ZPH2024-00024

PERMITTED USES TEXT AMENDMENTS- CRYPTO-CURRENCY MINING, DATA CENTERS, AND GOVERMENT PROTECTIVE SERVICES

MODULE 2 SUBMODULE A

Additions underlined in red

Deletions ~~cross through in red~~

Sec. 78-581. - Definitions.

Crypto-currency mining operation means a process to verify transactions on the blockchain, enter new cryptocurrency unit into circulation, or perform other hardware or software processes to generate crypto information, processing, or distribution using computer servers. Crypto-currency mining operations are not permitted in Buncombe County.

Data Center means a facility of 5,000 square feet or greater, containing a grouping of computer servers and associated equipment and systems used for the remote storage, processing, or distribution of data, for purposes other than crypto-currency mining operations. Data Centers less than 5,000 square feet shall be regulated as manufacturing and processing operations.

Sec. 78-641. - Permitted uses.

Table 1—Permitted Use Table												
Uses	P = Permitted C = Allowed as ~~Conditional~~ Special Use SR = Permitted with Special Requirements Blank Space = Not Permitted											
	Districts											
	R-LD	R-1	R-2	R-3	NS	CS	EMP	PS	CR	AI	BDM	OU
Government protective services	P	P	P	P	P	P	P	P	P	P	P	P
Data Center, non-crypto currency						SR	SR	SR		SR		
Crypto-currency mining												

Sec. 78-678. - Uses by right subject to special requirements and special use standards.

(a) Uses by right, subject to special requirements (SR).

    (x) Data Center. Standards for non-crypto currency data centers shall be as follows:

        a)   A pre-construction sound study shall be conducted at the property to establish a noise baseline, and the development shall include sound mitigation measures to ensure that noise levels from the data center and all associated equipment does not exceed levels observed during the baseline study. In no case shall a data center exceed 55 dBA at any time of day, as measured at the property lines.

        b)   The center's operations must be completely enclosed within a building.

c) No HVAC system, cooling system, or generator shall be located closer than 100 feet from a residentially-zoned property line or from a residential structure.

d) Generators shall not undergo maintenance or testing between the hours of 8pm and 8am.

e) Data Centers within the CS-Commercial Service zoning district shall conceal mechanical operations from all road frontages using solid architectural screening or commercial landscaping buffers.