

**ADOPTED**

**SEP 09 2025**

**Board of Supervisors  
James City County, VA**

**ORDINANCE NO. 31A-364**

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 24, ZONING, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, BY AMENDING ARTICLE I, IN GENERAL, SECTION 24-2, DEFINITIONS; AND BY AMENDING ARTICLE V, DISTRICTS, DIVISION 11, LIMITED BUSINESS/INDUSTRIAL DISTRICT, M-1, SECTION 24-411, USE LIST; DIVISION 12, GENERAL INDUSTRIAL DISTRICT, M-2, SECTION 24-436 USE LIST; DIVISION 15, MIXED USE DISTRICT, MU, SECTION 24-518 USE LIST; AND DIVISION 17, ECONOMIC OPPORTUNITY DISTRICT, EO, SECTION 24-536.4 USE LIST.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 24, Zoning, is hereby amended and reordained by amending Article I, In General, Section 24-2, Definitions; and by amending Article V, Districts, Division 11, Limited Business/Industrial District, M-1, Section 24-411, Use list; Division 12, General Industrial District, M-2, Section 24-436 Use list; Division 15, Mixed Use District, MU, Section 24-518, Use list; and Division 17, Economic Opportunity District, EO, Section 24-536.4 Use list.

**ARTICLE I. IN GENERAL**

**Sec. 24-2. Definitions.**

Data center. An establishment or facility used for the storage, management, processing, and transmission of digital data, which may include the housing of computer and/or network equipment systems, servers, appliances, and other associated equipment or components related to digital data operation. Supporting equipment may include, but not limited to, back-up batteries and power generators, air handlers, water cooling and storage facilities, utility substation, and other associated utility infrastructure to support operation. This definition does not include server rooms or information technology infrastructure that is accessory to the principal use of the site. Further, this definition does not include an establishment or facility used to mine cryptocurrency.

**Division 11. Limited Business/Industrial District, M-1**

**Sec. 24-411. Use list.**

Reference section 24-11 for special use permit requirements for certain commercial uses and exemptions.

In the Limited Business/Industrial District, M-1, buildings to be erected or land to be used shall be for one or more of the following or similar uses:

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Commercial Uses	<del>Data processing centers</del>	P	

**Division 12. General Industrial District, M-2**

**Sec. 24-436. Use list.**

Reference section 24-11 for special use permit requirements for certain commercial uses and exemptions.

In the General Industrial District, M-2, buildings to be erected or land to be used shall be for one or more of the following or similar uses:

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Commercial Uses	<del>Data processing centers</del>	P	
Industrial Uses	Data centers		<u>SUP</u>

**Division 15. Mixed Use District, MU**

**Sec. 24-418. Use list.**

In the mixed use districts, all structures to be erected or land to be used shall be for one or more of the following uses:

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Commercial Uses	<del>Data processing centers</del>	P	

**Division 17. Economic Opportunity District, EO**

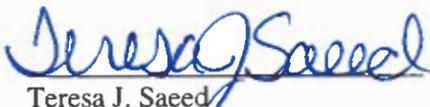
**Sec. 24-536.4. Use list.**

In economic opportunity districts, all structures to be erected or land to be used shall be for one or more of the following uses:

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Commercial Uses	<del>Data processing centers</del>	P	

  
James O. Icenhour, Jr.  
Chair, Board of Supervisors

ATTEST:

  
Teresa J. Saeed  
Deputy Clerk to the Board

	VOTES			
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
HIPPLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NULL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LARSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MCGLENNON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ICENHOUR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Adopted by the Board of Supervisors of James City County, Virginia, this 9th day of September, 2025.

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