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**CITY OF TROY  
ORDINANCE NO. 2025-46**

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**AN ORDINANCE OF THE CITY OF TROY, ILLINOIS ESTABLISHING  
XV LAND USE, CHAPTER 154, SECTION 154.070: DATA CENTERS OF  
THE CODE OF ORDINANCES**

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**ADOPTED BY THE CITY COUNCIL OF THE CITY OF TROY THIS 17<sup>th</sup>  
DAY OF NOVEMBER 2025**

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**ORDINANCE NO. 2025-46**

**AN ORDINANCE OF THE CITY OF TROY, ILLINOIS ESTABLISHING XV LAND USE, CHAPTER 154, SECTION 154.070: DATA CENTERS OF THE CODE OF ORDINANCES**

**WHEREAS**, the City of Troy, Illinois, seeks to establish clear and comprehensive regulations governing the development, operation, and design of data centers within the City; and

**WHEREAS**, data centers are significant infrastructure components supporting digital, cloud, and business computing needs, which require specialized zoning, design, and utility considerations; and

**WHEREAS**, the Planning Commission of the City of Troy has reviewed, discussed, and recommended adoption of these standards to ensure public health, safety, and welfare; and

**WHEREAS**, the City Council of the City of Troy, Illinois, finds it to be in the best interest of the City and its residents to adopt such regulations to promote orderly growth, environmental protection, and compatible land use.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TROY, MADISON COUNTY, ILLINOIS AS FOLLOWS:**

Section 1: The facts and statements contained in the preamble to this Ordinance are found to be true and correct hereby adopted as part of this Ordinance.

Section 2: The Troy Municipal Code, Title XV: Land Usage, Chapter 154: Zoning Ordinance Section 154.070 Data Centers shall be added to read in their entirety, as follows:

**§ 154.005 DEFINITIONS.**

**DATA CENTER.** A data center is a physical facility that houses computer systems, servers, storage devices, and networking equipment. The facilities are designed to support the storage, processing, and distribution of large amounts of data for organizations. Data centers play a crucial role in enabling various online services and applications, including cloud computing, e-commerce, and social media.

**§ 154.070 DATA CENTERS.**

- (A) Purpose and applicability: Data centers provide a centralized location for an organization's IT infrastructure, enabling them to manage and access their data and applications efficiently. They typically include servers, storage systems, networking equipment (like routers and switches), and power and cooling systems. Data centers are the backbone of the digital world, supporting everything from online banking and email to streaming services and social networks. Data centers can be owned and operated by a single company, shared by multiple companies (colocation), or provided as a service by specialized companies (cloud providers).

1. Special Use Permits. Data center facilities, as defined herein, require a special use permit in the respective district in which they are allowed and comply with § 154.141 Special Use Permits.
2. In determining compliance with § 154.141 Special Use Permits, the following components of the data center facility shall be evaluated based on the entirety of the circumstances affecting the particular property in the context of the existing and intended future use of the property:
  - a. Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.
  - b. Proposed structure in which the facility will be located.
  - c. Anticipated parking demand and available private parking supply.
  - d. Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.
  - e. Anticipated utility demand and confirmation by the provider that facilities are adequate.
  - f. Noise study to demonstrate environmental impact on surrounding properties.
  - g. Site design, including access points and internal site circulation.
  - h. Proposed signage plan.
  - i. Compliance with all requirements as provided in the Design guidelines section below.
  - j. Other criteria determined to be necessary to assess compliance with § 154.141 Special Use Permits.

(B) Design guidelines. The following design guidelines are the basis for reviewing and approving Special Use Permits. They illustrate key elements and design strategies for planning approval, design, construction, and landscaping of the development. They are designed to ensure compatibility with surrounding areas by minimizing noise, dust, traffic, light, and other negative environmental impacts.

1. Data Centers are permitted only in the I-2 General Industry zoning district and with a special use permit under § 154.141 Special Use Permits.
  - a. Lot and dimensional standards shall be as required by the zoning district except as amended herein:
    1. *Setbacks from public rights-of-way:* There shall be a 100-foot minimum setback from the principal and accessory structures adjacent to a public right-of-way
    2. *Minimum building side and rear setback:* 50 feet
    3. *Residential setbacks:* There shall be a 200-foot building setback from any district where residential dwellings are a permitted use.
  - b. Building design.

