ORDINANCE NO. 2026-33

Introduced by: Monty Tapp

AN ORDINANCE ESTABLISHING A TEMPORARY MORATORIUM ON THE ACCEPTANCE AND PROCESSING OF APPLICATIONS FOR ZONING, OCCUPANCY, CONDITIONAL USE AND/OR BUILDING PERMIT APPROVALS FOR NEW DATA CENTERS IN ALL ZONING DISTRICTS IN THE CITY OF HURON FOR A PERIOD OF ONE (1) YEAR TO ALLOW FOR STUDY AND DEVELOPMENT OF APPROPRIATE REGULATIONS; AND DECLARING AN EMERGENCY.

WHEREAS, in accordance with the Constitution of the State of Ohio and the pertinent provisions of the Ohio Revised Code, the City of Huron has the power to enact planning and zoning laws that are intended to protect the health, welfare and safety of the citizens of the City; and

WHEREAS, the City is authorized by Article 18, Section 3 of the Ohio Constitution to regulate land use in furtherance of the public health, safety, and welfare, including by establishing policies that control certain land uses in furtherance of sound development strategies; and

WHEREAS, the City of Huron has recently been made aware of data centers and similar high-intensity computing facilities and recognizes that such uses are increasing in prevalence regionally and nationally; and

WHEREAS, City Council finds the need for a comprehensive and deliberate evaluation of data centers and similar uses before permitting such development within the City; and

WHEREAS, City Council further finds that the City's current zoning code does not specifically address data centers or establish performance standards tailored to their unique characteristics, including but not limited to high electrical demand, continuous operations, and specialized cooling and mechanical systems; and

WHEREAS, City Council recognizes that potential uses within the City, including but not limited to physical facilities housing high-intensity computing operations, and/or networking equipment used for high-intensity data processing storage and/or transmission, may share some operational characteristics with data centers (all of which shall hereinafter be referred to as "Data Centers"), and that it is necessary to evaluate how such uses should be defined, classified, and regulated in a consistent and rational manner; and

WHEREAS, City Council finds that immediate and unregulated establishment of such uses prior to completion of a review could result in development patterns or infrastructure demand that are inconsistent with the City's long-term planning objectives; and

WHEREAS, City Council desires to enact a moratorium on accepting for filing and consideration and/or issuing zoning and/or occupancy permits for any building, structure, use or change of use that involves Data Centers as a principal use in the City for a period of one (1) year; and

WHEREAS, City Council further finds that establishing a defined period for study and review will allow the City to adopt clear, consistent, and legally defensible regulations governing Data Centers and similar uses.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HURON, OHIO:

Section 1. The Council of the City of Huron hereby approves a temporary moratorium, for a period of one (1) year from the effective date of this Ordinance, that the City shall not accept or process any applications for zoning, occupancy, conditional use and/or building permit approvals for Data Centers (as defined above) in any zoning district in the City and further shall not issue any such approval during said period.

Section 2. It is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public health, safety and welfare of the City, and for the further reason that it is immediately necessary to permit the City Administration, Council and Planning Commission necessary time to undertake a review of the City of Huron Zoning Code and possible amendment thereof relative to the location and approval process for data centers. Therefore, this Ordinance shall be in full force and effect from and immediately after passage and approval by the Mayor.

Monty Tapp, Mayor

ATTEST: _____
Clerk of Council

ADOPTED: 10 NOV 2026