

Fayette County  
Planning, Zoning, & Community Development

**ORDINANCE NO. ZA 23-01 – OIL, GAS, AND INJECTION WELLS**

An amendment to the Fayette County Zoning Ordinance, Amending Article I §1000-108 (Definitions), Article II §1000-203 Table 1 (Permitted uses and uses by special exceptions), & Article VII §1000-851 creating a Subsection for “Injection Wells.”

**A. Purpose**

The purpose of this revised ordinance is to provide for the health, safety and welfare of the residents and their property in Fayette County, to provide the procedure for the issuance of zoning permits to enable injection wells; to protect the character of the community, facilitating beneficial and compatible land uses; and to further the County’s interest in the orderly development and use of land in a manner consistent with local demographic and land use concerns.

**B. Definitions**

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

**BEST MANAGEMENT PRACTICES (BMPs)**— State of the art mitigation measures applied to the development and operation of well facilities to help ensure those activities are conducted in a safe and environmentally responsible manner that protects air and water quality landscapes, natural resources and public health.

**INJECTION WELL**, Classes I through IV as defined by the EPA - Injection wells used to place fluid underground into porous geological formations. Injected fluids may include water, wastewater, brine (salt water), or water mixed with chemicals. This definition shall not include class II wells used for enhanced recover as well as class V or VI wells as defined by the EPA.

**INJECTION WELL**, Classes V and VI as defined by the EPA – Wells that are not classified as class I through IV.

**PROTECTED STRUCTURE** - Any structure with walls and a roof within which persons can live or customarily work.

**WELL** – A bored, drilled, or driven shaft whose depth is greater than the largest surface dimension; or a dug hole whose depth is greater than the largest surface dimension; or, a subsurface fluid distribution system.

**WELL SITE** – Shall consist of the area occupied by any of the facilities, structures and equipment associated with an injection well. If multiple areas

are used, then the total combined areas shall be considered the injection well site.

**WELL OPERATOR OR OPERATOR** - Any person, partnership, company, corporation and its subcontractors and agents who have an interest in real estate for the purpose of exploring or drilling for, producing, or transporting oil or gas. The person designated as the well operator or operator on the permit application or well registration. If the owner is a separate entity than the operator, then the owner shall also be listed. Where a permit or registration was not issued, the term shall mean any person who locates, drills, operates, alters, or plugs any well or reconditions any well with the purpose of production there from. In cases where a well is used in connection with the underground storage of gas, the term also means a storage operator.

**WELL PAD** – The area extending to the limits of disturbance of the grading plan for a drilling site where a well is to be drilled and occupied by any of the facilities, structures, and equipment associated with or incidental to the construction, drilling, fracturing, production, or operation of an oil or gas well. Notwithstanding the foregoing, the well pad site does not include the access road.

**WELLHEAD** – The precise point of entry into the ground where the drilling of a gas well takes place.

### **C. Special Exception.**

1. Class I-IV Injection Wells shall require a Special Exception within the M-1 Light Industrial, & M-2 Heavy Industrial zoning districts and subject to the procedures and provisions of this ordinance amendment and subject to all other sections of the Fayette County Zoning Ordinance. If any provision of this ordinance amendment conflicts with any other section of the Fayette County Zoning Ordinance, the most restrictive, or that imposing the higher standards, shall govern.

### **D. Application Requirements.**

For Class I-IV Injection wells, as part of the special exception application, the applicant shall be required to submit the following documents and information to the County:

1. A person or entity desiring approval of a special exception pursuant to this subsection shall submit a written petition for special exception. Before submitting a petition, the applicant is strongly encouraged to meet with the municipal & county officials/staff to determine the requirements of and the procedural steps for the application. The intent of this process is for the applicant to obtain necessary information and guidance from the staff about the site, plan preparation and governing laws.

2. The application/petition shall not be complete and properly filed unless a signed (original) petition accompanied by the application fee has been received. Additional items required shall include the following information and plans to be present to the Zoning Hearing Board:
  - a) One paper copy of the completed “Petition for Special Exception” form supplied by the County along with supporting documentation as identified in this section.
  - b) Written permission from the property owner(s) who have legal or equitable title in and to the surface of the drill site or a demonstrable documentation of the applicant's authority to occupy the surface for the purpose of injection well.
  - c) The GPS location and 911 address (if designated) of the Well Site.
  - d) Copies of all permits and applications submitted to the various local, county, state, and federal agencies. Permits and plans shall include but not be limited to the Pennsylvania Department of Environmental Protection well application and permit, Erosion and Sediment Control General Permit-2, or current permit requirements, and all other required erosion and sediment, air, water and waste management permits or approvals.
  - e) A site plan prepared by an engineer or surveyor licensed in Pennsylvania shall be provided to establish compliance with all applicable regulations. All improvements and equipment on the site shall be identified. All required yard setbacks, location and owners of Protected Structures shall be identified. All roads related to the development or facility must also be shown. Enough copies of the site plan shall be provided for review and comment by all Zoning Hearing Board members. The site plan shall be furnished to municipal officials and the county Emergency Management Agency prior to the Zoning Hearing Board hearing.
  - f) The minimum site area shall be 10 acres.
  - g) The site shall have frontage on and direct vehicular access to an arterial road as defined by Article II §1000-204 of the Fayette County Zoning Ordinance.
  - h) No permanent component of the injection well site shall be closer than 500 feet from the property line in of the parcel which the well is located and 2500 feet from a protected structure.

