



PRINCE WILLIAM
COUNTY

DPA2026-00006, Data Center Opportunity Zone Overlay District (DCOZOD)

All Magisterial Districts

Planning Office

April 23, 2026
Tony Alston



Background

- **Initiation:** The Board of County Supervisors initiated the amendments to the Data Center Opportunity Zone Overlay District and related sections to amend the data center uses permitted by right and by special use permit on March 3, 2026, by Resolution #26-125.
- **Timing:** County staff is directed to give the highest priority to this zoning text amendment with a target of bringing the final zoning text amendment back to the Board for a public hearing, Board consideration, and potential adoption in September 2026.
- **Content:** The Board desires that the revised ZTA, informed by staff and stakeholder input, remain substantially similar to and consistent with the intent of the originally initiated ZTA.

Existing Text - Uses

Zoning District	Existing Inside Overlay	Existing Outside Overlay
B-1, General Business	SUP	SUP
O(L), Office Low-Rise	By-right	SUP
O(H), Office High-Rise	By-right	SUP
O(M), Office Mid-Rise	By-right	SUP
O(F), Office Flex	By-right	SUP
M-1, Heavy Industrial	By-right	SUP
M-2, Light Industrial	By-right	SUP
M/T, Industrial/Transportation	By-right	SUP

Proposed Text - Uses

Zoning District	Inside Existing Overlay	Outside Existing Overlay	Inside Proposed Overlay	Outside Proposed Overlay
B-1, General Business	SUP	SUP	By-right	X
O(L), Office Low-Rise	By-right	SUP	By-right	X
O(H), Office High-Rise	By-right	SUP	By-right	X
O(M), Office Mid-Rise	By-right	SUP	By-right	X
O(F), Office Flex	By-right	SUP	By-right	X
M-1, Heavy Industrial	By-right	SUP	By-right	X
M-2, Light Industrial	By-right	SUP	By-right	SUP
M/T, Industrial/Transportation	By-right	SUP	By-right	X

New DCOZOD Boundary



Qualification (Sec. 32-509.02(2))

has accepted proffers **or proffered conditions which specify a data center(s) use** related to a rezoning or proffer amendment; I

the zoning administrator or other administrative officer has issued a written order, requirement, **decision, or determination regarding the permissibility of a data center use;** IV

has approved a preliminary subdivision plat, **preliminary site plan,** or plan of development for a data center(s); II

a **final site plan or final plat for a data center(s)** is filed with the designated County employee(s) and accepted by the designated County employee(s) for quality control; V
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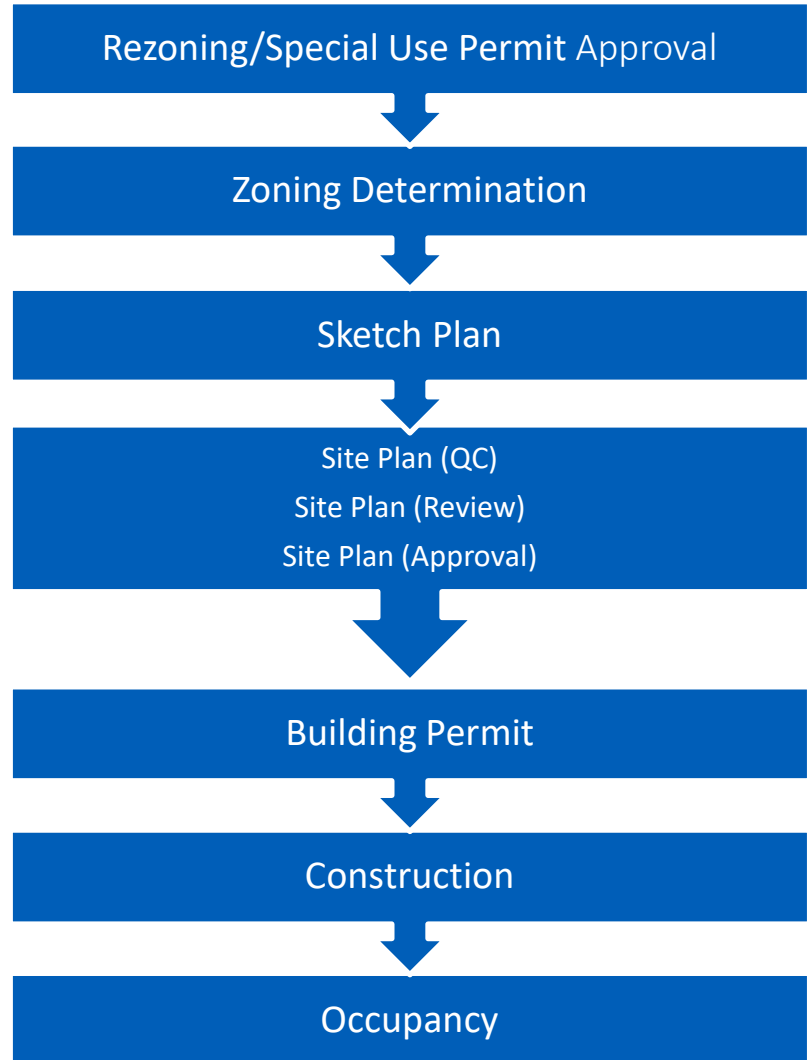
has approved a final site plan, final plat, or **final plan of development** for a data center(s); III

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Development Process



Other Text Changes

1. Sec. 32-509.01 – Purpose and Intent

- Section removed in full.

2. Sec. 32-509.02(1)

- **Deleted language** that allowed the Board to establish new Data Center Opportunity Zone Overlay Districts based on proximity to 115 kV transmission lines and office/industrial planning/zoning.

3. Sec. 32-509.02(2) – Limits on Overlay Expansion

- **Added prohibition** on any future map amendments to add properties to the Overlay.

4. FAR Increase Provision – Removed and Relocated

Deleted the provision allowing data centers outside the Overlay to request an FAR increase up to 1.0 through a Special Use Permit under **Sec. 32-509.02 (4.E)**.

Added new language in **Sec. 32-403.23(3)** stating that, as part of a Special Use Permit for a data center in the M-2 zoning district, an applicant may request an FAR increase pursuant to County Code Sec. 32-400.04(3).

Next Steps



Tentatively scheduling PC public hearing for June.

Tentatively scheduling BOCS public hearing for July.