BALTIMORE CITY COUNCIL
LAND USE & TRANSPORTATION COMMITTEE

Mission Statement

On behalf of the Citizens of Baltimore City, the Land Use & Transportation Committee is committed to shaping a reliable, equitable, and sustainable future for Baltimore's land use and transportation systems. Through operational oversight and legislative action, the committee aims to develop and support lasting solutions grounded in principles of good governance.

The Honorable Ryan Dorsey

CHAIR

PUBLIC HEARING

5/7/2026

9:00 AM
CLARENCE "DU" BURNS COUNCIL CHAMBERS

26-0158

Data Center Moratorium

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Brandon M. Scott – Mayor
Zeke Cohen – Council President

Office of Council Services
Nancy Mead – Director
100 Holliday Street, Room 415
Baltimore, MD 21202

LAND USE & TRANSPORTATION COMMITTEE

The Honorable Ryan Dorsey
CHAIR

Bill Hearing

26-0158
Data Center Moratorium

Sponsor: Council President Zeke Cohen
Purpose: FOR the purpose of establishing a data center as a prohibited use Citywide; defining certain terms; making conforming changes; providing for a special effective date; and providing for the termination of certain provisions of this Ordinance.

REPORTING AGENCIES

Law Department	**Approve for form & sufficiency**
Department of Finance	**Does not oppose**
Planning Commission	**Amend and approve**
Department of Transportation	**No recommendation**
Board of Municipal and Zoning Appeals	**No recommendation**
Department of Housing & Community Development	**Favorable with Amendment**
Commission on Sustainability	**Favorable**
The Baltimore Development Corporation	**Favorable**
Office of Equity & Civil Rights	**No referred – but submitting a report – favorable w/ amendment**

BACKGROUND

City Law

The Baltimore City Zoning Code (Article 32) regulates how land may be used within City limits. This includes those uses that are not permitted in the City of Baltimore. Article 32 1-209(b) includes

prohibited uses such as nuclear power plants or crude oil terminals. These uses are defined under subtitle 3 of this section.

Bill Overview

This bill, if enacted, would:

1. Define a data center for the purposes of the City's Zoning Code as a facility or portion of a facility that:
    a. Is used for remote storage, processing, and distribution of data
    b. Is capable of using 10 megawatts or more of electricity
2. Adds data centers to the list of prohibited uses within City Limits
3. Provides a 1-year timeline, at the end of which, unless the Council and Mayor take additional action, the force and effect of this ordinance would be terminated

Data Center Overview

The tech firm CISCO defines a data center as "…a physical facility that organizations use to house their critical applications and data. A data center's design is based on a network of computing and storage resources that enable the delivery of shared applications and data.". These centers are essentially large warehouses with a great deal of technological infrastructure, including servers & power systems. The physical construction of the facility is variable but will require HVAC systems (particularly cooling systems) & fire suppression systems. They may be classified in a number of ways, including:[1]

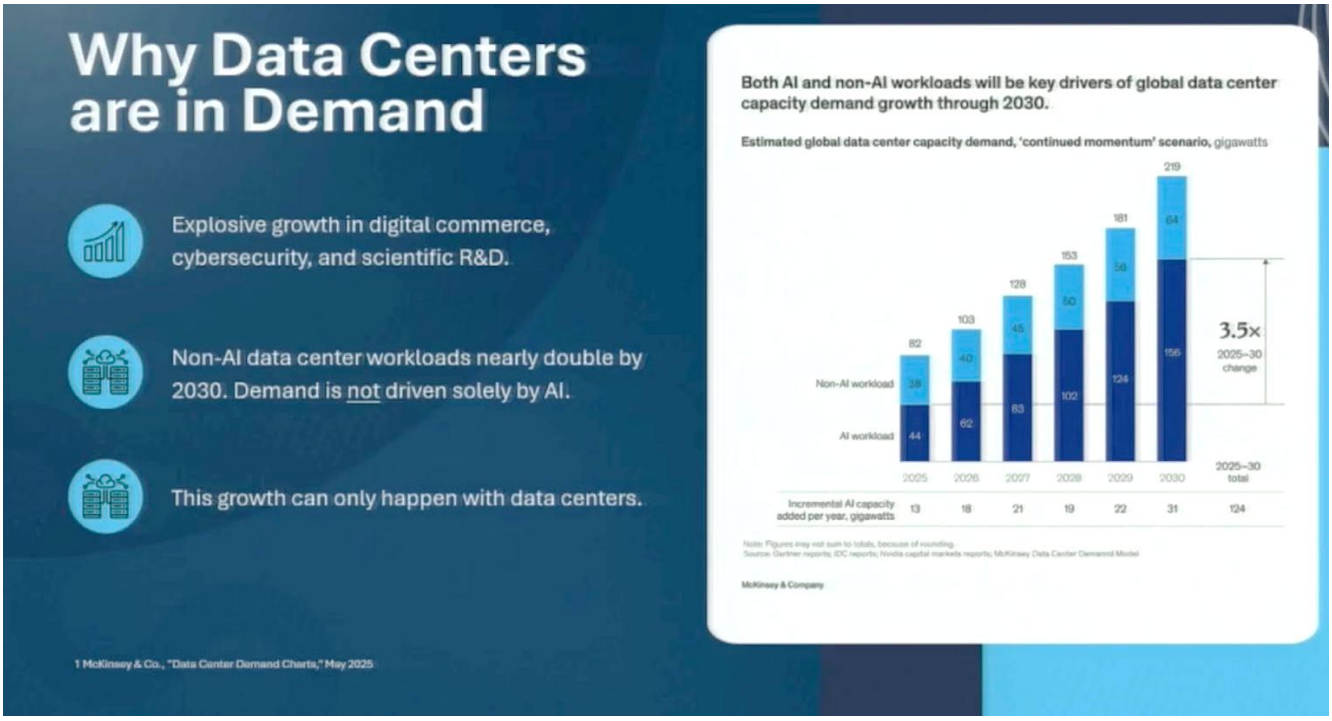
1. **Enterprise Data Centers** – an on-campus location serving internal users for a company or organization.
2. **Managed Services Data Centers** – operated by a 3rd party on behalf of another company that is renting equipment rather than owning it outright.
3. **Colocation Data Centers** – a center where different companies may rent space in the same building. Off-campus facilities from the company are using the infrastructure.
4. **Cloud Data Centers** – used by global companies to manage large workloads and scale - cloud services providers such as Amazon Web Services & Google Cloud Platform would be examples.
5. **Edge Data Centers** – small decentralized facility located close to end users to help reduce lag time and support real-time applications.

According to the Data Center Map, an industry group that tracks centers for business use, there are several Data Centers currently in the City (see map attached to synopsis). Some of these facilities would meet the threshold for exclusion under the proposed moratorium; some, being smaller, would not. Many of the facilities listed in the map have details about size, power requirements, cooling system, and other features. Some of these include:

[1] CISCO – What is a Data Center

Company	Sq feet	Power	Additional Notes
AiNET One Market Center	220,000	80 Megawatt	Described as "An alternative to northern VA data center hub with lower cost and high capabilities to deliver Tier 3 compliant hosting, colocation, dedicated private cloud and infrastructure security and services such as storage and compute.
TierPoint Baltimore - BAL	33,000		Spec sheet lists this facility as having 10K gallons of fuel on site for redundant generators
Expedient Tide Point	22,000	1.5 Megawatt	Also, list 10k gallons of fuel on site for redundant generators

The Data Center Alliance, a pro-data center group, gave a presentation to the Harford County Council in April 2026 as it was considering legislation on data centers and noted that the use of data centers is not just for artificial intelligence (AI) applications. They expect that non-AI-related data center needs will double in the next four years. It is also worth noting that they do also expect that AI will still be the primary driver of data center capacity.[2]



[2] Data Center Alliance – Hartford County Council Presentation

In a primer on Data Centers, the National Association of Counties (NACO), an Association of local governments from across the country, notes several concerns with Data Centers at the local level, including[3]:

1. Setbacks – NACO describes Data Center needs as more akin to a factory than an office building and notes that setbacks of 500' from residential areas are considered good practice – and even more in areas with "smart development" such as near transit stations.
2. Noise – NACO notes that some governments are setting noise levels at 65-55 in residential areas
3. Architecture- concerns about a commercial building in some areas have led to local communities instituting design features to break up the effect of a warehouse in residential areas.
4. Power "…Data centers can require large amounts of power similar to a medium-sized city, accounting for nearly 4.4 percent of U.S. annual electricity in 2023. … This level of power demand can trigger the need for additional generation sources and new grid infrastructure. County leaders can best serve their communities by understanding these power needs, the potential impacts on rates and reliability, and the steps they can take to better insulate their communities from those effects."
5. Water – Some Data Center designs will rely on water for their cooling operations, and this can have an effect on both the consumption of water and the wastewater going into municipal systems.

Electricity Usage

Bill 26-0158 classifies Data Centers as facilities that are capable of using 10 megawatts of electricity. It should be noted that this is a way of measuring the capacity of that facility at any given moment to draw power from the grid.

However, this is a measurement of power, not energy usage. Residential usage of energy is most often measured in kilowatt-hours (kWh). According to the energy company Constellation, the average American household (between 1500-2000 square feet) uses:[4]

Frequency	**Home Electricity Consumption (kWh)**
Daily	30
Monthly	899
Yearly	10,791

A home solar company, Energy Sage, working with information it cited from the US Energy Information Administration, estimated that on average, a US household takes 1.2 kilowatts to power it. A kilowatt is 1/1000 of a megawatt. The actual power consumed by a home is dependent on a number of factors. However, from these averages, we can see that a Data Center pulling 10 megawatts is equivalent to the same drain as 8,300 US homes, approximately.[5] If the City of Baltimore has,

[3] NACO Informational Primer and County Considerations: Data Centers
[4] Constellation – Average Home Power Usage
[5] EnergySage - How many watts does it take to run a house?

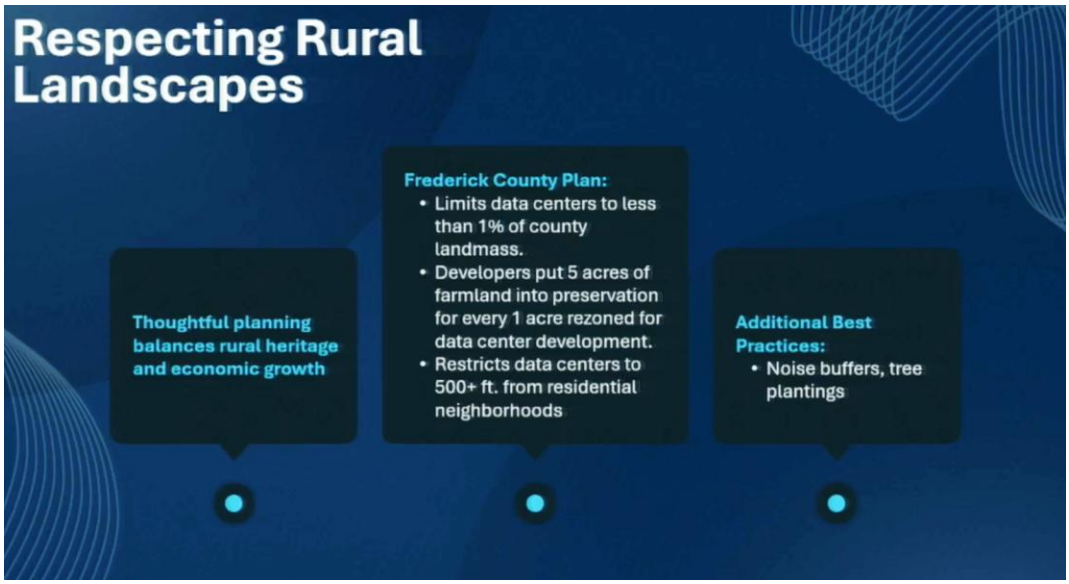
according to the US Census Bureau, 255,668 households, a single 10 megawatt Data Center represents almost 3.24% of the City's power draw from the grid.

In their report, the Baltimore Development Corporation sees the definition of Data Centers used in the moratorium (10 megawatt) as a potential structural weakness. The 10 megawatt threshold does not differentiate between smaller centers, which might support research at campuses like Johns Hopkins or other Enterprise Data Centers, and larger centers at levels like 100 megawatts, which they see as driving issues like strain on the electric grid. The Planning Department, in their staff report, also notes that there is potential utility in a tiered approach to regulation and zoning passed on power specifications.

Land Use and Zoning

There have been a number of concerns regarding Data Centers and their place in City planning and land usage.

In the April 2026 presentation to the Harford County Council, the Data Center Alliance made note of the various concessions and protections that Data Center projects had made to respect rural areas in Fredrick County. Including a 500' zone around residential areas to keep Data Centers away from these communities. The presentation also noted that noise concerns from the Centers were something that they had heard from residents about, and so best practices in construction included noise reduction, such as buffers and trees.[6]



According to the presentation, a Data Center may operate at a normal conversation level (which the presentation describes as 60 decibels, which is close to what NACO describes for communities at 55 decibels).[7] However, this noise may be constant from cooling and power systems, so it may be happening not just during daytime hours but also late at night and cause a disturbance in residential communities and unlike other jurisdictions, Baltimore City is much more compact in terms of total land mass with a much denser population so finding areas of sufficient size for a data center more that 500' away from a residential neighborhood may be more of a challenge.

[6] Data Center Alliance – Hartford County Council Presentation
[7] Data Center Alliance – Hartford County Council Presentation

There may be other zoning considerations for these facilities, such as the need to have and store large amounts of fuel for generators on site or if it is a part of a mixed-use facility with physical meeting space needs for parking, fire suppression, and other features.

Economic Impacts

In its report, the Planning Department Staff notes that Data Centers can contribute hundreds of both direct and indirect jobs as well as significant tax revenue. A mortarium, it is noted, may allow the City to develop legislation to address concerns around Data Centers to allow for them to be developed responsibly in the City. It is worth noting that while Planning sees about 500 permanent jobs to support a Data Center, the Baltimore Development Corporation sees about 50-200 permanent jobs per facility, suggesting some ambiguity in the data and the need for additional research. Baltimore Development Corporation designates Data Centers as

Several agencies support the moratorium in Bill 26-0158. Planning notes, however, that the trade-off may be that some investment that might otherwise go to the City would go to neighboring jurisdictions. The Hartford County April 2026 presentation noted similarly that there is investment happening in Data Centers in Fredrick County. In that presentation, the Data Center Alliance said that there would be thousands of initial jobs from construction and millions of dollars in economic activity. An 800,000 square foot, 300 megawatt center would, according to the Data Center Alliance, generate about $14 million in state tax revenue.[8]

Economic considerations of the benefits of Data Centers will need to be carefully balanced with the cost in terms of the use of critical infrastructure, such as water and energy systems, and the effects that the additional use would have on residents.

Amendments

The Planning Department is requesting, and the Planning Commission approves of, amendments to:

1. Have the Planning Department, along with the Departments of Public Works, Housing & Community Development, Finance & the Commission on Sustainability, conduct a study on Data Centers to make recommendations about:
    a. Energy and Grid Impact Analysis
    b. Fiscal Impact Analysis

[8] Data Center Alliance – Hartford County Council Presentation

c. Environmental and Public Health Review
d. Zoning and Regulatory Framework Options

2. Fully abrogate the entire bill, including definitions and use tables
3. Allow the City to accept and process applications for Data Centers during the moratorium, but specify that no building permits will be granted during that time.

References

- CISCO – What is A Data Center https://www.cisco.com/site/us/en/learn/topics/computing/what-is-a-data-center.html#title-acf3ac5091
- Data Center Alliance – Hartford County Council Presentation https://harfordcountymd.new.swagit.com/videos/382181?fbclid=IwZnRzaARkGflleHRuA2FlbQIxMQBzcnRjBmFwcF9pZAo2NjI4NTY4Mzc5AAEeDKZZjBT6I5Oj3a8L0Hlqc4gEYLfTHjgNcR81qD1dgrDamJ0KXVfX2Lhj6mM_aem_a3TeKqoTyZ7T98rc6tEKng
- Constellation – Average Home Power Usage https://www.constellation.com/energy-101/energy-education/average-home-power-usage.html
- US Census Bureau - https://data.census.gov/profile/Baltimore_city,_Baltimore_city,_Maryland?g=060XX00US2451090000
- EnergySage - How many watts does it take to run a house? https://www.energysage.com/electricity/house-watts/#how-many-watts-does-an-average-home-use

Analysis by: Tony Leva
Direct Inquiries to: Anthony.Leva@baltimorecity.gov

Analysis Date: 5/4/2026

CITY OF BALTIMORE
COUNCIL BILL 26-0158
(First Reader)

Introduced by: President Cohen
Cosponsored by: Councilmembers Parker, Dorsey, Conway, Middleton, Porter, Jones, Glover, Ramos, Gray, Bullock, Blanchard
Introduced and read first time: March 23, 2026
Assigned to: Land Use and Transportation Committee
REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance, Planning Commission, Department of Transportation, Board of Municipal and Zoning Appeals, Department of Housing and Community Development, Commission on Sustainability

A BILL ENTITLED

AN ORDINANCE concerning

Data Centers – Moratorium

FOR the purpose of establishing a data center as a prohibited use Citywide; defining certain terms; making conforming changes; providing for a special effective date; and providing for the termination of certain provisions of this Ordinance.

