

CITY-COUNTY GENERAL ORDINANCE NO. \_\_\_\_, 2026  
Proposal No. \_\_\_\_, 2026

METROPOLITAN DEVELOPMENT COMMISSION  
DOCKET NO. 2026-AO-001

PROPOSAL FOR A GENERAL ORDINANCE to amend Chapter 740-202 (Definitions), 742-109 (Special Use Districts) and Table 743-208-1 of the Consolidated Zoning and Subdivision Control Ordinance of Indianapolis-Marion County, Indiana, concerning data center development.

WHEREAS the City of Indianapolis-Marion County Consolidated Zoning and Subdivision Ordinance establishes definitions of terms as well as Special Use Districts and development standards; and

WHEREAS there is a need to create a Special Use District specifically for Data Center development; and

WHEREAS, therefore, the creation of a new Special Use District for Data Center development will require the addition of certain definitions and development standards;

**BE IT ORDAINED BY THE CITY-COUNTY  
COUNCIL OF THE CITY OF INDIANAPOLIS  
AND OF MARION COUNTY, INDIANA:**

SECTION 1. Section 740-202 of the Consolidated Zoning and Subdivision Control Ordinance of Indianapolis/Marion County, Indiana is hereby amended by adding the language that is underlined and deleting the language that is stricken-through, to read as follows:

**Data Center:** A facility used primarily for the storage, management, processing, and transmission of digital data and that houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data storage, processing, and related operations. Data center uses include data storage facilities, server farms, artificial intelligence training or processing, image processing, cloud computing, email servicing, and similar uses. This definition does not include information technology (IT) services and equipment which are incidental and subordinate to a primary, permitted use.

SECTION 2. Section 742-109 of the Consolidated Zoning and Subdivision Control Ordinance of Indianapolis/Marion County, Indiana is hereby amended by adding the language that is underlined and deleting the language that is stricken-through, to read as follows:

**Section 742-109(B) Permitted uses and developments standards**

<b>Table 742-109-1: SU Districts Permitted Use and Development Standards Summary Table</b>		
<b>Zoning District Symbol</b>	<b>Applicable District for Development Standards Review</b>	<b>Permitted Use</b>
<u>SU-47</u>	<u>I-3</u>	<u>Data Center facilities</u>

**Section 742-109(L) Additional standards for SU-47 district (Data Center)**

In addition to the regulations of subsections B. through G. above, the following regulations apply to the SU-47 district:

**1. Land use restriction.** Land use permitted in the SU-47 district is limited to data center facilities as defined. Whenever the applicable standards or requirements of any other ordinance, or governmental unit or agency thereof are higher or more restrictive, the latter shall control land use permitted in the SU-47 district.

**2. Existing Structures.** When a data center facility occupies a legally established, legally non-conforming structure, the change of use shall require compliance with all the standards of the current Ordinance.

**3. Protected District separation.** Minimum separation of 200ft. between the primary building of the data center facility and the property line of a Protected District (pertaining to industrial development).

**4. Sound levels.** Maximum sound levels associated with any component of a data center may not exceed 65 decibels (dB), measured at the property line.

**5. Mechanical equipment.** All mechanical and electrical equipment will be screened from the view of the public right-of-way and adjoining properties.

- All backup generators are subject to compliance with Indiana Department of Environmental Management permitting under 326 Indiana Administrative Code (IAC) 2 and limited to emergency use only. Any and all testing of equipment or generators is prohibited between 5:00 p.m. and 7:00 a.m.

**6. Screening.** All mechanical equipment, including but not limited to generators, HVAC systems, and cooling/chilling systems shall be screened from the view of the public right-of-way and adjoining properties by the following standards:

- A fence or wall that is a minimum of 10 feet in height and 100% opacity shall be provided to screen the equipment from abutting properties. Roof-mounted equipment shall be limited to 10 feet above the maximum building height;
- An undulating earthen berm shall be constructed to provide a continuous buffer strip along a lot line that is adjacent to a Protected District. An earthen berm shall be built to a minimum height of eight (8) feet above the natural surface of the ground. In no instance shall the peak height of an earthen berm be less than three (3) feet measured from the established street grade;
- A vegetated buffer strip shall be planted and maintained consisting of two (2) staggered rows of evergreen trees, each row planted 15 feet on center, with a height of five (5) feet at time of planting in all yards that are adjacent to a Protected District.

**7. Buried utilities.** All on-site utility lines must be placed underground, as permitted by the serving utility, with the exception of the main service connection at the utility company right-of-way and any new interconnection equipment including, without limitation, any poles with new easements and right-of-way.

**8. Sidewalks, multi-use paths and greenways.** The construction of sidewalks is required along all rights-of-way adjacent to the SU-47 parcel. If a segment of a multi-use path and/or greenway is proposed adjacent to the SU-47 parcel, it shall be constructed within three (3) years of the issuance of an Improvement Location Permit.

