

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF
OLIVETTE, BEING CHAPTER 400 ZONING REGULATIONS OF TITLE IV LAND USE
OF THE OLIVETTE MUNICIPAL CODE, FOR PROPOSED STANDARDS TO GOVERN
DATA CENTERS**

WHEREAS, the City of Olivette is committed to protecting the health, safety, and welfare of its residents through thoughtful and responsible land use regulations; and

WHEREAS, the City of Olivette adopted the 2024 Comprehensive Plan Update ("The Plan") outlining a vision of a vibrant and unique city, strengthened by its diverse population, invigorated by its opportunities for community connection, and distinguished by its dynamic sense of place; and

WHEREAS, to further the implementation of The Plan, The Plan contains various goals, objectives, and potential community actions to ensure policies are aligned with the overall shared vision of the community, this includes developing standards recognizing the views of the community, looking at sustainability to ensure adequate resources are available for future generations, and to retain and grow our economic base; and

WHEREAS, data centers are currently experiencing unprecedented growth, driven by the rapid expansion of artificial intelligence (AI), cloud computing, and high-performance computing requirements and, as of late 2025 and early 2026, feelings regarding data centers in the St. Louis area are largely contentious and mixed; and

WHEREAS, data centers warrant special consideration related to energy and water utilization as well as noise and air pollution; and

WHEREAS, under the current Zoning Regulations, that being Chapter 400 of Title IV Land Use of the Olivette Municipal Code, data centers would be considered as "computer and data processing service businesses", permitted by right, in the "LID" Light Industrial District; and

WHEREAS, on February 19, 2026, the Planning and Community Design Commission ("Commission") acted on a text amendment draft and approved a motion to recommend to the Olivette City Council ("Council") adoption of regulations governing data centers consistent with The Plan; and

WHEREAS, the regulations included the following:

- establishing a definition for Data Centers, including categories for the various sizes of data center establishments, and prohibiting data centers of 100,000 square feet or more, and
- distinguishing data centers from wired telecommunication carriers and computer service businesses, and
- requiring a special permit for the categories of Minor Data Centers and Medium Data Centers, and
- establishing standards and conditions for Minor Data Centers and Medium Data Centers addressing lot area, residential and park buffers, use performance standards, building and site design requirements, generator controls, and battery energy storage system standards; and

WHEREAS, in accordance with the procedures outlined under Article XX *Changes and Amendments*, being part of Chapter 400 of Title IV Land Use of the Olivette Municipal Code, due and lawful notice of a public hearing on the proposed amendment, to be held by the Council on March 10, 2026, at 7:00 PM in the City Council Chambers at the Olivette City Center, 1140 Dielman Road, Olivette, Missouri, was published in the St. Louis Countian, a newspaper of general circulation in the City of Olivette, on Monday, February 23, 2026; and

WHEREAS, a public hearing was duly and properly held by the Council at the time and place provided for in the notice and all comments, statements, objections, and suggestions concerning the text amendments were duly heard and considered by the Council; and

WHEREAS, the Council, after careful and due deliberation, has determined that the proposed text amendment is in the interest of the public health, safety, welfare, and morals of the City of Olivette.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OLIVETTE, ST. LOUIS COUNTY,
MISSOURI, AS FOLLOWS**

Section One.

Under Chapter 400 Zoning Regulations, being part of Title IV Land Use of the Olivette Municipal Code, amend Article II Definitions to add the following definition for "Data Centers":

Data Centers

Data Centers, including other Data Processing, Hosting, and Related Services as defined under the 2007 NAICS Code 518, consisting of industries in the subsector group establishments that provide the infrastructure for hosting and/or data processing services. A data center is a specialized facility designed to house and manage a vast array of computer systems, servers, networking equipment, and storage infrastructure. Data centers serve as centralized hubs for organizations' IT operations, providing a secure and controlled environment to store, process, and manage data and applications critical to an organization's functioning.

For the purposes of this Chapter, Data Centers are categorized as follows:

- Data center, Accessory: A data center serving as an accessory function used in conjunction with a land use permitted by right in which the area dedicated for the data center use consists of a square footage 2,000 square feet or less.
- Data Center, Minor: A minor data center has a building area of less than 20,000 square feet and does not have a substation.
- Data Center, Medium: A medium data center has a building area between 20,000 square feet and 99,999 square feet, a lot are of 120,000 square feet or more, and may include a substation.
- Data Center, Major: A major data center has a building area of 100,000 square feet or more. Major data centers are prohibited.

Section Two.