BY repealing and re-ordaining, with amendments,
Article 32 - Zoning
Sections 1-209, 1-308(a) and (b), and 1-312(o)
Baltimore City Code
(Edition 2000)

BY renumbering
Article 32 - Zoning
Section 1-304(y) and (z)
to be
Section 1-304(z) and (aa)
Baltimore City Code
(Edition 2000)

BY adding
Article 32 - Zoning
Section 1-304(y)
Baltimore City Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That Section 1-304(y) and (z), respectively, of Article 32 - Zoning of the Baltimore City Code be renumbered to be Section1-304(z) and (aa), respectively.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

SECTION 2. AND BE IT FURTHER ORDAINED, That the Laws of Baltimore City read as follows:

Baltimore City Code

Article 32. Zoning

Title 1. General Provisions

Subtitle 2. Rules of Interpretation

§ 1-209. Uses prohibited citywide.

(a) *Application of section.*

This section and its listing of certain prohibited uses:

(1) is not exhaustive; and

(2) may not be construed to imply that any use not listed here is a permitted or conditional use.

(b) *Listing.*

The following uses are prohibited in all zoning districts of the City:

(1) crude oil terminals;

(2) DATA CENTERS;

(3) [(2)] incinerators;

(4) [(3)] junk or scrap storage and yards;

(5) [(4)] nuclear power plants;

(6) [(5)] solid waste sanitary landfills;

(7) [(6)] storage on barges and belt conveyor systems used for the transfer of materials, but this prohibition does not apply to the continuous process of unloading or loading processed metal (as defined in § 1-308) for and during its transfer to or from a docked barge or vessel awaiting shipment; and

(8) [(7)] vehicle dismantling facilities.

SECTION 3. AND BE IT FURTHER ORDAINED, That the Laws of Baltimore City read as follows:

Baltimore City Code

Article 32. Zoning

Title 1. General Provisions

Subtitle 3. Definitions

§ 1-304. "Chimney" to "Day-care center: Child".

(Y) *DATA CENTER.*

"DATA CENTER" MEANS A FACILITY OR PORTION OF A FACILITY:

(1) THAT IS USED FOR REMOTE STORAGE, PROCESSING, AND DISTRIBUTION OF DATA; AND

(2) THAT IS CAPABLE OF USING 10 MEGAWATTS OR MORE OF ELECTRICITY.

§ 1-308. "Industrial: General" to "Lot: Interior".

(a) *Industrial: General.*

(1) *In general.*

"Industrial: General" means the processing, manufacturing, or compounding of materials, products, or energy, having impacts on the environment or significant impacts on the use and enjoyment of adjacent property in terms of noise, smoke, fumes, odors, glare, or health and safety hazards.

(2) *Inclusions.*

"Industrial: General" includes:

(i) the storage of large volumes of toxic or highly flammable matter or explosives; and

(ii) outdoor operations as part of the processing, manufacturing, or compounding process.

(3) *Exclusions.*

"Industrial: General" does not include or authorize any use prohibited by § [1-218] 1-209 {"Uses prohibited citywide"} of this Title.

(b) *Industrial: Light.*

(1) *In general.*

"Industrial: Light" means the processing, manufacturing, assembly, or compounding of materials or products, where:

(i) all processing, fabrication, assembly, treatment, and packaging of products are contained entirely within a building;

(ii) noise, odor, smoke, heat, glare, and vibration resulting from the manufacturing process are confined within the building or otherwise minimized; and

(iii) only minimal truck traffic is required for daily operations.

(2) *Inclusions.*

"Industrial: Light" includes incidental storage, sales, and distribution of products manufactured or stored on site.

(3) *Exclusions.*

"Industrial: Light" does not include or authorize any use prohibited by § [1-218] 1-209 {"Uses prohibited citywide"} of this Title.

§ 1-312. "Property line" to "Roof deck".

(o) *Research and development facility.*

(1) *In general.*

"Research and development facility" means an establishment where research and development activities are conducted in various disciplines, including biotechnology, pharmaceuticals, medical instrumentation or supplies, communication and information technology, electronics and instrumentation, and computer hardware and software.

(2) *Inclusions.*

"Research and development facility" includes, as an accessory use, the manufacture, fabrication, processing, or sale of products developed on the same lot as the establishment.

(3) *Exclusions.*

"Research and development facility" does not [include] INCLUDE:

(I) the manufacture, fabrication, processing, or sale of products as a primary [use.] USE; OR

(II) A DATA CENTER.

SECTION 4. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the date it is enacted. Section 2 of this Ordinance shall remain effective for year following the date of enactment, at which time and with no further action required by the City Council, Section 2 of this Ordinance shall be abrogated and of no further force and effect.

AMENDMENTS TO COUNCIL BILL 26-0158
(1st Reader Copy)

By: President Cohen
{To be offered to the Land Use and Transportation Committee}

Amendment No. 1

On page 1, in line 5, strike "of certain provisions of"; and, strike beginning with line 26 on page 2 down through and including line 3 on page 3; and, on page 5, strike in their entireties lines 2 through 5 and substitute:

"**SECTION 3. AND BE IT FURTHER ORDAINED**, That:

(a) The Department of Planning shall conduct a comprehensive data center impact study and produce a report to the Mayor, City Council, and Planning Commission.

(b) The Department of Planning shall collaborate with the following agencies to conduct the study and produce the report:

(1) the Department of Public Works;

(2) the Department of Housing and Community Development;

(3) the Commission on Sustainability;

(4) the Department of Finance;

(5) the Office of Equity and Civil Rights;

(6) the Baltimore City Health Department; and

(7) the Baltimore Development Corporation.

(c) The study and report shall include:

(1) an assessment of the impact data centers would have on Baltimore's energy infrastructure and ratepayers, including:

(i) ways the City could mitigate the impact of data center energy consumption on ratepayers; and

(ii) the feasability and enforceability of energy self-supply and power purchase agreement-based energy models;

(2) an analysis of the impact a data center would have on Baltimore's economy and workforce, including:

(i) the net fiscal impact a data center would have on Baltimore, accounting for State sales tax exemptions and offsetting property tax and energy tax revenues;

(ii) the potential for short and long-term job creation;

(iii) a comparison of data center fiscal returns relative to alternative uses of target industrial and commercial sites; and

(iv) a review of community benefit agreement structures used in comparable jurisdictions;

(3) an analysis of the environmental health impact a data center would have on Baltimore, including:

(i) water consumption modeling for potential data center development in Baltimore City;

(ii) air quality implications of potential diesel backup generator use; and

(iii) noise and land compatibility standards for data center placement, relative to residential neighborhoods and environmental justice communities; and

(4) feedback from community engagement with targeted outreach to stakeholders who include:

(i) community associations;

(ii) environmental justice organizations;

(iii) labor unions; and

(iv) small business owners.

(d) The report shall make the following recommendations:

(1) how to define the term "data center" and a list of criteria used to identify a use as a data center; and

(2) conditional use standards that Baltimore City should establish for data centers.

(e) The report shall be submitted to the Mayor, City Council, and Planning Commission no later than 9 months after the enactment of this Ordinance.".

Amendment No. 2

On page 5, after line 5, insert:

"**SECTION 4. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect 30 days after the date it is enacted. It shall remain effective for a period of 1 year following the date of enactment, at which time and with no further action required by the City Council, this Ordinance shall be abrogated and of no further force and effect.".

Amendment No. 3

On page 1, in line 8, strike "and 1-312(o)" and substitute "1-310(O), 1-312(O), AND 14-338(A)(9)"; and, on page 4, after line 15, insert:

"**§ 1-310. "Motor vehicle" to "Owner".**

(o) *Office.*

(1) *In general.*

"Office" means an establishment that engages in the processing, manipulation, or application of business information or professional expertise, whether or not it offers services to the public.

(2) Exclusions.

"Office" does not [include] INCLUDE:

(1) A FACILITY FOR fabricating, assembling, repairing, or warehousing physical products for the retail or wholesale [market.] MARKET; OR

(2) A DATA CENTER.";

and, on page 5, after line 1, insert:

"Title 14. Use Standards

Subtitle 3. Use Standards

§ 14-338. Telecommunications facilities.

(a) ***Definitions.***

(9) Telecommunications facility.

(I) *IN GENERAL.*

"Telecommunications facility" means any structure that falls within the definition of "base station" or "tower".

(II) *EXCLUSION.*

"TELECOMMUNICATIONS FACILITY" DOES NOT INCLUDE A DATA CENTER.".

Amendment No. 4

On page 3, in line 8, strike "FOR" and substitute "PRIMARILY FOR THE".

BALTIMORE CITY COUNCIL

LAND USE & TRANSPORTATION COMMITTEE

26-0158
Data Center Moratorium

Agency Reports

CITY OF BALTIMORE

BRANDON M. SCOTT
Mayor

DEPARTMENT OF LAW
EBONY THOMPSON
CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

May 4, 2026

The Honorable President and Members
of the Baltimore City Council
Attn: Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 26-0158 – Zoning – Data Centers – Moratorium

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 26-0158 for form and legal sufficiency. The bill would create a new use category called "data center" and would prohibit that use Citywide. If the City Council does not take further action on the topic within a year after enactment, the prohibition would sunset.

The bill would define "data center" as "a facility or portion of a facility: 1) that is used for remote storage, processing, and distribution of data; and 2) that is capable of using 10 megawatts or more of electricity." The bill excludes a data center from the definition of "research and development facility." If the intention is to exclude a "research and development facility" from the definition of "data center", then that exclusion should be included in the definition of "data center", instead of the inverse.

The City, in promoting the health, safety, and general welfare of the community, may, among other zoning powers, regulate "the location and use of buildings, signs, structures, and land." Md. Code, Land Use ("LU") § 10-202(6). The bill is an appropriate way of regulating the use of facilities that are expected to have an outsized impact on the electrical grid.

Procedural Requirements

Any bill that authorizes a change in the text of the Zoning Code is a "legislative authorization." City Code, Art. 32, § 5-501(1). The City Council must consider the following standards when evaluating changes to the text of the City's Zoning Code:

(1) the amendment's consistency with the City's Comprehensive Master Plan;
(2) whether the amendment would promote the public health, safety, and welfare;
(3) the amendment's consistency with the intent and general regulations of this Code;
(4) whether the amendment would correct an error or omission, clarify existing requirements, or effect a change in policy; and

(5) the extent to which the amendment would create nonconformities.

City Code, Art. 32, § 5-508(c). The Planning Commission's report contains facts relevant to these standards.

Additionally, certain procedures must be followed in the bill's passage, including a public hearing. City Code, Art. 32, §§ 5-507; 5-601(a). Certain notice requirements apply to the bill. City Code, Art. 32, § 5-601(b)(1), (c), (e). The bill must be referred to certain City agencies, which are obligated to review the bill in a specified manner. City Code, Art. 32, §§ 5-504, 5-506. Finally, certain limitations on the City Council's ability to amend the bill apply. City Code, Art. 32, § 5-507(c).

Assuming all procedural requirements are followed, the Law Department can approve the bill for form and legal sufficiency.

Sincerely,

Jeffrey Hochstetler
Chief Solicitor

cc: Ebony Thompson, Acting City Solicitor
Ty'lor Schnella, Mayor's Office of Government Relations
Hilary Ruley, Chief Solicitor, General Counsel Division
Ashlea Brown, Chief Solicitor
Michelle Toth, Assistant Solicitor
Desireé Luckey, Assistant Solicitor

FROM

NAME & TITLE	Eric W. Tiso, Director of Development Oversight and Project Support
AGENCY NAME & ADDRESS	Department of Planning 8th Floor, 417 East Fayette Street
SUBJECT	City Council Bill #26-0158 / Data Centers – Moratorium

CITY of BALTIMORE

MEMO

DATE:

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

April 27, 2026

At its regular meeting of April 23, 2026, the Planning Commission considered City Council Bill #26-0158, for the purpose of establishing a data center as a prohibited use Citywide; defining certain terms; making conforming changes; providing for a special effective date; and providing for the termination of certain provisions of this Ordinance.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendment and approval of City Council Bill #26-0158 and adopted the following resolution:

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #26-0158 be **amended and approved** with the following amendments and considerations:

- That the Department of Planning, in coordination with the Department of Public Works, Department of Housing and Community Development, Commission on Sustainability, and the Department of Finance, conduct a comprehensive Data Center Impact Study during the moratorium period, and return to the Planning Commission and City Council with findings and proposed zoning regulations prior to the bill's sunset.
- That the bill is amended to abrogate the entire moratorium bill upon expiration of the one-year period. The Commission notes that by rescinding Section 2 of the bill alone, the specific definitions created or amended in Section 3 will functionally create a permanent prohibition at the end of the one-year period unless the use tables are also amended designating where Data Centers may exist. The Commission also believes that the prospect of full abrogation is more likely to lead to a successful study period and supplemental legislation thereafter.
- That the bill specify that, during the moratorium, the City will accept and process development proposals for Data Centers but that no building permits will be granted while the moratorium remains in place. The amendments should specify that any development, design, or pre-permitting work would be at the sole risk and expense of the applicant.

If you have any questions, please contact me at eric.tiso@baltimorecity.gov or by phone at 410-396-8358.

attachment

cc: Ms. Nina Themelis, Mayor's Office
The Honorable John Bullock, Council Rep. to Planning Commission
Mr. Justin Williams, BMZA
Mr. Geoffrey Veale, Zoning Administrator
Ms. Stephanie Murdock, DHCD
Ms. Hilary Ruley, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Luciano Diaz, DOT
Ms. Nancy Mead, Council Services

Brandon M. Scott
Mayor

PLANNING COMMISSION

Jon Laria, Chair; Eric Stephenson, Vice Chair

STAFF REPORT

Renata Southard
Acting Director

April 23, 2026

LEGISLATION: City Council Bill 26-0158 / Zoning – Data Centers – Moratorium
FOR the purpose of establishing a data center as a prohibited use Citywide; defining certain terms; making conforming changes; providing for a special effective date; and providing for the termination of certain provisions of this Ordinance.

RECOMMENDATION: Approval with a recommendation that the City Council direct the Department of Planning, in coordination with the Department of Public Works, Department of Housing and Community Development, Commission on Sustainability, and Department of Finance, to conduct a comprehensive Data Center Impact Study during the moratorium period and return to the Planning Commission and City Council with findings and proposed zoning regulations prior to the bill's sunset.

If legislation establishing permanent zoning regulations for data centers has not been enacted prior to the termination of Section 2 of this Ordinance, the prohibition on data centers established by § 1-209(b) shall remain in effect until such legislation is enacted.

STAFF: Austin C. Davis

PETITIONER: Council President Cohen, cosponsored by Councilmembers Parker, Dorsey, Conway, Middleton, Porter, Jones, Glover, Ramos, Gray, Bullock, Blanchard

HISTORY
Council Bill 26-0158 was introduced on March 23, 2026 and proposes to add "data centers" to the list of uses prohibited citywide under Article 32 – Zoning of the Baltimore City Code. The bill defines a "data center" as a facility or portion of a facility used for remote storage, processing, and distribution of data that is capable of using 10 megawatts (MW) or more of electricity. The prohibition is structured as a temporary moratorium: Section 2 of the bill automatically sunsets one year after enactment.

The bill reflects a growing national policy environment. Data centers have experienced large growth in the United States, driven by demand for cloud computing, artificial intelligence (AI) infrastructure, and digital services. While Virginia's Loudoun County has emerged as the largest data center cluster in the world, development pressure is moving to neighboring states including Maryland. Baltimore City is designated as a Tier 1 Area under Maryland's Data Center Sales and Use Tax Exemption Incentive Program, making it eligible for the most favorable state incentives for data center investment.

The 10 MW threshold used in the bill to define a "data center" is significant. It deliberately targets large, commercial-scale or hyperscale facilities, those consuming the equivalent of

thousands of homes worth of energy, and would not affect smaller in-building server rooms or institutional information technology infrastructure commonly found in offices, hospitals, and universities.

CONFORMITY TO PLANS
The 2024 Comprehensive Master Plan for the City of Baltimore was enacted by Ordinance #24-426, dated December 2, 2024. The Plan emphasizes equitable economic development, environmental resilience, energy affordability for residents, and neighborhood-serving land uses. The Plan does not specifically address data centers. The absence of a clear policy framework in the Comprehensive Master Plan supports the need for the study period contemplated by the moratorium.

The Commission on Sustainability's climate action framework prioritizes reducing the City's carbon footprint and protecting low-income residents from rising utility costs. These goals are directly implicated by large-scale energy-intensive development that has the potential to affect PJM grid dynamics and BGE rate structures.

