BOROUGH OF ECONOMY

ORDINANCE NO. 440

AN ORDINANCE OF THE BOROUGH OF ECONOMY, BEAVER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 180 OF THE CODE OF ORDINANCES ENTITLED “ZONING” TO (1) DELETE THE DEFINITION FOR OIL AND GAS WELLS; (2) ADD DEFINITIONS FOR COMPRESSOR, COMPRESSOR STATION, DRILLING, DRILLING EQUIPMENT, HYDRAULIC FRACTURING, NATURAL GAS, NATURAL GAS PROCESSING PLANT, OIL, OIL AND GAS OPERATIONS, OPERATOR, PROTECTED STRUCTURE, WELL, WELL HEAD (WELL BORE), WELL PAD AND WELL SITE; (3) ADD IMPOUNDMENT USED EXCLUSIVELY FOR OIL AND GAS OPERATIONS AS A PERMITTED USE IN THE R-A, C-1 AND I-1 DISTRICTS; (4) ADD IMPOUNDMENT USED EXCLUSIVELY FOR OIL AND GAS OPERATIONS AS A CONDITIONAL USE IN THE R-2 AND R-3 DISTRICTS; (5) ADD OIL AND GAS OPERATIONS AS A PERMITTED USE IN THE R-A, C-1 AND I-1 DISTRICTS; (6) ADD OIL AND GAS OPERATIONS AS A CONDITIONAL USE IN THE R-2 AND R-3 DISTRICTS; (7) ADD COMPRESSOR STATION AS A CONDITIONAL USE IN THE R-A AND I-1 DISTRICTS; (8) ADD NATURAL GAS PROCESSING PLANT AS A CONDITIONAL USE IN THE I-1 DISTRICT; (9) ADD SUPPLEMENTAL REGULATIONS FOR IMPOUNDMENTS AND OIL AND GAS OPERATIONS WHERE AUTHORIZED AS PERMITTED USES; AND (10) ADD CONDITIONAL USE CRITERIA OIL AND GAS OPERATIONS, IMPOUNDMENTS, COMPRESSOR STATION AND NATURAL GAS PROCESSING PLANT.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by Borough Council of the Borough of Economy, Beaver County, Pennsylvania and it is hereby ordained and enacted by and with the authority of the same as follows:

SECTION 1. In Article II, §180-7, the definition of “oil and gas wells” is hereby deleted.

SECTION 2. In Article II, §180-7, the following new definitions are hereby inserted in alphabetical order:
**COMPRESSOR:** A device used alone or in series to raise the pressure of natural gas and/or by-products to create a pressure differential to move or compress a liquid, vapor or gas.

**COMPRESSOR STATION:** A facility designed and constructed to compress natural gas and/or oil that originates from a single well site or a collection of such well sites, operating as a midstream facility for delivery of gas and/or oil to a transmission pipeline, distribution pipeline, processing plant or underground storage field, including one (1) or more natural gas and/or oil compressors, associated buildings, pipes, valves, tanks and other equipment.

**DRILLING:** The drilling or re-drilling of a well or the deepening of an existing well.

**DRILLING EQUIPMENT:** The derrick, all parts and appurtenances to such structure and every piece of apparatus, machinery or equipment used, erected or maintained in connection with oil and gas drilling, as defined herein.

**HYDRAULIC FRACTURING (FRACKING):** The process of injecting water, customized fracking fluid, steam, or gas into an oil or gas well under pressure to break apart rock layers in order to release gas and improve recovery of gas.

**IMPOUNDMENT:** An open, earthen receptacle used to store fresh water, waste water or other fluids produced by or used exclusively for oil and gas operations at one (1) or more well sites.

**NATURAL GAS:** A fossil fuel consisting of a mixture of hydrocarbon gases, primarily methane, and possibly including ethane, propane, butane, pentane, carbon dioxide, oxygen, nitrogen and hydrogen sulfide and other gas species. The term includes natural gas from oil fields known as associated gas or casing head gas from natural gas fields known as non-associated gas, coal beds, shale beds and other formations, but does not include coal bed methane.

