

TOWNSHIP OF ROBINSON
WASHINGTON COUNTY, PENNSYLVANIA

ORDINANCE NO. 02-10

AN ORDINANCE OF THE TOWNSHIP OF ROBINSON, WASHINGTON COUNTY, PENNSYLVANIA, PROVIDING FOR THE ZONING OF NATURAL GAS PROCESSING PLANTS AND NATURAL GAS COMPRESSOR STATIONS.

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

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

WHEREAS, the Robinson Township Board of Supervisors wish to amend their Zoning Ordinance to provide for Natural Gas Processing Plants and Natural Gas Compressor Stations as Conditional Uses in the I 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 Robinson, Washington County, Pennsylvania as follows:

SECTION 1. Purpose.

It is hereby declared to be the purpose of this chapter to declare that Natural Gas Compressor Stations and Natural Gas Processing Plants are to be considered "Conditional Uses" in the I Industrial District 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 Compressor Stations and 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 Industrial District.

Township. Robinson 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 Compressor Station. A facility designed and constructed to compress natural gas that originates from an Oil and Gas well or collection of such wells operating as a midstream facility for delivery of Oil and Gas to a transmission pipeline, distribution pipeline, Natural Gas Processing Plant or underground storage field, including one or more natural gas compressors, associated buildings, pipes, valves, tanks and other equipment.

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. Robinson Township hereby declares that Part 10 Section 27-1004 of the Township of Robinson Zoning Ordinance titled I Industrial District is amended to include Natural Gas Processing Plants and Natural Gas Compressor Stations as "Conditional Uses" in this Section. These two (2) Conditional Uses will be numbered 27-1004.12 (Natural Gas Compressor Station and 27-1004.13 (Natural Gas Processing Plant).

Natural Gas Processing Plants and Natural Gas Compressor Stations are not permitted in any other Zoning District. To the extent these uses are currently Permitted Uses (27-1002) or are listed as a Conditional use or Special Exception in any District other than the I 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 Supervisor of Robinson Township, Washington County, Pennsylvania the 10th day of April, 2010.

**BOARD OF SUPERVISORS
ROBINSON TOWNSHIP**

Charles L. Rummel

Secretary

By: 

**Brian Coppola
Chairman, Board of Supervisors**