ANALYSIS AND RECOMMENDATION:
Staff has evaluated the proposal in light of its public health, environmental, fiscal, and economic implications. Because this bill functions as a temporary moratorium staff presents the following analysis to support an informed, balanced public deliberation. The analysis considers both the rationale for protective action and the potential costs of foregone development.

COMPARABLE JURISDICTIONS

Jurisdiction	Action Taken	Key Concerns / Outcome
Dayton, Ohio	City Plan Board recommended prohibition; 180-day moratorium proposed (April 2026)	Zoning code lacked regulation; focused on large facilities with high water/electric use; smaller server rooms explicitly exempted
Prince George's County, MD	180-day moratorium (2025)	Community opposition; task force created to study energy, water, and revenue impacts
St. Charles, Missouri	One-year moratorium (2025)	Resident concerns about water contamination and lack of transparency from developers
St. Louis, Missouri	Planning Director proposed moratorium (2025)	City's 70-year-old zoning code inadequate to manage complex land use concerns
Detroit, Michigan	City Council resolution urging 2-year moratorium (2026)	Stakeholder working group formed; city studying peer approaches and zoning policy
Singapore	Full moratorium 2019–2022; reopened with strict requirements	After pause, adopted energy efficiency standards and green energy requirements as conditions of approval
Apex, North Carolina	12-month moratorium (2026)	One of at least seven North Carolina jurisdictions imposing pauses since January 2026
Fayetteville, NC (Cumberland County)	City Council voted to consider moratorium (2026)	33 speakers and 96 written comments at public forum; residents sought 1–3 year pause

A. Environmental and Public Health Considerations

POTENTIAL BENEFITS	POTENTIAL CONCERNS / TRADE-OFFS
Protects residential ratepayers: In the PJM grid region, ratepayers in seven states were billed $4.3 billion in infrastructure costs in 2024 solely to connect data centers. A moratorium creates time to establish cost-causation protections.	Maryland produces 6%–71% fewer carbon emissions per MWh than neighboring states; hosting data centers here may reduce net regional emissions compared to allowing development elsewhere.
Prevents rate increases: Maine, Michigan, and other states have cited electricity price spikes as a primary driver for moratoriums. A pause allows the City to assess whether BGE/Exelon ratepayers would bear upgrade costs.	A well-regulated, renewably powered data center could produce net environmental benefits over the grid average if paired with on-site solar, battery storage, or a Power Purchase Agreement (PPA) with a dedicated renewable generator.
Water resource protection: Large data centers use millions of gallons of water annually for cooling. The moratorium allows time to assess cumulative water impact on Baltimore's aging infrastructure.	Foregone leverage: Without a development in process, the City has less negotiating power to require green energy commitments, community benefit agreements, or environmental offsets.
Air quality: Data centers often rely on diesel backup generators and natural gas, contributing to localized air quality concerns in communities adjacent to industrial corridors.	A blanket prohibition may deter facilities that have already committed to 100% carbon-free energy, treating low-impact and high-impact operations identically.
Allows for development of green energy standards: Singapore's experience shows a moratorium can lead to meaningful energy efficiency requirements rather than unregulated growth.	The 10 MW threshold may not fully capture cumulative impact of multiple co-located sub-10 MW facilities.

B. Fiscal and Economic Considerations

POTENTIAL BENEFITS	POTENTIAL CONCERNS / TRADE-OFFS
Allows the City to establish a negotiating framework before approvals are granted, potentially securing community benefit agreements, local hiring commitments, and infrastructure contributions.	A typical 800,000 sq. ft. data center generates approximately $18 million in state tax revenue and supports 5,000 construction jobs, according to the Maryland Tech Council's Sage Policy Group analysis.
Provides time to assess net fiscal impact, including whether state sales tax exemptions offered under Maryland's Data Center Incentive Program result in a net loss to Baltimore City versus property tax revenue.	Once operational, a data center supports approximately 500 permanent jobs paying well above median wages and generates $14 million in annual state tax revenue.
Protects existing industries and uses from being displaced; data centers are low-employment and generate limited demand for local retail, restaurants, or services.	Baltimore City is a Tier 1 Area under the state incentive program, requiring only a $2 million minimum investment; a moratorium while Frederick County and others are open for development could redirect significant investment.
Prevents premature commitments: A moratorium avoids locking in development on sites that may be better suited to higher-employment uses given Baltimore's neighborhood revitalization goals.	Maryland faces a $1.5+ billion budget deficit; data center tax revenue could contribute materially to state and local fiscal stability without requiring new taxes on residents.
	The national data center investment environment is intensely competitive; execution risk rises significantly during even a temporary moratorium, with investors noting roughly 6:1 negative public sentiment ratios can lead to permanent capital reallocation.

C. The Self-Supply Energy Question

The bill's core concern is energy consumption specifically, the grid impact of a facility capable of drawing 10 MW or more. A critical question raised by this bill is: if a data center operator could demonstrate that its facility would be powered entirely by self-supplied or dedicated renewable energy, does the rationale for the prohibition still hold?

Staff finds this question is not fully resolved by the current bill, and recommends it be addressed during the moratorium study period. The following factors are relevant:

- Behind-the-meter self-supply: A number of states permit data centers to install on-site generation; solar, wind, battery storage, or co-located gas paired with carbon capture, that is physically disconnected from the grid for primary operations. Under this model, the data center does not draw from the grid and therefore does not contribute to rate increases or transmission congestion. States with favorable frameworks for this model include Texas, North Dakota, Oklahoma, and Wyoming.
- Power Purchase Agreements (PPAs): Even where full self-supply is not feasible, a dedicated PPA with a new renewable energy generator which can be physically matched to the data center's hourly consumption can greatly reduce grid impact. This is distinct from purchasing Renewable Energy Certificates (RECs), which are considered an offset tool but do not address physical grid demand.
- Hybrid models: California, Colorado, and other states have established regulatory frameworks requiring renewable-powered hybrid models as a condition of approval. Maryland has not yet established such a framework for data centers.
- Remaining concerns under self-supply: Even with self-supply, data centers retain significant water use, noise impacts, land consumption, and emergency generator emissions. These impacts would require separate regulatory treatment.

Staff concludes that self-supply and dedicated renewables represent a potentially viable pathway for some data center operators, but that Baltimore City currently lacks the zoning, environmental review, and contractual frameworks necessary to evaluate and enforce such commitments. This reinforces the case for using the moratorium period to develop those standards.

D. What Adequate Offsets Would Require

For a data center to mitigate the concerns underlying this bill, staff identifies the following as the minimum elements of an adequate offset or mitigation framework, which would need to be developed during the moratorium period:

- *Energy offset standard*: 100% of grid electricity consumed must be matched on an hourly basis (not annual basis) by a dedicated renewable energy generator or verified self-supply system. Annual average matching via RECs alone is insufficient.

- *Ratepayer protection agreement*: Operators must demonstrate, through a binding agreement with BGE/Exelon and the Maryland Public Service Commission, that no portion of transmission upgrade costs attributable to their interconnection will be passed to residential or small commercial ratepayers.
- *Water use disclosure and mitigation plan*: Operators must disclose projected annual water consumption and submit a plan for water recycling, reuse, or offset to reduce net demand on the City's water infrastructure.
- *Noise and air quality standards*: Facilities must comply with noise ordinance standards applicable to residential adjacency and must limit diesel generator runtime to emergency use only, with emissions monitoring during extended outages.
- *Community benefit agreement*: Large-scale facilities should be subject to a community benefit agreement committing to local hiring benchmarks, workforce training contributions, and a community impact fund proportional to facility revenue.
- *Transparency and disclosure*: Development applications must include a full disclosure of the end user or tenant, energy sourcing plan, projected water use, and financing structure.

RECOMMENDATION: Staff recommends that the Planning Commission adopt findings supporting approval of Council Bill 26-0158, with the additional recommendation that the City Council formally authorize and fund a comprehensive Data Center Impact Study to be completed within the one-year moratorium period.

The study should be conducted by the Department of Planning in coordination with the Department of Public Works, Department of Finance, Commission on Sustainability, and Department of Housing and Community Development, with input from the Maryland Public Service Commission, BGE/Exelon, and community stakeholders. Staff recommends the study address the following:

1. Energy and Grid Impact Analysis
    - Projected grid impact of potential data center development in Baltimore City on BGE service territory, including transmission upgrade costs and residential rate effects
    - Feasibility and enforceability of self-supply and PPA-based energy models under Maryland regulatory frameworks
    - Whether the 10 MW threshold is the appropriate definitional threshold, or whether a lower or tiered threshold would better address cumulative impacts

2. Fiscal Impact Analysis
    - Net fiscal impact of data center development in Baltimore City, accounting for state sales tax exemptions and offsetting property tax and energy tax revenues

- Comparison of data center fiscal returns relative to alternative uses of target industrial and commercial sites
- Review of community benefit agreement structures used in comparable jurisdictions

3. Environmental and Public Health Review
   - Water consumption modeling for potential data center development in Baltimore City
   - Air quality implications of diesel backup generator use
   - Noise and land use compatibility standards for data center sitting relative to residential neighborhoods and environmental justice communities

4. Zoning and Regulatory Framework Options
   - Review of regulatory approaches in comparable jurisdictions, including conditional use frameworks, overlay districts, energy efficiency performance standards, and community benefit requirements
   - Assessment of whether a conditional use framework with robust standards would be preferable to a permanent prohibition
   - Recommendations for zoning code amendments to be presented to the Planning Commission and City Council prior to the bill's sunset

Staff anticipates that upon completion of the study, the City Council will be positioned to make a fully informed decision: either to allow the moratorium to expire; to re-enact or extend the moratorium; or to adopt zoning text amendments establishing a permanent regulatory framework, including placement of "data centers" within the Article 32 use tables and associated standards for energy supply, environmental mitigation, community benefit, and transparency. Absent such action, the expiration of the moratorium would remove "data centers" from the list of prohibited uses in § 1-209 while retaining the definition in § 1-304, resulting in a use that is defined but not permitted in any zoning district because it is not included in the use tables. If this outcome is not intended, additional legislative action establishing use table placement, such as classification as a conditional use in the I-2 General Industrial District and MI Maritime Industrial District and prohibition in all other districts, would be necessary to ensure clarity and consistency in administration of the Zoning Code.

EQUITY:
Impact:
Data centers present a bifurcated equity profile. On one hand, they offer potential tax revenue and employment opportunities to the city. On the other hand, the energy, water, and land use impacts of large data centers tend to be disproportionately felt by communities that are already overburdened by redlining, industrial uses, utility infrastructure, and environmental hazards. Baltimore's history of concentrating industrial uses in low-income communities and communities of color makes this an especially important consideration.

The moratorium is consistent with an equity-centered approach: it provides time to ensure that any future development is structured to provide genuine community benefit rather than primarily external shareholder value.

Engagement:
Staff recommends that the Data Center Impact Study include a robust community engagement component, with targeted outreach to neighborhood associations, environmental justice organizations, labor unions, and small business stakeholders in areas most likely to be considered for data center siting. The study should be structured so that community feedback informs the development of any future regulatory framework.

Internal Operations:
The proposed legislation does not create significant immediate operational impacts for the Department of Planning. The recommended study will require staff time and may require supplemental appropriations or consultant engagement, which staff recommends be authorized as part of the City Council's action on this bill.

NOTIFICATION:
Staff sent notice of this action to approximately 17,000 subscribers via GovDelivery

Renata Southard
Acting Director

Baltimore Development Corporation

MEMORANDUM

DATE: March 31, 2026

TO: Ty'lor Schnella, Deputy Director, MOGR

FROM: Otis Rolley, President & CEO, BDC

CC: Calvin Young, Deputy Mayor
Nina Themelis, Director, MOGR
Julius V. Maina, SVP & Chief Strategy Officer
Tom Whelley, Chief of Staff & Director, Government Relations, BDC

SUBJECT: ***BDC Position Memo: Council Bill dlr25-0482(4) — Data Centers – Moratorium***

Executive Summary

This memorandum sets forth the Baltimore Development Corporation's position on Council Bill dlr25-0482(4), introduced by Council President Zeke Cohen on March 23, 2026, which would establish a one-year citywide moratorium on data centers as a prohibited use under Article 32 of the Baltimore City Zoning Code. The bill defines "data center" as any facility capable of using 10 megawatts (MW) or more of electricity for remote storage, processing, and distribution of data, and would add data centers to the list of uses prohibited citywide alongside crude oil terminals, nuclear power plants, and vehicle dismantling facilities.

BDC supports the policy intent of the moratorium — protecting ratepayers, safeguarding environmental justice communities, and ensuring that any future data center development is accompanied by enforceable community benefit requirements and fair-share infrastructure cost allocation. However, **BDC recommends four targeted amendments** to strengthen the bill's effectiveness and mitigate unintended economic development consequences that could undermine Baltimore's competitive position.

Legislative and Market Context

Council Bill dlr25-0482(4) arrives at the intersection of legitimate ratepayer anxiety, regional regulatory momentum, and an unprecedented global capital deployment cycle in data center infrastructure. Understanding all three dynamics is essential to formulating a position that protects Baltimore's residents without inadvertently damaging Baltimore's economic development prospects.

1. Ratepayer Burden and Grid Stress

Baltimore residents are experiencing acute energy cost pressures. BGE's infrastructure buildout for the Baltimore Peninsula has ballooned from approximately $109 million to over $537 million, with the Maryland Office of People's Counsel warning that ratepayers could bear billions in long-term costs. Council President Cohen has accurately described residents "choosing between paying for gas and electricity or their rent or mortgage." A hyperscale data center drawing 10 MW or more would add substantial load to a grid that is already strained.

2. Regional Regulatory Alignment

Baltimore County unanimously approved a data center permitting pause through the end of 2026. Prince George's County imposed a six-month moratorium while a task force examined community impacts. Frederick and Carroll Counties have pursued similar measures. At the state level, Senate President Ferguson, Governor Moore, and House Speaker Peña-Melnyk have introduced energy legislation addressing data center oversight, and pending bills would tighten siting rules, require data centers to "bring their own generation," and prohibit data center development in Tax Increment Financing (TIF) districts. A Baltimore City moratorium aligns with this regional posture.

3. Global Capital Deployment Cycle

The United States has over 4,000 data centers as of March 2026. More than 550 new data center projects were announced in 2025 alone, and the sector is forecast to nearly double in capacity by 2030. This is not an industry that will bypass Baltimore permanently because of a one-year pause — ***but the signal the City sends during that pause matters***. Jurisdictions that emerge from moratorium periods with clear, predictable regulatory frameworks will be far better positioned than those that simply revert to unregulated status.

BDC Economic Impact Analysis

BDC has assessed the bill through the lens of the City's Comprehensive Economic Development Strategy (CEDS) and BDC's mandate to drive inclusive economic growth. Our analysis identifies both compelling reasons to support the moratorium and significant structural weaknesses in the bill as drafted.

Arguments Supporting the Moratorium

A. Minimal Permanent Employment Impact

Data centers are among the most capital-intensive and least labor-intensive land uses in commercial development. National data consistently shows that hyperscale data centers generate only 50–200 permanent jobs per facility, with the substantial majority of employment occurring during a transient construction phase. For a city with Baltimore's workforce development needs and persistent structural unemployment, this represents a poor return relative to virtually any alternative commercial or industrial use of large parcels.

B. Questionable Tax Revenue Net Benefit

The data center industry's economic development pitch centers on capital investment and property tax generation. However, national evidence increasingly shows that the net fiscal impact is ambiguous at best. In Pennsylvania, data centers contributed approximately $340 million less in tax revenue than they extracted from ratepayers through higher electricity bills. In Virginia — the nation's largest data center market — every dollar the state did not collect in sales tax incentives yielded only 48 cents in new state revenue. Baltimore must not replicate these outcomes.

C. Environmental Justice Imperative

Baltimore is among the most environmentally burdened cities in the United States. The legacy of redlining, racial housing covenants, and systematic disinvestment has produced majority-Black neighborhoods with substantially worse air quality, higher asthma rates, less tree canopy, and greater pollution exposure than white neighborhoods. Siting energy-intensive facilities without rigorous environmental and health impact assessment in this context is inconsistent with the Mayor's equity commitments and the CEDS's emphasis on historically underserved communities.

D. Ratepayer Protection

The Baltimore Peninsula transmission project — which escalated from roughly $100 million to nearly $500 million before BGE's pause — illustrates the risk of infrastructure cost pass-through to residential and small business ratepayers. Without binding cost-allocation frameworks requiring data centers to bear their fair share of grid upgrades, the affordability crisis facing Baltimore's residents will intensify. The moratorium creates space to develop these frameworks.

Structural Weaknesses in the Bill as Drafted

E. Signal Risk to Capital Markets

The bill places data centers in the same prohibited-use category as crude oil terminals, nuclear power plants, and scrap yards. Even with a one-year sunset, this classification sends an outsized negative signal to technology investors, developers, and corporate site selectors. Zoning code language persists in market intelligence databases and site selection reports. The reputational damage from a blanket prohibition — however temporary — could outlast the moratorium itself and bleed into broader perceptions of Baltimore's business climate at a moment when BDC is actively working to reposition the City as an investment destination.