**NATURAL GAS PROCESSING PLANT:** A facility that receives natural gas and associated hydrocarbons from a gathering line
system serving one (1) or more well sites that compresses, condenses, pressurizes or otherwise treats natural gas and which removes or separates materials such as ethane, propane, butane and other constituents or similar substances from natural gas to allow such natural gas to be of such quality as is required or appropriate for transmission or distribution to commercial markets, including, but not limited to: cooling facilities, storage tanks and related equipment and facilities.

**OIL:** Hydrocarbons in liquid form at standard temperature of 60 degrees Fahrenheit and pressure of 14.7 PSIA, also referred to as petroleum.

**OIL AND GAS OPERATIONS:** Well location and assessment, including seismic operations, well site preparation, construction, drilling, hydraulic fracturing and site restoration associated with an oil or gas well of any depth; water and other fluid storage or impoundment areas used exclusively for oil and gas operations; construction, installation, use, maintenance and repair of oil and gas pipelines and all equipment directly associated with oil and gas operations, provided the equipment is located at or immediately adjacent to a well site, impoundment, oil and gas pipeline, natural gas compressor station or natural gas processing plant.

While the PA Oil and Gas Act includes IMPOUNDMENTS, NATURAL GAS COMPRESSOR STATIONS and NATURAL GAS PROCESSING PLANTS in the definition of OIL AND GAS OPERATIONS, for the purposes of this Ordinance, these terms are separately defined so that they can be separately regulated by this Ordinance.

**OPERATOR:** Any person, partnership, company or corporation and its subcontractors and agents who have an interest in real estate for the purpose of oil and gas operations, including impoundments used exclusively for oil and gas operations, natural gas compressor stations or natural gas processing plants.

**PROTECTED STRUCTURE:** Any occupied residence, business, school, church or public building located within five hundred (500)
feet of a natural gas well head, as defined herein, that may be
impacted by noise or other impacts generated from the drilling or
hydraulic fracturing at the well site, as defined herein, excluding any
structure owned by an oil or gas lessor who has signed a lease with
the Operator granting surface rights to drill the subject well or
whose owner or occupants have signed a waiver relieving the
Operator from complying with the noise abatement provisions of
this Ordinance.

WELL: A bore hole drilled or being drilled as part of oil and gas
operations for the purpose of, or to be used for, producing,
extracting or injecting gas, petroleum or another liquid related to oil
and gas production or storage, including brine disposal, but
excluding a bore hole drilled to produce potable water.

WELL HEAD (WELL BORE): The precise point of entry into the
ground where drilling takes place including the structure that is
placed over the opening upon completion of the well and that is
maintained during production.

WELL PAD: The disturbed area of the well site occupied by the
well head, all drilling equipment and the surface facilities, structures
and equipment incidental to the oil and gas operations, but not
including the access road.

WELL SITE: The area occupied by all equipment or facilities
necessary for or incidental to drilling, production or plugging a well,
including, but not limited to the access road, the well pad, tanks,
meters, storage tanks and impoundments.

SECTION 2.

In Article IV (R-A District), §180-13-A(1) governing permitted
principal uses, Subparagraphs (e) through (h) are designated (g)
through and (j) and the following new Subparagraphs (e) and (f) are
hereby inserted:

(e) Impoundments used exclusively for Oil and Gas Operations,
subject to §180-78.1
(f) Oil and Gas Operations, subject to §180-78.1
SECTION 3. In Article IV (R-A District), §180-13-B(1) governing conditional uses, Subparagraphs (h) through (q) are hereby designated (i) through (r) and the following new Subparagraph (h) is hereby inserted:

(h) Compressor Station, subject to §180-66-NN

SECTION 4. In Article VI (R-2 District), §180-27-B(1) governing conditional uses, Subparagraph (f) is hereby deleted and the following new Subparagraph (f) is substituted therefor:

(f) Oil and Gas Operations and Impoundments used exclusively for Oil and Gas Operations, subject to §180-66-BB

SECTION 5. In Article VII (R-3 District), §180-34-B(1) governing conditional uses, Subparagraph (h) is hereby deleted and the following new Subparagraph (h) is substituted therefor:

(h) Oil and Gas Operations and Impoundments used exclusively for Oil and Gas Operations, subject to §180-66-BB

SECTION 6. In Article VIII (C-1 District), §180-41-A(1) governing permitted principal uses, Subparagraphs (hh) through (ddd) are designated (ii) through (eee) and the following new Subparagraphs (hh) is hereby inserted:

