

**CITY OF FARMINGTON  
DAKOTA COUNTY, MINNESOTA**

**ORDINANCE NO. 2024-12**

**AN ORDINANCE AMENDING TITLE 10, CHAPTER 5, SECTION 19 OF THE FARMINGTON  
CITY CODE, ADDING PUD-1 – FARMINGTON TECHNOLOGY PARK TO THE ZONING  
CODE AND ESTABLISHING DEVELOPMENT STANDARDS**

The City Council of the City of Farmington ordains:

**SECTION 1.** Title 10, Chapter 5, Section 19 of the Farmington City Code is amended by adding the language as follows:

**(G) Planned Unit Development Districts**

**1. PUD-1 – Farmington Technology Park**

**(a) Development plans.** The following plans are required to be reviewed and approved by the City and must be in conformance with all standards listed below:

- (1) Site Plans**
- (2) Landscaping Plans**
- (3) Lighting Plans**
- (4) Noise Studies**
- (5) Grading Plans**
- (6) Building Plans**
- (7) Storm Water Plans**
- (8) Utility Plans**

**(b) Permitted uses.** The following uses are permitted uses in PUD-1:

- (1) Data Center Technology Park**

**(c) Accessory uses.** The following uses shall be permitted accessory uses in the PUD-1:

- (1) Electric Substations**

**(d) Special development standards.**

**(1) Building Setbacks.**

- a. Adjacent to residential uses: 250-feet**
  - i. This setback is also recognized to be established from the residential properties on the south side of 225th St. West. The intervening 225th St. West ROW is considered to be included in the measurement of this setback.**
- b. Adjacent to non-residential uses: 150-feet**
- c. From the 75' ROW dedication on the east side of Lot 1, Block 1: 175-feet.**
- d. Adjacent to Lot 2: 0-foot from internal property lines within the overall PUD. Applicable MUCI setbacks shall apply to property lines not adjacent**

to the PUD.

- e. Adjacent to 225<sup>th</sup> Street West: 40-feet with the exception of a 250 foot setback identified in 1.a.i. above.
- f. Adjacent to the southern property line of Lot 3 and the western property line of Lot 3 north to the designated floodzone: 40-feet.

(2) Natural Buffers. A natural buffer of 40 feet from all perimeter property lines, except for this listed below, is established under this PUD:

- a. Existing, healthy trees shall be retained in the natural buffer, to the greatest extent practicable, in accordance with Section 10-6-11 of the Farmington City Code. Utilities, access drives landscaping, perimeter fencing and berms may be located in the natural buffer. Except as otherwise permitted under Section 6(a)(ii), Security fencing, security gates, and guard buildings shall be located on the interior side of the Natural Buffer. Where there are no existing trees in the natural buffer that qualify for preservation under Section 10-6-11 et.al of the Farmington City Code, then stormwater features may be located in the natural buffer provided they are adequately landscaped in accordance with the applicable sections of the Farmington City Code, unless otherwise approved by the Planning Division.
- b. Exceptions:
  - i. Adjacent to 225<sup>th</sup> Street West.
  - ii. Adjacent to Lot 2: Only the eastern most property line south of the 40-foot natural buffer adjacent to State Highway 50 and adjacent to the southern property line outside of the 150' setback adjacent to the western property line of Lot 1.
  - iii. From the northeast corner of Lot 13, Block 3, Executive Estates, directly south along the project property line to the 225th St. West ROW there shall be an 80-foot natural buffer.
  - iv. From the southwest corner of Lot 1, Block 1 Farmington Technology Park easterly to directly north of the northwest corner of Lot 1, Block 2 Farmington Technology Park, there shall be an 80-foot natural buffer.

(3) Landscaping. In addition to the applicable landscaping standard set forth in Section 10-6-10 of the Farmington City Code, the following additional landscaping standards shall apply:

- a. Drought tolerant, native plants shall be utilized throughout the site. A diversity of coniferous and deciduous plant material shall be used subject to and as determined through the planting plan review during the site plan process. Additionally, a mix of fast and slower growing tree species shall be planted.
- b. Rock, gravel, and/or mulch may also be used as an accent material for maintenance areas directly adjacent to a building, around utility access points (i.e. manholes, control valves, and hand holes), or in mechanical areas.
- c. Where parking areas are located a minimum of 300 feet from a public road or residential use, and the parking area is screened by building location, parking lot landscaping shall not be required. However, end islands of parking aisles that are visible from a public street or residential use shall be landscaped in accordance with Section 10-16.10(D)8(e).
- d. Berms are required to be constructed where development occurs adjacent to residential uses. Berms may be allowed up to 10-feet in height from existing

grade in order to incorporate more aesthetic visual features into the site. Berms over ten-feet in height may be allowed subject to administrative site plan review and approval by the City. Additionally, landscaping may be installed on the berms and walls where feasible.