F. Blunt 10 MW Threshold

The bill's definition captures every facility at 10 MW or above, making no distinction between a hyperscale 100+ MW facility (which drives the energy and infrastructure concerns) and a

more modest enterprise data center that might anchor a technology campus, support Johns Hopkins's research infrastructure, serve Baltimore's growing cybersecurity sector, or function as part of a mixed-use innovation district. Baltimore's competitive position in life sciences, health IT, cybersecurity, and AI research depends in part on locally available compute infrastructure. The bill as drafted forecloses all of these use cases.

G. No Mandated Study or Deliverables

Unlike Baltimore County's moratorium — which directs the Planning Board to study environmental and economic impacts, hold a public hearing, and deliver formal recommendations to the County Council — this bill creates no study mandate, no deliverables, no analytical framework, and no accountability mechanism. Section 4 simply starts a one-year clock. The Council states it "expects to evaluate" data centers during the moratorium, but the legislation contains no mechanism to ensure that evaluation occurs. The worst outcome would be a clean one-year ban followed by a reversion to zero regulation — which is precisely what this bill produces if the Council does not act during the moratorium period.

H. Research and Development Exclusion Overreach

Section 3 of the bill amends the definition of "Research and development facility" to explicitly exclude data centers. While intended to close a potential loophole, this exclusion could inadvertently impede legitimate research computing facilities associated with universities, hospitals, and life sciences companies — institutions that are foundational to Baltimore's innovation economy and that operate computing facilities as integral components of their research missions, not as commercial data center operations.

BDC Recommended Amendments

BDC recommends that the Administration work with Council President Cohen and the bill's sponsors to incorporate four targeted amendments that would preserve the moratorium's protective intent while addressing its structural deficiencies:

1. Mandate a Formal Study with Defined Deliverables

Amend the bill to require a formal study — jointly conducted by BDC, the Department of Planning, and the Department of Health — to be completed and transmitted to the Council no later than nine months after enactment. The study should assess: (a) the economic impact of data center development on Baltimore's workforce, tax base, and business climate; (b) energy demand and ratepayer cost implications; (c) environmental and public health impacts with particular attention to environmental justice communities; (d) water consumption and infrastructure capacity; and (e) a comparative regulatory framework analysis drawing on Baltimore County, Prince George's County, and state-level approaches. BDC is prepared to co-lead this analysis. This mirrors the approach Baltimore County adopted and ensures the moratorium produces actionable policy output.

2. Raise or Tier the MW Threshold

Amend the data center definition to either raise the threshold to 25 MW or 50 MW — capturing hyperscale facilities while permitting smaller enterprise-grade facilities — or establish a tiered framework that distinguishes between facilities drawing from the shared grid versus those that "bring their own generation." This preserves the moratorium's core protective function while allowing Baltimore to continue competing for technology investment that supports the innovation economy.

3. Develop a Conditional Use Framework for Post-Moratorium Regulation

Direct that the study include a draft conditional use or special exception framework — to be introduced as companion legislation before the moratorium expires — that would allow data center development only upon satisfaction of enforceable community benefit standards. These standards should include: local hiring and workforce development commitments; affordable housing contributions or in-lieu payments; binding energy cost mitigation agreements; environmental performance requirements; and a fair-share infrastructure cost allocation mechanism. This ensures Baltimore emerges from the moratorium with guardrails rather than reverting to an unregulated posture.

4. Narrow the Research and Development Exclusion

Amend the R&D facility exclusion in Section 3 to apply only to "commercial data center operations" rather than to all data centers, preserving the ability of universities, hospitals, and research institutions to operate computing facilities that are accessory to and integrated with their primary research missions. A facility operated by a tax-exempt educational or healthcare institution as part of its core institutional mission should not be captured by a moratorium designed to address commercial hyperscale development.

BDC Position

The Baltimore Development Corporation supports Council Bill dlr25-0482(4) in concept and recommends that the Administration engage Council President Cohen to incorporate the four amendments described above.

Baltimore's residents deserve protection from the cost pass-through and environmental consequences of unregulated hyperscale data center development. At the same time, Baltimore's economic development strategy depends on the City's ability to attract technology investment, support its innovation institutions, and signal to the capital markets that it is a jurisdiction where responsible development is welcomed and regulated — not prohibited. The moratorium is the right instinct. The bill, as drafted, is an incomplete instrument. With targeted amendments, it can become a model for how cities balance community protection with economic competitiveness.

BDC is prepared to brief the Mayor's Office of Government Relations and to participate in any Council hearing process on this legislation. We are also prepared to co-lead the formal study we are recommending, drawing on BDC's analytical capacity, our relationships with the development and investment community, and our mandate under the CEDS to ensure that Baltimore's economic development agenda is grounded in evidence and equity.

Recommended Next Steps

1. Transmit BDC's position to the Mayor's Office and request alignment on the Administration's posture before the Council's informational hearing.

2. Schedule a meeting with Council President Cohen to discuss the four recommended amendments and BDC's offer to co-lead the mandated study.

3. Coordinate with Senate President Ferguson's office and the Governor's legislative team to ensure alignment between the City's moratorium framework and pending state legislation on data center oversight, TIF district restrictions, and transmission project regulation.

4. Direct BDC staff to prepare a preliminary scope of work for the formal economic and environmental impact study, to be ready for presentation upon the bill's enactment.

BALTIMORE CITY BOARD OF MUNICIPAL AND ZONING APPEALS

Brandon M. Scott
Mayor

Justin A. Williams
Interim Executive Director

Members
Leland Shelton
Chair

Victor Clark
Liz Cornish
David Marcozzi
Rian Hargrave

417 E. Fayette St., Ste. 922
Baltimore, MD 21202
(410) 396-4301
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MEMORANDUM

To: The Honorable Members of the Land Use & Transportation Committee
From: Justin A. Williams, Interim Executive Director
CC: Geoffrey Veale, Zoning Administrator
Date: April 23, 2026
Re: CCB #26-0158 – Data Centers – Moratorium

This report was prepared by the Interim Executive Director and has not received formal approval by the full Board. It does, however, incorporate input and feedback from Board members provided during the Board's discussion of this legislation at its April 21, 2026 hearing.

Council Bill 26-0158 would impose a one-year moratorium on data centers in Baltimore City. While this approach is consistent with a growing national trend, the Board identifies several concerns with the bill as drafted that the Council may wish to address through amendment. In particular, the Board recommends that the Council consider:

(1) adding an accessory-use carve-out to protect biotech, pharmaceutical, and advanced manufacturing facilities from the bill's definitional sweep;

(2) replacing or clarifying the "capable of using 10 megawatts" threshold, which presents administrability challenges for the Office of the Zoning Administrator;

(3) adding a study requirement to ensure that a post-moratorium regulatory framework is developed during the moratorium period;

(4) aligning the sunset provision so that all of the bill's proposed amendments of the Zoning Code expire together; and

(5) correcting a typographical omission in Section 4.

Finally, the Board also draws the Council's attention to the energy-cost asymmetry at the heart of this bill: Baltimore City ratepayers will absorb the regional grid costs driven by data center demand regardless of whether data centers locate within City limits, and a moratorium forecloses the City's ability to capture the countervailing tax revenue that data centers generate.

I. Policy Context

The BMZA acknowledges at the outset that this bill reflects a policy judgment that is ultimately the Council's to make. The decision to impose a moratorium on data centers aligns with a national trend: as of early 2026, at least 63 local data center

moratorium actions have been introduced, considered, or adopted across the country, and multiple states (including New York, Oklahoma, South Dakota, and Vermont) have introduced moratorium legislation at the state level.[1] Most recently, the City of Denver announced a moratorium on new data center development while it reassesses zoning, water consumption, and energy impacts.[2] Locally, the Maryland General Assembly has been actively engaged on data center energy policy, and several data center proposals in Baltimore County, Montgomery County, Prince George's County, and Frederick County have prompted statewide regulatory discussions.

However, BMZA offers this report in the interest of ensuring that the Council has a full understanding of the practical zoning and land-use implications of the bill as drafted, along with the economic tradeoffs the moratorium entails. The Board raises several technical and policy concerns that the Council may wish to address through amendment or, alternatively, through a more tailored regulatory framework that avoids a blanket prohibition.

II. The Energy-Cost Asymmetry: Baltimore Bears Regional Grid Costs Regardless

The primary policy rationale for data center moratoriums, in Baltimore and nationally, is the strain that data centers place on the electrical grid and the resulting increase in energy costs for residential ratepayers. This concern is well-documented and serious. PJM Interconnection's capacity auction for the 2026–2027 delivery year cleared at a record $329.17 per megawatt-day, a roughly tenfold increase over the 2024–2025 auction.[3] An independent analysis found that existing and projected data center loads were responsible for approximately 63% of that price increase, adding an estimated $9.3 billion in capacity costs absorbed by all ratepayers across PJM's 13-state territory.[4] Maryland has been particularly affected: the state has retired approximately 6,000 megawatts of generation capacity since 2018 while adding only 1,600 megawatts, and now relies on other states for roughly 40% of its annual electricity needs.[5] Average residential electricity prices in Maryland rose approximately 18% between October 2024 and October 2025.[6]

The critical point for the Council's consideration, however, is that ***Baltimore City ratepayers are already absorbing these costs***—and will continue to absorb them—regardless of whether any data centers locate within City limits because Baltimore sits within the PJM footprint. The capacity charges that drive electricity price increases are assessed regionally, not locally. A moratorium that keeps data centers out of Baltimore while they continue to develop in Frederick County, Northern Virginia, and other PJM jurisdictions means the City bears the full energy-cost burden without capturing any of the countervailing tax revenue that data centers generate. This is the central asymmetry in the bill's cost-benefit calculus.

In Loudoun County, Virginia, the world's largest concentration of data centers, data centers generate nearly half of all property tax revenue and an estimated $26 in tax

revenue for every $1 in county services they require.[7] The assessed value per square foot of data centers in Loudoun County is approximately $609, roughly triple that of other commercial uses, and data center revenue growth has enabled the county to lower its real property tax rate for over a decade.[8] While Baltimore City's fiscal context differs from Loudoun County's, and the City has no existing data center incentive framework, the revenue potential of this use category for a city with Baltimore's property tax rate and fiscal needs warrants careful consideration before the use is categorically prohibited, even temporarily.

III. If the Concern Is Noise or Air Quality, Existing Tools May Suffice

Not all of the concerns that motivate data center moratoriums are equally applicable to Baltimore City or equally resistant to existing regulatory tools.

- ***Water consumption.*** Data centers use significant quantities of water for cooling, particularly those employing evaporative cooling systems. However, data centers are also predictable, large-volume, consistent water users. For a municipal water utility that must plan capital improvements around demand forecasts, a large steady user can actually facilitate infrastructure planning and reduce the per-unit cost of system upgrades in contrast to the variable demand patterns of smaller, dispersed users. The Council may wish to consult with the Department of Public Works on whether data center water demand would represent a net planning benefit or burden for the City's water and wastewater systems.
- ***Noise.*** Data center cooling systems, particularly rooftop HVAC units, cooling towers, and backup diesel generators, can generate significant noise. However, the Zoning Code already contains performance standards governing noise emissions from industrial and commercial uses. These standards could be supplemented with data-center-specific requirements (e.g., maximum decibel levels measured at the property line, restrictions on generator testing hours) without a moratorium. Multiple jurisdictions have adopted such requirements as part of data center overlay districts or conditional-use standards without prohibiting the use outright. For example, Albemarle County, Virginia limits routine generator maintenance/testing to certain times and requires generators be enclosed in a structure that limits sound to 70 dBA measured 23 feet from the generator.[9]
- ***Air quality from backup generators.*** Data centers maintain diesel or natural gas generators for emergency backup power. Generator emissions are regulated under federal and state environmental law, and the City ***could*** impose additional conditions through the zoning or permitting process. For example, Albemarle County, Virginia released draft regulations that would, inter alia, mandate that generators meet EPA Tier 4 emissions standards.[10]

The point is not that these concerns are trivial, but that zoning and environmental performance standards are better calibrated to address them than a citywide use

prohibition. A moratorium is a blunt instrument that forecloses the use entirely; targeted performance standards allow the use under conditions that protect surrounding properties.

IV. The 10-Megawatt Definition: Technical Concerns

A. The "Capable of Using" Standard Is Difficult to Administer

The bill defines a data center as a facility "capable of using 10 megawatts or more of electricity." This language raises administrability questions that the Council may wish to consider. Determining whether a proposed facility's electrical design capacity crosses the 10 MW threshold is a materially different exercise from the kinds of determinations that zoning administration typically involves; building height, lot coverage, setbacks, and use classification are observable characteristics that can be verified through site plan and architectural review. Electrical design capacity, by contrast, is embedded in a facility's mechanical and electrical engineering plans and may require coordination with the Department of Housing and Community Development's plan review process and Baltimore Gas and Electric. Asking the Office of the Zoning Administrator to make threshold electrical-capacity determinations would represent a significant step beyond the office's current practice.

The "capable of using" formulation also raises temporal questions. A facility might be designed with an ***initial*** electrical capacity of 7 MW but with infrastructure sized to ***accommodate*** future expansion to 12 MW. Is the facility "capable of using" 10 MW at the time of initial permitting, or only when it actually draws that amount? The bill does not address phased buildout, and the answer could determine whether the moratorium applies.

B. The Dedicated-Substation Proxy: An Alternative Approach

Several jurisdictions have used the presence of a dedicated electrical substation as a proxy for data center scale, rather than attempting to measure electrical capacity directly. In the data center industry, facilities drawing more than approximately 10 MW of power are typically served via the utility's transmission or sub-transmission system and require a dedicated substation—either built by the utility or by the data center operator—to step voltage down to distribution levels. The cost of such a substation (typically $3–7 million) makes it a reliable indicator that a facility has crossed the threshold from an ordinary commercial user into large-scale data processing.[11]

DeKalb County, Georgia, for example, incorporates the substation requirement into its tiered data center classification system: a "minor" data center has no substation; a "medium" data center may include one; and a "major" or "campus" data center requires one.[12] Loudoun County, Virginia's Phase 2 data center regulatory review is developing use-specific zoning standards for both data centers and the utility substations

that serve them, recognizing that the two uses are functionally interdependent and should be regulated together.[13]

Critically for the Council's purposes, dedicated substations are typically located on-site or immediately adjacent to the data center campus. Data center operators prefer on-site substations because they provide faster deployment timelines, operational control, flexibility for future expansion, and enhanced security.[14] The on-site substation model means that the Office of the Zoning Administrator could identify the presence of a data center at the scale the bill targets by reviewing site plan submissions for substation infrastructure, which is a far more administrable standard than attempting to evaluate electrical engineering capacity.[15]

If the Council proceeds with a megawatt-based threshold, **the Board recommends, at minimum, that the bill specify:**

(a) **the point in the development process at which the determination is made** (building permit, use-and-occupancy, or site plan approval),

(b) **whether the standard is based on designed capacity or actual consumption**, and

(c) **which City agency is responsible for making the determination**.

V. The R&D/Biotech Overbreadth Concern

A. The Bill's Definition Could Capture Non-Data-Center Facilities

The bill defines a data center as a facility "used for remote storage, processing, and distribution of data" that is "capable of using 10 megawatts or more of electricity." While the "remote storage, processing, and distribution" element distinguishes data centers from ordinary commercial server rooms, it does not clearly exempt computationally intensive research and development operations that process data remotely or collaboratively.

This is not a hypothetical concern. Pharmaceutical plants have energy use intensities approximately 14 times higher than standard commercial buildings,[16] and research laboratories consume 5 to 10 times more energy per square foot than office space.[17] A large biotech campus conducting computationally intensive work, e.g., protein folding simulations, genomic sequencing, molecular modeling, combines substantial server loads with the energy-intensive HVAC, ventilation, and specialized equipment demands inherent to laboratory operations. A 200,000+ square foot biotech R&D facility with significant computational infrastructure could plausibly approach or exceed 10 MW of total electrical capacity, even though its primary function is research, not data storage.

B. Baltimore's Biotech Ecosystem Makes This a Concrete Risk

This concern has particular salience for Baltimore City, which is home to one of the most significant and rapidly growing biotech ecosystems on the East Coast. The University of Maryland BioPark, for example, encompasses 14 acres and nearly 1.2 million square feet of lab, office, health care, and community-oriented space across nine buildings, housing more than 30 companies and over 1,000 employees.[18]

The BioPark's research ecosystem spans fields with substantial computational demands: genomics, vaccine development, drug discovery, biomedical engineering, stem cell biology, and digital therapeutics.[19] As these research enterprises grow in computational intensity, particularly in areas such as AI-driven drug discovery, protein structure modeling, and large-scale genomic sequencing, the energy footprint of a major biotech campus can scale rapidly. A 250,000-SF wet lab facility already consumes energy at rates 5 to 10 times that of comparable office space due to HVAC, ventilation, and specialized equipment requirements.[20] Adding significant computational infrastructure to serve collaborative, multi-institutional research workloads could push such a facility toward or beyond the 10 MW threshold; and if that computational work involves data shared with partner institutions across the University System of Maryland or the federal research agencies located in the region, the "remote storage, processing, and distribution of data" element of the bill's definition could arguably be satisfied.

