

CITY COUNCIL

READ FILE COVER SHEET

Subject: **Ordinance 1219 concerning Amending Chapter 205 Zoning regarding Data Centers**

(Public Hearing)

Date: **4/27/2026**

Notice: Any comments made after 5:00 p.m. on the Thursday before the Council Meeting will not be seen in the agenda packet.

- Purpose:
- FYI
 - Read and Comment as Needed**
 - Action Required by May 18, 2026**
 - In Confidential File Drawer

Approve:

Johnny Boker Yes No No Comment
Comment: _____

Casi Boyer Yes No No Comment
Comment: _____

Matthew Ellis Yes No No Comment
Comment: _____

Vicki Jones Yes No No Comment
Comment: _____

Jim Ringsaker Yes No No Comment
Comment: _____

Tammy Lynn Schneegas Yes No No Comment
Comment: _____

Note: N/A

CITY COUNCIL
OF
HAVRE DE GRACE, MARYLAND

ORDINANCE NO. 1219

Introduced by _____ Council Member Jones

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL OF HAVRE DE GRACE, MARYLAND, ADOPTED PURSUANT TO THE AUTHORITY OF ARTICLE XI-E OF THE MARYLAND CONSTITUTION, AND THE LAND USE ARTICLE AND THE LOCAL GOVERNMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AND SECTIONS 33 AND 34 OF THE HAVRE DE GRACE CITY CHARTER TO AMEND CITY CODE CHAPTER 205 ZONING REGARDING DATA CENTERS

On: April 20, 2026

at: 7:00 p.m.

Ordinance introduced, read first time, ordered posted and public hearing scheduled.

PUBLIC HEARING

Public Hearing is scheduled for May 18, 2026 at 7:00 p.m.

EXPLANATION
Underlining indicates matter added to existing law.
[Bold Brackets] indicate matter deleted from existing law.
Amendments proposed prior to final adoption will be noted on a separate page with line references or by handwritten changes on the draft legislation.

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32 **WHEREAS**, the Mayor and City Council of Havre de Grace (the "City") have the authority to
33 adopt and amend zoning regulations to promote the health, safety, and general welfare of the
34 community and to implement the goals of the City’s Comprehensive Plan; and

35 **WHEREAS**, the City has observed a regional and national increase in the development of "Data
36 Centers" – large-scale facilities dedicated to housing computer servers and telecommunications
37 equipment, which present unique challenges to municipal infrastructure and land-use planning;
38 and

39 **WHEREAS**, the City finds that Data Centers are characterized by high-intensity consumption of
40 electrical power and water for cooling systems, which may strain local utility capacities; and

41 **WHEREAS**, the City recognizes that Data Centers typically occupy large physical footprints that
42 lacks compatibility with the City’s historic and scenic character; and

43 **WHEREAS**, the Mayor and City Council have determined that the placement of Data Centers in
44 the Residential Office (R-O), Residential Business (R-B), and Mixed Office/Employment (MOE)
45 districts is fundamentally incompatible with the intended transition-zone character and pedestrian-
46 oriented goals of these areas; and

47 **WHEREAS**, the City has further determined that the limited inventory of Commercial (C) and
48 Industrial (I) land within Havre de Grace should be preserved for uses that generate robust
49 economic development opportunities without being a strain on the City’s water and energy
50 resources;

51 **NOW THEREFORE**, it is determined, decided, and ordained by the City Council that six
52 amendments to the City Zoning Code Section 205 are adopted and approved as follows:

53 (1) Add the following definition in alphabetical order to City Code §205-13 Definitions:

54 DATA CENTER - any facility that primarily contains electronic equipment used to process,
55 store, and transmit digital information, which may be (A) a free-standing structure; or (B) a
56 facility within a larger structure, that uses environmental control equipment to maintain the
57 proper conditions for the operation of electronic equipment.
58

59 (2) Add the following new subsection as City Code 205-25.1 Prohibited Uses under Article VI –
60 RO Residential Office District:

61 § 205-25.1 Prohibited Uses

62 A. The following uses are prohibited in the RO Residential Office District:

63 (1) Data Centers.
64

65 (3) Amend the City Code 205-28.1 Prohibited Uses under Article VII – RB Residential Business
66 District by adding new subsection (8):

67 205-28.1. Prohibited uses

68 A. The following uses are prohibited in the RB/Residential Business zoning
69 district. Uses listed below that are currently operating at the time this law is
70 passed will be considered nonconforming:

112 Introduced/First Reading: 4/20/2026
113 Public Hearing: 5/18/2026 (scheduled)
114 Second Reading/Adopted:

115
116 Effective Date:

117
118 In accordance with the provisions of Maryland Annotated Code Land Use Article §4-203 and the
119 City Charter requirements, this ordinance shall become effective no earlier than ten days after the
120 close of the public hearing on the Zoning Code amendments set forth herein.
121

Public Hearing