-5088, 852-700-2714, 852-701-6731, 852-705-5231, 853-699-7240, 854-702-3176, and 854-702-9520 containing approximately 3,090 acres located generally east of Interstate 295 on the north and south lines of Williamsburg Road (U.S. Route 60), on the east and west lines of Technology Boulevard between Williamsburg Road and Portugee Road, and between the CSX Corporation Railroad and south line of Portugee Road at its intersection with Technology Boulevard.

This Board paper would amend the zoning ordinance in Chapter 24 of the County Code to revise regulations for data centers and create the White Oak Technology Park Area Overlay District. The ordinance would create the new overlay district, require a provisional use permit (PUP) for data centers outside the overlay, update necessary cross-references to other applicable ordinance sections, revise definitions related to data centers, and create development standards for data centers as a principal or accessory use.

The amendments will be considered at a joint public hearing with the Planning Commission on May 15, 2025. The Director of Planning recommends approval of the amendments to Chapter 24 that are attached to this Board paper, and the County Manager concurs.



**COUNTY OF HENRICO, VIRGINIA  
BOARD OF SUPERVISORS  
MINUTE**

Agenda Item No. \_\_\_\_\_

Page No. 1 of 1

**Agenda Title: ORDINANCE — See attached**

| <b>For Clerk's Use Only:</b><br><br>Date: _____<br><br>( ) Approved<br>( ) Denied<br>( ) Amended<br>( ) Deferred to: _____<br>_____ | <b>BOARD OF SUPERVISORS ACTION</b><br><br>Moved by (1) _____ Seconded by (1) _____<br>(2) _____ (2) _____<br><br>REMARKS: _____<br>_____<br>_____ | <table style="width: 100%; border-collapse: collapse;"><thead><tr><th style="text-align: left; width: 60%;"></th><th style="text-align: center; width: 10%;">YES</th><th style="text-align: center; width: 10%;">NO</th><th style="text-align: center; width: 20%;">OTHER</th></tr></thead><tbody><tr><td>Cooper, R.</td><td style="text-align: center;">_____</td><td style="text-align: center;">_____</td><td style="text-align: center;">_____</td></tr><tr><td>Nelson, T.</td><td style="text-align: center;">_____</td><td style="text-align: center;">_____</td><td style="text-align: center;">_____</td></tr><tr><td>Rogish, J.</td><td style="text-align: center;">_____</td><td style="text-align: center;">_____</td><td style="text-align: center;">_____</td></tr><tr><td>Roundtree, M.</td><td style="text-align: center;">_____</td><td style="text-align: center;">_____</td><td style="text-align: center;">_____</td></tr><tr><td>Schmitt, D.</td><td style="text-align: center;">_____</td><td style="text-align: center;">_____</td><td style="text-align: center;">_____</td></tr></tbody></table> |       | YES | NO | OTHER | Cooper, R. | _____ | _____ | _____ | Nelson, T. | _____ | _____ | _____ | Rogish, J. | _____ | _____ | _____ | Roundtree, M. | _____ | _____ | _____ | Schmitt, D. | _____ | _____ | _____ |
|---|---|--|-------|-----|----|-------|------------|-------|-------|-------|------------|-------|-------|-------|------------|-------|-------|-------|---------------|-------|-------|-------|-------------|-------|-------|-------|
|   | YES   | NO   | OTHER |     |    |       |            |       |       |       |            |       |       |       |            |       |       |       |               |       |       |       |             |       |       |       |
| Cooper, R.  | _____   | _____  | _____ |     |    |       |            |       |       |       |            |       |       |       |            |       |       |       |               |       |       |       |             |       |       |       |
| Nelson, T.  | _____   | _____  | _____ |     |    |       |            |       |       |       |            |       |       |       |            |       |       |       |               |       |       |       |             |       |       |       |
| Rogish, J.  | _____   | _____  | _____ |     |    |       |            |       |       |       |            |       |       |       |            |       |       |       |               |       |       |       |             |       |       |       |
| Roundtree, M.   | _____   | _____  | _____ |     |    |       |            |       |       |       |            |       |       |       |            |       |       |       |               |       |       |       |             |       |       |       |
| Schmitt, D.   | _____   | _____  | _____ |     |    |       |            |       |       |       |            |       |       |       |            |       |       |       |               |       |       |       |             |       |       |       |

After a duly advertised public hearing, the Board of Supervisors of Henrico County adopted the attached ordinance.

Comments: The amendments were considered at a joint public hearing with the Planning Commission on May 15, 2025. The Director of Planning recommends approval of the amendments to Chapter 24 that are attached to this Board paper, and the County Manager concurs.