The City has invested significant political and financial capital in the BioPark and in Baltimore's broader identity as a life sciences hub. The risk that the bill's definition could create regulatory uncertainty for a growing biotech campus, or worse, inadvertently classify a computationally intensive research facility as a prohibited "data center," warrants careful attention.

C. The Bill's R&D Exclusion Is One-Directional

The bill attempts to address the R&D/data center overlap by amending § 1-312(o)(3) to provide that a "research and development facility" does not include a data center. But this exclusion is one-directional: it tells us that ***a data center is not an R&D facility***, but it does not tell us that an ***R&D facility with a significant data processing component is not a data center***. If a biotech firm's computational cluster meets the two-part definition, "remote storage, processing, and distribution of data" plus "10 MW capacity," the firm could not claim exemption from the moratorium simply because its primary use is research. The bill lacks a carve-out for accessory data processing uses that are incidental to a primary non-data-center use.

The Council should consider adding an "accessory use" exception, similar to the approach taken by Albemarle County, Virginia and DeKalb County, Georgia, which exempts data processing operations that (a) are located on the same site as a primary

non-data-center use, (b) are operated by the primary user for its own data, and (c) do not exceed a specified percentage of the primary use's gross floor area (e.g., 25%).

VI. Investment Signal and Lead-Time Concerns

Even a one-year moratorium sends a signal to the development and investment community that extends well beyond the moratorium's duration. Data center projects, and the biotech and advanced manufacturing investments that could be affected by the bill's definitional breadth, involve lead times that typically span several years from initial site selection to operational occupancy. Developers conduct site feasibility, secure utility interconnection agreements, obtain financing, and negotiate long-term power purchase arrangements well before applying for zoning or building permits. An uncertain regulatory environment, even a temporary one, can cause an investor or company to locate in a different jurisdiction and that decision is rarely reversed once the moratorium expires.

The same concern applies to the bill's sunset structure. As discussed below, the moratorium in Section 2 expires after one year, but the bill does not establish a study commission, reporting requirement, or regulatory framework development process during the moratorium period. An investor evaluating Baltimore during the moratorium year would not know whether the City intends to (a) permit data centers with conditions after the moratorium, (b) extend the moratorium, or (c) impose a permanent prohibition. That uncertainty compounds the moratorium's deterrent effect on investment.

VII. Drafting and Structural Issues

A. Section 4 Sunset Gap

Section 4 provides that Section 2 of the Ordinance (which adds data centers to the § 1-209 prohibited-uses list) expires one year after enactment. However, Section 3, which adds the new definition of "data center" at § 1-304(y) and amends the definitions of "Industrial: General," "Industrial: Light," and "Research and development facility," is not subject to the sunset.

When Section 2 sunsets, data centers will no longer appear on the prohibited-uses list, and the use will presumably become permissible again (subject to whatever use-table classification applies). But § 1-312(o)(3) will still exclude data centers from the definition of "research and development facility." This means a research facility that is also a data center will remain excluded from the R&D definition, potentially affecting which zoning districts it may locate in, even after the moratorium itself has ended. **The Council should consider whether this is the intended result or whether the R&D exclusion should also sunset with the moratorium.**

Additionally, Section 4 states that "Section 2 of this Ordinance shall remain effective for year following the date of enactment," and thus **the article "one" appears to have been inadvertently omitted before "year."**

B. No Use-Table Framework or Study Requirement

The bill adds data centers to the prohibited-uses list but does not create a framework for how the use should be regulated after the moratorium expires. Data centers are not currently listed as a defined use in the Zoning Code's use tables. When the moratorium sunsets, there will be no zoning district in which "data center" appears as a permitted, conditional, or accessory use, the term will exist as a defined term in the Code (§ 1-304(y)) and as an exclusion from the R&D definition (§ 1-312(o)(3)), but with no affirmative authorization anywhere in the use tables.

The bill also does not establish a study commission, task force, or interagency working group to develop a regulatory framework during the moratorium period. If the purpose of the moratorium is to give the City time to study the issue and develop appropriate regulations, as has been the stated rationale for moratoriums in Denver, New York, and other jurisdictions, the bill should include a mechanism for ensuring that work occurs.

Board members have also observed that a study should evaluate the opportunity cost of data center development on land that the City's comprehensive plan and zoning framework have identified for housing or mixed-use development. Data centers are land-intensive, low-employment uses that can consume significant acreage in areas where the City has invested in planning for residential growth or higher-density mixed-use activity. This concern is analogous to the displacement of higher-value uses by self-storage facilities in neighborhoods planned for housing, a pattern the City has confronted in other zoning contexts. A moratorium without a companion study mechanism forecloses the Board's ability to contribute to a use-table framework that balances data center siting against these competing land-use priorities, including a determination of which zoning districts, if any, should permit data centers and under what conditions.

VIII. Recommendation

The BMZA recommends that the Council consider amending the bill to address the following concerns:

1. **Accessory-use carve-out.** Add an exemption for data processing operations that are accessory to a primary non-data-center use, to avoid unintended impacts on biotech, pharmaceutical, and advanced manufacturing facilities.
2. **Administrability of the 10 MW threshold.** Either (a) replace the "capable of using 10 megawatts" standard with a more administrable proxy (e.g., the presence of a dedicated electrical substation, square footage thresholds, or a tiered classification

system), or (b) specify the point at which the determination is made, the standard of measurement (design capacity vs. actual consumption), and the responsible agency.

3. **Study requirement.** Add a provision requiring the Planning Commission, in consultation with the Zoning Administrator, the Department of Housing and Community Development, BDC, the Department of Public Works, and BGE, to develop recommended zoning standards for data center uses and report to the Council before the moratorium expires.
4. **Sunset alignment.** Either (a) apply the sunset to all provisions of the bill, including the R&D exclusion, or (b) clarify the Council's intent regarding the post-moratorium treatment of the R&D/data center overlap.
5. **Typographical correction.** Correct the omission of "one" before "year" in Section 4.

If the Council chooses not to amend the bill, the Board takes no position on the underlying policy question of whether a moratorium is warranted, recognizing that this is a political judgment informed by considerations, including grid reliability, sustainability commitments, and community concerns about infrastructure impacts, which extend beyond BMZA's zoning-administration mandate. The Board does, however, urge the Council to consider the energy-cost asymmetry identified in Section III and the investment-signal concerns identified in Section VII as it weighs the costs and benefits of a citywide prohibition.

For any questions regarding this report or to discuss these concerns further, please contact **Justin Williams** at justin.williams@baltimorecity.gov or **(410) 396-4301**.

ENDNOTES

1. Good Jobs First, *Data Center Moratorium Bills Are Spreading in 2026* (Mar. 10, 2026), https://goodjobsfirst.org/data-center-moratorium-bills-are-spreading-in-2026/; *see also* MultiState, *State Data Center Legislation in 2026 Tackles Energy and Tax Issues* (Feb. 20, 2026) (reporting more than 300 state data center bills filed across 30+ states), https://www.multistate.us/insider/2026/2/20/state-data-center-legislation-in-2026-tackles-energy-and-tax-issues

2. *Denver Proposes Data Center Moratorium Amid Tax Break, Environmental Debate*, Construction Owners (Feb. 28, 2026), https://www.constructionowners.com/news/denver-weighs-data-center-moratorium

3. PJM Interconnection, 2026/2027 Base Residual Auction Report (July 22, 2025), https://www.pjm.com/-/media/DotCom/markets-ops/rpm/rpm-auction-info/2026-2027/2026-2027-bra-report.pdf; *see also* Introl, *PJM $100B Rate Shock: Data Centers vs Ratepayers* (Feb. 28, 2026), https://introl.com/blog/pjm-rate-shock-100-billion-data-center-electricity-2026

4. Introl, *PJM $100B Rate Shock: Data Centers vs Ratepayers* (Feb. 28, 2026) (citing analysis by the Natural Res. Def. Council estimating $100 billion to $163 billion in cumulative ratepayer costs through 2033).

5. Capital News Serv., *As Data Centers Multiply, Maryland's Power Grid Struggles to Keep Up*, Md. Reporter (Mar. 4, 2026) (citing PJM Interconnection report on Maryland's net electricity import position), https://marylandreporter.com/2026/03/04/as-data-centers-multiply-marylands-power-grid-struggles-to-keep-up/

6. *Id.* (citing U.S. Energy Info. Admin., state electricity price data, Oct. 2025).

7. Loudoun Cnty., Va., *FAQs: What Is the Benefit of the Data Center Industry to the County?*, https://www.loudoun.gov/Faq.aspx.

8. *Id.* (noting that absent the data center industry, the county's real property tax rate would likely exceed $1.00 per $100 in assessed value instead of the current $0.805).

9. Albemarle Cnty., Va., Zoning Ordinance ch. 18, §5.1.65.D.

10. In July 2025, Albemarle County released a draft Phase 2 ordinance amendment that would have established a Data Center Overlay District with tiered size thresholds (Tier 1: up to 125,000 sq. ft. by right; Tier 2: up to 500,000 sq. ft. by right, with larger facilities requiring a special use permit in both tiers), along with detailed performance standards for noise, water use, generator testing, and building design. *See* Albemarle Cnty., Read the Draft Ordinance, Data Center Regulations (July 10, 2025), https://engage.albemarle.org/data-center-regulations/news_feed/read-the-draft-ordinance. On October 1, 2025, the Board of Supervisors indefinitely paused the Phase 2 process to evaluate potential legislation from the Virginia General Assembly. *Id.*

11. *See* BLS & Co., *How Utilities Attract Mission-Critical Facilities*, https://www.blsstrategies.com/insights-press/how-utilities-attract-mission-critical-facilities (stating that most large data center facilities over 10 MW require the operator to design, construct, and maintain a substation at a cost of $3–7 million).

12. *See* DeKalb Cnty., Ga., Proposed Text Amendment TA-25-1247647 (Draft 3, updated Nov. 4, 2025); DeKalb Cnty. Dep't of Planning & Sustainability, Data Center Text Amendment, https://engagedekalb.dekalbcountyga.gov/data-center-text-amendment. The ordinance establishes a five-tier classification: (1) *Data Center, Accessory* — permitted on parcels zoned Office-Institutional (OI) and Office-Distribution (OD) as an accessory use if under 2,000 square feet; (2) *Data Center, Minor* — less than 20,000 square feet, without a substation; (3) *Data Center, Medium* — between 20,000 and 99,999 square feet, which may include a substation; (4) *Data Center, Major* — between 100,000 and 499,999 square feet, requiring a substation; and (5) *Data Center, Campus* — a geographically contiguous development of 500,000 square feet or more. *Id.*

13. Loudoun Cnty., Va., Bd. of Supervisors, Data Center Standards & Locations (CPAM-2024-0001 & ZOAM-2024-0001), https://www.loudoun.gov/5990/Data-Center-Standards-Locations. Phase 1, approved March 18, 2025, amended the Loudoun County 2019 Comprehensive Plan and Zoning Ordinance to designate data centers as a conditional or special exception use in areas where the use was previously permitted by right. *Id*. Phase 2, currently underway, is focused on establishing new policy guidance and use-specific zoning standards for both data centers and utility substations. *Id*.; *see also* Loudoun Cnty., Va., Dep't of Econ. Dev., FAQs: Data Centers —

Tax Revenues and the County Budget, https://www.loudoun.gov/faq.aspx (noting that much of the data center development in Loudoun County was permitted by right until March 2025).

14. Stream Data Centers, *Substation*, https://www.streamdatacenters.com/resource-library/glossary/substation/ (last visited Apr. 2026).

15. To be clear, the substation-as-proxy approach is not perfect. A substation application could theoretically be filed by the utility provider or a different private developer before the data center operator files its own zoning application, creating a sequencing gap. And a utility substation serving multiple commercial users would not, standing alone, indicate data center use. But the substation standard is at least observable at the site-plan level and does not require the Zoning Administrator to make electrical engineering judgments that fall outside the office's expertise.

16. *Business Insights: Three Things to Know About Biomanufacturing Reshoring*, CBRE (Oct. 14, 2025), https://www.cbre.com/insights/articles/business-insights-three-things-to-know-about-biomanufacturing-reshoring.

17. Nat'l Renewable Energy Lab'y, Laboratories for the 21st Century: An Introduction to Low-Power Design 1 (2008), https://www.nrel.gov/docs/fy08osti/29413.pdf (prepared for the U.S. Dep't of Energy).

18. *See* Univ. of Md. BioPark, Mission & History, https://www.umbiopark.com/biopark/mission-history; Ed Gunts, *4MLK Life Science Hub Opens at the University of Maryland BioPark*, Balt. Fishbowl (Jan. 16, 2025) https://baltimorefishbowl.com/stories/4mlk-life-science-hub-opens-at-the-university-of-maryland-biopark.

19. *See* 4MLK, https://www.4mlk.com/ (listing UMB research fields including transplantation, genomics, cancer, vaccine development, drug discovery, and digital therapeutics).

20. U.S. Dep't of Energy, Fed. Energy Mgmt. Program, *Energy Efficiency in Laboratories*, https://www.energy.gov/femp/energy-efficiency-laboratories; *see also* My Green Lab, *Sustainable Energy Solutions for Laboratories*, https://mygreenlab.org/resources/energy/ (noting laboratories are recognized as the most energy-intensive facilities after data centers).

FROM

NAME & TITLE	JARED LYLES AND MORGAN GROVE, CO-CHAIRS
AGENCY NAME & ADDRESS	OFFICE OF SUSTAINABILITY 8TH FLOOR, 417 EAST FAYETTE STREET
SUBJECT	CITY COUNCIL BILL #26-0158-Data Center Moratorium

CITY of BALTIMORE

MEMO

DATE: April 10th 2026

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street
Position: Support

The Commission on Sustainability is in receipt of City Council Bill #26-0158 – Data Centers - Moratorium. CCB#26-03158 updates Article 32 of the Zoning Code to prohibit the building and/or use of data centers across Baltimore City for one year following the date of enactment. Per the definition in CCB-26-0158 - this prohibition refers to facilities used for remote data storage and those that use more than 10 megawatts of energy.

The Commission on Sustainability supports the data center moratorium goal of CCB-26-0158, as it addresses many environmental, public health and equity concerns related to the proliferation of data centers nationally. As data-dependent technologies such as artificial intelligence, large language models and cloud computing become central to many industries and professions, it is imperative that Baltimore City balance the costs, benefits and tradeoffs. According to a report released by Climate Mayors entitled - Data Centers and Climate Landscape, data centers have been associated with large energy use and resulting impacts on energy grids, large water use to cool servers and infrastructure, increases in energy costs for residents and environmental exposures in communities such as air and/or noise pollution.

Cities and local governments nationally have taken steps to address data center concerns through moratoriums, zoning code updates, developed stricter site criteria or design standards. In Maryland, Frederick and Prince George's Counties have taken action through zoning overlays and a 6-month moratorium and released a Qualified Data Center report, respectively. Harrisonburg, VA, Phoenix, AZ and Atlanta, GA have also taken steps to protect their cities and residents from the potential negative impacts of data centers, and where possible, extract the most benefit for their respective communities.

Please contact Derek Baumgardner or Bernat Navarro who lead the Legislative Subcommittee of the Commission on Sustainability with questions regarding this bill report.

cc: Ms. Nina Themelis, Mayor's Office
The Honorable Zeke Cohen, City Council President

The Honorable Phylicia Porter, Council Representative to the Commission on Sustainability
Ms. Brittany Vendryes, Esq., Executive Director, Environmental Control Board
Mrs. Ren Southard, Director, Department of Planning
Mrs. Ava Richardson, Director, Office of Sustainability

CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Timothy Keane, Acting Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	May 5, 2026
SUBJECT	26-0158 Data Center Moratorium

Position: Favorable with Amendments

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 26-0158 Data Centers – Moratorium for the purpose of establishing a data center as a prohibited use Citywide; defining certain terms; making conforming changes; providing for a special effective date; and providing for the termination of certain provisions of this Ordinance.

If enacted, City Council Bill 26-0158 would enact a one-year moratorium on all data centers as defined by the Bill. If approved, this Bill will take effect on the date of its enactment.

SUMMARY OF POSITION

If a new data center were to be built within the City, initial contact would most likely occur at the filing of permits and plans for construction where potential energy usage would be calculated. If that projected energy usage were to exceed 10 megawatts, those applications would then be denied by Zoning, given the prohibited use. If, for any reason, a new Data Center was built without any of the required permits, DHCD's Special Investigations Unit (SIU) zoning inspectors would be called upon to investigate, as they would for any other potential zoning violation. DHCD SIU would also be called upon to investigate any complaints of this prohibited use occurring at existing structures. In order to determine how much energy a given structure is capable of using we would need the cooperation of the electric utility or sufficient information from the facility to be able to complete a load calculation.

