

DATA CENTER MORATORIUM

A temporary moratorium on the acceptance and processing of applications for the development of new data center facilities is necessary to allow the Community Development Department to study the high electrical and water demands, and potential noise/visual impacts of these facilities, and to draft appropriate Land Use Code amendments to ensure compatibility with local infrastructure. The moratorium shall apply to unincorporated areas of Adams County Iowa.

A twenty-four-month moratorium is hereby imposed on the approval of any new rezoning, site plan, or building permit for data center projects. This pause allows for an in-depth review of the impact of these facilities on electricity rates, water resources, and the local electrical grid.

Applications may be considered on an individual basis.

Definitions

A **data center** is a facility that houses computer systems and related equipment used to store, process, and distribute data and applications. Organizations use data centers to run websites, cloud services, business applications, databases, artificial intelligence systems, and internal IT operations.

SIZE

Small Data Centers

- Often used by small businesses or branch offices
- May contain only a few server racks
- Usually located inside an office or small dedicated room
- Supports local applications, file storage, or internal systems

Mid-Size Data Centers

- Used by larger businesses, hospitals, universities, or regional companies
- Can occupy part of a building or an entire floor
- Typically contains dozens to hundreds of racks
- Includes dedicated cooling, backup power, and stronger security

Enterprise Data Centers

- Built for large corporations
- May support thousands of employees and applications
- Usually highly redundant with backup systems
- Can span entire buildings

Colocation Data Centers

- Large facilities where multiple companies rent space
- Businesses place their own servers inside shared infrastructure
- Providers handle power, cooling, and physical security

Hyperscale Data Centers

- Extremely large facilities operated by cloud companies like [Amazon Web Services](#), [Google Cloud](#), and [Microsoft Azure](#)
- Can contain tens or hundreds of thousands of servers
- Often measured in hundreds of thousands or millions of square feet
- Designed for massive internet-scale services such as cloud computing, AI, streaming, and search engines

Data centers are also commonly measured by:

- **Square footage**
- **Number of server racks**
- **Power capacity** (kilowatts or megawatts)
- **Network capacity**
- **Redundancy level** (uptime reliability)