By Agency Head \_\_\_\_\_

By County Manager \_\_\_\_\_

Copy to: \_\_\_\_\_

Certified: \_\_\_\_\_

A Copy Teste: \_\_\_\_\_

Clerk, Board of Supervisors

Date: \_\_\_\_\_

**ORDINANCE — To Amend and Reordain Section 24-3102 Titled “Districts Established,” Section 24-3406 Titled “O-3 Office District,” Section 24-3704 Titled “Established Overlay Districts,” Section 24-4205 Titled “Principal Use Table,” Section 24-4319 Titled “Commercial Uses: Offices,” Section 24-4328 Titled “Industrial Uses: Services Uses,” Section 24-4402 Titled “Accessory Use or Structure Table,” Section 24-5110 Titled “Minimum Number of Off-Street Parking Spaces,” Section 24-8405 Titled “Commercial Use Classification,” Section 24-8406 Titled “Industrial Use Classification,” and Section 24-8501 Titled “Accessory Uses, Temporary Uses, and Other Terms,” and to Add New Sections 24-3711 Titled “WOTPA-O, White Oak Technology Park Area Overlay District” and 24-4438 titled “Accessory Data Center (as Accessory to an Office or Industrial Use)” of the Code of the County of Henrico to Create a New Zoning District to Be Known as the White Oak Technology Park Area Overlay District, Require a Provisional Use Permit for Data Centers as a Principal Use Outside of Such District, and Establish Development Standards for Data Centers**

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF HENRICO COUNTY, VIRGINIA:

1. That Section 24-3102 of the Code of the County of Henrico be amended and reordained as follows:

***Sec. 24-3102. Districts Established***

This Ordinance establishes the base, planned development, and overlay zoning districts identified in Table 3102: Establishment of Zoning Districts. Each zoning district established in accordance with this Ordinance will have the boundaries shown on the Zoning Districts Map (see Article 1, Division 3, Zoning Districts Map).

| Table 3102: Establishment of Zoning Districts                                  |  |
|--|--|
| ****   |  |
| ****   |  |
| Overlay Districts  |  |
| ****   |  |
| GA-O, Glen Allen Overlay District (Sec. 24-3710)                               |  |
| <b>WOTPA-O, White Oak Technology Park Area Overlay District (Sec. 24-3711)</b> |  |
| FBA-O, Form-Based Alternative Overlay District (Article 3, Division 8)         |  |

2. That Section 24-3406 of the Code of the County of Henrico be amended and reordained as follows:

***Sec. 24-3406. O-3 Office District***

**A. Purpose**



The purpose of the O-3 Office District is to provide lands primarily for offices, office buildings and limited retail uses that are generally compatible with higher-density residential development and served by arterial thoroughfares. Allowed uses include:

- Offices including medical, artist studios, and professional services;
- Limited retail such as financial institutions, restaurants, drug stores, theaters, convenience stores;
- Childcare and adult care, hospitals, and funeral homes;
- ~~Data centers;~~
- Trade schools; and
- Hotels

....

3. That Section 24-3704 of the Code of the County of Henrico be amended and reordained as follows:

#### ***Sec. 24-3704. Established Overlay Districts***

The Overlay districts established by this Ordinance are identified in Table 3704: Established Overlay Districts.

| Table 3704: Established Overlay Districts   |
|---|
| ....  |
| GA-O, Glen Allen Overlay District (Sec. 24-3710)                                      |
| <b><u>WOTPA-O, White Oak Technology Park Area Overlay District (Sec. 24-3711)</u></b> |
| FBA-O, Form-Based Alternative Overlay District (Article 3, Division 8)                |

4. That Section 24-3711 be added to the Code of the County of Henrico as follows:

#### ***Sec. 24-3711. WOTPA-O, White Oak Technology Park Area Overlay District***

##### **A. Purpose**

**The WOTPA-O, White Oak Technology Park Area Overlay District is hereby created to implement the comprehensive plan and contribute to orderly development of the County by providing a designated area where large-scale data centers as a principal use will be allowed by right. Outside of the White Oak Technology Park Area Overlay District, a data center as a principal use requires a provisional use permit in accordance with Sec. 24-2306, Provisional Use Permit, or an approved PD Master Plan in the LI-PD district.**

##### **B. Overlay District Boundaries**

**The boundaries of the WOTPA-O, White Oak Technology Park Area Overlay District will be those of the "Technology Boulevard Area Study" in the amendment to the**

2026 Comprehensive Plan adopted by the Board of Supervisors on [insert effective date of comprehensive plan amendment]. The boundaries are delineated on the Zoning Districts Map.

### **C. Permitted Uses**

In addition to the uses allowed by the underlying zoning districts, a data center as a principal use will be permitted by right within the White Oak Technology Park Area Overlay District, subject to the use-specific standards in Sec. 24-4328.

5. That Section 24-4205 of the Code of the County of Henrico be amended and reordained as follows:

#### ***Sec. 24-4205. Principal Use Table***

---

Principal uses are allowed in each of the zoning districts in accordance with 4205: Principal Use Table. The cross-references in the "Use Specific Standards" column are provided for ease of reference and are not exhaustive.

