

Standard	All Types (DC-01)	Type 1 ≤ 100 MW	Type 2 100–500 MW	Type 3 > 500 MW
USE, APPROVAL AND LOCATION				
Zoning districts		I2 (SE), HI (P)	HI (P)	HI (P)
Information technology load	Lowest type whose maximum is not exceeded	≤ 100 MW	100–500 MW	> 500 MW
Location	Vermillion Rise Megapark only			
Aggregation	All phases and buildings counted together			
Reclassification	Exceeding the maximum requires approval as the higher type			
Water and sewer	Public; served or servable at applicant expense			
Residential separation	½ mile			
Transmission, 69 kV+		not required	required	required
SITE AND DIMENSIONAL				
Minimum lot area		50 acres	200 acres	400 acres
Building height		50 ft	60 ft	70 ft
Appurtenances	+10 ft above roofline			
Cooling equipment height		30 ft	35 ft	45 ft
Generator enclosure height		25 ft	30 ft	35 ft
Grid interface height		45 ft	50 ft	60 ft
Setback — building	To property line, all yards	300 ft	600 ft	900 ft
Setback — cooling towers	To property line	300 ft	600 ft	900 ft
Setback — permanent generation	To property line	660 ft	1,000 ft	1,320 ft
Setback — emergency generators	To property line	330 ft	500 ft	660 ft
Setback reductions	Participating land counts; recorded contract; building blocking sound path			
Perimeter fence	No razor wire, electrified wire or spikes	7.5 ft min	9.5 ft min	9.5 ft min
Buffer yard width		50 ft	100 ft	150 ft
Berm, minimum		4 ft	8 ft	10 ft
Trees		1 row evergreen	2 evergreen + 1 canopy	2 evergreen + 2 canopy
WATER				
Groundwater, peak day		250,000 gal	500,000 gal	500,000 gal
Water Usage Effectiveness	BZA may approve a higher figure	—	0.35 L/kWh	0.40 L/kWh
Source hierarchy	Reclaimed → public → surface → groundwater			
Non-potable evaluation	Within 3 miles			
Metering	By source, of discharge, and of IT energy			
Annual report	Due March 31			
Drought response plan	Required			
Well testing radius	Zone of influence, capped at →	1 mile	3 miles	5 miles
Well remediation	Water within 24 hours; restore or replace; recorded commitment			
Cycles of concentration	6 minimum			
Drift	0.005% maximum			
Discharge	Characterized; utility or IDEM approval; monitored			
Dielectric fluids	PFAS disclosure; 110% containment			
POWER AND EQUIPMENT				
Generator standards	Tier 4 Final; seasonal testing windows; no peak shaving			
Simultaneous testing		no cap	25% of units	10% of units
Fuel storage, aggregate		50,000 gal	250,000 gal	500,000 gal
Bulk energy storage	BE-01; NFPA 855; UL 9540; static setback			
Substation		may share feed	dedicated, screened	dedicated, screened
Interconnection study		pending acceptable	completed	completed + off-site transmission
Generation severance	May not be severed from the facility served			

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SOUND, LIGHT AND SITE				
Sound	EN-01, plus baseline +5 dBA, 65/75 dBC, 20 dB C-A, –5 dB tonal			
Exterior lighting	Full cutoff; no trespass at property line			
Outside storage	Prohibited			
Underground utilities	In buffer yards and setbacks			
Maintenance	Site and equipment kept in good condition			
CONSTRUCTION — identical for every type				
Hours	7 AM–7 PM Mon–Sat; none Sunday or holidays			
Noise	Hours govern; plan for pile driving or blasting			
Vibration	PPV limit at nearest structure; survey within 500 ft			
Erosion and stormwater	IDEM 327 IAC 15-5			
Dust	IDEM 326 IAC 6-4			
Temporary fencing	6 ft minimum			
Temporary entrances	Stabilized; Highway Department approval			
Haul routes	Designated; approved by Commissioners			
Delivery hours	7 AM–7 PM; not during school bus hours			
Road use agreement	Condition survey; financial assurance			
Traffic study and mitigation	Temporary lanes, blisters, signals and signage at applicant cost			
Construction lighting	Shielded; none overnight except security			
Tree clearing	Buffers preserved; planting before vertical construction			
Laydown and parking	On site; restored at completion			
Dewatering	Plan required; IC 14-25-7 reporting			
Subsurface drainage	Report; Drainage Board approval			
Damage repair	Signed commitment, applicant expense			
ADMINISTRATION AND CLOSURE				
Emergency services training	Required; EMA and fire department			
Equipment reimbursement		\$25,000	\$75,000	\$150,000
Proof of qualifications	Evidence of capability			
Decommissioning	Removal in 24 months; certified recycling; soil assessment			
Financial guarantee	Engineer estimate +3.30%/yr; no salvage offset; 25/25/50			
Commissioning and occupancy	Temporary CO 180 days; audit at 90% load; then final CO			
Increase in load	Under 10% notice; 10%+ re-audit; over the maximum, higher type			
Submittal	Core package	core	+ sound model, dispersion	+ waste heat, interconnection
Special review fee	Unused portion returned	\$50,000	\$150,000	\$250,000