FISCAL IMPACT

It is difficult to estimate how many complaints DHCD would receive if this Bill were enacted. Without knowing the volume of complaints, and consequentially how many inspections would

need to be carried out, we cannot currently forecast its potential impact on inspector workload. Also, as we do not currently have a means of assessing a structure's power usage, it is equally difficult to assess what, if any, costs may be associated with those methods.

AMENDMENTS

As currently written, this Bill will take effect on the day of its enactment. Given that DHCD will need to establish a standard methodology for determining energy usage, we are requesting that the Bill take effect 30 days after the date of its enactment.

CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Bob Cenname, Deputy Finance Director
DATE	April 30th, 2026
SUBJECT	26-0158 Data Centers – Moratorium

The Honorable President and
Members of the City Council
City Hall, Room 400

Position: Does Not Oppose
The Department of Finance is herein reporting on City Council Bill 26-0158 Data Centers- Moratorium, the purpose of which is for establishing a data center as a prohibited use Citywide; defining certain terms; making conforming changes; providing for a special effective date; and providing for the termination of certain provisions of this Ordinance.

Background
This bill establishes a temporary (one year), citywide prohibition (moratorium) on the development and operation of data centers in the City. The bill adds "data centers" to the list of prohibited uses in all zoning districts across the City. The legislation defines a data center as a facility or a portion of a facility that is:

1. Used for remote storage, processing, and distribution of data, and
2. Capable of using 10 megawatts (MW) or more of electricity.

This definition is narrow but does not contradict with other commonly used definitions in the industry. For example, IBM defines a data center as a physical room, building or facility that houses IT infrastructure for building, running and delivering applications and services. It also stores and manages the data associated with those applications and services[1].

Fiscal Impact
This legislation would deter companies from developing data centers locally, thereby reducing potential tax revenues, including real property taxes, personal property taxes, and utility taxes.

Data centers with an electricity usage of 10MW are typically associated with the lower end of mid-scale data centers spanning between 20,000 to 100,000 square feet. These facilities, particularly when developed as new construction, can generate increased real and personal property tax revenues for the City. At this scale, data center developments support significant construction projects that create numerous short-term jobs, which could temporarily increase income tax revenue and broader economic activity. Once operational, data centers of this size would represent a stable source of personal property tax and utility tax, but they would require a relatively small permanent workforce, resulting in a limited long-term impact on

[1] What Is a Data Center? | IBM

income tax revenues.

Our research identified the following data centers within Baltimore City:

Examples of Data Centers Located in the City - Associated Fiscal 2026 Property Taxes							
Company	Address	Estimated Sq. Ft.	Personal Property Value	Personal Property Bill	Mw Capacity	Real Property Value	Real Property Bill
Tierpoint	1401 Russell Street	28,000	$654,560	$36,786	1 Mw	$3,051,367	$68,595
Data Bank	300 West Lexington	4,000	$518,280	$29,127	0.6 Mw	N/A	N/A
Ainet	300 West Lexington	200,000	$113,240	$6,364	80 Mw	$17,446,633	$392,200
Crown Castle Fiber	111 Market Place	Unknown	$26,807,690	$1,506,592	N/A	N/A	N/A
Expedient	1050 Hull Street	23,000	$386,310	$21,711	1.5 Mw	N/A	N/A
Verizon Data Services	323 N Charles Street	Unknown	$357,330	$20,082	0.4 Mw	Unknown	Unknown

The following table illustrates the estimated revenues impact in terms of property, personal, electricity and water/sewer taxes, that an average data center consuming at least 10 MW of electricity would generate in the City, which this legislation would potentially deter from locating here.

City Council Bill 26-0158 - Data Centers - Revenue Imapct		
	Units	Taxes
Electricity Consumption (MW)	10	
Facility Size (SF)	75,000	
Assessment (Per SF)	$110	
Property Taxes		$186,000
Personal Property Assessment (Per SF)	$25	
Personal Property Assessment	$1,875,000	
Personal Property Taxes		$106,000
Electricity Tax Rate (kWh)	0.011204	
Annual Electricity Taxes		$969,000
Water/Sewer Consumption (Ccf - 4"-6" Meter)	30,875	
Water/Sewer Revenues		$641,000
Total Potential Taxes		**$1,902,000**

Impact from Existing Data Centers in the City

Real Property Tax Revenue

Our research identified only one data center within Baltimore City with a capacity exceeding 10 MW. AiNET, located at 300 W Lexington Street, operates in a 200,000-square-foot facility with an 80 MW capacity and is currently upgrading to 280 MW. This facility is not fully occupied since it operates as a "Collocation", which concept is explained later in this response. For Fiscal 2026, the property generated $392K in City real property taxes based on an assessed value of $17.4M. This data center would continue to operate if 26-0158 Data Centers – Moratorium passes.

In comparison, a smaller sized facility such as a TierPoint at 1401 Russell Street, has a 1 MW capacity within a 28,000-square-foot building. In Fiscal 2026, this property had an assessed value of $3.1M and paid $68K in real property taxes. Facilities of this scale are representative of most data centers currently operating within the City.

While future data center construction offers the potential for increased real property tax revenues due to high-value infrastructure improvements, these benefits must be weighed against the significant land footprint required by large-scale facilities.

Personal Property Tax Revenue

Currently, there are data centers within Baltimore City assessed and paying personal property taxes on tangible business assets such as computer equipment, vehicles and machinery. Notable companies that operate solely as data centers, with power capacities below the 10 MW threshold outlined in this bill, include:

- **TierPoint:** Assessed at $654,560 in personal property in Fiscal Year 2026 and paying $37K in taxes. The company reports an approximate power capacity of 1 MW. This facility received the Enterprise Zone Tax Credit from Fiscal Years 2007 through 2016.
- **Data Bank:** In Fiscal Year 2026, this facility has a personal property assessment of $518K, resulting in a personal property tax liability of $29K. This facility reports an approximate power capacity of 0.6 MW.
- **Expedient:** Referred to as "Tidepoint", had a Fiscal Year 2026 personal property assessment of $386K, resulting in a personal property tax liability of $22K. Expedient reports a 1.5 MW power capacity.

Energy Tax Revenue

Mid-scale data centers require large amounts of electricity to power their operations, as well as substantial water usage for cooling. Because businesses pay taxes to the City based on the consumption of these utilities, new facilities of this scale could yield significant increases in revenues. For example, it is estimated that a facility demanding an average of 10MW would pay about $1M a year in electricity taxes. However, in many other jurisdictions, data center developers typically negotiate incentive agreements with municipalities to secure tax exemptions. It remains unclear how many facilities exceeding 10 MW the City could attract without offering similar tax incentives.

Other Considerations

There are other businesses in the City that serve as a "colocations", which means that a space is shared with businesses renting space, power, and cooling to house their own servers and network hardware. An example of a "colocation" in the City is Ainet, which leases space to data centers such as Data Bank. Ainet reports having a power capacity up to 80MW and are currently expanding to create a potential MW output of 280.

It is also believed that there are businesses within the City that maintain large server networks that do not operate as traditional data centers. Hospitals, for example, typically have a significant server presence to support patient data, medical systems, and administrative functions. These facilities are often referred to as "enterprise data centers," as they are located on-site and dedicated exclusively to a single organization. The City currently lacks a method to identify whether these organizations operate data centers or to determine their current MW capacity.

Conclusion

The bill would impose a ban on development of new datacenters in Baltimore City with power capacities of 10 MW or greater. Baltimore only hosts one large-scale data center, and it is unclear whether the City could attract such facilities in the absence of competitive incentives offered by other jurisdictions. This legislation may cause the City to forego future revenues particularly real property, personal property, and utility taxes. Ultimately, the fiscal impact of the bill will depend on the extent to which it deters potential investment and whether the City would otherwise have been able to attract mid-scale data center development.

For the reasons stated above, the Department of Finance does not oppose City Council Bill 26-0158.

cc: Michael Mocksten
Nina Themelis

CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Veronica P. McBeth, Director, Department of Transportation
CC	Mayor's Office of Government Relations
DATE	April 14, 2026
SUBJECT	26-0158 • Data Centers – Moratorium

Position: Without recommendation

BACKGROUND

Council Bill 26-0158 defines data centers and prevents their construction in the City by including them in the list of prohibited uses. Being a moratorium, this legislation would be effective for a period of one year following its implementation.

The Department was referred this legislation in compliance with section 5-503(b)(5) of the Baltimore City Zoning Code (Article 32), which requires the Department to submit a report on legislative authorizations pertaining to variances, conditional uses, map amendments, master plans, areas of special sign control, and planned unit developments.

The Department has minimal involvement in the regulation of data centers, participating only as it relates to the public right of way. That said, new data centers may exceed the capacity of local electrical grids and require additional infrastructure. New electric supply infrastructure should be located underground where possible to minimize overhead cable clutter and safety risks. Doing so may require the expansion of the City Conduit System or the creation of private conduit under City streets.

RECOMMENDATION

This report serves to fulfill Zoning Code requirements and confirms that the Department is not opposed to the advancement of the proposed legislation. As such, the Department provides no recommendation on the Council Bill and defers to the findings of the Planning Commission.

BALTIMORE CITY COUNCIL

LAND USE & TRANSPORTATION COMMITTEE

26-0158

Data Center Moratorium

Public Testimony

Land Use and Transportation Committee
Baltimore City Council
100 N. Holiday Street
Suite 400
Baltimore, MD 21202

Dear Members of the Land Use and Transportation Committee:

Community Law Center (CLC) writes **in support** of City Council Bill 26-0158: Data Centers – Moratorium, with amendments.

As the legal partner to Baltimore City neighborhoods and nonprofits in pursuit of more just and vibrant communities, CLC applauds City Council's proactive stance concerning data center development. Pending thorough intra-agency study of data centers' potential impacts on public health, electricity rates, and urban vitality—and implementation of a legal framework for data center development—CLC supports a one-year moratorium on data centers in Baltimore City.

On behalf of our client communities, CLC has been studying data center zoning legislation in neighboring jurisdictions for the better part of the past year. We are also informed by a January 2026 report by the Southern Environmental Law Center[1] highlighting best practices to data center zoning that protect environmental integrity, preserve community vitality, and ensure that data centers do not contribute to the cumulative impact of environmental harm on municipalities' most burdened communities.

Informed in this way and for these purposes, we recommend two specific amendments to City Council Bill 26-0158:

1) **A Formal Study with Deliverables**

As both the Planning Commission and the Baltimore Development Corporation (BDC) recommend in their memoranda, CLC strongly advises that Bill 26-0158 include an amendment creating a working group tasked with conducting a formal, comprehensive Data Center Impact Study.

Though CLC believes that extensive lessons learned in Maryland[2] and elsewhere enable Baltimore City to enact informed data center land use policy at this time, CLC does support a yearlong moratorium, the value of which would be maximized by a concerted effort to determine what comes next. A study group would be an opportunity to gather the city's diverse interests and examine every aspect of data center land use. For example, the definition of a data center[3] is

[1] Getting It Right: Local Approaches to Data Center Development, Southern Environmental Law Center. Available at https://www.selc.org/wp-content/uploads/2026/01/SELC-Data-Center-Development-Report-All-0126_F.pdf.

[2] For example, subsequent to a 2023 "temporary hold" on data center development, Frederick County established a Data Centers Workgroup, which produced a final report in March 2024. https://frederickcountymd.gov/8544/Data-Centers-Workgroup.

[3] As a point of information for this committee, the State of Maryland already embraces a definition of "data center": "a building or group of buildings used to house computer systems, computer storage equipment, and associated infrastructure that businesses or other organizations use to organize, process, store, and disseminate large amounts of

a subject of significant debate—apparent from the testimony to this bill, as well as from recent meetings of the Board of Estimates and the Planning Commission—which can be resolved on a deliberate basis.

In its Equity Impact statement for this Bill, the Planning Commission:

> recommends that the Data Center Impact Study include a robust community engagement component, with targeted outreach to neighborhood associations, environmental justice organizations, labor unions, and small business stakeholders in areas most likely to be considered for data center siting. The study should be structured so that community feedback informs the development of any future regulatory framework.

CLC is well positioned to represent community interests and lead community engagement. In its 40 years of operation, CLC has worked with communities to advocate for their organized interests in all realms and aspects of City policy, from land use, to environmental justice, to consumer protection. Our areas of expertise overlap with and are informed by the concerns of City residents, and we are able to speak to proposals to address concerns regarding data centers on an informed basis. We are committed to working as members of this proposed study group to ensure that our community clients' concerns are reflected in the study's conclusions and recommendations.

2) BDC's Recommended Amendment 3: Conditional Use Framework for Post-Moratorium Regulation

In line with our support for an effective study, we agree with the Planning Commission and the BDC that a regulatory framework for inclusion of data centers in Baltimore City's Zoning Code and land use system must be in place before Bill 26-0158's moratorium sunsets. If such regulation is not in place at that time, Baltimore City communities will be no better off than they are now: without guidance from the City as to how data centers will be integrated into the physical and economic landscape of the City. It is therefore imperative that City legislators, agencies, and stakeholders use the yearlong moratorium to put a regulatory framework for data centers in place.

* * *

Community Law Center **<u>opposes</u>** the following proposed amendments to Bill 26-0158:

1) BDC's Amendment 2: Raise or Tier the MW Threshold

Bill 26-0158 provides that a facility is deemed a data center when its use for definitional purposes exceeds 10 MW of capacity. The BDC proposes that this threshold should be changed to 25 or 50 MW. CLC opposes the BDC's proposal to raise the energy use threshold at which a facility is deemed a "data center" because it overlooks the most likely use-case for data centers in Baltimore City—smaller distributed facilities—and because 10 MW is a very large use of energy.

As an urban center, Baltimore City is less likely than its neighboring counties to attract development of hyperscale facilities of 100+ MW, which the BDC argues are the facilities that drive energy and infrastructure concerns. But individual facilities do not drive these concerns—aggregate electricity demand does. If ten 24 MW data centers are overlooked for their impact *as data centers*, because they are considered not to individually constitute a demand problem, then the bill would fail to capture the likeliest dynamic of that demand in Baltimore City.

Instead, what the Bill should address is the likely case scenario of facilities of more modest sizes that impact the City in their aggregate. For this purpose, CLC believes that 10 MW is too generous a number. For one, most preexisting data

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data." Maryland Code Annotated, Tax-General § 11-239(a)(2). This definition and Maryland Code citation are expressly referenced by other counties for local zoning purposes. *See, e.g.*, Prince George's County Code 27-2500, Qualified Data Center.

centers in the city are below this capacity.[4] Furthermore, 10 MW is, in absolute terms, a very large amount of electricity that warrants scrutiny on its own.[5]

The Maryland Public Service Commission calculated Maryland's per capita peak energy demand in 2024 at 2.14 kW.[6] By that figure, a 10 MW facility represents the energy use of 4,672 individuals. With such concentrated energy use, 10 MW is more than adequate for a threshold at which the city should be assessing a data center individually, let alone pay attention to the aggregate effects. In fact, Bill 26-0158's threshold could easily be lowered by an order of magnitude—to 1 MW, representing 467 individuals' energy use—and still be reasonable.

Testimony at the Planning Commission's April 23, 2026 meeting on this bill supported the upward adjustment to 25 MW on the basis that Maryland is currently proposing a "large load customer" definition that starts at 25 MW, designed with data centers in mind. This is no justification to adopt that number for zoning purposes, however. As described above, Baltimore City is likelier to see many smaller data centers than it is to see any single large or hyperscale facility. Ignoring all but state-defined "large load customers" would mostly miss the likely impact of data centers on Baltimore City.

2) BDC's Amendment 4: Narrow the Research and Development Exclusion

Bill 26-0158 provides an exception that a data center is not a "Research and development facility" zoning use. The BDC recommends applying this exception only to "commercial data center operations," which would allow non-commercial data centers to be classed as research facilities, permitting them to avoid the moratorium. We oppose this recommendation because it would merely serve as a loophole to operate a data center by another name for no justifiable purpose.

Such facilities have not made a showing that they would need the BDC's recommended exception in any event. To the contrary, Johns Hopkins University, for example, currently runs a data center for research purposes that is sited on the edge of its Bayview campus.[7] This data center hosts Rockfish, a research cluster among the top 500 fastest computers in the world as of 2024 that consumes up to 450 kW (equal to 0.45 MW).[8] Clearly, JHU is able to perform research without getting close to the currently proposed 10 MW "data center" threshold. If it, or any other research and development institution, wishes to run a facility that consumes over twenty times the energy as what is currently deemed fit for research, then it is appropriate that the city examine it as a data center.

3) Planning Commission's Amendment that City Accept and Process Proposals During Moratorium

Finally, CLC opposes the Planning Commission's proposed amendment that the city should continue to accept and process data center proposals despite the moratorium. If it did so, then there would effectively be no moratorium.

