

**1 WYSOX TOWNSHIP**  
**ORDINANCE NO. 2014-3**

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 **SECTION 1. PURPOSE**, of the Code of Wysox Township hereby **deletes** the following:

The purpose of this ordinance, amending the Zoning Ordinance of Wysox Township, is to ensure compliance with the local ordinance uniformity standards and other requirements of the Unconventional Gas Well Impact Fee Act (“Act 13”), which amends Title 58 (the “Oil and Gas Act”) of the Pennsylvania Consolidated Statutes; and to allow for the reasonable development of oil and gas resources in the Township while properly protecting the health, safety and welfare of the residents of Wysox Township.

Under **Article XXI, Special Provisions Relating to Oil & Gas Operations**, of the Code of Wysox Township hereby **deletes** the following sections:

**Section 2101, Definitions,**

The following words and phrases when used in this Article XXI of the Zoning Ordinance shall have the meanings given to them in this Section unless the context clearly indicates otherwise:

“**Act 13**” means Act 13 of 2012 (H.B. 1950), P.L. 87, § 1, approved Feb. 14, 2012, 58 Pa. C.S. § 2301 et seq., commonly known as the “Unconventional Gas Well Impact Fee Act,” which amended Title 58 (“Oil and Gas”) of the Pennsylvania Consolidated Statutes to add Chapters 23, 25, 27, 32, 33 and 35, and any subsequent amendments thereto and regulations promulgated thereunder.

“**Agricultural Zoning District**” shall have the same meaning as such term is used in Act 13. The following Township Zoning Districts shall for the specific purposes of this Article XXI of the Zoning Ordinance be considered “Agricultural Zoning Districts”: (AR) Agricultural Residential District (See Article V)

“**Environmental Acts**” means, in accordance with Section Act 13 (58 Pa. C.S. § 3301), all statutes enacted by the Commonwealth relating to the protection of the environment or the protection of public health, safety and welfare, that are administered and enforced by the department or by another Commonwealth agency, including an independent agency, and all Federal statutes relating to the protection of the environment, to the extent those statutes regulate oil and gas operations.

“**Impoundment Area**” shall have the same meaning as such term is used in Act 13, including as used in 58 Pa. C.S. § 3304.

**”Industrial Uses”** shall have the same meaning in this Article XXI as the term “Industrial Uses” as used in Act 13, and, without limiting the foregoing, shall include the following specific uses provided for in the Wysox Township Zoning Ordinance.

**Under Section 1103. SPECIAL EXCEPTIONS** of the Code of Wysox Township hereby **deletes** the following:

**“Industrial Zoning District,”** shall have the same meaning as such term is used in Act 13. The following Township Zoning Districts for the purposes of this Article XXI of the Zoning Ordinance shall be considered “Industrial Zoning Districts”: (M-1) General Manufacturing District (See Article XI);

**“Natural Gas Compressor Station”** shall have the same meaning as such term is used in Act 13, including 58 Pa. C.S. § 3301-3309.

**“Natural Gas Processing Plant”** shall have the same meaning as such term is used in Act 13, including 58 Pa. C.S. § 3301-3309.

**“Occupied Building”** shall for the specific purposes of this Article XXI of the Zoning Ordinance mean, consistent with the definition of “Building” pursuant Act 13 (58 Pa. C.S. § 3203), an occupied structure with walls and roof within which persons live or customarily work.

**“Oil and Gas Operations”** for the specific purposes of this Article XXI of this Zoning Ordinance incorporates by reference, and has the same meaning as, the term “Oil and Gas Operations” as defined in Act 13 (58 Pa. C.S. § 3301), which provides that such term includes the following:

- 1) Well location assessment, including seismic operations, well site preparations, construction, drilling, hydraulic fracturing and site restoration associated with an oil or gas well of any depth;
- 2) Water or other fluid storage or impoundment areas used exclusively for oil and gas operations;
- 3) Construction, installation, use, maintenance and repair of:
  - a. Oil and gas pipelines;
  - b. Natural gas compressor stations; and
  - c. Natural gas processing plants or facilities performing equivalent functions; and

- 4) Construction, installation, use, maintenance and repair of all equipment directly associated with activities specified in paragraphs (1), (2) and (3), to the extent that:
  - a. The equipment is necessarily located at or immediately adjacent to a well site, impoundment area, oil and gas pipeline, natural gas compressor station or natural gas processing plant; and
  - b. The activities are authorized and permitted under the authority of a Federal or Commonwealth agency.

