

Four Kinds of Computing Facility

Not every building full of computers is the same thing. The ordinance sorts them by how much electricity they use, because everything else — water, noise, generators, truck traffic — follows from that.

	SERVER FARM	TYPE 1	TYPE 2	TYPE 3
In plain terms	A building of servers that stores and serves files. Like a warehouse with racks.	One data hall. A single large industrial building.	A campus. Two or more halls with its own substation.	A phased campus served by its own transmission line.
Electrical load	under 5 MW	up to 100 MW	100 to 500 MW	over 500 MW
For comparison	About half the homes in Vermillion County	About 11 times every home in the county	About 55 times every home in the county	More than 55 times every home in the county
Minimum land	Whatever the district requires	50 acres	200 acres — about 1¼ quarter-sections	400 acres — about 2½ quarter-sections
Water, busiest day	Below the State's 100,000 gallon reporting threshold	Up to 250,000 gallons	Up to 500,000 gallons	Up to 500,000 gallons
Where it can go	I1 and I2 districts, anywhere in the county	Vermillion Rise only — I2 or HI	Vermillion Rise only — HI	Vermillion Rise only — HI
How it is approved	Special exception in I1; permitted in I2	Special exception in I2; permitted in HI	Rezoning to HI, then permitted	Rezoning to HI, then permitted
Rules that apply	Ordinary industrial standards. No data center section.	DC-01 general, plus DC-02	DC-01 general, plus DC-03	DC-01 general, plus DC-04

About 9 megawatts powers every one of the 6,594 homes in Vermillion County. The City of Clinton's wastewater plant handles about 1 million gallons a day.

Committee Draft C • October 12, 2026 • Prepared by Bradley E. Johnson, Ground Rules, Inc.

Draft A - For Review Only