

WYSOX TOWNSHIP
ORDINANCE NO. 2015-3

AN ORDINANCE AMENDING CHAPTER 2013-01, ZONING ORDINANCE, PROVIDING FOR THE REGULATION OF OIL AND GAS OPERATIONS, OF THE CODE OF THE TOWNSHIP OF WYSOX, COUNTY OF BRADFORD, COMMONWEALTH OF PENNSYLVANIA.

Under Article XXI, Special Provisions Relating to Oil & Gas Operations, Section 2101, Definitions, of the Code of Wysox Township hereby **adds** the following:

“Natural Gas to Liquid Natural Gas (LNG) Conversion Facility” a small scale facility that processes and liquefies natural gas, cooled to -260 degrees Fahrenheit, and stored on-site within LNG storage tanks. The facility includes compressors, condensers, cold boxes, control room and dispensing unit for transfer onto LNG Class 8 trucks for fuel transport. The minimum size for this facility should be 2 to 5 acres, to provide for a disturbed area that includes access road, pad, equipment, and truck circulation area.

“Small Natural Gas to Electric Generating Facilities” a small scale, privately owned energy facility, generating less than 20MW, with equipment consisting of gas fired generators, gas service lines, gas mains and overhead electric lines connecting to the local power grid for the purpose of generating, transmitting, delivering or furnishing energy for the commercial production of power. The minimum size for this facility should be 5 to 10 acres, to provide for a disturbed area that includes access road, pad, equipment, and truck circulation area.

Under **Article XX, Administration and Enforcement, Section 2012(a)** of the Code of the Township of Wysox hereby **deletes** the following:

Conditional Use

The Wysox Township Supervisors shall require a Conditional Use application for the following uses and may grant Conditional Use approval for the same: Natural Gas Compressor and Metering Station, gas and oil well pad, water withdrawal, water impoundment, and Natural Gas Processing Plant and Compressor Station for CNG fuel at a Gas Station.

Under **Article XX, Administration and Enforcement, Section 2012(a)** of the Code of the Township of Wysox hereby **adds** the following:

Conditional Use

The Wysox Township Supervisors shall require a Conditional Use application for the following uses and may grant Conditional Use approval for the same: Natural Gas Compressor and Metering Station, Natural Gas to Liquid Natural Gas (LNG) Conversion Facility, gas and oil well pad, Small Natural Gas to Electric Generating Facilities, water withdrawal, water impoundment, and Natural Gas Processing Plant and Compressor Station for CNG fuel at a Gas Station.

H. The following uses will be allowed in the designated Districts below subject to approval by the Township Supervisors as a Conditional Use:

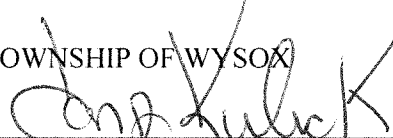
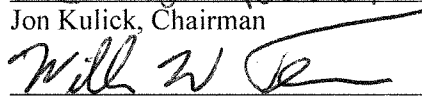
<u>USE</u>	<u>DISTRICT</u>
Natural Gas to Liquid Natural Gas (LNG) Conversion Facility	(AR) Agricultural/Residential (M-1) General Manufacturing
Small Natural Gas to Electric Generating Facilities	(AR) Agricultural/Residential (M-1) General Manufacturing

I. The following uses will **not** be allowed in the designated Districts below:

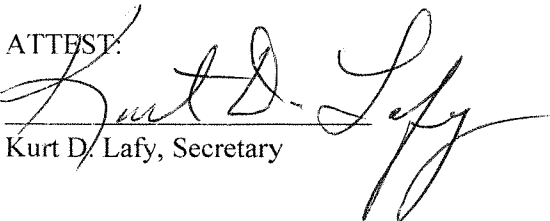
<u>USE</u>	
Natural Gas to Liquid Natural Gas (LNG) Conversion Facility	(R-1) Low Density Residential District (R-2) Medium/High Density Residential District (SRA) Special Residential District (A) (SRB) Special Residential District (B) (CR) Limited Commercial/Residential District (CG) Commercial General District (CGII) Commercial General District (II)
Small Natural Gas to Electric Generating Facilities	(R-1) Low Density Residential District (R-2) Medium/High Density Residential District (SRA) Special Residential District (A) (SRB) Special Residential District (B) (CR) Limited Commercial/Residential District (CG) Commercial General District (CGII) Commercial General District (II)

This Ordinance shall take effect immediately upon adoption.

ENACTED AND ORDAINED BY THE TOWNSHIP OF WYSOX, this 2nd, day of APRIL, 2015.

TOWNSHIP OF WYSOX

 Jon Kulick, Chairman

 William Them, Vice Chairman

Gary Foster, Member

ATTEST:

 Kurt D. Lafy, Secretary