

710 Natural Gas Compressor Stations

710.1 General Standards - Site plans for all Natural Gas Compressor Stations shall be submitted as a Land Development and shall comply with the following standards and requirements as well as all other applicable provisions of these Regulations not in conflict herewith including the submission of plans in conformity with Articles III, IV, V, VI and VII of these Regulations.

710.2 Definitions Specific to Natural Gas Compressor Stations

NON-PARTICIPATING LANDOWNER – any landowner except those on whose property all or a portion of a Natural Gas Compressor Station is located pursuant to an agreement with the Facility Owner or Operator.

OCCUPIED BUILDING – a residence, school, hospital, church, public library or other building used for public gathering that is occupied or in use when the land development application is submitted.

710.3 Location Requirements

The facilities shall comply with the following location requirements:

A. Building

All compressors and equipment other than condensation tanks and other non-mechanical support equipment shall be located within a fully enclosed building with soundproofing and blow down silencers and mufflers.

B. Noise

Audible sound from a Natural Gas Compressor Station shall not exceed fifty (50) dBA as measured at the exterior of any Occupied Building on a Non-participating Landowner's property. The applicant and or operator shall be responsible for establishing and certifying to the Planning Commission the required decibel level prior to approval of the compressor station. This work shall be done by a registered professional engineer.

C. Setbacks

All compressor station equipment shall maintain the following setback distances.

1. Property Lines, Road rights-of-Way - Two hundred (200) feet from adjoining properties and public road rights-of-way.
2. Residential Structures and Other Occupied Buildings - Three hundred (300) feet from any existing residential structure not located on the project parcel or any school, church, hospital or other occupied building.
3. Water Bodies - Two hundred (200) feet to any body of water, perennial or intermittent stream, or wetland.

D. Buffer

1. An area of not less than fifty (50) feet in width shall be maintained along all property lines and road rights-of-way to provide a buffer. The buffer shall not be used for parking, storage or any other purpose except landscaping, crossing of access roads or required utilities and discharge/intake lines. In determining the type and extent of the buffer required, the Planning Commission shall take into consideration the design of the project structure(s) and site, topographic features which may provide natural buffering, existing natural vegetation, and the

relationship of the proposed project to adjoining areas.

2. Any required landscaped buffer may be installed in the setback area, and shall consist of trees, shrubbery and other vegetation in accordance with Section 707.2 and shall be a minimum of twenty-five (25) feet in width. The buffer shall be dense enough to block the view of interior objects from the exterior of the lot and to assist with sound reduction as much as possible.
3. Design details of buffers shall be included on the site plan, and buffers shall be considered improvements for the purposes of guaranteeing installation in accord with the requirements for land developments in this Ordinance.
4. It shall be the responsibility of the applicant and/or operator to maintain all buffers in good condition, free of rubbish, and replace any dying or dead plants or deteriorating landscape material.

E. Fencing

The Compressor Station site shall be enclosed by a minimum six (6) foot high security fence.

710.4 Local, State and Federal Regulations

All operations shall comply with all applicable local, state and federal laws and rules and regulations.

711 Hydraulic Fracturing Water Treatment Facilities

711.1 General Standards - Site plans for all Hydraulic Fracturing Water Treatment Facilities shall be submitted as a Land Development and shall comply with the following standards and requirements as well as all other applicable provisions of these Regulations not in conflict herewith including the submission of plans in conformity with Articles III, IV, V and VI of these Regulations.

711.2 Requirements for Hydraulic Fracturing Water Treatment Facilities

Hydraulic fracturing water treatment facilities shall comply with the following requirements:

A. Setbacks

The following setbacks shall be maintained for the hydraulic fracturing water treatment facilities and any truck parking or staging areas. Ancillary facilities such as offices, employee parking, and accessory structures shall comply with the buffer requirements in §711.2B.

1. Property Lines, Road rights-of-Way - Two hundred (200) feet to adjoining properties and public road rights-of-way.
2. Residential Structures - Three hundred (300) feet to any existing residential structure not located on the project parcel.
3. Water Bodies - Two hundred (200) feet to any body of water, perennial or intermittent stream, or wetland. This shall not apply to any required discharge or intake structures or facilities at the receiving stream or water supply.

B. Buffer

1. An area of not less than fifty (50) feet in width shall be maintained along all property lines and road rights-of-way to provide a buffer. The buffer shall not be used for parking, storage or any other purpose except landscaping, crossing of access roads or required utilities and discharge/intake lines. In determining the type and extent of the buffer required, the Planning

Commission shall take into consideration the design of the project structure(s) and site, topographic features which may provide natural buffering, existing natural vegetation, and the relationship of the proposed project to adjoining areas.

2. Any required landscaped buffer may be installed in the setback area, and shall consist of trees, shrubbery and other vegetation in accordance with Section 707.2 and shall be a minimum of twenty-five (25) feet in width. The buffer shall be dense enough to block the view of interior objects from the exterior of the lot and to assist with sound reduction as much as possible.
3. Design details of buffers shall be included on the site plan, and buffers shall be considered improvements for the purposes of guaranteeing installation in accord with the requirements for land developments in this Ordinance.
4. It shall be the responsibility of the applicant and/or operator to maintain all buffers in good condition, free of rubbish, and replace any dying or dead plants or deteriorating landscape material.

C.. Fencing

The Hydraulic Fracturing Water Treatment Facility site shall be enclosed by a minimum six (6) foot high security fence.

711.3 Parking and Staging Areas

Adequate vehicle parking and staging areas for all facilities shall be provided on site to prevent parking or staging on any public road right-of-way.

711.4 Local, State and Federal Regulations

Hydraulic fracturing water treatment facilities shall comply with all applicable local, state and federal laws and rules and regulations.

Security

on-site parking

