Community Compute & Energy Park Ordinance

A dual-pitch municipal framework: lowers resident electric and property-tax bills with ring-fenced grid tariffs and zero-evaporation cooling while giving compute builders fast by-right siting.

WHAT IT DOES

Replaces secretive industrial data centers with a pre-mapped Compute-Energy Overlay: ring-fenced grid tariffs, household electric credits, closed-loop cooling, and 75-day ministerial permits.

PREEMPTION STATUS

Cities control zoning and municipal utility rates directly. Investor-owned utility tariffs sit with State PUCs.

WHO CAN ADOPT IT

Towns, suburbs, and rural counties fielding hyperscale or AI compute proposals, plus public power utilities and industrial corridor boards.

30-SECOND COUNCIL PITCH

Residents reject data centers when they get higher power bills and secret NDAs; builders hate 24-month moratorium fights. This dual-pitch ordinance puts a visible electric-bill credit on every household statement in exchange for 75-day by-right overlay approval.

1. WHY ORDINARY FAMILIES NEED THIS REFORM

Between 2024 and 2026, the old municipal data-center deal collapsed. Unconditional by-right industrial zoning, 20-year tax giveaways, and secretive project NDAs drove $64 billion in blocked or delayed projects from May 2024 to March 2025, climbing past $130 billion per quarter by early 2026 (Data Center Watch). Even Loudoun County, Virginia, which collects over $1 billion a year in data-center revenue, ended by-right siting in March 2025 after Virginia's JLARC audit warned unbuffered load growth could add $14 to $37 a month to ordinary residential electric bills.

Calling a server warehouse an 'innovation campus' while keeping secret NDAs and residential rate risk fools nobody. A durable Community Compute and Energy Park ordinance fixes both halves of the deal at once. Towns get ironclad grid-cost shields, a visible monthly credit on family electric bills, zero evaporative water drain, and heated civic infrastructure. Compute builders get pre-vetted overlay parcels, transparent cost terms, flexible-load tariff credits, and binding 60-to-90-day ministerial permits with genuine local backing.

2. JURISDICTION & PREEMPTION BOUNDARIES

CITY UNILATERAL

Overlay zoning districts, residential/transit buffers, 60-to-90-day ministerial shot clocks, closed-loop cooling caps, Class 1 dBA/dBC acoustic standards, municipal utility large-load tariffs, franchise-fee residential credits, waste-heat stub-outs, and municipal anti-NDA bans.

STATE ENABLING / CHECK

Investor-owned utility (IOU) electric rates sit with State Public Utility Commissions (e.g., Dominion GS-5 in VA, AEP Ohio DCT, GA PSC, OR HB 3546 POWER Act). Cities served by IOUs require proof of state-approved large-load cost protection as a zoning condition. Watch state levy caps (e.g., IA SF 2472) and state 'right to compute' preemption bills.

FEDERAL FLOOR

FERC regulates interstate wholesale transmission; municipal electric utilities must also observe IRS tax-exempt bond private-use rules (APPA 2026 guidance) when structuring dedicated substation financing. Backup diesel generators must satisfy EPA / state Clean Air permits.

3. PRE-RESOLVED LOCAL PARAMETER PRESETS

Bracketed Parameter	Small Town (<15k)	Mid-Size (15k-100k)	Metro (>100k)
`[Large-Load Threshold]`	>= 10 MW	>= 20 MW	>= 25 MW
`[Residential / School Buffer]`	1,000 ft	1,500 ft	2,640 ft (Atlanta model)
`[Overlay Shot Clock]`	60 calendar days	75 calendar days	90 calendar days
`[Take-or-Pay Tariff Term]`	12 yr / 85% min demand	14 yr / 85% min demand	15 yr / 90% min demand
`[Franchise / Bill Credit]`	3% fee / 35% to bills	4% fee / 30% to bills	5% fee / 25% to bills
`[Property-Line Sound Cap]`	50 dBA / 60 dBC	50 dBA / 58 dBC	45 dBA / 55 dBC

4. OPERATIVE ORDINANCE SUMMARY (SEVERABILITY INCLUDED)

Article 1. Compute-Energy Overlay & Fast-Track Ministerial Siting (The Builder Pitch) CITY UNILATERAL

Section 1.1 Pre-vetted corridor only. Facilities >= `[20]` MW or >= `[25,000]` sq ft are removed from general industrial by-right lists and sited inside a council-mapped Compute-Energy Overlay District adjacent to high-voltage substations or brownfields, at least `[1,500]` feet from residential zones and schools.