**“Oil and Gas Well”** or **“Well”** as used in this Article XXI of the Zoning Ordinance is intended to have the same meaning as the term **“Well”** as defined in Section 3203 of Act 13 (58 Pa. C.S. § 3203.)

**“Oil and Gas Well Site”** or **“Well Site”** as used in this Article XXI of the Zoning Ordinance is intended to have the same meaning as the term **“Well Site”** as used in 58 Pa. C.S. § 3304(b)(5.1).

**“Owner of Building or Adjoining Lott”** for the purposes of this Article XXI shall have the same meaning as such term used in Act 13 (58 Pa. C.S. § 3304(b)).

**“Permanent Oil and Gas Operations”** as used in this Article XXI of the Zoning Ordinance is intended to have the same meaning as the term **“Permanent Oil and Gas Operations”** as used in 58 Pa. C.S. § 3304(b)(3)..

**“Residential District”** or **“Residential Zoning District”** shall have the same meaning as the term **“Residential District”** as used in Act 13. The following Township Zoning Districts shall for the purposes of this Article XXI of the Zoning Ordinance be considered **“Residential Zoning Districts”**: (R-1) Low Density Residential District (See Article VI), (R-2) Medium/High Density Residential District (See Article VII)

**“Review Period for Conditional uses”** as used in this Article XXI of the Zoning Ordinance is intended to have the same meaning as such phrase is used in Act 13, including 58 Pa. C.S. § 3304 (b)(4).

**“Well and Pipeline Location Assessment Operations”** shall have the same meaning as such term is used in Act 13, including in 58 Pa. C.S. § 3304.

**Section 2102.            GENERAL REPEALER FOR CONSISTENCY WITH ACT 13.**

All provisions of the Wysox Township Zoning Ordinance that contain provisions which impose conditions, requirements or limitations on the same features of Oil and Gas Operations regulated by Chapter 32 (58 Pa. C.S. §§ 3301-3275) of Act 13, or that accomplish the same purposes as set forth in the said Chapter 32 of Act 13 are, to the extent applicable to Oil and Gas Operations and prohibited, preempted or superseded by Act 13, including as set forth in. 58 Pa. C.S. § 3302 thereof, hereby repealed.

All provisions of the Wysox Township Zoning Ordinance that contain provisions which impose conditions, requirements or limitations on the construction of Oil and Gas Operations that are more stringent than conditions, requirements or limitations imposed on construction activities for other Industrial Uses within the Township, to the extent such provisions are prohibited, preempted or superseded by Act 13, including as set forth in 58 Pa. C.S. § 3304 (b)(2), are hereby repealed.

All provisions of the Wysox Township Zoning Ordinance that contain provisions which impose conditions, requirements or limitations on the heights of structures, screening and fencing, lighting or noise related to Permanent Oil and Gas Operations that are more stringent than the conditions, requirements or limitations imposed on other Industrial Uses or other land development within the particular zoning district where the Oil and Gas Operations are situated are, to the extent such provisions are prohibited, preempted or superseded by Act 13, including as set forth in 58 Pa. C.S. § 3304 (b)(3), hereby repealed.

All provisions of the Wysox Township Zoning Ordinance that regulate Oil and Gas Operations to the extent also regulated by Environmental Acts are, consistent with Act 13, including 58 Pa. C.S. § 3303, hereby repealed.

**Section 2103                    SPECIFIC REPEALER FOR CONSISTENCY WITH ACT 13.**

Without limiting the forgoing General Repealers in Section 2104 of this Article XXI, the following specific provisions of the Zoning Ordinance are, to the extent applicable to Oil and Gas Operation, repealed:

- a. None

**Section 2104                    CONTINUATION OF PERMISSIBLE EXISTING SETBACK PROVISIONS.**

The following provisions of the Wysox Township Zoning Ordinance regulating for all types of Industrial Uses setback distances other than those regulated by or set forth in Chapter 32 (58 Pa. C.S. § 3301-3274) of Act 13 shall continue to apply in full force and effect, to the extent permitted by and consistent with Act 13, to all such Industrial Uses:

**Section 1107 Setback regulations**

The following setback regulations apply to all uses permitted within this district unless otherwise specified herein:

- A. Front yard: Thirty (30') feet, or the applicable building set back line from any streets, roads or highways whichever is greater.
  