- e. Any berms approved with a site plan for a data center building shall be constructed prior to the first foundation inspection for any building included in the associated approved site plan. Landscaping associated with the berm shall be installed during the Minnesota growing season. If construction of the berms are completed outside of the Minnesota growing season, then all required landscaping shall be installed by June 1 of the subsequent growing season.

(4) General Design Standards.

- a. Principal Building Facades will meet the following standards:
  - i. For the purposes of this subsection, the term “principal building facades” shall include all building facades substantially visible to abutting public roads or adjacent to planned or existing residential districts.
  - ii. Principal Building facades shall avoid the use of undifferentiated surfaces by including at least two (2) of the following design elements:
    - 1. Change in building height
    - 2. Building step-backs, projections or recesses
    - 3. Fenestration
    - 4. Changes in building material, pattern, texture, color
    - 5. Use of accent material
    - 6. Overhangs
    - 7. Canopies or porticos
    - 8. Arcades
    - 9. Variations in the roof line
    - 10. Faux windows
    - 11. Green walls
    - 12. Other enhanced design elements which may be approved by the Planning Commission.
  - iii. When a building has more than one principal façade, such facades shall be consistent in their design, materials, and treatments.
- b. Screening of Building Mechanical Equipment and Critical Infrastructure.
  - i. Ground-level mechanical equipment or accessory uses (not including parking areas) that are visible from public rights-of-way and/or adjacent residential dwellings will be screened from public view using one or multiple of the following methods of screening:
    - 1. A principal structure;
    - 2. Existing vegetation that will remain on the Property, or new, planted vegetation (ex. Evergreens or shrubs) that fully screens the equipment from public view;
    - 3. A visually solid fence, screen wall or panel, or other visually solid screen that shall be constructed of materials that are matching or consistent in style, color and/or texture with those used in the exterior construction of the principal building. Chain link fencing with slats is not permitted to

satisfy this requirement.

- ii. Above-ground mechanical equipment and structures will be screened from view from adjacent public streets and residential dwellings.
- iii. Any mechanical units placed on the rooftops of buildings shall be screened from view from adjacent public streets and residential dwellings by architectural features which are compatible with building façade architecture. The method of screening shall be provided and reviewed with the Planning Divisions review of the building elevations. The screening of roof mounted equipment shall be excluded from the overall height limitation but in no instance shall exceed 80-feet. Rooftop equipment should be centrally located on the roof where feasible.
- iv. All buildings are exempt from any existing or future City requirement to install roof-mounted solar equipment.

- (5) Building Height. Maximum building height for Principal Structures is 80 feet. However, the maximum height at the building setback line is 50 feet. For each one-foot increase in building height, the building must be stepped back five feet.
- a. 80 foot tall buildings shall be setback a minimum of 400 feet from the property line adjacent to a residential zone district.
  - b. Maximum building height for accessory buildings is 50 feet.

(6) Fences.

- a. Security fencing:
  - i. Maximum fence height of 14 feet.
  - ii. Must be located on the inside edge of the natural buffer interior to the site unless otherwise approved by the City.
- b. Perimeter fencing:
  - i. Maximum fence height of 7 feet.
  - ii. In locations where the existing fence will be relocated to the property line on the west side of the project boundary, applicant shall provide adjacent property owners with the opportunity to collectively decide between three choices of fence material and design to include, but not limited to: wood, chain link, or metal. Applicant shall also replace any damaged landscaping resulting from the fence replacement.

(7) Electric Utility Lines.