(hh) Impoundments used exclusively for Oil and Gas Operations, subject to §180-78.1

SECTION 7. In Article VIII (C-1 District), §180-41-A(1) governing permitted principal uses, newly designated Subparagraphs (pp) through (eee) are designated (qq) through (fff) and the following new Subparagraph (pp) is hereby inserted:

(pp) Oil and Gas Operations, subject to §180-78.1
SECTION 8. In Article IX (I-1 District), §180-48-A(1) governing permitted principal uses, Subparagraphs (n) through (ee) are hereby designated (o) through (ff) and the following new Subparagraph (n) is hereby inserted:

(n) Impoundments used exclusively for Oil and Gas Operations, subject to §180-78.1

SECTION 9. In Article IX (I-1 District), §180-48-A(1) governing permitted principal uses, newly designated Subparagraphs (t) through (ff) are designated (u) through (gg) and the following new Subparagraph (t) is hereby inserted:

(t) Oil and Gas Operations, subject to §180-78.1

SECTION 10. In Article IX (I-1 District), §180-48-B(1) governing conditional uses, Subparagraphs (e) through (i) are hereby designated (f) through (j) and the following new Subparagraph (e) is hereby inserted:

(e) Compressor Station, subject to §180-66-NN

SECTION 11. In Article IX (I-1 District), §180-48-B(1) governing conditional uses, newly designated Subparagraph (h) is hereby deleted and the following new Subparagraph (h) is substituted therefore:

(h) Natural Gas Processing Plant, subject to §180-66-NN

SECTION 12. In Article XI, §180-66, Subsection BB is hereby deleted and the following new Subsection BB is substituted therefor:

BB. Oil and Gas Operations and Impoundments used exclusively for Oil and Gas Operations, subject to:

(1) Procedure
(a) Drilling rigs shall be exempt from the height limitations of the Zoning District in which they are located. If the well site is located in an area that is subject to airport zoning regulations, the applicant shall present a letter from the Federal Aviation Administration (FAA) indicating that the height of the rig complies.

(b) Seismic testing shall be exempt from obtaining zoning approval provided the testing is conducted on property in a Zoning District where oil and gas operations is an authorized use.

(c) Where conditional use approval is required for oil and gas operations, conditional use approval shall be required for each well site; however, if multiple well heads are proposed to be located at the well site, separate approval is not required for each well head if the original conditional use application indicates that multiple well heads are proposed.

(d) Where conditional use approval is required for impoundments, impoundments used exclusively for oil and gas operations which are on a well site shall be reviewed as part of the conditional use application for oil and gas operations at that location. Impoundments used exclusively for oil and gas operations which are a principal use on a site other than a well site shall require conditional use approval subject to compliance with all applicable conditions of this §180-66-BB.

(e) In those districts where oil and gas operations and impoundments used exclusively for oil and gas operations are authorized as a permitted use by right, the uses shall be subject to all applicable requirements of this §180-66-BB except that the conditional use procedure, including a public hearing, shall not be required.
(f) Zoning approval shall not be required for inground or above-ground gathering or transmission lines; however, permits for crossing or disturbance of any State or Borough street shall be required.

(2) **Content of Application for Conditional Use Approval**

(a) A narrative describing the proposed use, including:

[1] the approximate number of acres to be disturbed and the associated equipment to be used in developing the well site and/or impoundment;

[2] the proposed number of wells, including the PA DEP permit number for all proposed wells if available at the time of application or provided when issued later;

[3] a map showing the planned access route to the well site and/or impoundment on public streets and a general plan indicating the type, number and weight of vehicles used for transportation of materials and equipment;

[4] a description of how potential damage to public roads adjacent to the tract will be addressed;

[5] a general schedule of anticipated beginning and ending dates of construction of the impoundment and/or well site preparation, drilling, perforating, hydraulic fracturing and production measured in weeks or months from the date of conditional use approval;

[6] an accurate legal description of the surface lease property and a list of property owners with tax parcel numbers.
(b) The well survey plat submitted to the Pennsylvania Department of Environmental Protection (PA DEP) showing the planned surface location of the well(s) and/or impoundments.

(c) A site plan prepared by a licensed engineer showing compliance with these express standards and criteria of conditional use approval.