1. *Building Height:* Height requirements shall comply with § 154.032 of I-2 General Industrial with additional height considerations with additional setbacks as approved as a condition of the Special Use Permit.
  1. *Building elevations:* All primary and accessory structures shall be constructed with complementary materials on all elevations, employing a consistent design approach, harmonious character, and matching façade colors.
  2. *Accessory buildings:* Accessory or ancillary buildings, whether attached or detached, shall be constructed with similar design, materials, and construction as the nearest primary structure, if they are visible from a public street right-of-way or adjacent properties not zoned I-1 or I-2.
  3. *Roof-mounted equipment:* All roof-mounted equipment shall be thoroughly screened on all four building sides with materials that are consistent and harmonious with the building's façade and character. This screening shall be provided to screen the equipment from off-site view and to buffer sound generated by such equipment. Solar energy systems need not be screened to the extent that the screening prevents or limits functionality or accessibility to direct sunlight. The City shall permit additional exceptions for equipment that is not visible to the public and demonstrates compliance with noise regulations.
- c. Landscaping and screening.
1. *Landscaping in setback areas:* The first 50 feet of the minimum setback areas defined in Section (a) Lot and dimensional standards shall be landscaped with the following landscaping features. When a setback area abuts a natural amenity such as a stream, park, or other open space, the landscape plan should integrate with and respect the natural integrity of the amenity. Detention and retention ponds must be designed to be physically, functionally, and visually integrated into adjacent landscape areas.
  2. *Berms:* A minimum six-foot-tall berm planted with native species shall be provided within all minimum setback areas, excluding side and rear yard setbacks that are not wide enough to accommodate such a berm. A berm shall not exceed a slope of 3:1 (i.e., for every three feet of horizontal run, the vertical height is one foot) and should be graded to appear as a curvilinear, naturalistic form.

3. *Native Woodland Restoration:* Setback areas shall be planted and restored with a combination of native trees and shrubs indigenous to the area and the property.
  - a. Plant diversity: Plantings shall consist of a mixture of species native to the area, with no single species comprising more than 25% of the total plantings.
  - b. Distribution: The distribution of plantings within the setback areas shall be designed and certified by a licensed landscape architect. Trees shall be planted at a density no less than one tree per 400 square feet of screening area. The Zoning Administrator may approve alternative compliance landscape plans for projects that implement low-impact development practices or seek sustainable development or green building certifications from nationally recognized organizations, such as the International Code Council, the U.S. Green Building Council, the International Living Future Institute, the U.S. Green Building Initiative, or SITES.
  - c. *Protection:* All seedlings shall be protected with four-foot-high protective, biodegradable tree tubes.
  - d. *Maintenance:* Newly installed plant material shall be properly maintained in the first two years after planting.
  - e. *Native seeding:* Native seeding shall be planted surrounding all trees.
4. Fencing and screening.
  - a. No fence may exceed 12 feet in height.
  - b. Screened fencing shall include solid masonry, pre-cast, or stone walls.
  - c. Security fencing shall be limited to decorative metal fencing, barbed or razor wire may not be used within setback areas.
  - d. Any alternative fence design that does not adhere to § 154.047 Fences and Walls standards may be considered and approved by the Planning Commission as part of a Building, Site, and Operational Plan submittal.
5. Mechanical equipment.
  - a. Mechanical equipment such as meter boxes, utility conduits, roof and wall projections such as vent and

exhaust pipes, and trash containers visible to the public shall be screened using parapet walls (when on rooftops), opaque fences or walls at least four feet in height located no further than 10 feet away from the subject equipment. Solar energy systems are not included.