***[This page intentionally left blank]***

### Table 4205: Principal Use Table

- =Prohibited | A=Allowed subject to an approved PD Master Plan and PD Terms and Conditions Document

| Use Category                             | Use Type | C&A   | Residential | Nonresidential & Mixed-Use | PD     | FBA-O Dev. Area    | Use-Specific Standards                         |
|--|----------|-------|-------------|----------------------------|--------|--------------------|--|
| Click on category to jump to definitions |          | C-1   | R-0         | M-3                        | SMX-PD | Mixed-use Corridor | Click on section number to jump to regulations |
|  |          | A-1   | R-0A        | M-2                        | TND-PD | Mixed-use Core     |  |
|  |          | R-1   | R-1A        | B-1                        | UMU-PD | Walkable Corridor  |  |
|  |          | R-2   | R-2A        | O/S                        |        | Walkable Center    |  |
|  |          | R-3   | R-3A        | O-1                        |        | Neighborhood Gen.  |  |
|  |          | R-4   | R-4A        | O-2                        |        | Connected Edge     |  |
|  |          | R-5A  | R-5B        | O-3                        |        | Highway Edge       |  |
|  |          | R-6   | R-7         |                            |        |                    |  |
|  |          | R-7   | R-8         |                            |        |                    |  |
|  |          | R-9   | R-10        |                            |        |                    |  |
|  |          | R-11  | R-12        |                            |        |                    |  |
|  |          | R-13  | R-14        |                            |        |                    |  |
|  |          | R-15  | R-16        |                            |        |                    |  |
|  |          | R-17  | R-18        |                            |        |                    |  |
|  |          | R-19  | R-20        |                            |        |                    |  |
|  |          | R-21  | R-22        |                            |        |                    |  |
|  |          | R-23  | R-24        |                            |        |                    |  |
|  |          | R-25  | R-26        |                            |        |                    |  |
|  |          | R-27  | R-28        |                            |        |                    |  |
|  |          | R-29  | R-30        |                            |        |                    |  |
|  | R-31     | R-32  |             |                            |        |                    |  |
|  | R-33     | R-34  |             |                            |        |                    |  |
|  | R-35     | R-36  |             |                            |        |                    |  |
|  | R-37     | R-38  |             |                            |        |                    |  |
|  | R-39     | R-40  |             |                            |        |                    |  |
|  | R-41     | R-42  |             |                            |        |                    |  |
|  | R-43     | R-44  |             |                            |        |                    |  |
|  | R-45     | R-46  |             |                            |        |                    |  |
|  | R-47     | R-48  |             |                            |        |                    |  |
|  | R-49     | R-50  |             |                            |        |                    |  |
|  | R-51     | R-52  |             |                            |        |                    |  |
|  | R-53     | R-54  |             |                            |        |                    |  |
|  | R-55     | R-56  |             |                            |        |                    |  |
|  | R-57     | R-58  |             |                            |        |                    |  |
|  | R-59     | R-60  |             |                            |        |                    |  |
|  | R-61     | R-62  |             |                            |        |                    |  |
|  | R-63     | R-64  |             |                            |        |                    |  |
|  | R-65     | R-66  |             |                            |        |                    |  |
|  | R-67     | R-68  |             |                            |        |                    |  |
|  | R-69     | R-70  |             |                            |        |                    |  |
|  | R-71     | R-72  |             |                            |        |                    |  |
|  | R-73     | R-74  |             |                            |        |                    |  |
|  | R-75     | R-76  |             |                            |        |                    |  |
|  | R-77     | R-78  |             |                            |        |                    |  |
|  | R-79     | R-80  |             |                            |        |                    |  |
|  | R-81     | R-82  |             |                            |        |                    |  |
|  | R-83     | R-84  |             |                            |        |                    |  |
|  | R-85     | R-86  |             |                            |        |                    |  |
|  | R-87     | R-88  |             |                            |        |                    |  |
|  | R-89     | R-90  |             |                            |        |                    |  |
|  | R-91     | R-92  |             |                            |        |                    |  |
|  | R-93     | R-94  |             |                            |        |                    |  |
|  | R-95     | R-96  |             |                            |        |                    |  |
|  | R-97     | R-98  |             |                            |        |                    |  |
|  | R-99     | R-100 |             |                            |        |                    |  |
|  | R-101    | R-102 |             |                            |        |                    |  |
|  | R-103    | R-104 |             |                            |        |                    |  |
|  | R-105    | R-106 |             |                            |        |                    |  |
|  | R-107    | R-108 |             |                            |        |                    |  |
|  | R-109    | R-110 |             |                            |        |                    |  |
|  | R-111    | R-112 |             |                            |        |                    |  |
|  | R-113    | R-114 |             |                            |        |                    |  |
|  | R-115    | R-116 |             |                            |        |                    |  |
|  | R-117    | R-118 |             |                            |        |                    |  |
|  | R-119    | R-120 |             |                            |        |                    |  |
|  | R-121    | R-122 |             |                            |        |                    |  |
|  | R-123    | R-124 |             |                            |        |                    |  |
|  | R-125    | R-126 |             |                            |        |                    |  |
|  | R-127    | R-128 |             |                            |        |                    |  |
|  | R-129    | R-130 |             |                            |        |                    |  |
|  | R-131    | R-132 |             |                            |        |                    |  |
|  | R-133    | R-134 |             |                            |        |                    |  |
|  | R-135    | R-136 |             |                            |        |                    |  |
|  | R-137    | R-138 |             |                            |        |                    |  |
|  | R-139    | R-140 |             |                            |        |                    |  |
|  | R-141    | R-142 |             |                            |        |                    |  |
|  | R-143    | R-144 |             |                            |        |                    |  |