- The SU-47 parcel owner will also be responsible for multi-use path and/or greenway enhancements that are enumerated in the Comprehensive Plan, including but not limited to: proposed trail heads, restrooms, benches and other amenities.

## **9. Required site and operational plan(s)**

1. All data centers shall be subject to an approved Site Plan, Plan of Operation, utility consumption and capacity reports which identify:

a. The Subject property including the property lines, setback lines, and right-of-way lines; and

b. Physical features including but not limited to roads, special flood hazard areas, wetlands, existing and proposed buildings, parking areas, equipment, proposed locations of underground or overhead electric lines and utility poles, landscaping, and fencing.

c. Proposed access routes for emergency response vehicles.

d. A facility security plan that provides, at a minimum, the location and specifications for perimeter security fencing, security gates and exterior building and parking lot lighting.

e. Visual screening report that includes at least the following:

1. An area map showing all properties and principal buildings within 600 feet of the proposed data center site;
2. Locations and types of existing vegetation that may provide screening of views of the data center and associated improvements;
3. Any topographic features that provide screening of the facility;
4. A proposed landscape and screening plan.
5. Heritage Tree assessment and mitigation plan.

f. A water management plan detailing how the facility will meet their anticipated cooling needs and how the used water will be discharged and disposed.

g. An electricity capacity plan that details the electrical load requirements for the primary building and all accessory buildings and/or structures on-site.

h. A noise study and mitigation plan prepared by an acoustics engineer describing the facility's anticipated noise levels and all proposed mitigation efforts (e.g., sound walls, baffles, ventilation silencers, landscaping) that will be employed to ensure compliance with the maximum sound level standard. Prior to issuance of an ILP, a report that describes the methodology on how the property owner/operator shall measure and monitor decibel levels at the property line shall be submitted to ensure compliance with all rules and regulations related to permitted level of noise.

i. A decommissioning plan that provides, at a minimum:

1. Definition of the scope of the decommissioning process: full or partial decommission.
2. Anticipated timeline for the decommissioning process.
3. Identification of the required compliance measures with local, state and federal building code and environmental regulations.
4. Inventory Removal Plan including asset disposition, e-waste tracking reports and hazardous materials handling.
5. Identification of the required documentation for the destruction of inventory.

- 6. Facility Restoration Plan including the removal of all equipment and restoration of the building insuring that it is a building code compliant structure.

2. All proposed data centers shall provide written verification in the form of a will serve letter from the utility provider(s) and agencies serving the site. At a minimum, the utility provider(s) and agencies shall verify that:

- a. Adequate electrical capacity is available to meet the current customer electrical load and the expected electrical load for the proposed data center.

- b. Utility supply equipment, including supply lines, substations and related electrical infrastructure, are sufficiently sized and can safely accommodate the proposed data center;

- c. The proposed data center will not cause electrical interference or fluctuations in line voltage.

- d. Adequate water supply is available to meet the current customer demand and the expected demand of the data center facility.

- e. Adequate means of providing sanitary sewer and the management of waste and wastewater for the project are available.

- f. Compliance with the Airspace Secondary Zoning District regulations and all applicable Federal Aviation Administration (FAA) guidelines.

SECTION 3. Table 743-208-1 of the Consolidated Zoning and Subdivision Control Ordinance of Indianapolis/Marion County, Indiana is hereby amended by adding the language that is underlined and deleting the language that is stricken-through, to read as follows:

<b>Table 743-208-1: USES PROHIBITED IN NON-SU DISTRICTS</b>	
<b>DISTRICT</b>	<b>USES</b>
<u>SU-47</u>	<u>Data Center facilities</u>

THE FOREGOING amending ordinance, 2026-AO-001 to the “Revised Code of the Consolidated City and County” of Indianapolis-Marion County, Indiana, is hereby recommended for approval by the affirmative vote of the undersigned members of said Commission, this the 20<sup>th</sup> day of May, 2026.

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John J. Dillon III, Commissioner and President

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Megan Garver, Commissioner and Vice President

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Bruce Schumacher, Commissioner and Acting Secretary

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Brandon Herget, Commissioner

\_\_\_\_\_  
Brigid Robinson, Commissioner

\_\_\_\_\_  
Brent Lyle, Commissioner

\_\_\_\_\_  
Daniel Moriarty, Commissioner

\_\_\_\_\_  
Brian P. Murphy, Commissioner and Secretary

\_\_\_\_\_  
Gregg West, Commissioner

**METROPOLITAN DEVELOPMENT COMMISSION  
OF MARION COUNTY, INDIANA**

ATTEST:

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Brian P. Murphy, Secretary  
Metropolitan Development Commission  
of Marion County, Indiana

APPROVED AS TO LEGAL FORM  
AND ADEQUACY this 20<sup>th</sup> day of  
May, 2026

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Christopher Steinmetz  
Assistant Corporation Counsel