3. Traffic Study (**Class I-IV Injection Wells**):

1. A description of plans for the transportation and delivery of equipment, machinery, water, chemicals, products, materials, and

other items to be utilized in the siting, drilling, stimulating, completion, alteration and operation of the development or facility. Such description shall include a map showing the planned vehicular access roads and the transportation infrastructure being proposed and the type, weight, number of trucks and delivery schedule necessary to support each phase of the development.

2. An inventory, analysis, and evaluation of existing road conditions on municipal roads along the proposed transportation route identified by the application, including photography, video and core boring as determined to be necessary by the municipal engineer(s).
3. Traffic impact study guidelines. The traffic impact study shall be performed by a qualified professional traffic engineer. The following is an outline of the minimum issues to be addressed by the Study.
  - a. Description of the proposed project in terms of land use type and magnitude.
  - b. An inventory of existing conditions in the site environs including:
    - i. Roadway network and traffic control;
    - ii. Existing traffic volumes in terms of peak hours and Average Daily Traffic (ADT).
    - iii. Planned improvements to roadways by others.
  - c. An Analysis of existing traffic conditions including:
    - i. Intersection levels of service;
    - ii. Roadway levels of service (where appropriate);
    - iii. Other measures of roadway adequacy; ie. lane widths; traffic signal warrants; vehicle delay studies, etc.
  - d. Projected site generated traffic volumes in terms of:
    - i. Peak hours and ADT;
    - ii. Approach/departure distribution including method of determination;
    - iii. Site traffic volumes on roadways;
    - iv. Comparison of existing zoning to proposed site generation.
  - e. An analysis of future traffic conditions including:
    - i. Future design year (development fully completed) combined volumes (site traffic plus future roadway traffic);
    - ii. Intersection levels of service;
    - iii. Roadway levels of service (where appropriate);
    - iv. Other measures of roadway adequacy; i.e., lane widths, traffic signal warrants, vehicle delay studies, etc.

- f. A description of the recommended access plan and off-site improvements.
  - i. Schematic plan of access and on-site circulation;
  - ii. General description of off-site improvements required. The aforementioned guidelines shall be used to determine a scope of work. The specific roadways and intersections to be studied shall be identified along with the planned data collection and analysis procedures.
4. Noise Study (**Class I-IV Injection Wells**). An acoustics study shall be submitted with the application that has been prepared by an acoustics expert to confirm compliance with Article V Performance Standards §1000-503 Noise. The applicant will be required to provide continuous noise monitoring during the construction phase and operational phase of the development.
5. A Risk Assessment Report (**Class I-IV Injection Wells**). A report prepared by a professional expert in that field, that identifies the potential hazards stemming from the injection well at the proposed site and determines the quantitative and qualitative risk associated with the identified hazards. The quantitative risk assessment shall include calculations of two components of risk (R), the magnitude of the potential loss (L), and the probability (P) that the loss will occur. The report shall include a public health risk assessment including potential impacts to the water supply. This assessment is the process of characterizing the nature and likelihood of harmful effects to individuals or populations within one linear mile of the well site. The report shall also include an assessment of potential seismic impacts created by the operations of the injection well.
6. An Environmental Impact Analysis (**Class I-IV Injection Wells**). To the extent that the same is not otherwise included or provided within copies of applications for permits from the Commonwealth of Pennsylvania or other governmental units and herewith submitted or where no such permit is required, the applicant shall provide an environmental impact analysis. The environmental impact analysis shall describe, identify, and analyze all environmental aspects of the site and of neighboring properties that may be affected by the proposed operation, or the ultimate use proposed to be conducted on the site. The limits of the impact area to be studied shall be reviewed and accepted by the Zoning Hearing Board, with substantial weight given to each of the Municipality's comments and concerns. The environmental impact study shall include, but not be limited to, all critical impact areas on or offsite that may be impacted by the proposed or ultimate use of the facility, including the impact on the critical areas, the protective measures and procedures to protect the critical areas from damage, and the actions to be taken to minimize environmental damage to the critical areas on the site and surrounding areas during and after completion of the operation. Critical impact areas include, but are not limited to stream

corridors; streams; wetlands; slopes in excess of 25%; sites where there is a history of adverse subsurface conditions or where available soils information or other geotechnical data, including data from the Bureau of Mines indicates the potential for landslides, subsidence or other subsurface hazards; agricultural lands; highly acidic or erodible soils; carbonate or highly fractured bedrock; aquifer recharge and discharge areas; areas of unique or protected vegetation, wildlife habitat, and areas of historic, cultural and/or archaeological significance.