|  | R-145    | R-146 |             |                            |        |                    |  |
|  | R-147    | R-148 |             |                            |        |                    |  |
|  | R-149    | R-150 |             |                            |        |                    |  |
|  | R-151    | R-152 |             |                            |        |                    |  |
|  | R-153    | R-154 |             |                            |        |                    |  |
|  | R-155    | R-156 |             |                            |        |                    |  |
|  | R-157    | R-158 |             |                            |        |                    |  |
|  | R-159    | R-160 |             |                            |        |                    |  |
|  | R-161    | R-162 |             |                            |        |                    |  |
|  | R-163    | R-164 |             |                            |        |                    |  |
|  | R-165    | R-166 |             |                            |        |                    |  |
|  | R-167    | R-168 |             |                            |        |                    |  |
|  | R-169    | R-170 |             |                            |        |                    |  |
|  | R-171    | R-172 |             |                            |        |                    |  |
|  | R-173    | R-174 |             |                            |        |                    |  |
|  | R-175    | R-176 |             |                            |        |                    |  |
|  | R-177    | R-178 |             |                            |        |                    |  |
|  | R-179    | R-180 |             |                            |        |                    |  |
|  | R-181    | R-182 |             |                            |        |                    |  |
|  | R-183    | R-184 |             |                            |        |                    |  |
|  | R-185    | R-186 |             |                            |        |                    |  |
|  | R-187    | R-188 |             |                            |        |                    |  |
|  | R-189    | R-190 |             |                            |        |                    |  |
|  | R-191    | R-192 |             |                            |        |                    |  |
|  | R-193    | R-194 |             |                            |        |                    |  |
|  | R-195    | R-196 |             |                            |        |                    |  |
|  | R-197    | R-198 |             |                            |        |                    |  |
|  | R-199    | R-200 |             |                            |        |                    |  |
|  | R-201    | R-202 |             |                            |        |                    |  |
|  | R-203    | R-204 |             |                            |        |                    |  |
|  | R-205    | R-206 |             |                            |        |                    |  |
|  | R-207    | R-208 |             |                            |        |                    |  |
|  | R-209    | R-210 |             |                            |        |                    |  |
|  | R-211    | R-212 |             |                            |        |                    |  |
|  | R-213    | R-214 |             |                            |        |                    |  |
|  | R-215    | R-216 |             |                            |        |                    |  |
|  | R-217    | R-218 |             |                            |        |                    |  |
|  | R-219    | R-220 |             |                            |        |                    |  |
|  | R-221    | R-222 |             |                            |        |                    |  |
|  | R-223    | R-224 |             |                            |        |                    |  |
|  | R-225    | R-226 |             |                            |        |                    |  |
|  | R-227    | R-228 |             |                            |        |                    |  |
|  | R-229    | R-230 |             |                            |        |                    |  |
|  | R-231    | R-232 |             |                            |        |                    |  |
|  | R-233    | R-234 |             |                            |        |                    |  |
|  | R-235    | R-236 |             |                            |        |                    |  |
|  | R-237    | R-238 |             |                            |        |                    |  |
|  | R-239    | R-240 |             |                            |        |                    |  |
|  | R-241    | R-242 |             |                            |        |                    |  |
|  | R-243    | R-244 |             |                            |        |                    |  |
|  | R-245    | R-246 |             |                            |        |                    |  |
|  | R-247    | R-248 |             |                            |        |                    |  |
|  | R-249    | R-250 |             |                            |        |                    |  |
|  | R-251    | R-252 |             |                            |        |                    |  |
|  | R-253    | R-254 |             |                            |        |                    |  |
|  | R-255    | R-256 |             |                            |        |                    |  |
|  | R-257    | R-258 |             |                            |        |                    |  |
|  | R-259    | R-260 |             |                            |        |                    |  |
|  | R-261    | R-262 |             |                            |        |                    |  |
|  | R-263    | R-264 |             |                            |        |                    |  |
|  | R-265    | R-266 |             |                            |        |                    |  |
|  | R-267    | R-268 |             |                            |        |                    |  |
|  | R-269    | R-270 |             |                            |        |                    |  |
|  | R-271    | R-272 |             |                            |        |                    |  |
|  | R-273    | R-274 |             |                            |        |                    |  |
|  | R-275    | R-276 |             |                            |        |                    |  |
|  | R-277    | R-278 |             |                            |        |                    |  |
|  | R-279    | R-280 |             |                            |        |                    |  |
|  | R-281    | R-282 |             |                            |        |                    |  |
|  | R-283    | R-284 |             |                            |        |                    |  |
|  | R-285    | R-286 |             |                            |        |                    |  |
|  | R-287    | R-288 |             |                            |        |                    |  |
|  | R-289    | R-290 |             |                            |        |                    |  |
|  | R-291    | R-292 |             |                            |        |                    |  |
|  | R-293    | R-294 |             |                            |        |                    |  |
|  | R-295    | R-296 |             |                            |        |                    |  |
|  | R-297    | R-298 |             |                            |        |                    |  |
|  | R-299    | R-300 |             |                            |        |                    |  |
|  | R-301    | R-302 |             |                            |        |                    |  |
|  | R-303    | R-304 |             |                            |        |                    |  |
|  | R-305    | R-306 |             |                            |        |                    |  |
|  | R-307    | R-308 |             |                            |        |                    |  |
|  | R-309    | R-310 |             |                            |        |                    |  |
