

Development Services

Data Center Fact Sheet

How Can I Stay Involved in the Community Discussions on Data Centers?

At this time, to stay engaged with the regional effort, take the survey, or subscribe to the Truckee Meadows Regional Planning Agency engagement mailing list: <https://tmrpa.org/data-center-engagement/>. The future City of Reno effort to update our regulations will use TMRPA's engagement as a starting point to build upon. Engagement opportunities on the City's process will be available at a future time.

What is a Data Center?

Essentially data centers are facilities used for the storage, management, processing, and transmission of data. They house computers and related necessary equipment.

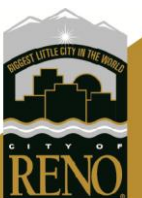
Currently, Reno Municipal Code Title 18 (Annexation and Land Development Code) defines the Data Center use as *"A facility used primarily for the storage, management, processing, and transmission of digital data, and which houses computer and/or network equipment, systems, servers, appliances, and other associated components related to digital data operations. Such facilities may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations of a data center."*

Data centers come in many different forms and sizes, and range from supporting single business needs within an existing building, to large facilities that have a sole purpose of serving computing and data management needs.

What are the benefits?

Data centers serve as the digital backbone infrastructure for our increasingly digital world. Many functions that we utilize as a society, such as the internet, online shopping, social media, virtual meetings, security systems, and many more, all require the processing, management, storage, or transmission of data. Additionally, there is an increased demand in computing power needs due to the increased use in Artificial Intelligence (AI).

- Supports increased computing needs
- Low traffic
- Low sewer generation
- Industry colocation attraction
- Economic diversification
- Capital investments
- Construction jobs
- Franchise fee capture
- Tax benefits



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What are the concerns?

While data centers serve as a key infrastructure piece in for our digital world, there are also a lot of concerns with the impacts of data center development. Some of the concerns are as follows:

- High cooling and energy needs
 - Water consumption
 - Energy consumption
- Land consumption
- Impacts to nearby uses
 - Noise, size, lighting, heat emissions, etc.
- Rate payer concerns regarding power
- Environmental costs of high-power use, water use, land use, and potential heat increases
- Low employment generation
- Actualized community benefits
 - Tax abatements provided by the State of Nevada – Governor’s Office of Economic Development (GOED)

Why do Data Center companies want to locate here?

Through our research, we have heard the following reasons why our area may be attractive to this industry:

- Proximity to Tech Hubs/other Data Centers
- Desire to collocate with other existing facilities or digital infrastructure such as fiber networks
- Low latency (proximity to users)
- Climate – low humidity with cooler winter temperatures
- Lower risk of natural disasters, such as tornadoes and flooding
- More abundant land
- Easier regulatory framework
- Tax incentives provided by the State of Nevada

What has the City done in regards to data center regulations?

City staff began receiving increased inquiries about data center development in 2023. In 2024, an Administrative Interpretation was developed that recognized that data centers are different than the uses we currently regulate, and that they needed to be better defined and require approval of a Conditional Use Permit. These requirements were included in the City’s Annexation and Land Development Code in 2025.

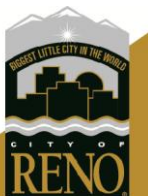
In April, 2026, Council initiated a text amendment to better address and regulate data center uses. In May of 2026, Council also adopted a pending moratorium resolution, aimed at temporarily pausing the acceptance of conditional use permit applications related to data centers.

Current code requirements:

- Conditional Use Permit Requirement
 - Publicly noticed, public hearing

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Updated: 5/21/2026



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- Only in certain Urban and Employment Zones
- Allows for review on a case-by-case basis
- Additional use-specific standards related to dock doors/loading areas
- Development standards exist that are applicable to all development
 - Lighting
 - Parking
 - Screening
 - Building and site design

What will be reviewed in the Text Amendment process?

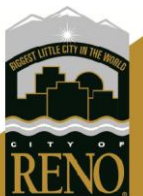
A variety of items will be reviewed as part of the Text Amendment process, including items we have heard through public comment and engagement and best practices review. We anticipate the following items will be considered:

- Definitions
- Location and siting
- Site design such as height, architecture, setbacks, screening etc.
- Noise impacts
- Water use
- Energy use
- Back-up power generation
- Infrastructure/Utilities
- Sustainability related elements
 - Renewable energy
 - Energy efficiency
- Environmental considerations

Who is involved with Data Center development?

Data center development requires review and coordination with many entities and departments, as follows:

- State
 - GOED - Tax abatements
- Local Jurisdictions
 - Planning and Zoning authority
- Truckee Meadows Regional Planning Agency (TMRPA)
 - Projects of Regional Significance, Regional Coordination
- Water
 - Truckee Meadows Water Authority (TMWA), Great Basin Water
- Energy
 - Public Utilities Commission of Nevada (PUCN), NV Energy



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What are we doing as a Region?

The Truckee Meadows Regional Planning Agency (TMRPA) has embarked on a regional engagement effort regarding data centers. This includes meeting with stakeholders, the public, and other involved entities. It is anticipated that the information acquired through the engagement process, as well as best practices review, will culminate in a regional priorities policy report that will help guide each local jurisdiction (Reno, Sparks, and Washoe County) in developing additional regulations and standards for data center development.

To learn more about their effort, please visit: <https://tmrpa.org/energy-and-data-centers/>

How can I stay engaged?

As described above, we are currently involved in a regional engagement effort. Following this effort, each local jurisdiction will then begin separate process to develop and adopt data center regulations. As noted above, the City will process a text amendment to the Annexation and Land Development Code.

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