



Title 18 – Discussion on Data Centers February 26, 2025

Background on Data Centers

- 2024 - Administrative Interpretation
- 12 months of public input
 - NAB's
 - Planning Commission
 - City Council
- 2025 Adopted into Code



Land Use Issues

- Zoning Code currently regulates:
 - Parking requirements
 - Limit the number of dock doors
 - Landscaping requirements
 - Screening
 - Noise regulations
 - Lighting regulations
 - Building height restrictions



TMRPA – Project of Regional Significance

Regional Planning reviews all projects that impact:



- (1) Employment by not less than 938 employees;
- (2) Housing by not less than 625 units;
- (3) Hotel accommodations by not less than 625 rooms;
- (4) **Sewage** by not less than 187,500 gallons per day;
- (5) **Water usage** by not less than 625-acre feet per year;
- (6) Traffic by not less than an average of 6,250 trips daily.

Information on Typical Water Usage

Type of Development	Water Usage
Casino	300 acre/feet
Hospital	100 acre/feet
Skilled Nursing Facility	25 acre/feet
Concrete Industrial Operator	25 acre/feet
Affordable Housing Apartments	23 acre/feet
Oppidan Data Center	8 acre/feet
Keystone Data Center	2 acre/feet
Webb Data Center	2 acre/feet
Single-family house	0.5 - 1 acre/feet

Information on Typical Power Usage

Type of Development	Power Usage (Megawatts)
Switch	650 MW
Storey County Data Centers	65 MW - 1,200 MW
Google (Washoe County)	360 MW
Webb Data Center	28.5 MW
Oppidan Data Center	8 MW
Keystone Data Center	7 MW
600 Homes	1 MW

How are Other Communities Regulating?

- Are they allowed **by-right** or with a **Use Permit**?
- What standards are being implemented?
 - Noise
 - Building design
 - Screening
 - Lighting
 - Distance from residents



Feedback from Council

- What do you want the City to regulate that we are not already regulating?
 - Should we regulate differently?
- Should the review process be amended to address data centers differently?
- Should this be limited to City of Reno or is this a broader discussion?



Recommendation

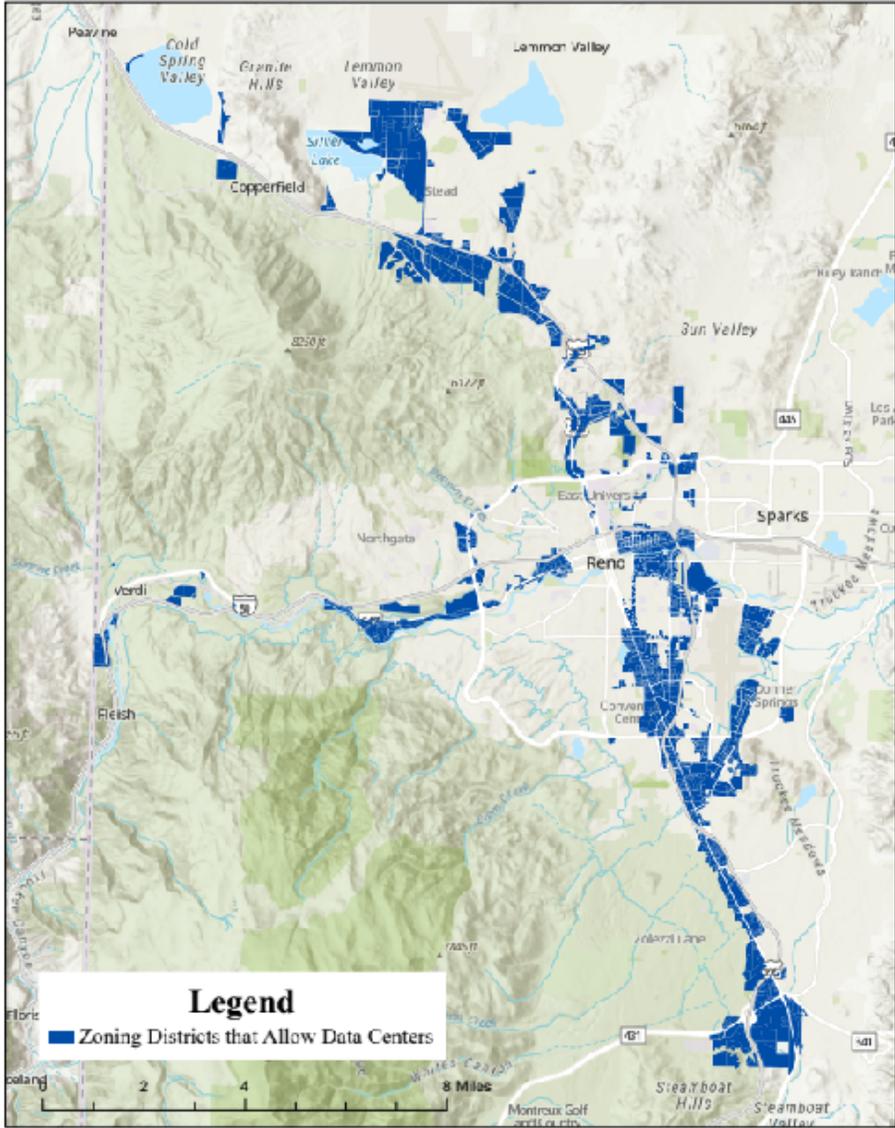
Options:

- I move for staff to initiate a text amendment to Title 18 to address data centers.