|  | R-311    | R-312 |             |                            |        |                    |  |
|  | R-313    | R-314 |             |                            |        |                    |  |
|  | R-315    | R-316 |             |                            |        |                    |  |
|  | R-317    | R-318 |             |                            |        |                    |  |
|  | R-319    | R-320 |             |                            |        |                    |  |
|  | R-321    | R-322 |             |                            |        |                    |  |
|  | R-323    | R-324 |             |                            |        |                    |  |
|  | R-325    | R-326 |             |                            |        |                    |  |
|  | R-327    | R-328 |             |                            |        |                    |  |
|  | R-329    | R-330 |             |                            |        |                    |  |
|  | R-331    | R-332 |             |                            |        |                    |  |
|  | R-333    | R-334 |             |                            |        |                    |  |
|  | R-335    | R-336 |             |                            |        |                    |  |
|  | R-337    | R-338 |             |                            |        |                    |  |
|  | R-339    | R-340 |             |                            |        |                    |  |
|  | R-341    | R-342 |             |                            |        |                    |  |
|  | R-343    | R-344 |             |                            |        |                    |  |
|  | R-345    | R-346 |             |                            |        |                    |  |
|  | R-347    | R-348 |             |                            |        |                    |  |
|  | R-349    | R-350 |             |                            |        |                    |  |
|  | R-351    | R-352 |             |                            |        |                    |  |
|  | R-353    | R-354 |             |                            |        |                    |  |
|  | R-355    | R-356 |             |                            |        |                    |  |
|  | R-357    | R-358 |             |                            |        |                    |  |
|  | R-359    | R-360 |             |                            |        |                    |  |
|  | R-361    | R-362 |             |                            |        |                    |  |
|  | R-363    | R-364 |             |                            |        |                    |  |
|  | R-365    | R-366 |             |                            |        |                    |  |
|  | R-367    | R-368 |             |                            |        |                    |  |
|  | R-369    | R-370 |             |                            |        |                    |  |
|  | R-371    | R-372 |             |                            |        |                    |  |
|  | R-373    | R-374 |             |                            |        |                    |  |
|  | R-375    | R-376 |             |                            |        |                    |  |
|  | R-377    | R-378 |             |                            |        |                    |  |
|  | R-379    | R-380 |             |                            |        |                    |  |
|  | R-381    | R-382 |             |                            |        |                    |  |
|  | R-383    | R-384 |             |                            |        |                    |  |
|  | R-385    | R-386 |             |                            |        |                    |  |
|  | R-387    | R-388 |             |                            |        |                    |  |
|  | R-389    | R-390 |             |                            |        |                    |  |
|  | R-391    | R-392 |             |                            |        |                    |  |
|  | R-393    | R-394 |             |                            |        |                    |  |
|  | R-395    | R-396 |             |                            |        |                    |  |
|  | R-397    | R-398 |             |                            |        |                    |  |
|  | R-399    | R-400 |             |                            |        |                    |  |
|  | R-401    | R-402 |             |                            |        |                    |  |
|  | R-403    | R-404 |             |                            |        |                    |  |
|  | R-405    | R-406 |             |                            |        |                    |  |
|  | R-407    | R-408 |             |                            |        |                    |  |
|  | R-409    | R-410 |             |                            |        |                    |  |
|  | R-411    | R-412 |             |                            |        |                    |  |
|  | R-413    | R-414 |             |                            |        |                    |  |
|  | R-415    | R-416 |             |                            |        |                    |  |
|  | R-417    | R-418 |             |                            |        |                    |  |
|  | R-419    | R-420 |             |                            |        |                    |  |
|  | R-421    | R-422 |             |                            |        |                    |  |
|  | R-423    | R-424 |             |                            |        |                    |  |
|  | R-425    | R-426 |             |                            |        |                    |  |
|  | R-427    | R-428 |             |                            |        |                    |  |
|  | R-429    | R-430 |             |                            |        |                    |  |
|  | R-431    | R-432 |             |                            |        |                    |  |
|  | R-433    | R-434 |             |                            |        |                    |  |
|  | R-435    | R-436 |             |                            |        |                    |  |
|  | R-437    | R-438 |             |                            |        |                    |  |
|  | R-439    | R-440 |             |                            |        |                    |  |
|  | R-441    | R-442 |             |                            |        |                    |  |
|  | R-443    | R-444 |             |                            |        |                    |  |
|  | R-445    | R-446 |             |                            |        |                    |  |
|  | R-447    | R-448 |             |                            |        |                    |  |
|  | R-449    | R-450 |             |                            |        |                    |  |
|  | R-451    | R-452 |             |                            |        |                    |  |
|  | R-453    | R-454 |             |                            |        |                    |  |
|  | R-455    | R-456 |             |                            |        |                    |  |
|  | R-457    | R-458 |             |                            |        |                    |  |
|  | R-459    | R-460 |             |                            |        |                    |  |
|  | R-461    | R-462 |             |                            |        |                    |  |
|  | R-463    | R-464 |             |                            |        |                    |  |
|  | R-465    | R-466 |             |                            |        |                    |  |
|  | R-467    | R-468 |             |                            |        |                    |  |
|  | R-469    | R-470 |             |                            |        |                    |  |
|  | R-471    | R-472 |             |                            |        |                    |  |
|  | R-473    | R-474 |             |                            |        |                    |  |
