



**PLANNING AND DEVELOPMENT DEPARTMENT  
CITY OF HIGH POINT**

**DEVELOPMENT ORDINANCE  
DETERMINATION**

NUMBER: 18-02

DATE: 6/12/18

**Ordinance Section(s) Affected:**

Section 4.1.8. *Unlisted Uses*  
Section 4.1.9. *Principal Use Table*

**Text of Section(s):**

4.1.8. *Unlisted Uses*

For land uses not listed in Table 4.1.9, Principal Use Table, not listed as a part of a use category or use type, and not listed as a prohibited use in Section 4.1.5, Prohibited Uses, the Planning and Development Director shall determine which use category or use type to which the land use belongs in accordance with Section 2.5.4, Determination.

**Issue:** Server farm & data center

A server farm or data center is not listed in the principal use table.

**Determination:**

Section 2.5.4.C., Determination Review Standards, sets forth the standards by which an unlisted use is classified.

Wikipedia defines server farm or data center as:

A server farm or server cluster is a collection of computer servers - usually maintained by an organization to supply server functionality far beyond the capability of a single machine. Server farms often consist of thousands of computers which require a large amount of power to run and to keep cool. Server farms often have backup servers, which can take over the function of primary servers in the event of a primary-server failure. Server farms are typically collocated with the network switches and/or routers which enable communication between the different parts of the cluster and the users of the cluster.

A data center is a facility used to house computer systems and associated components, such as telecommunications and storage systems. It generally includes redundant or backup power supplies, redundant data communications connections, environmental controls (e.g. air conditioning, fire suppression) and various security devices. A large data center is an industrial-scale operation using as much electricity as a small town.

Other sources checked use similar definitions as Wikipedia for these land uses and confirmed that they are primarily a group of computer servers and related equipment housed in a facility. From a land use perspective, these uses are very similar.

In reviewing this use determination, the following was considered:

- The use typically consists of a building or buildings containing computer equipment and other electrical components.
- It is a high-volume user of electricity.
- The building or buildings can be very large.
- Sales, retail or wholesale, are not a part of the operation, nor is outdoor display of items.
- There is no processing or operations that occur outside a building and outdoor storage is not a needed aspect of the operation.
- The use does not attract the public nor does it employ many people; likewise, traffic generation is not high.
- The use does not use or generate any dangerous, hazardous, toxic or explosive materials, nor is noise, smoke, odor, glare, vibration, radiation or fumes associated with it.

Based upon the above factors, it is determined that a server farm or data center belongs in the Industrial Use Classification and allowed in those zoning districts permitting the Warehouse and Distribution use type. The Warehouse & Distribution use type allows the long-term storage of equipment, such as computer servers, typically in large scale buildings, with a low number of employees, and comparatively low traffic generation. Other aspects of the use are generally comparable to warehouses.

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Planning & Development Director