

MOTION: GORDY

**June 9, 2026
Regular Meeting
Res. No. 26-374**

SECOND: BODDYE

**RE: INITIATE A ZONING TEXT AMENDMENT 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**

ACTION: APPROVED

WHEREAS, the Prince William Board of County Supervisors (Board) adopted the Data Center Opportunity Zone Overlay District (the DCOZOD) on May 17, 2016, and amended development standards within the DCOZOD on June 18, 2019; and

WHEREAS, nearly ten years have elapsed since the creation of the DCOZOD, and nearly seven years have elapsed since its development standards were amended; and

WHEREAS, sufficient time has passed for the Board to examine whether further changes to the DCOZOD are appropriate to address changing land use patterns; and

WHEREAS, in accordance with Virginia Code Sections 15.2-2285 and 15.2286, the Board may amend the Zoning Ordinance whenever it determines that public necessity, convenience, general welfare, and good zoning practice requires such change; and

WHEREAS, on March 3, 2026, by adoption of Resolution Number (Res. No.) 26-125, the Board initiated a zoning text amendment to the DCOZOD; and

WHEREAS, on May 19, 2026, the Board issued Directive DIR 26-11, which among other things, directed the County Executive and staff to stop work on the zoning text amendment which the Board initiated by adoption of Res. No. 26-125; and

WHEREAS, the Board desires to initiate a new zoning text amendment to the DCOZOD; and

WHEREAS, the Board finds that initiation and consideration of a zoning text amendment in a form and substance substantially similar to the attached draft is required by public necessity, convenience, general welfare, and good zoning practice; and

WHEREAS, the Board desires to initiate a zoning text amendment to amend the uses permitted by right and by special use permit in the DCOZOD in a form and substantially similar to the attached draft;

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NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby initiates a zoning text amendment to the Data Center Opportunity Zone Overlay District, County Code Sec. 32-509.01 *et seq.*, and any other related sections of the Zoning Ordinance to amend the data center uses permitted by-right and by special use permit, including corresponding DCOZOD map amendments, in a form and substance substantially similar to, and consistent with the intent of, the attached draft zoning text amendment, with changes if appropriate, including, but not limited to, based on the input of stakeholders;

BE IT FURTHER RESOLVED that 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;

BE IT FURTHER RESOLVED that the Board rescinds its initiation of the zoning text amendment which it initiated by adoption of Resolution Number 26-125 on March 3, 2026.

ATTACHMENT: Chapter 32 – Zoning Text Amendment (DRAFT)

Votes:

Ayes: Angry, Bailey, Boddye, Gordy, Jefferson, LaCroix, Stewart

Nays: None

Absent from Vote: Vega

Absent from Meeting: None

For Information:

County Executive
Planning Director
County Attorney

ATTEST: _____



Clerk to the Board

Chapter 32 - ZONING
ARTICLE V. - OVERLAY DISTRICTS
PART 509. DATA CENTER OPPORTUNITY ZONE OVERLAY DISTRICT

Sec. 32-509.01. Purpose and intent.

The Data Center Opportunity Zone Overlay District was created for the purpose of promoting development of data centers within areas of the County where there is existing infrastructure that could adequately support the proposed use. This District continues the County's efforts to attract and advance high-tech industrial development while limiting negative impacts to communities.

Sec. 32-509.02. Establishment of Data Center Opportunity Zone Overlay District.

1. ~~A Data Center Opportunity Zone Overlay District may be established by the Board of County Supervisors on lands in proximity to high voltage transmission lines of 115kv or more and planned or zoned for office or industrial uses.~~
2. ~~A Data Center Opportunity Zone Overlay District shall be created and amended by ordinance upon resolution of the Board of County Supervisors. The properties included in the Data Center Opportunity Zone Overlay District boundaries shall be set (i) using a map, (ii) pursuant to County Code Sec. 32-509.03(2), and (iii) pursuant to County Code Sec. 32-509.05. After [insert date of ordinance adoption], no request for an amendment(s) to the map to include a specific property(s) in the Data Center Opportunity Zone Overlay District boundaries shall be considered by the Board of County Supervisors.~~
- 3 2. Said District shall overlay the existing zoning district. The regulations and requirements of the underlying zoning district and the Data Center Opportunity Zone Overlay District shall both apply, provided however, that when the regulations applicable to ~~the Data Center Opportunity Zone Overlay District~~ this Section 32-509.02 conflict with the regulations of an underlying zoning district, the ~~Data Center Opportunity Zone Overlay District~~ regulations of this Section 32-509.02 shall apply.
- 4 3. Data Center Design Standards. Data Centers shall meet the following design guidelines:
 - (A) Principal building façades. Principal building façades shall include all building façades that face adjacent major arterials or interstates. When a building has more than one principal façade, such principal building façades shall be consistent in terms of design, materials, details, and treatment. Principal building façades associated with new construction shall meet the following standards:
 - (1) Principal building façades shall avoid the use of undifferentiated surfaces by including at least two of the following design elements:
 - a. change in building height;
 - b. building step-backs or recesses;
 - c. fenestration;
 - d. change in building material, pattern, texture, color; or
 - e. use of accent materials.
 - (B) Screening of mechanical equipment. In order to minimize visibility from adjacent roads and adjacent properties, ground level and roof top mechanical equipment shall be screened from major arterials, interstates and abutting residentially zoned or planned properties. This screening may be provided by a principal building or existing vegetation that will remain on the property or is within a landscaping/buffer easement on an adjacent property. Mechanical equipment not screened by a principal building or existing vegetation shall be screened by a visually solid fence, screen wall or panel, parapet wall, or