- B. Side yard: Fifteen (15') feet, or the applicable building set back line from any streets, roads or highways whichever is greater.
  
- C. Rear yard: Forty (40') feet, or the applicable building set back line from any streets, roads or highways whichever is greater.

D. In the case of a lot bounded on multiple sides by public streets, public roads, or public highways, the yards extending along all streets, roads or highways are subject to the setback provision for front yards.

E. Interior yards: (open space between structures) Interior yards shall be provided in accordance with Section 1205 herein.

**Section 2105            PERMITTED OIL AND GAS USES IN ALL ZONING DISTRICTS.**

The following uses shall, to the extent required by Act 13, including as set forth in 58 Pa. C.S. § 3304 (b)(1) thereof, shall be permitted uses in all Zoning Districts of the Township:

- a) Well and Pipeline Location Assessment Operations.
- b) Oil and Gas Operations, other than (i) activities at natural Gas Impoundment Areas, Natural Gas Compressor Stations and Natural Gas Processing Plants or (ii) Wells or Well Sites

Without narrowing the foregoing, the following specific Section 401 – Article IV, Section 501 – Article V, Section 601 – Article VI, Section 701 – Article VII, Section 801 – Article VIII, Section 901 – Article IX, Section 1001 – Article X, Section 1101 – Article XI, of the Zoning ordinance are amended to add to the list of permitted uses as of right for the following:

(CO) Conservation/Open Space District (See Article IV)

(AR) Agricultural Residential District (See Article V)

(R-1) Low Density Residential District (See Article VI)

(R-2) Medium/High Density Residential District (See Article VII)

(SR) Special Residential District (See Article VIII)

(CR) Limited Commercial/Residential District (See Article IX)

(CG) Commercial General District (See Article X)

(M-1) General Manufacturing District (See Article XI)

The following sections are amended to include Well and Pipeline Location Assessment Operations and Oil and Gas Operations, other than (i) activities at natural Gas Impoundment Areas, Natural Gas Compressor Stations and Natural Gas Processing Plants or (ii) Wells or Well Sites:

- A. (CO) Conservation/Open Space District in permitted use section §402
- B. (AR) Agricultural Residential District in permitted use section §502
- C. (R-1) Low Density Residential District in permitted use section §602
- D. (R-2) Medium/High Density Residential District in permitted use section §702

- E. (SR) Special Residential District in permitted use section §802
- F. (CR) Limited Commercial/Residential District in permitted use section §902
- G. (CG) Commercial General District in permitted use section §1002
- H. (M-1) General Manufacturing District in permitted use section §1102

**Section 2106 PERMITTED OIL AND GAS WELL USES IN ALL DISTRICTS OTHER THAN RESIDENTIAL DISTRICT.**

To the extent required by Act 13, including as set forth in 58 Pa. C.S. §3304 (b), Oil and Gas Wells or Well Sites shall be permitted uses in all Zoning Districts of the Township other than Residential Zoning Districts.

Without narrowing the forgoing, the following specific Sections of the Zoning Ordinance are amended to add Oil and Gas Wells or Well Sites to the list of permitted uses as of right for the following:

- (CO) Conservation/Open Space District (See Article IV)
- (AR) Agricultural Residential District (See Article V)
- (SR) Special Residential District (See Article VIII)
- (CR) Limited Commercial/Residential District (See Article IX)
- (CG) Commercial General District (See Article X)
- (M-1) General Manufacturing District (See Article XI)

The following sections are amended to include permitted oil and gas well uses:

- A. (CO) Conservation/Open Space District in permitted use section §402
- B. (AR) Agricultural Residential District in permitted use section §502
- C. (SR) Special Residential District in permitted use section §802
- D. (CR) Limited Commercial/Residential District in permitted use section §902
- E. (CG) Commercial General District in permitted use section §1002
- F. (M-1) General Manufacturing District in permitted use section §1102