|  | R-475    | R-476 |             |                            |        |                    |  |
|  | R-477    | R-478 |             |                            |        |                    |  |
|  | R-479    | R-480 |             |                            |        |                    |  |
|  | R-481    | R-482 |             |                            |        |                    |  |
|  | R-483    | R-484 |             |                            |        |                    |  |
|  | R-485    | R-486 |             |                            |        |                    |  |
|  | R-487    | R-488 |             |                            |        |                    |  |
|  | R-489    | R-490 |             |                            |        |                    |  |
|  | R-491    | R-492 |             |                            |        |                    |  |
|  | R-493    | R-494 |             |                            |        |                    |  |
|  | R-495    | R-496 |             |                            |        |                    |  |
|  | R-497    | R-498 |             |                            |        |                    |  |
|  | R-499    | R-500 |             |                            |        |                    |  |
|  | R-501    | R-502 |             |                            |        |                    |  |
|  | R-503    | R-504 |             |                            |        |                    |  |
|  | R-505    | R-506 |             |                            |        |                    |  |
|  | R-507    | R-508 |             |                            |        |                    |  |
|  | R-509    | R-510 |             |                            |        |                    |  |
|  | R-511    | R-512 |             |                            |        |                    |  |
|  | R-513    | R-514 |             |                            |        |                    |  |
|  | R-515    | R-516 |             |                            |        |                    |  |
|  | R-517    | R-518 |             |                            |        |                    |  |
|  | R-519    | R-520 |             |                            |        |                    |  |
|  | R-521    | R-522 |             |                            |        |                    |  |
|  | R-523    | R-524 |             |                            |        |                    |  |
|  | R-525    | R-526 |             |                            |        |                    |  |
|  | R-527    | R-528 |             |                            |        |                    |  |
|  | R-529    | R-530 |             |                            |        |                    |  |
|  | R-531    | R-532 |             |                            |        |                    |  |
|  | R-533    | R-534 |             |                            |        |                    |  |
|  | R-535    | R-536 |             |                            |        |                    |  |
|  | R-537    | R-538 |             |                            |        |                    |  |
|  | R-539    | R-540 |             |                            |        |                    |  |
|  | R-541    | R-542 |             |                            |        |                    |  |
|  | R-543    | R-544 |             |                            |        |                    |  |
|  | R-545    | R-546 |             |                            |        |                    |  |
|  | R-547    | R-548 |             |                            |        |                    |  |
|  | R-549    | R-550 |             |                            |        |                    |  |
|  | R-551    | R-552 |             |                            |        |                    |  |
|  | R-553    | R-554 |             |                            |        |                    |  |
|  | R-555    | R-556 |             |                            |        |                    |  |
|  | R-557    | R-558 |             |                            |        |                    |  |
|  | R-559    | R-560 |             |                            |        |                    |  |
|  | R-561    | R-562 |             |                            |        |                    |  |
|  | R-563    | R-564 |             |                            |        |                    |  |
|  | R-565    | R-566 |             |                            |        |                    |  |
|  | R-567    | R-568 |             |                            |        |                    |  |
|  | R-569    | R-570 |             |                            |        |                    |  |
|  | R-571    | R-572 |             |                            |        |                    |  |
|  | R-573    | R-574 |             |                            |        |                    |  |
|  | R-575    | R-576 |             |                            |        |                    |  |
|  | R-577    | R-578 |             |                            |        |                    |  |
|  | R-579    | R-580 |             |                            |        |                    |  |
|  | R-581    | R-582 |             |                            |        |                    |  |
|  | R-583    | R-584 |             |                            |        |                    |  |
|  | R-585    | R-586 |             |                            |        |                    |  |
|  | R-587    | R-588 |             |                            |        |                    |  |
|  | R-589    | R-590 |             |                            |        |                    |  |
|  | R-591    | R-592 |             |                            |        |                    |  |
|  | R-593    | R-594 |             |                            |        |                    |  |
|  | R-595    | R-596 |             |                            |        |                    |  |
|  | R-597    | R-598 |             |                            |        |                    |  |
|  | R-599    | R-600 |             |                            |        |                    |  |
|  | R-601    | R-602 |             |                            |        |                    |  |
|  | R-603    | R-604 |             |                            |        |                    |  |
|  | R-605    | R-606 |             |                            |        |                    |  |
|  | R-607    | R-608 |             |                            |        |                    |  |
|  | R-609    | R-610 |             |                            |        |                    |  |
|  | R-611    | R-612 |             |                            |        |                    |  |
|  | R-613    | R-614 |             |                            |        |                    |  |
|  | R-615    | R-616 |             |                            |        |                    |  |
|  | R-617    | R-618 |             |                            |        |                    |  |
|  | R-619    | R-620 |             |                            |        |                    |  |
|  | R-621    | R-622 |             |                            |        |                    |  |
|  | R-623    | R-624 |             |                            |        |                    |  |
|  | R-625    | R-626 |             |                            |        |                    |  |
|  | R-627    | R-628 |             |                            |        |                    |  |
|  | R-629    | R-630 |             |                            |        |                    |  |
|  | R-631    | R-632 |             |                            |        |                    |  |
|  | R-633    | R-634 |             |                            |        |                    |  |
|  | R-635    | R-636 |             |                            |        |                    |  |
|  | R-637    | R-638 |             |                            |        |                    |  |
|  | R-639    | R-640 |             |                            |        |                    |  |