(d) The well site emergency address.

(e) A copy of the Operator’s Preparedness Prevention and Contingence (“PPC”) Plan as required by the PA DEP.

(f) A statement that the development and operation of the well site and/or impoundment will comply with all applicable Federal and State permitting requirements.

(g) A copy of any State and Federal permits already obtained at the time of conditional use application submission.

(h) A noise management plan documenting how noise impacts will be mitigated.

(i) Copies of all permits issued by the PA DEP for water withdrawal and disposal identifying the source of the water, proposed truck routes and/or temporary water lines, on-site storage and treatment and disposal facilities.

(3) **Prior to Development of the Well Site or Impoundment**

(a) The Operator shall meet with representatives of the School District and public safety officials to develop a traffic management plan to ensure safety of pedestrians, students and drivers on public streets, school crossings, pedestrian crossings and school
bus or transit stops during times of anticipated heavy or frequent truck traffic associated with site development, drilling and hydraulic fracturing.

(b) The Operator shall invite residents of properties within one thousand (1,000) feet of the well site to a meeting to be held at least thirty (30) days prior to the initiation of drilling, to present the Operator’s plans for the well and to allow for questions and answers.

(c) At the meeting with the residents, the Operator shall provide the following information to each resident within one thousand (1,000) feet of the planned surface location of the well or wells.

[1] A copy of the well survey plat showing the location of the planned well;

[2] A general description of the planned operations at the planned well and associated equipment to be used in the development of the well; and

[3] The contact information for the Operator and the well site supervisor.

(d) The Borough shall be provided with the name of the person supervising the drilling operation and a phone number where such person can be reached twenty-four (24) hours a day.

(e) Upon request from the Borough, the Operator shall, prior to drilling of its first oil and gas well in the Borough, make available with at least thirty (30) days notice, at its sole cost and expense, one (1) appropriate group training program of up to five (5) hours for first responders. Such training shall be made available at least annually during the period when the Operator anticipates drilling activities in the Borough. First responders shall have a minimum of five (5) hours of training per year to meet this.
standard. This requirement can be met through participation in training programs administered by the Pennsylvania State Fire Marshal.

(f) No later than thirty (30) days prior to beginning any work on an approved well site or impoundment, the applicant shall submit to the Borough a true and correct copy of all permits (General ESCGP-1) issued by the Pennsylvania Department of Environmental Protection (PA DEP). In addition, the Borough shall be provided copies of all plans (erosion and sedimentation control, grading, etc.) required by the PA DEP. All required permits shall be maintained throughout the duration of the drilling operation. Any suspension or revocation of permits by the PA DEP shall be reported to the Borough and shall constitute a violation of Borough zoning approval and may result in the suspension or revocation of zoning approval.

(g) Access directly to State roads shall require Pennsylvania Department of Transportation (Penn DOT) Highway Occupancy Permit approval. Prior to initiating any work at a well site, the Borough shall be provided a copy of the Highway Occupancy Permit.

(h) The Operator shall execute a Maintenance Agreement with the Borough and post a bond in favor of the Borough in a form acceptable to the Borough and in an amount to be determined by the Borough Engineer in accordance with limits provided by law prior to beginning any work at a well site to guarantee restoration of weight restricted Borough streets damaged as a result of hauling associated with the drilling operation.

(4) Development of the Well Site or Impoundment

(a) No construction activities involving excavation, alteration or repair work on any access road or well site shall be performed between sunrise and sunset.
These time restrictions shall not apply to drilling and hydraulic fracturing.

(b) The Operator shall take all necessary safeguards as directed by the Borough to ensure that the Borough roads utilized remain free of dirt, mud and debris resulting from development activities and/or shall ensure such roads are promptly swept or cleaned if dirt, mud and debris occur, as directed by the Borough.

(c) Driveways shall be of sufficient length so that there will be no stacking of vehicles on public streets.

(d) The access driveway off the public street to the well site shall be gated at the entrance to prevent illegal access into the well site. The well site assigned address shall be clearly visible on the access gate for Emergency 911 purposes. In addition, the sign shall include the well name and number, the name of the Operator and the telephone number for a person responsible who may be contacted in case of emergency.