**Section 2107 CERTAIN PROHIBITED OIL AND GAS WELL USES IN RESIDENTIAL DISTRICTS.**

Oil and Gas Wells and Well Sites are, to the extent consistent with Act 13, including 58 Pa. C.S. §3304(b)(5.1), Prohibited Uses in the following residential districts if the Well Site cannot be placed so that the wellhead is at least 500 feet from any existing building. Such uses, if otherwise

permitted, shall be considered Permitted Uses in such Residential Zoning Districts if the Well Site can be placed so that the wellhead is at least 500 feet from any existing building:

(R-1) Low Density Residential District (See Article VI)

(R-2) Medium/High Density Residential District (See Article VII)

The following sections are amended to include permitted oil and gas well uses:

A. (R-1) Low Density Residential District in permitted use section §602

B. (R-2) Medium/High Density Residential District in permitted use section §702

**Section 2108 CERTAIN OIL AND GAS OPERATIONS IMPOUNDMENT AREAS  
PERMITTED IN ALL ZONING DISTRICTS.**

Impoundment Areas used for Oil and Gas Operations shall be Permitted Use in the Zoning Districts in the Township provided that the edge of any Impoundment Area shall not be located closer than 300 feet from any existing Occupied Building.

Without narrowing the foregoing, the following specific Section 401 – Article IV, Section 501 – Article V, Section 601 – Article VI, Section 701 – Article VII, Section 801 – Article VIII, Section 901 – Article IX, Section 1001 – Article X, Section 1101 – Article XI of the Zoning ordinance are amended to add to the list of permitted uses as of right for the following:

(CO) Conservation/Open Space District (See Article IV)

(AR) Agricultural Residential District (See Article V)

(R-1) Low Density Residential District (See Article VI)

(R-2) Medium/High Density Residential District (See Article VII)

(SR) Special Residential District (See Article VIII)

(CR) Limited Commercial/Residential District (See Article IX)

(CG) Commercial General District (See Article X)

(M-1) General Manufacturing District (See Article XI)

**The following sections are amended to include impound areas:**

A. (CO) Conservation/Open Space District in permitted use section §402

B. (AR) Agricultural Residential District in permitted use section §502

C. (R-1) Low Density Residential District in permitted use section §602

D. (R-2) Medium/High Density Residential District in permitted use section §702

E. (SR) Special Residential District in permitted use section §802

F. (CR) Limited Commercial/Residential District in permitted use section §902

G. (CG) Commercial General District in permitted use section §1002

H. (M-1) General Manufacturing District in permitted use section §1102

**Section 2109                    NATURAL GAS COMPRESSOR STATION USES.**

Nature Gas Compressor Stations shall be a Permitted Use in Agricultural Zoning Districts, namely the (CO) Conservation/Open Space District section §401 Article IV and (AR) Agricultural Residential District section §501 Article V and in an Industrial Zoning District, namely the (M-1) General Manufacturing District section §1101 Article XI and as a Conditional Use in all other Zoning Districts if the natural gas compressor building meets the following standards:

- (i) is located 750 feet or more from the nearest existing Occupied Building or 200 feet from the nearest lot line, whichever is greater, unless waived by the owner of the Occupied Building or adjoining lot; and
- (ii) the noise level does not exceed a noise standard of 60dbA at the nearest property line or the applicable standard imposed by Federal law, whichever is less.

(CO) Conservation/Open Space District (See Article IV)

(AR) Agricultural Residential District (See Article V)

(M-1) General Manufacturing District (See Article XI)

The following sections are amended to include impound areas:

A. (CO) Conservation/Open Space District in permitted use section §402

B. (AR) Agricultural Residential District in permitted use section §502

C. (M-1) General Manufacturing District in permitted use section §1102

**In all other districts the natural gas compressor station shall be a conditional use.**

(R-1) Low Density Residential District (See Article VI)

(R-2) Medium/High Density Residential District (See Article VII)

(SR) Special Residential District (See Article VIII)

(CR) Limited Commercial/Residential District (See Article IX)

(CG) Commercial General District (See Article X)