*[This page intentionally left blank]*

6. That Section 24-4319 of the Code of the County of Henrico be amended and reordained as follows:

***Sec. 24-4319. Commercial Uses: Offices***

---

In addition to the requirements of Sec. 24-4315, All Commercial Uses, the following requirements apply to offices as a principal use.

....

***B. Data Centers Reserved***

~~For data centers in all districts except the M-1, M-2, and M-3 districts, all equipment necessary for cooling, ventilating, or otherwise operating the facility must be contained within an enclosed building where the use is located. This includes emergency power generators and other emergency power supply equipment.~~

7. That Section 24-4328 of the Code of the County of Henrico be amended and reordained as follows:

***Sec. 24-4328. Industrial Uses: Services Uses***

---

In addition to the requirements of Sec. 24-4326, Industrial Uses Generally, the following requirements apply to industrial service uses.

....

***B. Data Centers***

1. All equipment necessary for operating the data center must be contained within an enclosed building or screened by opaque walls to minimize transmission of sound. This includes equipment for cooling and ventilating, as well as emergency power generators and other emergency power supply equipment.

2. Testing and maintenance of generators for a data center must be conducted only Monday-Friday between 10:00 am and 4:00 pm. This does not include the operation of generators during an emergency power outage.

3. A data center must be served by public water and sewer. Any water cooling must use a closed-loop or recycled water system.

***BC. Heavy Equipment Sales, Rental, and Service***

....

***CD. Laundry, Dry Cleaning, and Carpet Cleaning Plants***

....

***DE. Research and Development Facility***

....



