**CITY OF CANNON FALLS**

**GOODHUE COUNTY, MINNESOTA**

**ORDINANCE NUMBER 410**

**AN ORDINANCE OF THE CITY OF CANNON FALLS, MINNESOTA AMENDING CITY CODE CHAPTER 152 RELATED TO ZONING**

THE CITY OF CANNON FALLS ORDAINS AS FOLLOWS:

Section 1. City Code Section 152.021 is amended by adding the underlined language, as follows:

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***DATA CENTER***. A facility used primarily for the storage, management, processing, and transmission of digital data which houses computer or network equipment, systems, services, appliances, and other associated components related to digital storage and related operations. Such facility may include the following accessory uses, all of which together with the facility to which they serve constitute the Data Center:

Access (public or private);

Buildings for support offices, storage, logistics, maintenance, and security;

Enclosed energy, battery and fuel storage facilities;

Public and private water and wastewater facilities;

Water treatment facilities;

Water storage and cooling facilities and associated water pumps, tanks, and equipment;

Communication, broadband, and fiber optic utilities;

Air handlers, cooling equipment, and heat pumps; and

Electrical generators.

***DATA CENTER SUBSTATION***. An electric power transforming and/or switching station that provides electrical services to a Data Center and may include electric generation, distribution, switchyard, and transmission facilities.

Section 2. City Code § 152.688(M) is amended by adding the underlined language as follows:

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(M) Data Centers, provided that:

(1) Public sanitary sewer, water, and storm sewer services with adequate infrastructure and capacity are or will be available to serve the Data Center as determined by the City Engineer;

(2) Water, wastewater, and stormwater systems approved as to design and capacity by the City Engineer shall be installed;

(3) All applicable State Public Utilities Commission, Pollution Control Agency, Department of Natural Resources, Department of Health, and Department of Transportation requirements are met to the City’s satisfaction;

       (4) All mechanical equipment and electrical equipment, other than telecommunications equipment serving the Data Center, is housed in mechanical yards that are fenced and screened in accordance with City Code;

(5) Except as provided in this section, outdoor storage of equipment related to operation of the Data Center must be landscaped, fenced and screened from view of neighboring uses, abutting residential zoning districts and public rights-of-way in compliance with City Code;

(6) The Data Center is fully enclosed by a fence as approved by the City;

       (7) Vehicular access points shall create a minimum of conflict with traffic movement and shall be subject to approval of the City Engineer;

(8)    All exterior lighting shall be in compliance with § 152.187 of this chapter and a comprehensive lighting plan approved by the City. The maximum site illumination shall not exceed four-tenths foot candle at ground level when measured at any boundary line of the property; except that temporary construction lighting and lighting on access roads at the property boundary shall be exempt;

(9) The site contains adequate parking as determined by the City;

  (10) Provisions acceptable to the City are made to control and mitigate noise, light, air and water pollution so as to not unreasonably disturb or interfere with surrounding property owners’ use and enjoyment of their property;

 (11) Notwithstanding anything to the contrary in the City Code, the requirements of City Code § 152.688(M) apply to Data Centers located within planned unit developments; and

       (12) The City, when evaluating a formal request for a conditional use permit pertaining to a specific site prior to approval, upon finding that the general welfare and public betterment can be served as well or better, may add to, modify or expand the conditions set forth herein.

(N) Data Center Substation, provided that:

(1) All applicable State Public Utilities Commission, Pollution Control Agency, Department of Natural Resources, Department of Health, and Department of Transportation requirements are met to the City’s satisfaction;

(2) All Data Center Substations are located on the same site as the Data Center that it serves;

(3) The number of Data Center Substations serving a Data Center are limited to those necessary for operating the Data Center;

(4) The requirements in §§ 152.385 through 152.389 are satisfied to the City’s satisfaction;

  (5) Provisions acceptable to the City are made to control and minimize noise, light, air and water pollution so as to not unreasonably disturb or interfere with surrounding property owners’ use and enjoyment of their property;

(6) Notwithstanding anything to the contrary in the City Code, the requirements of City Code § 152.688(N) apply to Data Center Substations located within planned unit developments; and

       (7) The City, when evaluating a formal request for a conditional use permit pertaining to a specific site prior to approval, upon finding that the general welfare and public betterment can be served as well or better, may add to, modify or expand the conditions set forth herein.

Section 3. This ordinance shall become effective upon its passage and publication.

PASSED AND ADOPTED by the City Council of the City of Cannon Falls, Minnesota, this \_\_\_\_\_\_day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2025.

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 Matt Montgomery, Mayor

ATTEST:

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Jon Radermacher, City Administrator