other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building. Notwithstanding the requirements of this section, mechanical equipment located in a manner found to have no adverse impact on adjacent roads and adjacent properties, as determined by the Planning Director, shall not be required to be screened.

- (C) Buffer yard requirement. A buffer yard is required in order to screen the data center from adjacent residentially zoned or planned properties. In lieu of the buffer yard requirement in DCSM Section 800, any side/rear yard abutting property that is not planned or developed with commercial or industrial uses shall include a buffer yard required plantings installed on an earthen berm that has a minimum height of six (6) feet and a slope not steeper than 2:1, planted to a type C DCSM buffer standard. The buffer yard plantings shall be installed in accordance with the requirements of the DCSM. Notwithstanding the requirements of this section, use of natural topography and preservation of existing vegetation, supplemented by new vegetation, if needed, or on the outside of a six foot tall solid fence, may be substituted for the above requirements when found by the Planning Director to provide visual screening from adjacent land uses at the density, depth, and height equivalent to the buffer yard with earthen berm.
- (D) Fencing. Fencing of the property is permitted, provided that fencing along public or private streets is not chain-link, with or without slatted inserts, and does not include barbed wire or other similarly visibly intrusive deterrence device. Chain-link fencing or barbed wire fencing are prohibited along public or private street frontages. This fencing allowance does not relieve a property owner from complying with all fire and access code requirements. The Planning Director may allow for alternative compliance with this requirement, provided the applicant demonstrates that the fencing visibility is reduced, through the use of landscaping and other methods to reduce visibility. Examples of permitted fencing include the following:



- (E) Data Centers are permitted an increased FAR, within the Data Center Opportunity Zone Overlay District, up to 1.0 FAR provided all other development standards (excluding FAR limitations) for the underlying district are met and only if the data center(s) is permitted pursuant to County Code Sec. 32-509.03(2). ~~Data center outside of the Data Center Opportunity Zone Overlay District may request an increase in FAR through a special use permit process, as described and allowed in Section 32-400.04 of the Zoning Ordinance.~~
- (F) Substations. Substations shall be screened from adjacent major roads or residentially zoned/planned properties as follows:
- (1) Ten-foot-tall opaque fencing facing residentially zoned/planned properties.
 - (2) All other buffering and landscaping requirements of the DCSM shall still apply.
- (G) Building façades facing County registered historic site Manassas Battlefield Park. Building façades facing Manassas Battlefield Park, that are visible from viewshed anchors as identified in the Manassas Battlefields Viewshed Preservation Study, shall be non-reflective and dark green or dark brown in color. The Planning Director may approve other

colors provided the colors are demonstrated to be earth tones that will help the building façade blend into the tree line.

Sec. 32-509.03. Uses permitted by right.

1. All non-data center uses permitted by right in the underlying zoning district shall be permitted in the Data Center Opportunity Zone Overlay District.

2. Data centers shall be permitted by right in the Data Center Opportunity Zone Overlay District in the O(L), O(H), O(M), O(F), M-1, M-2, and M/T zoning districts and in designated office or industrial land bays in the PBD and PMD district only if:

(i) the Board of County Supervisors has accepted proffers or proffered conditions which specify a data center(s) use related to a rezoning or proffer amendment by [insert date of ordinance adoption], the applicant relies in good faith on the rezoning or proffer amendment, and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of the specific project;

(ii) the designated County agent has approved a preliminary subdivision plat, preliminary site plan, or plan of development for a data center(s) by [insert date of ordinance adoption] and the applicant diligently pursues approval of the final plat or final site plan within a reasonable period of time under the circumstances, the applicant relies in good faith on the approval, and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of the specific project;

(iii) the designated County agent has approved a final site plan, final plat, or final plan of development for a data center(s) by [insert date of ordinance adoption], the applicant relies in good faith on the approval, and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of the specific project;

(iv) the zoning administrator or other administrative officer has issued a written order, requirement, decision, or determination regarding the permissibility of a data center use that is no longer subject to appeal and no longer subject to change, modification, or reversal under Virginia Code § 15.2-2311(C), the applicant relies in good faith on the written order, requirement, decision, or determination, and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of the specific project; or

(v) a rezoning, special use permit, proffer amendment, an application for a public facilities review for an electric substation, or other legislative application; 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 review purposes by 11:59 P.M. on [90 calendar days from date of ordinance adoption] and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of said rezoning, special use permit, proffer amendment, application for a public facilities review for an electric substation, or other legislative application; final site plan; or final plat approval.

