



Phase 1: Project Plan for Data Center Standards & Locations

Data Center Standards and Location Phase 1: CPAM-2024-0001 and ZOAM-2024-0001

On March 18, 2025, the Loudoun County Board of Supervisors approved the Data Center Standards and Locations Phase 1 Comprehensive Plan Amendment (CPAM-2024-0001) designating data centers a conditional use in the 2019 General Plan, and a Zoning Ordinance Amendment (ZOAM-2024-0001), requiring Special Exception (SPEX) approval for data center uses in the Industrial Park (IP), General Industry (GI), and Mineral Resources-Heavy Industry (MR-HI) zoning districts.

Grandfathering Resolution

The Board also adopted a Grandfathering Resolution. This resolution outlines rules under which certain data center applications accepted prior to February 12, 2025, may continue to be reviewed and processed without obtaining SPEX approval for a data center use.

- [Read the adopted Grandfathering Resolution \(PDF\).](#)

Application Pathway Guide: Understanding the Data Center ZOAM and Grandfathering Resolution

To help applicants navigate the new Zoning Ordinance provisions and Grandfathering Resolution, the county has developed a resource intended to clarify how the ZOAM and the Grandfathering Resolution should be applied. It outlines key decision points and scenarios to assist applicants in determining whether their applications will need to obtain a SPEX approval for a data center use.

- [Read the Application Pathway Guide \(PDF\).](#)

Please note: The guide is an illustrative tool. The specific outcome for any project will depend on its individual circumstances. In the event of any discrepancy, the Loudoun County Zoning Ordinance and the adopted Grandfathering Resolution prevail over the Application Pathway Guide.

Phase 2: Data Center Standards & Locations

On September 16, 2025, the Loudoun County Board of Supervisors approved the Data Center Standards and Locations Phase 2 Project Plan. Phase 2 is intended to identify and mitigate anticipated data center compatibility issues through the Special Exception (SPEX) process.

Phase 2 will consider evolving industry operational needs and seek to appropriately mitigate adverse impacts without unduly burdening existing data centers or hindering appropriate redevelopment and reinvestment.

The project will focus on Comprehensive Plan changes that address emerging industry needs, assess guidance for evaluating data centers as a conditional use, address utility substation definition and policy, consider energy opportunities and clean up language to align with the approval of Phase 1.

Staff will also review and potentially revisit some use-specific standards for data centers and utility substations, review building height rules, onsite power generation and energy storage, noise, parking and the deletion of the Urban Employment Zoning District. This project is not anticipated to consider changes to the Loudoun County Comprehensive Plan maps or the zoning maps.

Public Comment

Members of the public may provide comments to Department of Planning and Zoning staff at any time using the online comment form below. Input provided to staff is typically incorporated into staff reports that are published online ahead of Planning Commission and Board of Supervisors public hearings.

[Submit an online comment to staff about Phase 2 of the Data Center Standards and Locations project.](#)