(e) Any on-site freshwater impoundments, retention ponds or wastewater pits shall be fenced to restrict access by unauthorized persons or animals. Wastewater pits shall be equipped with bird netting.

(5) **Drilling and Hydraulic Fracturing**

(a) At least thirty (30) days prior to the commencement of drilling, the Operator shall provide a copy of the drilling permit issued by the PA DEP to the Borough Zoning Officer.

(b) Drilling shall not be permitted within any floodway identified in the Flood Insurance Study (FIS) prepared and approved by the Federal Emergency Management Agency (FEMA).
Oil and gas drilling activities shall comply with all applicable Federal and State safety regulations.

During drilling and hydraulic fracturing, clearly visible warning signage shall be posted at the well site.

During drilling and hydraulic fracturing, all equipment shall be locked or fenced, as appropriate, to prevent entry by unauthorized persons, however, a guard station with 24-hour staffing, seven (7) days a week at the entrance to the well site may be provided in lieu of fencing the site.

The Operator shall implement the traffic management plan developed after consultation with School District and public safety officials to ensure safety of pedestrians, students and drivers on public streets and at crosswalks, school bus stops and transit stops during times of heavy truck traffic traveling to and from the site.

Recognizing that adequate and appropriate lighting is essential to the safety of those involved in oil and gas drilling, the Operator shall take steps, to the extent practicable, to direct site lighting downward and inward toward the well site, well head or other area being developed so as to attempt to minimize glare on public streets and adjacent buildings within three hundred (300) feet of the well site, well head or other area being developed.

All operations, including drilling and hydraulic fracturing, shall comply with the noise standards in the Borough Zoning Ordinance.

If, after initiation of drilling and/or hydraulic fracturing activities, a complaint is received by the Borough from any persons, whether a resident or otherwise, occupying a protected structure, as defined herein,
regarding noise generated during drilling or hydraulic fracturing activities, the Operator shall, within twenty-four (24) hours of receipt of the complaint from the Borough, continuously monitor for a forty-eight (48) hour period at a point which is the closer to the complainant’s building of:

[1] the complainant’s protected structure property line nearest to the well site or equipment generating the noise, or
[2] one hundred (100) feet from the protected structure.

(j) If the Operator of any oil and gas operations engages in any noise testing as required by this Ordinance, the Operator shall provide preliminary data to the Borough no later than ten (10) business days following completion of the noise testing. Once the monitoring is complete, the Operator shall meet with representatives of the Borough and affected residents to discuss whether possible noise abatement measures are warranted to comply with the noise standards of §180-68-C of the Zoning Ordinance.

(k) In the case of oil and gas operations, the Borough may require acoustical blankets, sound walls, mufflers or other alternative methods to ensure compliance with the noise standards depending on the location of a proposed well site with respect to protected structures and the results of noise monitoring.

(l) Only essential supervisory, safety, emergency and operational personnel working on the well site shall be permitted to occupy any trailer or temporary living quarters on the well site overnight. Within thirty (30) days of completion of drilling and hydraulic fracturing on the well site, the trailers or temporary living quarters shall be removed from the well site.

(6) Production
Prior to initiating production at a well site, a plan for the transmission of gas from the well site to an off-site pipeline, or a statement that there is no off-site pipeline. The plan shall identify gathering lines and compressor stations that serve the well site and which are located within the Borough or within one thousand (1,000) feet beyond the Borough boundary. Borough approval shall be required to utilize any public rights-of-way. Contact information for the pipeline owner and compressor station Operator shall also be included.

Remediation of the well site shall be accomplished in accordance with the requirements of the Pennsylvania Department of Environmental Protection (PA DEP).

The completed well pad shall be enclosed by an eight (8) foot high chain link fence with a locking gate.

All permanent equipment, including, but not limited to: well heads, tanks, meters and piping, shall be screened by a six (6) foot high vegetative screen on any side of the well pad that is reasonably necessary to block the line of sight from any protected structure, as defined herein, that is located 750 feet or less from the well pad, provided the vegetative screen does not block access to the well pad.

