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The Louisville Metro Office of Planning releases draft data center regulations for public input

Proposed regulations would ban hyperscale data centers and reduce environmental impact for smaller developments while protecting Louisville residents, existing businesses, infrastructure, and utility customers.

LOUISVILLE, Ky. (June 9, 2026) – The Louisville Metro Office of Planning today announced the release of draft regulations for public input. Those draft regulations ban hyperscale data centers and establish strict standards regarding any proposed smaller developments. The regulations include protections for neighborhoods, the environment, and utility customers, while supporting the technology infrastructure needs of existing and future employers in Louisville.

The draft regulations would ban hyperscale data centers and limit future proposals to less than 500,000 square feet. The draft regulations also require any proposed developments to be located in industrial areas. Smaller-scale facilities that support existing employers and business needs would be allowed in limited areas.

Additional key regulations would:

- Protect utility customers by requiring evidence that new facilities will not shift any costs to existing ratepayers;
- Require the developer presenting the proposal to bear the cost of improvements to infrastructure if upgrades are required;
- Limit data center development to designated industrial areas;
- Require environmentally low-impact construction and site design practices;
- Require substantial separation from homes, schools, and daycare facilities;
- Require a public hearing and conditional use permit for data centers that do not meet outlined exceptions for existing business operations;
- Establish noise standards and buffering requirements for generators and other equipment;
- Require the entity making the proposal to be transparent and disclose the company that would own and be using the proposed development; and
- Pay prevailing wages in connection with the project's construction.

The regulations are the result of months of research and public feedback led by Louisville Metro Government's Office of Planning. Thousands of residents submitted comments that helped

inform key provisions related to facility size, location, noise, environmental impacts, utility infrastructure, and neighborhood compatibility.

Data centers come in a wide range of sizes, from small facilities that support a single business to large campuses serving multiple customers. They are not new to Louisville—many major employers, including manufacturers, healthcare systems, financial institutions, logistics companies, and government agencies, have long relied on data centers and server facilities to support their daily operations and store critical business information. These proposed regulations distinguish between large-scale developments and the smaller, business-supporting data centers that have long been a routine part of Louisville's economy.

"Our goal is to develop clear, achievable standards that provide transparency and clarity for both residents and potential developers," said Brian Davis, Director of the Office of Planning. "The regulations reflect extensive community feedback and are designed to support responsible investment while protecting Louisville's long-term interests."

Today's release of the draft regulations begins a 30-day public review period. All members of the community are encouraged to review the draft regulations and provide feedback. Following the review period, the Louisville Metro Office of Planning will evaluate public comments, consider any necessary revisions, and schedule public hearings with the Planning Commission.

The draft regulations are now available for public review [here](#).

Residents are encouraged to review the proposal and submit comments [here](#).

There will then be a public hearing before the regulations are presented to the Louisville Metro Council.

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About the Office of Planning:

The Office of Planning oversees both land use planning and long-range neighborhood planning that directs the economic and physical development of Louisville-Jefferson County. The Office's mission is to ensure the prosperity, health, safety, sustainability, and general welfare of the community. [Learn more about the Office of Planning.](#)