**The following sections are amended to include natural gas compressor stations as a conditional use:**

A. (R-1) Low Density Residential District in permitted use section §602



- B. (R-2) Medium/High Density Residential District in permitted use section §702
- C. (SR) Special Residential District in permitted use section §802
- D. (CR) Limited Commercial/Residential District in permitted use section §902
- E. (CG) Commercial General District in permitted use section §1002

**Section 2110            NATURAL GAS PROCESSING PLANT USES.**

A Nature Gas Processing Plant shall be a Permitted Use in any Industrial Zoning District, namely the (M-1) General Manufacturing District section §1101 and as a Conditional Use in any Agricultural Zoning Districts, namely the (CO) Conservation/Open Space District section §401 Article IV and (AR) Agricultural Residential District section §501 Article V, if the following conditions are met:

- (i)     The natural gas processing plant building is located at the greater of at least 750 feet from the nearest existing Occupied Building or at least 200 feet from the nearest lot line unless waived by the owner of the Occupied Building or adjoining lot.
- (ii)    The noise level of the natural gas processing plant building does not exceed a noise standard of 60dbA at the nearest property line or the applicable standard imposed by Federal law, whichever is less.

(M-1) General Manufacturing District

- A. (M-1) General Manufacturing District in permitted use section §1102

(CO) Conservation/Open Space District (See Article IV)

(AR) Agricultural Residential District (See Article V)

- A. (CO) Conservation/Open Space District in conditional use section §402(a)
- B. (AR) Agricultural Residential District in conditional use section §502(a)

**Section 2111    EXPEDITED REVIEW OF ZONING PERMIT REVIEWS FOR OIL AND GAS OPERATIONS.**

Notwithstanding any other generally applicable provision of the Zoning Ordinance providing for a longer period of review, including Section 2010, for Zoning Permit Applications relating to Oil and Gas Operations, the Township's Review Period For Permitted Uses shall not exceed 30 days for complete submissions, and the Review Period For Conditional Uses shall not exceed 120 days for complete submissions.

**Section 2112            NO ADDITIONAL CONDITIONS IMPOSED IN FLOODPLAIN**

Any provision which imposes conditions, requirements or limitations on the same features of oil and gas operations regulated by Chapter 32 of Act 13 or that accomplish the same purposes as set forth in Chapter 32 of Act 13 are hereby superseded and shall be deemed null and void with

respect to any regulation of oil and gas operations in the (CO) Conservation/Open Space District Article IV.

**Section 2113            SEVERABILITY**

If any section, subsection, sentence, clause or phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion hereof.

If any section, subsection, sentence, clause or phrase or portion of this conflicts with any provisions set forth in ACT 13, such shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion hereof.

**Section 2114    ADDITIONAL REPEALER.**

Any ordinance, chapter, section, paragraph or sentence in any ordinance conflicting with the provisions of this ordinance is hereby repealed to the extent of such conflict.

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

**“Compressor and Metering Station”** means the station where once the natural gas is extracted will be pressurized and filtered prior to being sent to market. The purpose of this station is to pressurize the natural gas prior to flowing through a gas pipeline; this process is repeated occasionally along the pipeline as the natural gas travels through it at intervals typically ranging between forty (40) and one hundred (100) miles. As the natural gas must be pressurized before traveling through the pipelines, the compressor station typically removes any other liquid or particles in the natural gas in order to filter the gas making it as pure as possible.

**“Compressor Station for CNG Fueling at a Gas Station”** means the station where once the natural gas is extracted and piped to the compressor station located at the **CNG Fueling at a Gas Station** will be pressurized and filtered prior to being dispensed as fuel to the vehicle. The purpose of this station is to pressurize the natural gas prior to flowing through a gas pipeline;

**“Gas”** means all natural gas and all other volatile hydrocarbons not herein defined as oil, including condensate because it originally was in a gaseous phase in the reservoir.

**“Natural Gas Processing Plant”** means a processing plant engaged in the forced extraction of natural gas liquids from field gas, fractionation of mixed natural gas including extraction of CO<sub>2</sub> and/or acid gas.