Sec. 32-509.04. Secondary uses.

All permitted secondary uses in the underlying zoning district shall be permitted in the Data Center Opportunity Zone Overlay District.

Sec. 32-509.05. Uses permitted by Special Use Permit.

1. All permitted non-data center special uses in the underlying zoning district shall be permitted by special use permit in the Data Center Opportunity Zone Overlay District.

2. Unless otherwise permitted pursuant to County Code Sec. 32-509.03(2), data centers shall be permitted in the B-1, O(L), O(H), O(M), O(F), M-1, M-2, and M/T zoning districts and in designated office or industrial land bays in the PBD and PMD district by special use permit.

Sec. 32-509.06. Prohibited Districts.

Data centers shall be prohibited in agricultural, residential, PMR, B-2, B-3, and V districts.

Sec. 32-401.13. - Special uses.

The following uses shall be permitted in the B-1 District with a Special Use Permit: . . .

10. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the B-1 zoning district, an applicant may request, and the Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

Sec. 32-402.11. - Uses permitted by right.

The following uses shall be permitted by right in the O(L) District: . . .

6. Data Center within the Data Center Opportunity Zone Overlay District only if permitted pursuant to County Code Sec. 32-509.03(2).

Sec. 32-402.13. - Special uses.

The following uses shall be permitted in the O(L) District with a Special Use Permit: . . .

4. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the O(L) zoning district, an applicant may request, and the Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

Sec. 32-402.21. - Uses permitted by right.

The following uses shall be permitted by right in the O(H) District: . . .

6. Data Center within the Data Center Opportunity Zone Overlay District only if permitted pursuant to County Code Sec. 32-509.03(2).

Sec. 32-402.23. - Special uses.

The following uses shall be permitted in the O(H) District with a Special Use Permit: . . .

3. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the O(H) zoning district, an applicant may request, and the Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

Sec. 32-402.31. - Uses permitted by right.

The following uses shall be permitted by right in the O(M) District: . . .

6. Data Center within the Data Center Opportunity Zone Overlay District only if permitted pursuant to County Code Sec. 32-509.03(2).

Sec. 32-402.33. - Special uses.

The following uses shall be permitted in the O(M) District with a Special Use Permit: . . .

3. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the O(M) zoning district, an applicant may request, and the

Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

Sec. 32-402.41. - Uses permitted by right.

The following uses shall be permitted by right in the O(F) District: . . .

8. Data Center within the Data Center Opportunity Zone Overlay District only if permitted pursuant to County Code Sec. 32-509.03(2).

Sec. 32-402.43. - Special uses.

The following uses shall be permitted in the O(F) District with a Special Use Permit: . . .

3. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the O(F) zoning district, an applicant may request, and the Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

Sec. 32-403.11. - Uses permitted by right.

The following uses shall be permitted by right in the M-1 District: . . .

19. Data Center within the Data Center Opportunity Zone Overlay District only if permitted pursuant to County Code Sec. 32-509.03(2).

Sec. 32-403.13. - Special uses.

The following uses shall be permitted in the M-1 District with a Special Use Permit, including any other manufacturing, processing or wholesaling use not otherwise permitted by this chapter; including any use involving the storage of petroleum, propane or natural gas products or hazardous materials. . . .

3. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the M-1 zoning district, an applicant may request, and the Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

Sec. 32-403.21. - Uses permitted by right.

The following uses shall be permitted by right in the M-2 District: . . .

13. Data Center within the Data Center Opportunity Zone Overlay District only if permitted under County Code Sec. 32-509.03(2).

Sec. 32-403.23. - Special uses.

The following uses shall be permitted in the M-2 District with a Special Use Permit: . . .

3. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the M-2 zoning district, an applicant may request, and the Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

Sec. 32-403.31. - Uses permitted by right.

The following uses shall be permitted by right in the M/T District. . . .

21. Data Center within the Data Center Opportunity Zone Overlay District only if permitted pursuant to County Code Sec. 32-509.03(2).

Sec. 32-403.33. - Special uses.

The following uses shall be permitted in the M/T District with a Special Use Permit, including any other manufacturing, processing, or wholesaling use not otherwise permitted by this chapter, including any use involving the storage of petroleum, propane or natural gas products or hazardous materials. . . .

3. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the M/T zoning district, an applicant may request, and the Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

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