- a. Data centers are typically fed power from the utility's transmission system directly to the data center site. Depending on the utility, transmission voltage is typically 69kV or greater. Transmission lines are typically installed overhead for safety and cost effectiveness.
- b. Permanent distribution lines on data center campuses are typically installed underground.
- c. Temporary overhead power distribution lines for construction power will likely be installed above-ground. It has not been determined how construction power will be constructed or served. Temporary lines, which look like standard utility distribution lines, provide power for the construction of buildings and the support of building operations. These lines shall remain in use until the permanent underground service from the on-site substation is operational, and building construction is completed. The

Temporary distribution equipment may be rerouted to serve additional construction sites or removed altogether by the electric utility.

- d. The transition from the transmission system is a switching station/substation, which may or may not be on the data center site. The switching station / substation is an integral use associated with the data center operations.

(8) Noise.

- a. Noise generated from the site shall meet the applicable noise ordinance requirements as established by the Minnesota Pollution Control Agency.
- b. Prior to the approval of a site plan, the applicant shall provide a noise study to demonstrate that the applicable noise levels will not be exceeded. At the time of site plan and building permit review, additional noise attenuation measures to ensure that MPCA noise rules are adhered to may be required.
- c. In addition to the foregoing, Applicant agrees to install physical sound attenuation on any mechanical equipment (including but not limited to ground supported barriers, earthen berms, mechanical screening or other attenuation techniques as specifically called out in subsequent sound studies) that is installed at a data center building located within 1,200 feet of any adjacent residential use and that is either (i) installed on the rooftop of such building or (ii) that is installed on the exterior side of such data center building and directly facing such adjacent residential uses, in each case unless a noise study demonstrates that there is no incremental noise from such mechanical equipment as a result of the foregoing installation locations.

- (9) Parking. 1 parking space / 1,000 sf of office use. Parking spaces are not required for designated data hall areas. Minimum parking may be modified based on a parking study provided with a site plan or building permit application, as applicable.

- (10) Substations shall be exempt from the design regulations of the MUCI Zoning District. Mechanical and electrical equipment will be housed in mechanical yards that are fenced and screened.

- a. The property may have outdoor mechanical and electrical equipment of size (not to exceed the aggregate building footprint), number, volume, and location to sufficiently serve the buildings and be in relational proximity to the buildings.
- b. Security fencing around a substation shall be setback a minimum of 30-feet from a property line adjacent to a residential zoned property. Any substation equipment shall be setback a minimum of 50-feet from a property line adjacent to a residential zoned property.

- (11) Private Communications Towers are permitted up to a maximum height of 80 feet and are subject to building setback requirements.

- (12) Maximum Lot Coverage of All Uses. There is no maximum lot coverage for all uses built in designated “developable area”.

- (13) Lighting. The maximum height of pole-mounted exterior lighting shall be eighteen feet (18’). All exterior lighting fixtures, including pole-mounted exterior lighting and building-mounted exterior lighting, shall be fully shielded with house side shields installed. Lighting shall not exceed .50 foot-candles at the interior edge of the Natural Buffer Area, as applicable. Lighting that is exempt from these

requirements includes temporary lighting and lighting provided for emergency or safety and security purposes as required by: the Building Code, Electrical Code, or otherwise within the City Code. Signage related to the authorized uses shall not be illuminated. The uplighting of buildings is prohibited. The maximum height of an building-mounted exterior light fixture shall be 35 feet in height, with exception of motion-activated security lighting.

- (14) Access: Primary access drives shall be a minimum of 250-feet from any directly abutting residential property line. This provision does not apply to residential properties that are separated by Right-of-Way.

**SECTION 2. SUMMARY PUBLICATION.** Pursuant to Minnesota Statutes Section 412.191, in the case of a lengthy ordinance, a summary may be published. While a copy of the entire ordinance is available for inspection and without cost by any person at the office of the City Clerk, the following summary is approved by the City Council and shall be published in lieu of publishing the entire ordinance.

This ordinance includes the following changes relating to Title 10, Chapter 5, Section 19:

- Establishes permitted and accessory uses for PUD-1 – Farmington Technology Park;
- Creates development standards for setbacks, natural buffers, landscaping, general design standards, building height, fence height, electric utility lines, noise, parking, substations, private communication towers, maximum lot coverage, and lighting.

**SECTION 3. EFFECTIVE DATE.** This ordinance shall be effective upon its passage and publication according to law.

Passed by the City Council of the City of Farmington, Minnesota, this 18<sup>th</sup> day of November 2024.

  
Joshua Hoyt, Mayor

ATTEST:

  
Shirley R Euecksler, City Clerk