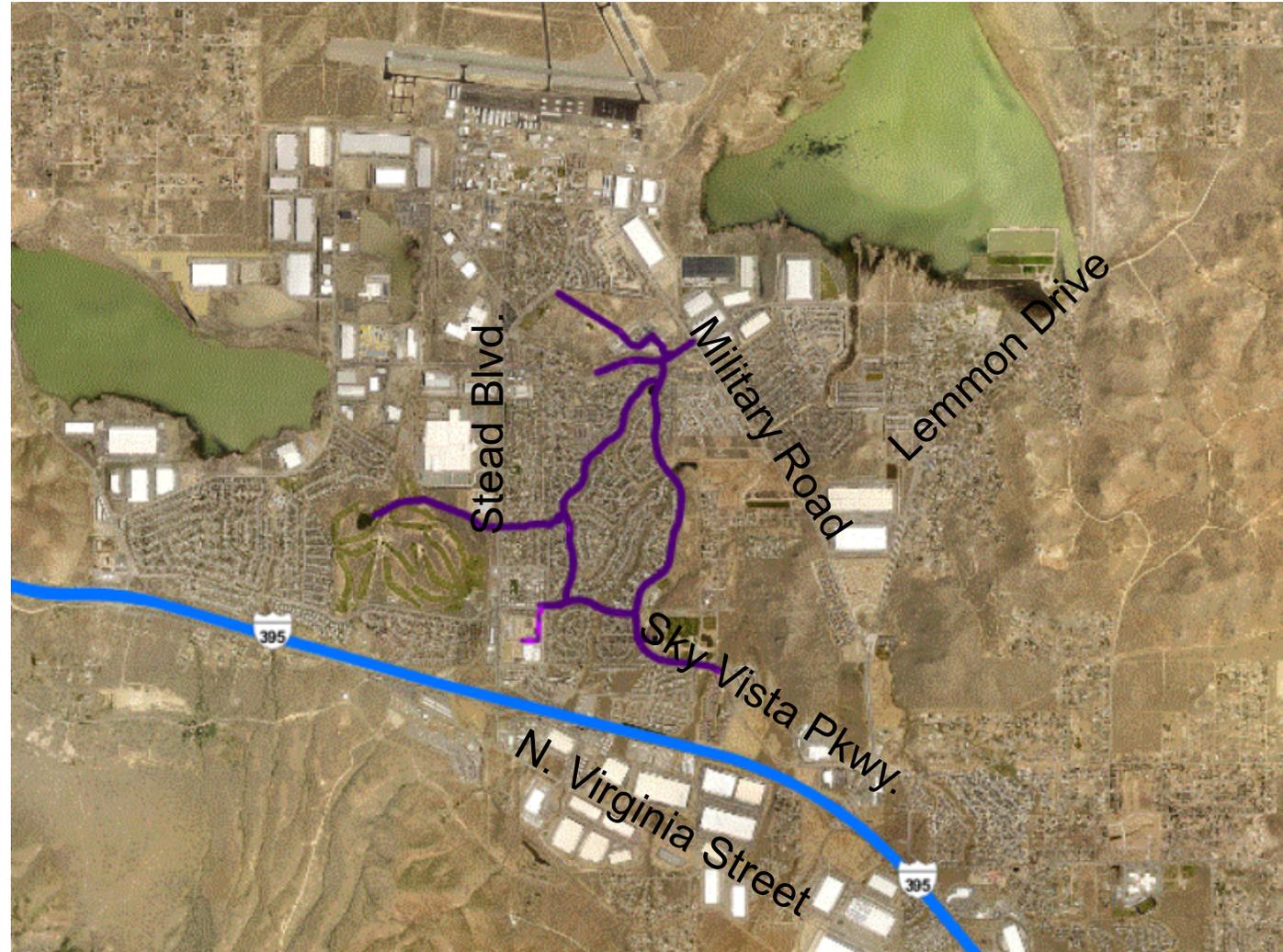
- I move to maintain existing data center zoning regulations and make no changes.



Zoning Map of Data Centers



Information on Effluent



Information on Effluent – Southeast