Under Chapter 400 Zoning Regulations, being part of Title IV Land Use of the Olivette Municipal Code, amend Article IX "LID" Light Industrial District, specifically Section 400.830 Permitted Uses, subparagraph "A." by repealing item number "13. Computer and data processing service businesses" and adopting a new item "13." to read as follows:

13. Computer Service Businesses and Wired Telecommunications Carriers, as defined under 2007 NAICS Code 517.

Section Three.

Under Chapter 400 Zoning Regulations, being part of Title IV Land Use of the Olivette Municipal Code, amend Article IX "LID" Light Industrial District, specifically Section 400.840 Special Permits, subparagraph "A." by adding the following use:

26. Minor Data Centers and Medium Data Centers.

Section Four.

Under Chapter 400 Zoning Regulations, being part of Title IV Land Use of the Olivette Municipal Code, amend Article XII Special Permits, specifically Section 400.1223 Standards and Conditions for Special Permit Uses, subparagraph "G. Additional Conditions by Special Permit Use." by adding the following use, standards, and conditions:

15. Minor Data Centers and Medium Data Centers.

- **Lot area.**
 - Minor Data Centers: Minimum 80,000 square feet.
 - Medium Data Centers: Minimum 120,000 square feet.
- **Buffer.** Minimum 500 feet from the boundaries of:
 - any residentially zoned district (including single family, attached, or PDD) and
 - any PA Public Activity District.
- **Performance standards:** For each of the standards below, the applicant shall provide written verification from a professional consultant who specializes in the following areas informing the Commission of the following:
 - Electric service and use.** Adequate capacity is available on the supply lines servicing the site with minimal to no disruption to adjoining service area receiving the same supply.
 - Water.** Adequate capacity is available on the water service provider supply lines servicing the site with minimal to no disruption to adjoining service area receiving the same supply.
 - Sound/Noise mitigation.** Detail existing noise levels, predict future noise impacts from the project, identify noise-sensitive areas (homes, schools), compare them to local/federal criteria (like FHWA's 65 DNL), and propose mitigation (barriers, site design) to ensure compatibility, often using models like FHWA's TNM, and covering both construction and operational phases for local authority review.
- **Building and site design requirements.** Building and site design must incorporate and address the following:
 - **Power.** Within five (5) years of operation, fifty percent (50%) of operating power shall be provided by renewable resources. Verification shall be provided by a third-party certification and audit and submitted to the Director of Planning and Community Development.
 - **Water.** For water usage during cooling, incorporate innovative water management techniques to reduce water consumption, including closed-loop cooling systems, immersion cooling, air cooling, and using non-potable water sources (e.g., recycled wastewater and captured water).
 - **Stormwater.** One hundred percent (100%) of stormwater generated from the building footprint shall be detained in an onsite BMP bio-swale landscape feature that collects polluted stormwater runoff, soaks it into the ground, and filters out pollution.
 - **Lighting.** All exterior lighting must comply with Article VI Exterior Lighting, being part of Chapter 425 Community Design- Olive Boulevard Corridor, including the provisions that a photometric plan illustrating all exterior lighting, including any security lighting.
- **Generators.** Testing of generators is prohibited between the hours of 7:00 P.M. and 7:00 A.M. and limited in duration to no more than two (2) hours per day. Testing of generators shall be conducted no more than once per week. If generators are located outside of an enclosed building a screening wall shall be required.
- **Battery Energy Storage Systems (BESS).** All BESSs must comply with National Fire Protection Association (NFPA) 855 and International Fire Code (IFC) standards. Facilities must incorporate a fire suppression system specifically designed for lithium-ion battery hazards. Acceptable suppression methods include: water mist systems to cool overheating cells; gas suppression systems (such as inert gas or clean agent systems) to displace oxygen and prevent combustion; or foam suppression systems for containment of chemical fires.

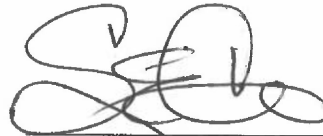
Section Five.

It is hereby declared to be the intention of the Council that each and every part, section and subsection of this Ordinance shall be separated and severable from each and every other part, section and subsection hereof and that the Council intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect.

Section Six.

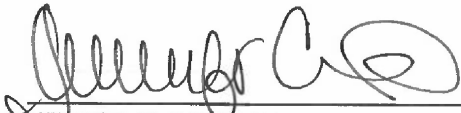
This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed and approved this 24th day of March, 2026.



SIDNEY CLARK
MAYOR

ATTEST:



JENNIFER CONRAD
DEPUTY CITY CLERK