- b. Cooling towers, generators, and similar major equipment shall be screened from public view using fences, walls, landscaping, or buildings themselves. The method of screening should be architecturally integrated with the principal building in terms of materials, colors, shape and proportions.
6. Service and loading areas.
- a. Service and loading areas must comply with § 154.088 and § 154.089.
  - b. All service and loading areas visible to the public shall be screened using opaque fences or walls at least eight feet in height, located no further than 10 feet away from the subject area.
7. Sound walls. A masonry or decorative concrete wall no taller than 24 feet in height may be installed surrounding utility areas or for noise mitigation purposes only.
- d. Sound/noise.
- 1. Stationary noise levels shall not exceed 60dB (daytime)/ 55dB (nighttime) adjacent to Residential Land Use nor 70dB (anytime) when adjacent to any Non-Residential Land Use.
  - 2. If the stationary noise source emits noise containing a discrete tone, the permissible levels shall be 5dB lower than the applicable levels.
  - 3. If the stationary noise source emits impulsive noise, the permissible levels shall be 5dB lower than the applicable levels.
  - 4. If both a discrete tone and an impulsive noise are omitted, the permissible levels shall be 10dB lower than the applicable levels.
  - 5. The Planning Commission may approve alternative noise mitigation measures if it is demonstrated that they are equivalent to or superior to the existing noise abatement measure stated in this section.

6. With an application for rezoning, a sound study of the proposed property shall be submitted showing existing ambient noise levels at property line prepared to industry standards.
  7. At the start of data center operations, if noise levels exceed the allowable thresholds, the developer or property owner shall implement mitigation measures, including but not limited to acoustically treated enclosures for generators, cooling systems, and other operational equipment, and shall design all measures to reduce or redirect sound impacts on adjacent properties, such as directing sound upward or through other effective methods.
  8. Within six (6) months of the issuance of a Certificate of Occupancy for each building, the city may obtain or require the data center operator to provide a post-construction sound study confirming continued compliance with these standards.
  9. Noise levels may be adjusted based on recommendations by the City staff based on pre-construction noise studies.
- e. Parking and circulation.
1. All parking and circulation shall comply with § 154.080 through 154.089.
  2. Parking shall be designed to minimize conflicts between automobiles and pedestrians and create a clearly organized system of entrances, driveways, and parking lots and facilities, while still providing adequate and convenient parking spaces.
  3. Parking lots and driveways shall be designed for sufficient movement to avoid conflict with vehicular traffic in the street.
  4. "Gated parking" is discouraged, but if required, shall be designed to prevent traffic queuing onto a public street. All gated parking areas shall be located in the rear of the building.
  5. Large parking areas shall have sidewalk connections to the building entry areas which are safe and attractive.
  6. Adjacent properties should be adequately screened from parking structures and lots.
  7. No parking shall be permitted on any public street or access road or at any place other than the paved parking spaces provided.
- f. Lighting

1. All lighting shall comply with § 154.081 (G) Lighting and supplemented as follows:
  - a. Cut-Offs and Shielding. In addition to the referenced section, property owners shall fully shield luminaires emitting more than 1,000 lumens. Those luminaires shall emit no more than 5% of their total Lumen output above 80 degrees from the nadir.
  - b. Accent and Architectural Lighting. Property owners shall recess and direct all accent lighting downward onto the illuminated object or area. They may not install accent light emissions visible above any roofline, building, or other associated structure.
  - c. Fixture Height. No property owner may install a freestanding fixture within 300 feet of a property line that exceeds 18 feet in height
  - d. Safety and Utility Structure Lights. Strobes, emergency, safety, and utility lights are prohibited unless they are for safety; however, property owners may only utilize red strobe lighting at night.
  - e. Construction Lighting. The City permits temporary lighting that property owner's shield for construction activities to prevent glare and light spillover and turn it off during non-construction hours.

(C) Submittal Requirements: Applications must include, at a minimum:

1. Completed Special Use Permit application.
2. Copy of recorded deed (s) showing ownership of the subject property.
3. Electronic copy of the legal description that is editable.
4. Plat of survey (to scale) from a professional land surveyor. Survey must include scale, north arrow and dimensions of the subject property.
5. Affidavit of owner's consent (if applicable).
6. Disclosure of beneficiaries (if applicable).
7. The application fee shall be calculated in accordance with the City's current Commercial Permit Fee Calculation schedule of  $.0045 \times$  the square footage  $\times$  the cost of construction per square foot.