**“Oil”** means crude petroleum oil and all other hydrocarbons, regardless of gravity, produced at a well in liquid form by ordinary production methods, but does not include liquid hydrocarbons that were originally in a gaseous phase in the reservoir. 58 Pa. Stat. Ann. § 402 (West)

**“Oil and gas operations.”** The term includes the following:

- (1) well location assessment, including seismic operations, well site preparation, construction, drilling, hydraulic fracturing and site restoration associated with an oil or gas well of any depth;
- (2) water and other fluid storage or mobile only impoundment areas used exclusively for oil and gas operations;

(3) construction, installation, use, maintenance and repair of:

(i) oil and gas pipelines;

(ii) natural gas compressor stations; and

(iii) natural gas processing plants or facilities performing equivalent functions; and

(4) construction, installation, use, maintenance and repair of all equipment directly associated with activities specified in paragraphs (1), (2) and (3), to the extent that:

(i) the equipment is necessarily located at or immediately adjacent to a well site or mobile only, impoundment area, oil and gas pipeline, natural gas compressor station or natural gas processing plant; and

(ii) the activities are authorized and permitted under the authority of a Federal or Commonwealth agency.

58 Pa. Cons. Stat. Ann. § 3301 (West)

**“Operator”** shall mean any owner of the right to develop, operate, and produce oil and gas from the pool. In the event that there is no oil and gas lease in existence the owner of the oil and gas rights shall be considered as “operator” to the extent of seven-eighths of the oil and gas in that portion of the pool underlying the tract owned by such owner, and a royalty owner as to a one-eighth interest in such oil and gas. In the event that the oil is owned separately from the gas, the owner of the substance being produced or sought to be produced from the pool shall be considered as **“operator”** as to such pool. 58 Pa. Stat. Ann. § 402 (West)

**“Pipeline”** means all parts of those physical facilities running through which gas, oil, hydrocarbons, hazardous liquids, fresh water, salt water or chemicals move in transportation, including, but not limited to pipes, valves, and other appurtenance attached to pipe, whether or not laid in a public or private easement or public or private right of way within the Township, including, but not limited to, gathering lines, production lines or transmission lines. This definition does not include pipelines associated with franchise utilities

**“Well”** means a bore hole or excavation for the purpose of producing oil or gas, or both. 58 Pa. Stat. Ann. § 402 (West).

**“Well.”** A bore hole drilled or being drilled for the purpose of or to be used for producing, extracting or injecting gas, petroleum or another liquid related to oil or gas production or storage, including brine disposal, but excluding a bore hole drilled to produce potable water. The term does not include a bore hole drilled or being drilled for the purpose of or to be used for:

(1) Systems of monitoring, producing or extracting gas from solid waste disposal facilities, if the bore hole is a well subject to the act of July 7, 1980 (P.L. 380, No. 97), known as the Solid Waste Management Act, which does not penetrate a workable coal seam.

(2) Degasifying coal seams, if the bore hole is:

(i) used to vent methane to the outside atmosphere from an operating coal mine; regulated as part of the mining permit under the act of June 22, 1937 (P.L. 1987, No. 394),<sup>4</sup> known as The Clean Streams Law, and the act of May 31, 1945 (P.L. 1198, No. 418), known as the Surface Mining Conservation and Reclamation Act; and drilled by the operator of the operating coal mine for the purpose of increased safety; or

(ii) used to vent methane to the outside atmosphere under a federally funded or State-funded abandoned mine reclamation project.

58 Pa. Cons. Stat. Ann. § 3203 (West)

**“Unconventional gas well.”** A bore hole drilled or being drilled for the purpose of or to be used for the production of natural gas from an unconventional formation. 58 Pa. Cons. Stat. Ann. § 2301 (West)

**“Unconventional well.”** A bore hole drilled or being drilled for the purpose of or to be used for the production of natural gas from an unconventional formation. 58 Pa. Cons. Stat. Ann. § 3203 (West)

**“Water Impoundment”** means includes wastewater treatment settling ponds, surface mining ponds, detention and retention ponds, artificial lakes and ponds, and similar water features.

**“Water Withdrawal”** means the withdrawal of water from the Susquehanna River or a stream for purposes of gas extraction and approved by the Susquehanna River Basin Commission.

