ORDINANCE C-22-26

AN ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT, DEVELOPMENT, PROCESSING, REVIEW AND APPROVAL OF HIGH DENSITY COMPUTING FACILITIES WITHIN THE CITY OF GROVE CITY FOR A PERIOD OF TWELVE MONTHS IN ORDER TO ALLOW FOR REVIEW, STUDY, INFRASTRUCTURE ANALYSIS, POLICY DEVELOPMENT AND PUBLIC ENGAGEMENT AND DECLARE AN EMERGENCY

WHEREAS, the City of Grove City continues to grow and recognizes the increasing regional development pressure surrounding High-Density Computing Facilities across the region and State; and

WHEREAS, concerns have been raised regarding the potential impacts of High Density Computing development on infrastructure capacity, environmental conditions, quality of life, utility demand, nearby neighborhoods, and long-term community planning; and

WHEREAS, Council recognizes that High Density Computing facilities differ substantially from traditional commercial and industrial uses due to their operational intensity, infrastructure requirements, utility consumption, and potential environmental impacts; and

WHEREAS, not only are High Density Computing facilities not currently permitted, Council finds that the Grove City Codified Ordinances do not currently contain specific definitions, zoning classifications, development standards, performance criteria, infrastructure protections, or review procedures that could be applied to these types of facilities; and

WHEREAS, Council further finds that now is the appropriate time to conduct a comprehensive review and establish regulatory standards, zoning amendments, infrastructure protections, and review procedures related to High Density Computing facility development and similar large-scale data-consuming facilities before future proposals are considered; and

WHEREAS, Council further believes meaningful public engagement, transparency, expert input, and coordination with relevant stakeholders are necessary before any changes to the Grove City Codified Ordinances regarding High Density Computing facility development activity and similar large-scale data-consuming facilities in the City.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. For purposes of this Ordinance, "High-Density Computing Facility" means any facility primarily engaged in large-scale cloud computing, server hosting, artificial intelligence processing, cryptocurrency mining, block-chain processing, hyper-scale computing operations, co-location services, or similar digital infrastructure operations utilizing substantial computing power, cooling systems, utility infrastructure, backup power generation, or on-site energy systems.
The term includes, but is not limited to:

- Data centers
- Server farms
- Artificial intelligence computing campuses
- Cryptocurrency mining facilities
- Block-chain processing facilities
- Cloud computing campuses

- Co-location facilities
- Similar hyper-scale or high-density computing operations

The term further includes any associated or accessory infrastructure necessary to support such facilities, including substations, cooling infrastructure, backup power generation systems, fuel storage systems, utility infrastructure, water infrastructure, fiber infrastructure, and related operational support facilities.

The term excludes: Accessory server rooms incidental to a principal permitted use; Hospital, educational, governmental, or public safety information technology systems; Conventional office computing systems; Internal business technology systems that are accessory and incidental to an otherwise permitted principal use; and Telecommunications facilities otherwise permitted under applicable law and not primarily used as a High-Density Computing Facility.

SECTION 2. The Grove City Codified Ordinances do not currently contain specific zoning classifications, development standards, infrastructure protections, performance criteria, review procedures, or regulatory provisions governing large-scale High Density Computing facilities and similar large-scale data-consuming facilities.

SECTION 3. A twelve (12) month moratorium is hereby established on the processing, review, consideration, approval, issuance, advancement, or furtherance of any application, request, filing, permit, rezoning, variance, planned unit development, site plan, utility coordination request, or development proposal associated with the construction, establishment, expansion, conversion, or operation of any High Density Computing facility or similar high scale data consuming facility within the City of Grove City, including any associated or accessory infrastructure necessary to support such facilities. The Task Force shall report back to Council in six (6) months with preliminary findings.

SECTION 4. No pending, future, incomplete, amended, or subsequently submitted application, request, filing, rezoning application, planned unit development, site plan, utility coordination request, permit request, or development proposal associated with a High Density Computing facility or similar large-scale data-consuming facility shall proceed during the moratorium period unless expressly authorized by separate action of Council.

SECTION 5. During the moratorium period, the City will:

- Conduct a comprehensive review of current zoning codes, land use policies, and development regulations related to High-Density Computing and similar large-scale data-consuming facilities
- Evaluate infrastructure capacity, including impacts on water usage, transportation systems, stormwater systems, emergency services, and other critical public services
- Engage in discussions with electric providers and utility stakeholders regarding impacts on the power grid and utility infrastructure
- Assess potential fiscal impacts, including projected revenue, long-term service costs, infrastructure obligations, and any potential impact on City resources and taxpayers
- Consider or develop appropriate standards, conditions, zoning amendments, and review procedures for future High-Density Computing proposals and similar large-scale data-consuming facilities
- Coordinate with City staff, utility providers, regional partners, environmental experts, infrastructure experts, and other relevant stakeholders to ensure a well-informed review process

- Evaluate and consider standards regarding maximum electrical demand, water usage, wastewater impacts, noise limitations, air emissions, backup power generation, traffic impacts, stormwater impacts, infrastructure reimbursement obligations, public safety impacts, independent third-party studies, compliance reporting, enforcement mechanisms, and public transparency requirements
- Develop clear evaluation criteria, performance standards, and public review procedures for future high-impact development proposals
- Establish a special Council committee dedicated to the study of High Density Computing development, which will engage with subject matter experts, gather community input, and provide recommendations to Council for future policy and regulatory decisions

No High Density Computing facility or similar large-scale data-consuming facility shall receive final approval, zoning authorization, development approval, site plan approval, annexation-related approval, permit approval, or equivalent land use authorization until Council completes the review process contemplated under this Ordinance and adopts appropriate standards, regulations, and review procedures governing such uses.

