

2026 Warrant Article 4 – Data Centers

Warrant Article Text

Article 4: Are you in favor of amending the Town of Canterbury Zoning Ordinance to ban data centers?

This adds a definition for Data Center to Article 3 and amends Article 5.3.C. by adding a line for “Data Centers” and marking it as Not Allowed in all zones.

Planning Board Explanation

This article proposes prohibiting large-scale commercial data centers as a land use in Town. The Planning Board brought this forward proactively due to potential impacts to environmental resources associated with such facilities. The ordinance is written so as not to restrict personal use of computers or typical home-based businesses. The Board determined it was important to address this issue in advance to provide clarity and avoid unintended outcomes.

Full Changes to Zoning Ordinance

To add the following definition to Article 3:

DATA CENTER Any facility, building, structure, or portion thereof whose primary use is the centralized storage, processing, or transmission of digital data for commercial or third-party purposes. A Data Center includes, but is not limited to, cryptocurrency mining facilities, server farms, cloud computing facilities, or colocation centers that rely on specialized infrastructure such as industrial-scale cooling systems, backup generators, high-capacity electrical equipment, or similar systems necessary to sustain continuous (24/7) operation of computer systems. This term shall not include computers, servers, routers, or information technology equipment used solely to support on-site activities of a lawful business or institutional use; or personal or household server equipment accessory to a residential use.

To amend Article 5.3.C. by adding a line for “Data Centers” and marking it as Not Allowed in all zones.