

Crosswalk Chart

Topic	Initial Proposed Ordinance (July 2025)	1 st Revised Ordinance (September 2025)	Current Revised Ordinance (November 2025)	Find in Ordinance: Item No.
Energy generation (SMR & gas peaking plants)	Not in original proposal	Allow by-right in limited areas and as an accessory use	All Energy Generation uses, principal and accessory, permitted <u>only by conditional use permit in entire TOD</u>	Item 20
TOD West (900 acres)	Not in original proposal	Added to TOD with same by-right uses permitted	Data center in this area permitted <u>only by conditional use permit</u>	Items 2 & 18
Noise – Decibel levels	65 dB day / 60 dB night cap measured at property line	65dB day/60dB night measured at any point within adjacent property	Lowered maximum noise standard to <u>55 dBA</u> and added <u>65 dBC</u> standard, both measured at property line	Item 3
Noise – Generator testing hours	Generator testing between 6AM-8PM	Limit generator testing between 10AM and 5 PM and only 2 hours per day	No change except acknowledge Department of Environmental Quality has authority to set generator testing hours	Item 4
Noise – Generator testing schedule	Not in original proposal	Not in revised proposal	Require that a generator testing scheduled be posted annually on a dedicated company webpage with at least	Item 5

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			48 hour notice of a change in the testing schedule	
Noise – Impact analysis	Require noise study within 6 months of operation; Request noise study up to 3 times per year	Require noise study within 3 months; request noise study up to 4 times per year	Clarified that an environmental noise impact assessment meeting industry standards required, must be prepared by a third party qualified professional and must include modeling in industry standard software. Required before operations , within 3 months of operation and County can request up to 4 times a year	Item 6
Noise – Generators for emergency use	Not in original proposal	Not in revised proposal	Prohibit generator use outside of testing and emergencies & define emergencies	Item 7
Noise - Attenuation	Not in original proposal	Not in revised proposal	Generators to minimize sound using options of: <ul style="list-style-type: none"> • acoustic walls • enclosed generators • locating generators on side of building 	Item 8

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			<p>away from residential uses (using the building as sound screen)</p> <ul style="list-style-type: none"> • berms in the setback • using quieter generators 	
Height	Up to 120' building height allowed	Buildings greater than 60' in height require additional setbacks; stricter facade standards near subdivisions	<ul style="list-style-type: none"> • 80' building height limit adjacent to residentially zoned property and agriculturally zoned property not subject to TOD regulations • No building over 80' allowed next to residentially zoned property unless through a conditional use permit (CUP) • 500' setback for buildings between 60' and 80' • Stricter facade standards near subdivisions 	Item 9

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<p>Water</p>	<p>Not in original proposal</p>	<p>Not in revised proposal</p>	<ul style="list-style-type: none"> • Require use of <u>public water and wastewater</u> except that on-site water reuse or pre-treatment is permitted 	<p>Item 10</p>
<p>Setbacks and buffers</p>	<p>200' buffer from residential/agricultural property</p>	<ul style="list-style-type: none"> • 300' setback and 250' buffer required for data centers near residential • 200' buffer near residential for other TOD uses • added 500'-600' setbacks from residential for buildings over 80' and 120' 	<ul style="list-style-type: none"> • 300' setback and 250' vegetative buffer required for data centers for properties with base M-1 zoning; • 500' setback and 250' vegetative buffer required for data centers for properties with base A-2 zoning adjacent to residentially zoned property; 300' setback allowed through a conditional use permit • 200' vegetative buffer for other TOD uses • 500' setback for buildings between 60' and 80' 	<p>Item 11</p> <p>Item 12</p> <p>Item 17</p> <p>Item 9</p>

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Setbacks for outdoor mechanical equipment & generators	In original proposal but was not clear	In revised proposal but was not clear	Clarify that generators cannot be in the setback requirements.	Item 13
Setbacks and buffers for transmission substation	50' setback or 100' buffer	No change in revised proposal	Require vegetated buffers of 100'-200' adjacent to residential or agricultural property	Item 15
Residential road - limit access	Not in original proposal	Not in revised proposal	Prohibit access of any commercial or industrial use through any residential local roads (except for gated emergency access roads)	Item 14
Noise – Construction activity	Not in original proposal	Not in revised proposal	Limit construction hours adjacent to residential for exterior construction from 7 a.m. to 7 p.m. Monday through Friday ; require signs be posted with construction hours	Item 16
Parking	Reduce required parking from 1/300 square feet to 1/400 square feet for office use and 1/4,000 square feet for other space	No change in revised proposal	No change in revised proposal	Item 1

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Energy storage	Not in original proposal	Allow by-right in limited areas and as an accessory use	No change from September version	Item 19
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