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[4] *See, e.g.*, Maryland Data Center Facilities, *datacenter.fyi*, https://www.datacenter.fyi/state/md (showing only facilities of less than 2 MW in Baltimore City).

[5] Facilities under 25 MW are also physically quite large. As the Council President's representative noted in his presentation to the Planning Commission on April 23, 2026, a 17 MW facility in Sterling, Virginia is larger than the Wegmans grocery store across the street from it.

[6] Maryland Public Service Commission, EmPOWER Maryland Energy Efficiency Act Report of 2025. Available at https://psc.maryland.gov/wp-content/uploads/2025-EmPOWER-Maryland-Energy-Efficiency-Act-Standard-Report-Final.pdf.

[7] ARCH – Advanced Research Computing at Hopkins, *Johns Hopkins University*, https://www.arch.jhu.edu/about-arch/.

[8] Rockfish, *Top 500*, https://www.top500.org/system/180200/.

The City should not be asked to evaluate plans on uncertain standards, nor should developers have to change their plans once those standards become clear at the end of the proposed moratorium. If developers are allowed to go forward submitting plans that very likely will become nonconforming uses, it would encourage legislative and regulatory decision makers to compromise for the sake of sunk costs. The purpose of the moratorium is to avoid such costs to begin with and to quickly allow residents and stakeholders to determine what standards Baltimore City desires for data centers before the influence of promised development determines it unilaterally.

Sincerely,

/s/ Philip Glaser

Philip Glaser
Staff Attorney
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/s/ Amy Petkovsek

Amy Petkovsek
Executive Director
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/s/ Christina Schoppert Devereux

Christina Schoppert Devereux
Staff Attorney
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May 7, 2026

To:	Land Use and Transportation Committee
From:	Jennifer Frederick
Re:	26-0158, Data Center Moratorium - Favorable

I respectfully request a favorable report on and passage of 26-0158, the proposed ordinance to create a moratorium on data centers in Baltimore City.

This legislation would protect Baltimore City from data centers which is necessary as data centers can cause rising electricity costs, something we already are struggling with; rolling blackouts; and negative environmental impacts. As a Baltimore City, I view this moratorium as important to helping protect us from the negative impacts of data centers on our homes.

Baltimore City and Maryland as a whole currently face rising electricity costs, and data centers would only exacerbate this issue.[1] After facing a suddenly more snowy winter than expected, electricity costs are already high. This could have been made worse if there were data centers pulling from our power grid as people were already trying to keep their homes up to a decent heat which resulted in using more electricity than planned.

Additionally, data centers would contribute to the possibility of rolling blackouts in the future for Baltimore City. In 2025, BGE reported that data centers could cause so much strain on the power grid that we could see rolling blackouts in coming years.[2] A moratorium on data centers in Baltimore City would help prevent this.

A moratorium on data centers would also help protect Baltimore City residents from the negative impacts that data centers have on local communities. Data centers use the same amount of fresh water as a town of about 50,000 people and take up the time and resources that could be used for renewable energy.[3] We are also seeing data emerge that data centers may make the surrounding areas much warmer than they already are, up to sixteen degrees warmer in some places, which would put more strain on Baltimore City's electrical grid during the summer.[4] A moratorium would help prevent these dramatic environmental impacts on Baltimore City.

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[1] https://www.wbaltv.com/article/legislators-warn-data-centers-electric-bill-increase-blackouts/69500895
[2] https://www.baltimoresun.com/2025/06/07/electric-supply/
[3] https://apnews.com/article/ai-data-center-climate-impact-environment-c6218681ffdbad5bf427b47347fddcb9
[4] https://www.wral.com/news/local/data-centers-north-carolina-heat-island-ai-climate-change-april-2026/

As such, a moratorium on data centers is needed to protect us from continued rising electrical costs, additional strain on our electrical grid, and negative environmental impacts.

For these reasons, I urge a favorable report on and passage of 26-0158.

Hello,

My name is Jeremy Cain and I've lived in the Inner Harbor for the last 3 years and in Baltimore for many more.

AI is coming for all of our jobs. This is not fear mongering speculation, this is a description of what is happening now. Tens of thousands were laid off because those in power wrongly believe that everyone can be replaced with ChatGPT, even and including city councils. Do you think that ChatGPT can replace you?

The fact is, it can't - and it won't - not without a massive network of data centers in every state, in every city.

Each new data center gives another CEO an excuse to lay off thousands more. Ai is the single biggest non-lethal job killer.

It's an election year and this is an easy win. People who have never voted for the same candidate are aligned in opposition against data centers, against ai.

Thank you to Chair Danielle McCray, thank you to my rep Zac Blanchard, thank you to everyonefor your time.

Written Testimony
Bill: **26-0158**
Position: **Favorable**

May 5, 2026

Dear Members of the City Council:

As a Baltimore resident, I am in favor of Bill 26-0158, Data Centers – Moratorium.

The effects of data centers are manifold, from increased energy and water use, air pollution from energy needs, noise and thermal pollution from the constantly running machinery, and of course higher utility bills. Baltimore City already prohibits other types of sites that cause similar problems; this bill would place data centers in good company with landfills, incinerators, and various other industrial purposes that pose quality-of-life and health risks to City residents. I am in support of the year-long moratorium on data centers within City limits until more evaluation can be done on their effects and mitigation techniques or a longer or permanent moratorium.

Respectfully submitted,

Kathryn Little
Baltimore, MD 21230

Anna Wolfe
art.of.awolfe@proton.me
Council District 11
Baltimore, MD

Testimony in Support of CB 26-0158

My name is Anna Wolfe. As a resident of district 11, a maker, mentor, and Baltimorean I'd like to testify in support of Council Bill 26-0158 - Data Centers – Moratorium. In over a decade of living in Baltimore I've noticed the impact existing data centers have on our Inner Harbor. I live on the same block as the South Street data center and can often hear the high pitched droning sounds from my kitchen 16 stories up.

Even more concerning than the noise is the hole it's created in our neighborhood. Compared to other parts of our city, the Inner harbor feels empty. Tech companies promise to bring life and jobs to cities over and over, but what we continue to see is the hollowing effect projects like data centers have on the cities that host them. The benefits fail to trickle down to the communities that pay for them. My husband and I have noticed the jump in our utilities bill, and wondered to ourselves if Maryland is about to make the same mistakes as Virginia. We know how these empty buildings turned data-center drain the life out of our neighborhoods.

Empty buildings have haunted Baltimore for a long time. I'd like the city to take a long hard look at the data centers we already have. A year's pause to assess would allow us time to ask the important questions: Will they add value to our communities by providing sustaining jobs to Baltimore residents? Are they bringing their own energy solutions? And will we be using clean energy to power them? How can we ensure they are placed to minimize potential harm to Baltimore city residents & bussinesses? While "Go fast and break things" may be a great slogan for a tech company, it's not a philosophy Baltimoreans can live by. In fact, “go fast and break things” is a terrible way to approach building a home, a neighborhood, or a city.

Let's go slowly and carefully together. I hope you will give a favorable report on this Bill 26-0158 proposed by City Council President Zeke Cohen. Thank you to the Chair of the Land Use and Transportation Committee, Chair Danielle McCray, and for considering this testimony and the solutions provided today.

Anna Wolfe
717-713-6018
Council District 11
Baltimore, MD

MARYLAND TECH COUNCIL
ADVANCING LIFE SCIENCES AND TECHNOLOGY

May 6th, 2026

The Honorable Members of the Land Use & Transportation Committee
Baltimore City Council
100 N. Holliday Street, Suite 400
Baltimore, MD 21202

Re: City Council Bill 26-0158, Data Center Moratorium

Dear Chair Dorsey and Members of the Committee,

On behalf of the Maryland Tech Council (MTC), thank you for the opportunity to share our perspective on City Council Bill 26-0158. MTC is Maryland's largest technology and life sciences trade association, representing more than 850 members across the state, from early-stage startups to global employers, universities, and research institutions. MTC has significant membership and operational presence in Baltimore City. As part of our work, MTC convenes the Data Center Alliance of Maryland, a coalition of stakeholders engaged in the responsible development and operation of data centers in our state.

We understand the sponsor's goals of energy affordability for Baltimore residents, cost allocation between large-load customers and ratepayers, and ensuring that any future data center development is well-sited and well-regulated. We believe that these goals can be accomplished without dissuading potential investment that could bring jobs to residents and revenue for Baltimore. We respectfully submit that, as currently drafted, Bill 26-0158 raises four specific issues that we encourage the Committee to address before moving the legislation forward.

1. The bill's definition of "data center" does not require data center activity to be a building's primary use.

As drafted, the bill would treat any facility engaged in "remote storage, processing, and distribution of data" meeting the load threshold as a data center for purposes of the moratorium, without requiring those activities to be the building's primary use. As written, this language risks sweeping in facilities that are not data centers in any conventional sense, including life sciences and biotech buildings with significant on-site computing infrastructure, hospital and academic medical center data operations, financial services back-office facilities, and mixed-use commercial buildings with substantial enterprise IT loads. We urge the consideration of an amendment to the definition to require that data center activities be the primary or principal use of the facility, consistent with how the use is commonly defined.

2. The 10 MW threshold is inconsistent with the State of Maryland's established 25 MW "large load customer" threshold.

Under the Next Generation Energy Act (Chs. 625 and 626 of 2025), as recently amended by the Utility RELIEF Act, Maryland defines a "large load customer" for purposes of utility rate design and cost allocation as a customer with an aggregate monthly demand of at least 25 megawatts. That threshold was set deliberately by the General Assembly after extensive deliberation about which customers should

be subject to specialized rate schedules and cost-recovery rules designed to protect residential ratepayers. Bill 26-0158's 10 MW threshold sits well below that benchmark and creates an inconsistent framework: as facilities that the State has determined are not large enough to impact rates, and therefore, don't warrant separate rate treatment would nonetheless be captured by the moratorium. We note that the Planning Commission itself flagged the appropriateness of the 10 MW threshold as a question warranting further analysis during the moratorium period. We respectfully urge the adoption of an amendment to align the City's threshold with the State's 25 MW standard so that Baltimore's policy remains consistent with the ratepayer protections that Maryland has already established.

3. The bill should allow permitting and review activities to continue during the moratorium, with final approval paused.

As drafted, Bill 26-0158 would halt not only final permit issuance but also the underlying review activities that allow the City and the public to evaluate proposed projects. Baltimore County considered this issue earlier this year and ultimately structured its recently-enacted moratorium to allow agency review and Planning Commission engagement to continue, with final permit issuance held until the study is complete and the Council acts. That structure preserves the full purpose of the moratorium, namely a meaningful pause to study impacts and develop appropriate guardrails, while ensuring that responsible projects are not unnecessarily delayed and that the City retains visibility into what is being proposed. We encourage the adoption of an amendment enabling this approach. Doing so would also generate useful information for the Council's own deliberations during the moratorium period.

4. The moratorium should be paired with a defined study process aimed at developing a permanent zoning framework, consistent with the Planning Commission's recommendation.

In its April 23, 2026 staff report, the Planning Commission recommended approval of Bill 26-0158 with the express recommendation that the City Council direct the Department of Planning, in coordination with the Departments of Public Works, Finance, Housing and Community Development, and the Commission on Sustainability, to conduct a comprehensive Data Center Impact Study during the moratorium period and return to the Commission and Council with findings and proposed zoning regulations prior to the bill's sunset. The Planning Commission further noted that, absent affirmative legislative action establishing where and under what conditions data centers may be sited, the expiration of the moratorium would leave the use defined in the zoning code but not permitted in any district, creating administrative ambiguity.

MTC strongly supports this recommendation. A moratorium without a defined study process and a clear path to permanent zoning standards risks expiring without the substantive findings needed to inform durable regulation, creating pressure either to extend the pause or to legislate without the benefit of completed analysis. We urge the adoption of an amendment to formally authorize and resource the Data Center Impact Study as outlined by the Planning Commission, set firm interim and final reporting deadlines, and direct the Department of Planning to return with proposed zoning text amendments, including evaluation of a conditional use framework, in advance of the moratorium's expiration. This approach would convert the moratorium from a temporary prohibition into a productive policy development period and would give the Council a fully informed basis on which to act.

MARYLAND TECH COUNCIL
ADVANCING LIFE SCIENCES AND TECHNOLOGY

MTC and the Data Center Alliance of Maryland are committed to constructive engagement on these issues. We have worked closely with state legislators, the Public Service Commission, and other Maryland jurisdictions on data center policy, and we would welcome the opportunity to provide the Committee and your staff with technical background, comparative jurisdictional analysis, and connections to subject-matter experts as you refine this legislation. Our shared goal is a Baltimore policy framework that addresses legitimate concerns about ratepayer protection and responsible siting while preserving the City's ability to attract well-planned investment that serves residents.

Thank you for your service to the people of Baltimore and for your consideration of this testimony.

Respectfully,

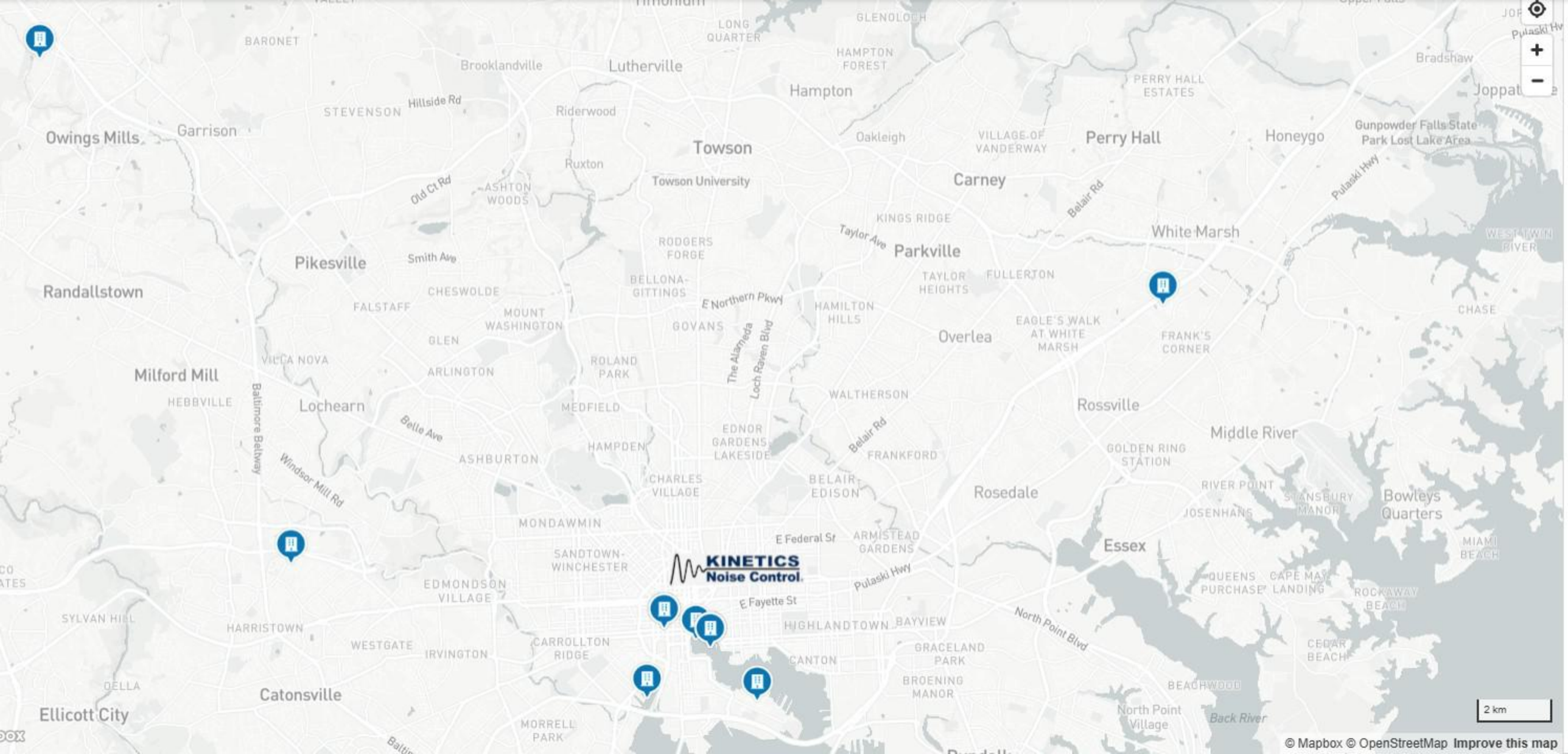
Kelly M. Schulz
Chief Executive Officer

BALTIMORE CITY COUNCIL

LAND USE & TRANSPORTATION COMMITTEE

26-0158
Data Center Moratorium

Additional Materials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Introduction

The rapid growth of artificial intelligence and high-capacity cloud computing is accelerating data center development nationwide. AI ready data center capacity is expected to grow about 33 percent annually from 2025 to 2030, driving a surge in local data center proposals.[1] In preparation, county officials are making urgent decisions about land use, energy and water needs and documenting if, where and how these facilities can be sited through local ordinances. Even without express zoning authority, county leaders play a central role in contextualizing proposals and ensuring development balances projected economic benefits with community priorities and long-term community well-being. Understanding local impacts is essential for evaluating new projects, managing existing facilities and planning for long-term infrastructure needs.