SECTION 6. Regulatory Review Task Force. As an integral component of this interim regulatory framework, Council hereby establishes a special High-Density Computing Facility Review Task Force (the "Task Force") to conduct the comprehensive review necessary to develop appropriate permanent regulations for High-Density Computing Facilities. The Task Force shall be comprised of nine (9) voting members as follows: each Council Member shall appoint one (1) member; one (1) member shall be selected by Jackson Township; and one (1) member shall be selected by Pleasant Township. The Mayor, Clerk of Council, Director of Development, and Director of Law shall serve as ex-officio, non-voting members. In addition, all members of Council shall serve as voting members; preference shall be given to Council members who volunteered as originators of this Ordinance. If fewer than two (2) Council members volunteer, the Council President shall appoint sufficient members to fill the remaining positions. Council may, by motion, appoint additional ex-officio, non-voting members to the Task Force upon request of the Task Force Chair, where the Task Force determines that the scope or complexity of its work requires additional expertise or capacity.

SECTION 7. Scope of Regulatory Review. During the moratorium period, the Task Force, in coordination with City staff, shall undertake a comprehensive review that shall include, at a minimum, the following:

- Noise, vibration, and acoustic impacts on nearby properties and neighborhoods;
- Aesthetics, lighting, and visual impacts;
- Utility and energy demands, including impacts on the electric grid, water supply, and wastewater systems;
- Transportation, construction routing, and roadway impacts;
- Environmental conditions, including stormwater, drainage, air quality, and related impacts;
- Community benefit, fiscal impact to the City, and long-term service cost implications;
- Infrastructure capacity, including impacts on emergency services, public safety, and critical public services;
- Review of current zoning codes, land use policies, and development regulations;
- Coordination with electric providers, utility stakeholders, and regional partners;
- Assessment of potential fiscal impacts, including projected revenue, long-term service costs, and infrastructure obligations; and

- Decommissioning and site remediation requirements, including equipment removal, structural demolition, restoration of the site to a usable condition upon cessation of operations, and financial assurance mechanisms to ensure completion; and
- Any other topics or issues the Committee determines to be relevant.

The Task Force shall present its initial findings and recommendations to Council in a public Council session no later than sixty (60) days following the Task Force first meeting. Thereafter, the Task Force shall provide monthly progress updates to Council in public Council sessions on an ongoing basis until the goals and objectives set forth in this Section have been substantially completed. The Task Force work shall inform, but shall not limit, the standards to be adopted by Council pursuant to Section 8 of this Ordinance.

SECTION 8. Permanent Regulatory Standards. As the culminating component of the interim regulatory framework established by this Ordinance, Council may adopt strict, measurable, and enforceable permanent standards governing High-Density Computing Facilities. Such standards may address, at a minimum, the following:

1. Maximum electrical demand, including megawatt thresholds and phasing requirements;
2. Water usage limits, including average daily and peak daily consumption standards;
3. Wastewater and discharge impacts and mitigation requirements;
4. Noise limits, including property-line and residential receptor standards;
5. Air emissions standards, including particulate matter, NOx, generator emissions, and applicable permitting requirements;
6. On-site power generation requirements, including backup generation standards, fuel sources, runtime limits, and testing limits;
7. Lighting and visual impact standards;
8. Traffic, construction routing, and roadway impact requirements;
9. Stormwater and drainage impact standards;
10. Public safety requirements, including fire protection, EMS capacity, hazardous materials management, and emergency response planning;
11. Infrastructure reimbursement obligations and utility cost protections for the City;
12. Fiscal impact requirements, including City revenue projections, service cost analysis, and school district impacts where applicable;
13. Development agreement requirements;
14. Performance guarantees, bonding, escrow, or other financial security requirements;
15. Independent studies and third-party verification requirements;
16. Monitoring, reporting, and public transparency requirements; and
17. Enforcement remedies, including penalties, claw-backs, permit holds, or revocation where authorized by law; and
18. Decommissioning and site remediation requirements, including equipment removal, structural demolition, remediation of soil or groundwater contamination, and restoration of the site to a usable condition upon cessation of operations, together with financial assurance mechanisms sufficient to guarantee completion of all decommissioning obligations.

SECTION 9. City Work Plan during Moratorium. During the moratorium period, the City shall, in addition to supporting the Task Force's work:

- Conduct a comprehensive review of current zoning codes, land use policies, and development regulations related to High-Density Computing Facilities;

- Engage in discussions with electric providers and utility stakeholders regarding impacts on the power grid and utility infrastructure;
- Develop clear evaluation criteria, performance standards, and public review procedures for future high-impact development proposals; and

Coordinate with City staff, utility providers, regional partners, environmental experts, infrastructure experts, and other relevant stakeholders to ensure a well-informed review process. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 10. This Ordinance is hereby declared to be an emergency measure for the health, safety, and general welfare due to increasing regional development pressure surrounding large-scale High Density Computing facilities and similar high scale data consuming facilities, the absence of specific regulatory standards within the Grove City Codified Ordinances, and the need to immediately begin the study and review of infrastructure impacts, utility demands, land use compatibility, and appropriate zoning standards before future proposals are submitted or considered, and shall therefore go into immediate effect.

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Passed: 06-01-2026

Effective: 06-01-2026

Attest:

Tami K. Kelly, MMC, Clerk of Council

ertify that this
esolution is correct as to form.

Stephen J. Smith, Director of Law