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

**Conditional Use**

- 1. The Wysox Township Supervisors shall require a Conditional Use application for the following uses and may grant Conditional Use approval for the same: Compressor Station in all districts other than residential.
- h. The following uses will be allowed in the designated Districts below subject to approval by the Township Supervisors as a Conditional Use:

**USE**

**DISTRICT**

Natural Gas Compressor Station	All Districts Other than Industrial and Agricultural
Natural Gas Processing Plants	(CO) Conservation/Open Space District (See Article IV)
	(AR) Agricultural Residential District (See Article V)

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, gas and oil well pad, 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>
Compressor Station for CNG Fueling at a Gas Station”	(CR) Limited Commercial/Residential District (CG) Commercial General District  (CGII) Commercial General District (II)
Natural Gas Compressor and Metering Station  (M-1) General Manufacturing	(CO) Conservation/Open Space (AR) Agricultural/Residential
Gas & Oil Well pad (CO) Conservation/Open Space	(AR) Agricultural/Residential (M-1) General Manufacturing
Natural Gas Processing Plant	(M-1) General Manufacturing
Water Withdrawal	(CO) Conservation/Open Space (M-1) General Manufacturing
Water Impoundment	(AR) Agricultural Residential

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

<u>USE</u>	<u>DISTRICT</u>
Compressor Station for CNG Fuel Gas Station	(AR) Agricultural Residential (R-1) Low Density Residential District (R-2) Medium/High Density Residential District (SRA) Special Residential District (A) (SRB) Special Residential District (B) (CO) Conservation/Open Space (M-1) General Manufacturing
Natural Gas Compressor and Metering Station (R-2) Medium/High Density Residential District (SRA) Special Residential District (A)	(R-1) Low Density Residential District  (SRB) Special Residential District (B)
	(CR) Limited Commercial/Residential District (CG) Commercial General District  (CGII) Commercial General District (II)
Gas & Oil Well pad	(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)

Natural Gas Processing Plant (AR) Agricultural Residential  
(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)  
(CO) Conservation/Open Space

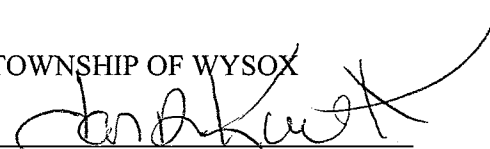
Water Withdrawal (AR) Agricultural Residential  
(R-1) Low Density Residential District  
(R-2) Medium/High Density Residential District  
(SRA) Special Residential District (A)  
(SRB) Special Residential District (B)  
(CR) Limited Commercial/Residential District  
(CG) Commercial General District  
(CGII) Commercial General District (II)

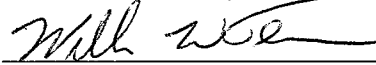
Water Impoundment (R-1) Low Density Residential District  
(R-2) Medium/High Density Residential District  
(SRA) Special Residential District (A)  
(SRB) Special Residential District (B)  
(CR) Limited Commercial/Residential District  
(CG) Commercial General District  
(CGII) Commercial General District (II)  
(CO) Conservation/Open Space  
(M-1) General Manufacturing

**This Ordinance shall take effect immediately upon adoption.**

ENACTED AND ORDAINED BY THE TOWNSHIP OF WYSOX, this 16<sup>TH</sup>  
day of DECEMBER, 2014.

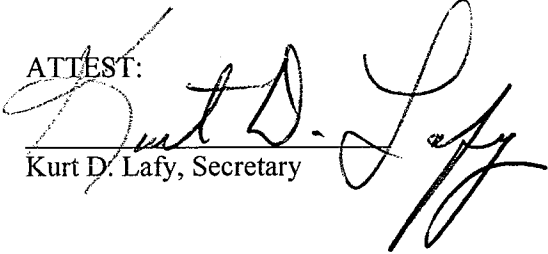
TOWNSHIP OF WYSOX

  
\_\_\_\_\_  
Jon Kulick, Chairman

  
\_\_\_\_\_  
William Them, Vice Chairman

\_\_\_\_\_  
Gary Foster, Member

ATTEST:

  
\_\_\_\_\_  
Kurt D. Lafy, Secretary