8. The results and recommendations from the consultation with the Illinois Department of Natural Resources obtained through the Ecological Compliance Assessment Tool (EcoCAT) or a comparable successor tool
9. The results of the United States Fish and Wildlife Service's Information for Planning and Consulting environmental review or a comparable tool.
10. Evidence of consultation with the Illinois State Historic Preservation Office to assess potential impacts if any state-registered historic sites under the Illinois State Agency Historic Resources Preservation Act are present on-site or in the vicinity (if applicable).
11. Proof of compliance with noise regulations of the Illinois Pollution Control Board (if applicable).
12. Preliminary site plan identifying the following:
  - a. Subject property including the property lines, setback lines, and right-of-way lines.
  - b. Physical features, including but not limited to roads, floodplain (s) with baseline flood elevations (if applicable), wetland (s) (if applicable), existing and proposed building (s) (if applicable), solar panels and equipment (number, location, and spacing of solar panels/arrays). Proposed locations of underground or overhead electric lines and utility poles, landscaping, and detention fencing.
  - c. Identification of proposed construction and ongoing maintenance routes from the nearest arterial road as detailed on a map.
  - d. Visual screening report that includes the following:
    1. A map of homes within three hundred feet (500') of the facility.
    2. Locations and type of existing vegetation that provides screening of views of the facility.
    3. Topographic features that provide screening of the facility.
13. Interconnection service agreement or evidence of filing required interconnection service applications with the electric utility.
14. Operation and maintenance plan including measures for maintaining safe access to the installation, storm water controls, landscaping maintenance, as well as general procedures for operation and maintenance of the installation.

15. Proof of liability insurance.
16. Preliminary emergency services plan, including but not limited to the project summary, electrical schematic and means of shutting down energy systems throughout the life of the installation, and fire protection and response plan.
17. Copies of all leases for the subject property (if applicable) (the parties to and amount(s) of rent in any such lease may be redacted).
18. Executed copy of the owner/operator's Agricultural Impact Mitigation Agreement (AIMA) with the Illinois Department of Agriculture
19. Road Maintenance Agreement
  - a. Shall be executed between the Developer, the City, and any affected Township or Road District prior to construction.
  - b. The agreement shall outline responsibilities for maintaining, repairing, and restoring all public roadways used for equipment delivery, construction traffic, and ongoing operations associated with the project.
  - c. The agreement must include provisions for: Pre-and post-construction road condition assessments, required repairs or upgrades to accommodate construction traffic, ongoing maintenance during the construction period, and financial security (such as a Letter of Credit) to guarantee roadway restoration and compliance with the terms of the agreement.

(D) Federal and State Compliance. Must demonstrate compliance with applicable federal and state safety standards, including but not limited to those administered by OSHA, NFPA, UL, and the Illinois Commerce Commission.

Section 3: Adoption.

The City of Troy hereby establishes and adopts Section 154.070, entitled "Data Centers," of Chapter 154, Land Use, of the Code of Ordinances.

Section 4: Severability.

If any provision, clause, sentence, paragraph, or part of this ordinance or its application to any person or circumstance shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect the remainder of this ordinance.

Section 5: Effective Date.

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

**PASSED** by the City Council of the City of Troy, Madison County, Illinois, approved by the Mayor, and deposited in the office of the City Clerk this 17<sup>th</sup> day of November, 2025.

Aldermen Vote:

Dan Dawson	_____	Sam Italiano	_____	Ayes:	_____
Tim Flint	_____	Debbie Knoll	_____	Nays:	_____
Elizabeth Hellrung	_____	Heather Stirling	_____	Absent:	_____
Nathan Henderson	_____	Troy Turner	_____	Abstain:	_____

APPROVED:

\_\_\_\_\_

DAVID NONN, Mayor  
City of Troy, Illinois

(SEAL)

ATTEST:

\_\_\_\_\_

KIMBERLY THOMAS, Clerk  
City of Troy, Illinois