Article 2. Ring-Fenced Large-Load Tariff & Direct Household Electric Credit (The Town Pitch) MUNI UTILITY / PUC CHECK

Section 2.1 Zero ratepayer cross-subsidy. Before building permit issuance, the operator executes a Large-Load Service Agreement (under `[City]` utility tariff or state PUC docket) locking a `[14]`-year term, `[85]`% minimum monthly billing demand, `[$1.5M/MW]` letter of credit, and 100% upfront Contributions in Aid of Construction (CIAC) for dedicated substations and feeder upgrades.

Article 3. Closed-Loop Cooling & Class 1 Acoustic Enforcement CITY UNILATERAL

Section 3.1 Zero evaporative water drain. Open-loop evaporative cooling towers are barred in water-stressed basins. Facilities must use closed-loop liquid or air-cooled systems (direct-to-chip or dry coolers), disclose all cooling biocides, and stay under `[City]`'s Large Water User threshold.

Article 4. Waste-Heat Reuse Stubs, Grid Resilience & Civic Compute CITY UNILATERAL

Section 4.1 Thermal-ready boundary stub. Every facility >= 1 MW submits a Waste-Heat Cost-Benefit Analysis and installs insulated heat-exchanger stub-outs at the parcel line (25-35 C air-cooled loops for greenhouses or 50-90 C liquid-cooled loops for municipal pools, district heating, or wastewater digesters).

Article 5. Anti-NDA Public Transparency & Severability CITY UNILATERAL

Section 5.1 Zero-secret covenant. No `[City]` official, utility director, or economic-development authority may sign a non-disclosure agreement concealing peak MW load, peak-day water demand, backup generator air permits, or total tax-abatement and PILOT math. Full figures publish `[45]` days before any Council vote.

5. FISCAL & STAFFING CAPACITY NOTE

Highly net-positive when ring-fenced correctly: Loudoun County averages ~$26 in tax revenue per $1 of municipal service cost, and Prineville (~11,000 residents) collects roughly $12M/year in franchise fees. Upfront 100% CIAC and $1.5M/MW collateral insulate local taxpayers from stranded substation debt; capping single-sector reliance protects the general fund against hardware depreciation cycles.

6. FORWARD / ADAPT THIS BRIEF

Email Subject: 2-page brief: Community Compute Park deal (lower family power bills + clear siting)

AI Code Adaptation: Paste `https://familyflourishing.org/ordinance/md/community-compute-park.md` into Claude, Gemini, or ChatGPT and ask it to map brackets to your municipal code and state preemption rules.

7. PRIMARY-SOURCE STATUTORY & EMPIRICAL CITATIONS

- **Virginia JLARC (2024); Dominion Energy GS-5 (PUR-2025-00058); AEP Ohio DCT (24-0508-EL-ATA):** Projected residential bill impacts and ring-fenced 12-to-15-year large-load take-or-pay tariffs.
- **Data Center Watch (2025-2026); Loudoun County ZOAM-2024-0001; Atlanta Ord. 24-O-1222:** Documented project blockages ($64B to $130B+/qtr) and repeal of unconditional by-right industrial siting.
- **Prineville, OR Franchise Agreement; Tucson Ord. 12272; Chandler Ord. 5033; Prince William Ch. 14:** Franchise-fee revenue sharing (~$12M/yr), water caps, and Class 1 dBA/dBC acoustic standards.
- **Cheyenne PLTA-26-5 & Maryland EO 01.01.2026.16:** Municipal and state bans on data-center non-disclosure agreements.
- **EPRI DCFlex / Flex MOSAIC (2026); APPA Public Power Framework (Oct. 2026); NREL/TP-5500-96700:** Flexible load curtailment, tax-exempt bond rules, and waste-heat district integration.