9. That Section 24-4438 be added to the Code of the County of Henrico as follows:

**Sec. 24-4438. Accessory Data Center (as Accessory to an Office or Industrial Use)**

**A data center is allowed as an accessory use to an office or industrial use, subject to the following standards in addition to the standards of Sec. 24-4328.B:**

**A. The accessory data center and the office or industrial use to which it is accessory must be located on the same or adjacent premises.**

**B. All equipment necessary for operating the data center must be contained within an enclosed building or screened by opaque walls to minimize transmission of sound. This includes equipment for cooling and ventilating, as well as emergency power generators and other emergency power supply equipment.**

10. That Section 24-5110 of the Code of the County of Henrico be amended and reordained as follows:

**Sec. 24-5110. Minimum Number of Off-Street Parking Spaces**

....

| Table 5110: Minimum Number of Off-Street Parking Spaces |  |  |
|---|--|--|
| Principal Use Category                                  | Principal Use Type   | Minimum Off-Street Parking Spaces <sup>[1, 2]</sup>  |
| ....  |  |  |
| Commercial Uses   |  |  |
| ....  |  |  |
| Offices   | ....   | ....   |
|   | Business training and conference facility                                | 4.0 per 1,000 sf training or display space, plus 2 per 1,000 sf office or other administrative space |
|   | Data center  | <u>2.0 per 1,000 sf offices</u>  |
|   | Professional services  | 2.5 per 1,000 sf   |
| ....  |  |  |
| Industrial Uses   |  |  |
| Industrial Services                                     | Contractor services, in addition to spaces required for service vehicles | 2.0 per 1,000 sf   |
|   | <u>Data center</u>   | <u>2.0 per 1,000 sf of office space</u>  |
|   | Fuel oil or bottled gas distributor                                      | 2.0 per 1,000 sf   |
|   | ....   | ....   |



| Table 5110: Minimum Number of Off-Street Parking Spaces |                    |   |
|---|--------------------|---|
| Principal Use Category                                  | Principal Use Type | Minimum Off-Street Parking Spaces <sup>[1, 2]</sup> |
| ....  |                    |   |

11. That Section 24-8405 of the Code of the County of Henrico be amended and reordained as follows:

#### ***Sec. 24-8405. Commercial Use Classification***

....

##### **D. Office**

The Office uses category includes office buildings housing activities conducted in a professional setting, generally focusing on the provision of business services, professional services (e.g., lawyers, accountants, engineers, architects), financial services (e.g., lenders, brokerage houses, tax preparers), or medical and dental services. Use types include: business and sales; and professional services. This use category does not include offices that are a component of or accessory to a principal use in another use category, such as administrative government services (categorized in the Government Facilities use category), or banks or other financial institutions (categorized in the Retail Sales and Services use category). Accessory uses may include cafeterias, recreational or fitness facilities, incidental commercial uses, an accessory data center serving a principal use on the same or adjacent premises, or other amenities primarily for the use of employees of the office use.

....

##### **~~Data-center~~**

~~A facility containing one or more large-scale computer systems used for data storage and processing for off-site users. Typical supporting equipment includes back-up batteries and power generators, cooling units, fire suppression systems, and enhanced security features. A data-center typically has few on-site employees.~~

....

....

12. That Section 24-8406 of the Code of the County of Henrico be amended and reordained as follows:

#### ***Sec. 24-8406. Industrial Use Classification***

....

##### **B. Industrial Services**

The Industrial Services use category includes use types involving the support, repair, or servicing of industrial or business machinery equipment, products, or by-products, and firms

that service consumer goods for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site. The category also includes use types involving the storage or movement of goods. Use types include: contractor service; **data center**; fuel oil or bottled gas distributor; general industrial service and repair; heavy equipment sales, rental, and service; laundry, dry cleaning, and carpet cleaning plants; manufactured home and prefabricated building construction and sales; research and development; and similar use types.

#### **Contractor services**

Offices for landscaping, building, heating, plumbing, or electrical contractors, and related storage facilities.

#### **Data center**

**A facility containing one or more large-scale computer systems used for data storage and processing for off-site users. Typical supporting equipment includes back-up batteries and power generators, cooling units, fire suppression systems, and enhanced security features. A data center typically has few on-site employees.**

#### **Fuel oil or bottled gas distributor**

An establishment principally engaged in the sale, distribution, and delivery of fuel oil or bottled gases such as propane or liquefied petroleum.

....

....

13. That Section 24-8501 of the Code of the County of Henrico be amended and reordained as follows:

### ***Sec. 24-8501. Accessory Uses, Temporary Uses, and Other Terms***

---

The following terms will have the meanings assigned below.

....

#### **Damaged or destroyed building**

A damaged or destroyed building or structure is one for which the cost of restoring the building or structure to its pre-damaged condition would equal or exceed 50 percent of the market value of the building or structure before the damage occurred.

#### **Data center as an accessory use**

**A facility containing computer systems used for data storage and processing that is accessory to an office or industrial use on the same or adjacent premises.**

#### **Debris waste**

Solid waste resulting from land clearing operations. Debris wastes include stumps, wood, brush, leaves, soil, and road spoils.

....

14. That this ordinance will be in full force and effect on and after its passage as provided by law.