SECTION 13. In Article XI, §180-66, the following new Subsection NN is hereby inserted:

NN. Compressor Stations and Natural Gas Processing Plants, subject to:

(1) The minimum site required for a natural gas processing plant shall be twenty-five (25) acres. The minimum site required for a compressor station shall be one (1) acre.
(2) All facilities and structures, whether principal or accessory, shall be set back the greater of at least seven hundred fifty (750) feet from any occupied structure or at least two hundred (200) feet from the nearest lot line, unless waived by the owner of the structure or adjoining lot.

(3) If necessary to meet the noise requirements of this Ordinance, compressors shall be located within a completely enclosed building. During periods of normal operation, doors, windows and similar openings shall remain closed to ensure maximum noise suppression.

(4) The buildings housing engines and compressors shall be sound-proofed if necessary to meet the maximum allowed noise at the property line specified in §180-68-C of the Borough Zoning Ordinance.

(5) All equipment and facilities shall comply with the noise standards of §180-68-C of the Borough Zoning Ordinance. If the equipment and facilities exceed the noise limits established by the Borough Zoning Ordinance, the Borough may require acoustical blankets, sound walls or other alternative methods to mitigate excessive noise and ensure compliance with the noise standards.

(6) The developed portion of the site which contains buildings, structures, equipment, storage areas and parking areas shall be screened by a Buffer Area as described in §180-69 of this Ordinance for the distance necessary to screen the buildings, structures, equipment, storage areas and parking areas along any property line that adjoins property in an R-A, R-1, R-2 or R-3 District. In the case of a compressor station, Buffer Area “B” shall be required. In the case of a natural gas processing facility, Buffer Area “A” shall be required. If the developed portion of the site is fenced, the Buffer Area shall be located along the outside perimeter of the fence.

(7) The Operator shall provide a site orientation for the Borough’s emergency first responders regarding operations, equipment and chemicals present at the facility prior to
occupying the facility.

(8) Heavy truck traffic to and from the site shall be restricted to daylight hours. Emergency vehicles and field maintenance vehicles are exempted from this limitation.

(9) Tracking of mud, dirt and debris onto Borough streets shall be minimized. Measures shall be taken to clean any mud, dirt and debris from Borough streets within a reasonable time.

(10) The Operator shall demonstrate continuing compliance with all applicable local, State and Federal permits and regulations.

(11) The site shall be secured by a minimum eight (8) foot high chain link fence with a locking gate that shall be kept locked when employees are not on the premises.

(12) Exterior lighting shall be shielded and directed away from adjacent streets and properties. To the extent permitted by safety considerations, exterior lighting shall be turned off between dusk and dawn.

(13) For a natural gas compressor station, a minimum of five (5) parking spaces shall be provided on the site to accommodate service and maintenance workers or visitors to the site. The parking spaces shall not be required to meet the paving requirements of §180-80, provided a dust-free all weather surface is provided. All other design requirements of §180-80 shall apply.

(14) Natural gas processing facilities shall be subject to the design requirements of §180-80 for off-street parking facilities and the parking requirements of §180-80 for industrial and manufacturing uses.

SECTION 14. In Article XII (Supplemental Regulations), the following new §180-78.1 is hereby inserted:
§180-78.1 Oil and Gas Operations and Impoundments used exclusively for Oil and Gas Operations

In those districts where oil and gas operations and impoundments used exclusively for oil and gas operations are authorized as permitted uses by right, the following standards shall apply:

A. The application for a zoning permit shall contain all the information required by §180-66-BB(2) of this Ordinance for a conditional use application; however, the procedure for approval of a conditional use application shall not apply.

B. All applicable standards of §180-66-BB shall apply to the application for a zoning permit and compliance with those standards shall be determined by the Borough Zoning Officer.

SECTION 15. In Article XII, the title is hereby revised to reflect the addition of §180-78.1 as follows:

ARTICLE XII Supplemental Regulations (§180-67 - §180-78.1)

SECTION 16. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 17. If any of the provisions of this Ordinance or the application of any provision to a particular circumstance is held to be invalid, the remainder of the Ordinance or application of such provision to other circumstances shall not be affected.

SECTION 18. This Ordinance shall take effect immediately upon enactment.

ORDAINED AND ENACTED THIS 22nd DAY OF JANUARY, 2013

BOROUGH OF ECONOMY

__________________________
President of Council
ATTEST:

____________________________

Borough Secretary

EXAMINED AND APPROVED BY ME THIS _____ DAY OF __________, 2013.

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Mayor