Data centers differ from traditional industrial developments in market pace, scale and economic structure. Recognizing these differences helps county leaders set realistic

expectations and communicate clearly with departments, residents and private partners.

This resource provides county elected officials, administrators and planning leaders with a high-level framework to evaluate, permit and oversee data center development. Instead of focusing on technical details, it highlights key challenges across the project lifecycle and offers guidance for steering development toward long-term economic and environmental goals.

County Considerations

County governments are often charged with considering the zoning and land use requests that permit the siting and construction of data centers, while ensuring that increased energy and water demands do not negatively impact the community.

Counties typically implement these considerations through zoning ordinances and land use designations, conditional or special use permits that establish site-specific requirements, and site plan review or development agreements that address infrastructure impacts and long-term operational commitments. Depending on the authority within a particular state, a county's land use and zoning authority related to the siting and construction of data centers may be limited or

shared, shaping the county's role in local development decisions.

Zoning

- **Setbacks**: While data centers often look indistinguishable from office buildings, their operations and infrastructure requirements more closely match those of a factory. Because of this, jurisdictions have begun establishing considerably larger setback requirements for data centers than for standard buildings. Typical building setback requirements from property lines range from 200 feet to up to 500 feet from a residential property or zoning district. In areas where 'smart growth' is a priority, such as near transit stations, these setbacks can be extended much further to ensure prime land is reserved for high-density housing and retail. However, when data centers are grouped within a dedicated 'overlay district,' these requirements can be reduced between the centers themselves by more efficiently sharing power and fiber infrastructure.
- **Noise**: Data centers require large cooling systems to function, and these systems emit a steady hum that can disturb nearby residents. To address this, local governments are setting noise limits, often 65 decibels at the property line and 55 decibels in quieter or residential areas. How these limits are met is up to the data center designer, but common approaches include sound-absorbing or sound-blocking structures, berms or

increased setbacks. Ordinances are also beginning to require testing for both A-weighting, which captures high-pitched sounds like fans, and C-weighting, which measures low-pitched vibrations from heavy machinery. Because backup generators used during power outages are often louder than cooling fans, ordinances can establish permissible testing schedules that limit routine testing to daylight hours.

- **Architecture**: Large data centers can require large buildings that, without clear design requirements, may clash with the community aesthetic. To address this, local governments have begun requiring developers to incorporate architectural features that resemble typical office buildings. These requirements often include variations in building height and depth to break up the building mass and reduce visual scale, along with the addition of real or faux windows and doors to create a more human-scale appearance. Additionally, modern ordinances may forbid the use of overly reflective or industrial-looking materials, helping the facility to fit its surroundings, especially when located near residential areas.
- **Power**: Large data centers can span hundreds of acres and can have unique power and water infrastructure needs. Data centers can require large amounts of power similar to a medium-sized city, accounting for nearly 4.4 percent of U.S. annual electricity in 2023.[1] In response to transformations in technologies including AI, hyperscale development across the country and new domestic manufacturing, the total national energy demand is

estimated to increase 20 percent by 2030.[2] This level of power demand can trigger the need for additional generation sources and new grid infrastructure. County leaders can best serve their communities by understanding these power needs, the potential impacts on rates and reliability, and the steps they can take to better insulate their communities from those effects.

- **Water**: Data centers require significant levels of cooling for operation. This cooling, especially when utilizing evaporative cooling systems, can require large quantities of water. Water use associated with data center cooling can range from minimal to substantial depending on facility design and local conditions. In some cases, facilities may rely on reclaimed water and generate wastewater that affects the capacity of local wastewater treatment systems. County leaders can ensure these water needs are met without negatively impacting the host community by including the following requirements as part of the permitting process: water balance studies, discharge water quality standards and long-term monitoring programs with defined curtailment plan triggers.

Intended Use:

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TAGGED IN: ENVIRONMENT, ENERGY & LAND USE

FEATURED INITIATIVE

Energizing Counties Resource Hub

NACo empowers counties with the tools and resources needed to consider and facilitate energy projects best suited for local communities. NACo is developing resources and tailored guidance to assist local governments in navigating the opportunities and challenges of different energy industries.

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What is a data center?

At its simplest, a data center is a physical facility that organizations use to house their critical applications and data. A data center's design is based on a network of

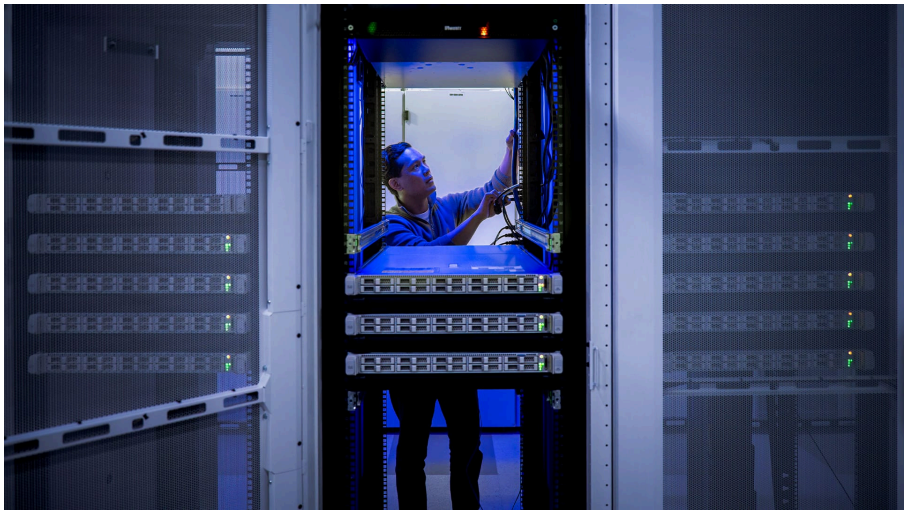
computing and storage resources that enable the delivery of shared applications and data. The key components of data center design include routers, switches, firewalls, storage systems, servers, and application-delivery controllers.

Modernize your data center

Is your data center ready for AI?

What defines a modern data center?

What defines a modern data center?



Modern data centers have evolved quickly. Infrastructure has shifted from traditional on-premises physical servers to virtual networks that support applications and workloads across pools of physical infrastructure and into a multicloud environment.

Today, data is distributed across a wide range of environments—including on-premises data centers, edge locations, and both public and private clouds. To function effectively, the data center must be able to communicate seamlessly across all these environments. For example, when applications run in the cloud, they rely on the cloud provider's data center infrastructure. At the same time, organizations may choose to maintain certain workloads, sensitive data, or legacy systems on-premises for reasons such as security, compliance, or performance.

The latest progression in the data center landscape centers on cloud-native architectures. These data centers are purpose-built to host cloud-native applications, which are designed to maximize the unique capabilities of distributed, scalable cloud environments. By leveraging technologies like containers and microservices, cloud-native applications enable businesses to innovate rapidly, adapt to changing demands, and deliver seamless user experiences. This shift is critical as organizations look to streamline their operations, ensuring that their infrastructure is ready to support the dynamic and competitive demands of the digital age.

Why are data centers important to business?

Businesses depend on data centers that support business applications and activities, including:

- Email and file sharing
- Productivity applications
- Customer relationship management (CRM)
- Enterprise resource planning (ERP) and databases
- Virtual desktops and communications and collaboration services
- Big data, artificial intelligence, and machine learning

- AI workloads, such as model training, retrieval augmented generation (RAG), and inference

What are the core components of a data center?

Data center design includes routers, switches, firewalls, storage systems, servers, and application delivery controllers. Because these components store and manage business-critical data and applications, data center security is critical in data center design. Together, they provide three necessary elements.

Network infrastructure. This connects servers (physical and virtualized), data center services, storage, and external connectivity to end-user locations.

Storage infrastructure. Data is the fuel of the modern data center. Storage systems are used to hold this valuable commodity.

Computing resources. Applications are the engines of a data center. These servers provide the processing, memory, local storage, and network connectivity that drive applications.

How do data centers operate?

Data center services are typically deployed to protect the performance and integrity of the core data center components.

Network security appliances. These include firewall and intrusion protection to safeguard the data center.

Application delivery assurance. To maintain application performance, these mechanisms provide application resiliency and availability through automatic failover and load balancing.

What is data center security?

Data center security encompasses the technologies, policies, and practices designed to protect the infrastructure, workloads, and applications that power modern businesses. It involves safeguarding physical assets, such as servers and storage systems, as well as

virtualized environments and cloud-based operations. Key elements include robust access controls to prevent unauthorized entry, advanced threat detection to monitor and mitigate cyberattacks, and encryption to secure data in transit and at rest.

As data centers grow to support hybrid and multicloud models, security must also adapt to protect distributed environments. Effective data center security maintains business continuity, protects sensitive information, and supports compliance with industry regulations. Security is foundational for resilient, agentic operations.

What is in a data center facility?

Data center components require significant infrastructure to support the center's hardware and software. These include power subsystems, uninterruptible power supplies (UPS), ventilation, cooling systems, fire suppression, backup generators, and connections to external networks.

What are the standards for data center physical infrastructure?

The most widely adopted standard for data center design and data center infrastructure is ANSI/TIA-942. It includes standards for ANSI/TIA-942-ready certification, which ensures compliance with one of four categories of data center tiers rated for levels of redundancy and fault tolerance.

Tier 1: Basic site infrastructure. A Tier 1 data center offers limited protection against physical events. It has single-capacity components and a single, nonredundant distribution path.

Tier 2: Redundant-capacity component site infrastructure. This data center offers improved protection against physical events. It has redundant-capacity components and a single, nonredundant distribution path.

Tier 3: Concurrently maintainable site infrastructure. This data center protects against virtually all physical events, providing redundant-capacity components and multiple independent distribution paths. Each component can be removed or replaced without disrupting services to end users.

Tier 4: Fault-tolerant site infrastructure. This data center provides the highest levels of fault tolerance and redundancy. Redundant-capacity components and multiple independent distribution paths enable concurrent maintainability and one fault anywhere in the installation without causing downtime.

Types of data centers

Many types of data centers and service models are available. Their classification depends on whether they are owned by one or many organizations, how they fit (if they fit) into the topology of other data centers, what

technologies they use for computing and storage, and even their energy efficiency. The six main types of data centers include the following.

AI data centers

An AI data center is specifically designed to support the demanding computational requirements of artificial intelligence workloads. These facilities use advanced infrastructure—like software-defined networking, built-in security, and high-performance GPUs and TPUs—to efficiently process vast data and run complex AI algorithms. Unlike traditional data centers, AI data centers prioritize parallel processing and optimized workflows to train and deploy machine learning models at scale.

Minimizing latency is a key focus in AI data centers, because real-time AI applications—predictive analytics and natural language processing—require rapid data processing and decision making. By combining powerful compute resources with low-latency architectures, AI data centers enable organizations to unlock the full potential of artificial intelligence in dynamic and data-intensive environments.

Enterprise data centers

Enterprise data centers are company owned and operated, typically located on corporate campuses and tailored to serve internal users.

Managed services data centers

Managed services data centers are managed by a third party (such as a managed services provider) on behalf of a company. The company leases the equipment and infrastructure instead of buying it.

Colocation data centers

In colocation ("colo") data centers, a company rents space within a data center owned by others and located off company premises. The colocation data center hosts the infrastructure: building, cooling, bandwidth, security, and so on, while the company provides and manages the components, including servers, storage, and firewalls.

Cloud data centers

In this off-premises form of data center, data and applications are hosted by a cloud services provider such as Amazon Web Services (AWS), Google Cloud Platform (GCP), Microsoft (Azure), IBM Cloud, or other public cloud provider, often within hyperscale data centers designed to efficiently support massive workloads and global scalability.

Edge data centers

An edge data center is a smaller, decentralized facility located closer to end users and devices, designed to

process data locally, reduce latency, and support real-time applications in industries like IoT, autonomous vehicles, and content delivery. Edge computing is especially useful when latency needs to be kept to a minimum, such as with AI processing.

Infrastructure evolution: from mainframes to cloud applications

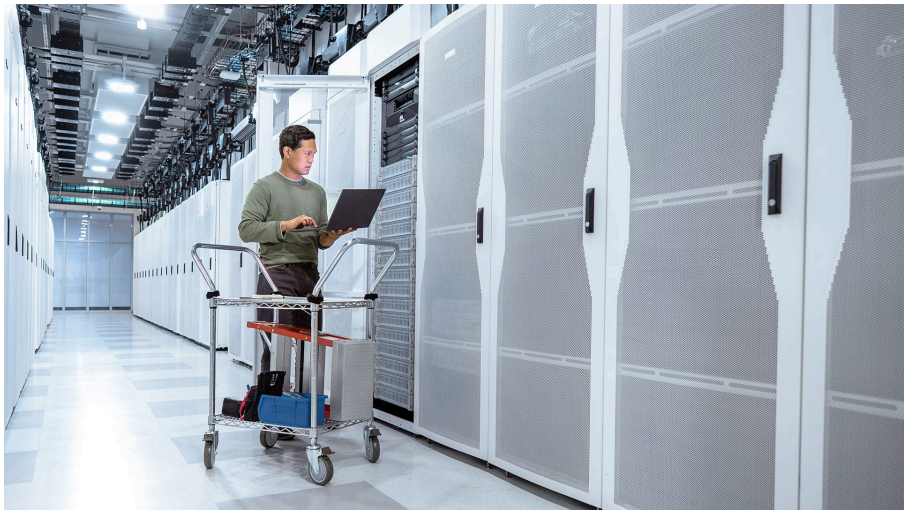
Computing infrastructure has experienced three macro waves of evolution over the last 65 years:

- The first wave saw the shift from proprietary mainframes to x86-based servers, based on premises and managed by internal IT teams.
- A second wave saw widespread virtualization of the infrastructure that supported applications. This allowed

for improved use of resources and mobility of workloads across pools of physical infrastructure.

- Today, the third wave reflects the move to cloud, hybrid cloud, and cloud-born applications.

Distributed network of applications



This evolution has given rise to distributed computing. This is where data and applications are distributed among disparate systems, connected and integrated by network services and interoperability standards to function as a single environment. It has meant the term "data center" is now used to refer to the department that has responsibility for these systems irrespective of where they are located.

Organizations can choose to build and maintain their own hybrid cloud data centers, lease space within colocation facilities (colos), consume shared compute and storage services, or use public cloud-based services. The net effect is that applications today no longer reside in just one place. They operate in multiple public and private clouds, managed offerings, and traditional environments. In this multicloud era, the data center has become vast and complex, geared to drive the ultimate user experience.

Can data centers use less power?

Data centers are significant energy consumers, and their power demands are rising as digital transformation accelerates. The GPUs that power AI data centers, consume 10 to 15 times more power per processing cycle than CPUs that power traditional data centers because of the computational intensity of training and running AI models.

To reduce power costs and sourcing challenges, data centers can implement advanced energy strategies—such as optimizing power use, adopting clean energy, and enhancing cooling efficiency. These efforts can help meet rising digital demand while aligning with global energy and environmental regulations.

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THE DAILY RECORD

Affidavit of Publication

To: Office of Council Services - Nancy Mead
100 Holliday St
Baltimore, MD, 21202

Re: Legal Notice 4153545,

PUBLIC HEARING ON BILL NO. 26-0158

We hereby certify that the annexed advertisement was published in Maryland The Daily Record, a Daily newspaper published
in the State of Maryland 1 time(s) on the following date(s):
04/22/2026

By

Joy Hough
Authorized Designee of the Publisher

Baltimore County

BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 26-0158

The Land Use & Transportation Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 26-0158 on Thursday, May 7, 2026, at 9:00 AM in the Clarence "Du" Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public may be able to observe the hearing virtually, depending on the availability of the technology, will be available at https://baltimore.legistar.com/Calendar.aspx.

Data Centers - Moratorium

FOR the purpose of establishing a data center as a prohibited use Citywide; defining certain terms; making conforming changes; providing for a special effective date; and providing for the termination of certain provisions of this Ordinance.

Applicant: Zeke Cohen - Council President.

For more information, contact committee staff at (410) 396-1091.

NOTE: This bill is subject to amendment by the Baltimore City Council.

Ryan Dorsey
Chair

ap22-4153545

MARYLAND
THE DAILY RECORD

A Division of BridgeTower Media
P.O Box 745929
Atlanta, GA 30374-5929

Invoice #	745864191
Invoice Date	04/21/2026
Customer	Office of Council Services,
Payment Terms	Net 30
Due Date	05/21/2026

BILLING ADDRESS
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Baltimore MD 21202

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Office of Council Services, ID: 44646
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Baltimore MD 212023427

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1007790981	The Daily Record (BLT) - Public Notice	04/22/2026	26-0158	Legal - Government	1	Legal - Order of Publications - Legal Aid Bureau

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Category: Baltimore County
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