

TOWNSHIP OF CECIL

WASHINGTON COUNTY, PENNSYLVANIA

ORDINANCE NO. 3-2010

AN ORDINANCE OF THE TOWNSHIP OF CECIL, WASHINGTON COUNTY, PENNSYLVANIA, PROVIDING FOR THE ZONING OF NATURAL GAS PROCESSING PLANTS.

WHEREAS, the Cecil Township Supervisors have the power to protect the health, safety, and welfare of people and property in the Township.

WHEREAS, the Cecil Township Supervisors believe that it is in the best interest of the Township to provide for various activities within defined Zoning Classifications.

WHEREAS, the Cecil Township Board of Supervisors wish to amend their Zoning Ordinance to provide for Gas Processing Plants as a Conditional Use in the I-2 Heavy Industrial District.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED and it is hereby ordained and enacted by the Board of Supervisors of the Township of Cecil, Washington County, Pennsylvania as follows:

SECTION 1. Purpose.

It is hereby declared to be the purpose of this chapter to declare that Natural Gas Processing Plants are to be considered "Conditional Uses" in the I-2, Heavy Industrial Districts only.

SECTION 2. Definitions.

As used in this ordinance, the following terms shall be interpreted or defined as follows:

Oil and Gas Development or Development. The well site preparation, well site construction, drilling, hydraulic fracturing, and/or site restoration associated with an Oil and Gas well of any depth; water and other fluid storage, impoundment and transportation used for such activities; and the installation and use of all associated equipment, including tanks, meters, and other equipment and structures whether permanent or temporary; and the site preparation, construction, installation, maintenance and repair of Oil and Gas pipelines and associated equipment and other equipment and activities associated with the exploration for, production and transportation of Oil and Gas other than Natural Gas Processing Plants or facilities performing the equivalent functions that operate as midstream facilities. Natural Gas Compressor Stations and Natural Gas Processing Plants or facilities performing the equivalent functions that

operate as midstream facilities are only authorized consistent with this Ordinance which provides for these functions as a Conditional Use in the I-2 Heavy Industrial District.

Township. Cecil Township, Washington County, Pennsylvania.

Oil and Gas. Crude oil, natural gas, methane gas, coal bed methane gas, propane, butane and/or any other constituents or similar substances that are produced by drilling a well of any depth into, through, and below the surface of the earth.

Operator. Any person, partnership, company, corporation and its subcontractors and agents who has an interest in real estate for the purpose of exploring or drilling for, producing, or transporting Oil or Gas.

Well Site. A graded pad designed and constructed for the drilling of one or more Oil and Gas wells.

Natural Gas Processing Plant. A facility designed and constructed to remove 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 but not including facilities or equipment that are/is designed and constructed primarily to remove water, water vapor, oil or naturally occurring liquids from natural gas.

SECTION 3. Zoning.

1. Cecil Township hereby declares that part 9 Section 912 of the Township of Cecil Unified Development ordinance, titled "I-2, Heavy Industrial District," is amended to include Natural Gas Processing Plants as "Conditional Uses" in this Section.

Natural Gas Processing Plants are not permitted in any other Zoning District. To the extent it is currently listed as a Permitted Use or listed as a Conditional use or Special Exception in any District other than I-2 Heavy Industrial District, by way of this Ordinance, it is hereby repealed.

SECTION 4. Effective Date.


This ordinance shall take effect immediately upon passage.

ORDAINED AND ENACTED by the Supervisors of Cecil Township, Washington
County, Pennsylvania the 1st day of July, 2010.



**Donald A. Gennuso,
Township Manager**

**BOARD OF SUPERVISORS
CECIL TOWNSHIP**

By: 
**Michael T. Debbis
Chairman, Board of Supervisors**