7. An Air Quality Study (**Class I-IV Injection Wells**). To the extent that the same is not otherwise included or provided within copies of applications for permits from the Commonwealth of Pennsylvania or other governmental units and herewith submitted or where no such permit is required, the applicant shall provide an air quality study. The study shall be prepared by experts acceptable to the Zoning Hearing Board and submitted with the application and shall include an analysis of the existing and predicted air quality levels, including smoke, odors, fumes, dust, and pollutants at the site. This report shall contain the sources of the information, the data and background tests that were conducted and the conclusions and recommendations of the professionals preparing the report that would be required to maintain the air quality at a level equal to or better than the existing background level prior to the proposed use; or the applicant/developer shall submit a statement prepared by an engineer warranting that the nature of the use will produce no impact on air quality.
8. A Geological Study (**Class I-IV Injection Wells**). To the extent that the same is not otherwise included or provided within copies of applications for permits from the Commonwealth of Pennsylvania or other governmental units and herewith submitted or where no such permit is required, the applicant shall provide a geological study. The study shall be prepared by experts acceptable to the Zoning Hearing Board and submitted with the application and shall include an analysis of the existing geological formations in and surrounding the proposed site. This report shall contain the sources of the information, the data and background tests that were conducted and the conclusions and recommendations of the professionals preparing the report regarding the potential geological impact of the proposed use.
9. A Hydrological Study (**Class I-IV Injection Wells**). To the extent that the same is not otherwise included or provided within copies of applications for permits from the Commonwealth of Pennsylvania or other governmental units, and herewith submitted or where no such permit is required, the applicant shall provide a hydrological study. The study shall be prepared by a hydrogeologist acceptable to the Zoning Hearing Board. The study shall evaluate the existing surface and subsurface hydrogeology, based upon historical data and on-site investigation and studies. The study shall identify groundwater discharge and recharge areas that may be affected by the

proposed use, map the groundwater table, and analyze and delineate the effects of the proposed use on the hydrology, including surface and ground water quantity and quality. Acceptance of the study is subject to final approval by the Zoning Hearing Board, with substantial weight given to each of the Municipality's comments and concerns. If the study shows an alteration to the groundwater, the application shall be denied.

10. Pre-development and Post-development Soil Testing (**Class I-IV Injection Wells**). Prior to beginning any injection well development activities, the operator shall be responsible for testing soil conditions within 300 feet of each injection well site. The purpose of testing is to determine the baseline soil conditions surrounding the proposed injection well site and address resultant changes that may occur or have an impact on the soils of the site and surrounding area. The Municipality will identify the parameters.

- i. Pre-drilling testing results shall be submitted as part of the application.
- ii. Post-development testing shall be completed 12 months after operations have begun.
- iii. The results shall be submitted to the Zoning Hearing Board and PA DEP within 10 days of their receipt.
- iv. The operator shall be responsible for all costs associated with testing and testing shall be done by an independent state-certified testing laboratory agreed upon by the Zoning Hearing Board.

#### 18. Water Quantity Test (**Class I-IV Injection Wells**)

The Operator shall hire a consultant (hydrogeologist) approved by the municipality to conduct water quality testing. The consultant shall submit a pre-testing and a pre-drilling plan to be accepted by the Zoning Hearing Board. The consultant shall test for gallons per minute (gpm) flow rates, yield, groundwater levels, and other pertinent information for all viable aquifer zones via drawdown test or other suitable means. The consultant shall measure and record flow rates in gallons per minute (gpm) for all surface water sources. Groundwater levels and other pertinent information via drawdown test or other suitable means shall be measured from all available wells. Also, GPS coordinate information shall be recorded for all surface water and groundwater sites. The results shall be certified by the hydrologist.

#### 19. Water Quality Test (**Class I-IV Injection Wells**)

Operators shall test for the following list of parameters for all surface water and groundwater. The list is not exhaustive and the Zoning Hearing Board reserves the right to add additional parameters, with substantial weight given to any concerns/comments from the Municipality;

INORGANIC Alkalinity Ph  
Chloride  
Sulfate  
Conductivity  
Hardness  
Oil/Grease/Bromide  
Total Dissolved Solids Reside- Filterable Turbidity  
Ethylene Glycol  
Acetone

TRACE METAL  
Barium  
Calcium  
Potassium  
Sodium  
Selenium  
Boron  
Iron  
Stontium  
Magnesium  
Manganese  
Aluminum  
Lithium

ORGANIC  
Ethane  
Methane  
Propane  
Total Petroleum Hydrocarbons

MICROBIOLOGY  
Total Coliform/E. Coli

OTHER  
Volatile Organic Compounds  
Detergent (MBAs) Total Organic Carbon Nitrate  
Radionuclides gross alpha, radium  
Radon  
Lead  
Total Coliform

20. Scheduling. The applicant shall provide a schedule with the application indicating the anticipated beginning and ending dates for all proposed activities.

## **E. Area, Yard, Height, Setback and Location Requirements Applicable to Class I-IV Injection Well**

All area, yard, height, and setback requirements of the appropriate zoning district as well as any setback requirements established by the Commonwealth of Pennsylvania or United States government shall apply, except for the following requirements below:

- i. The wellhead of a **Class I-IV** injection well shall be located not less than 2500 feet from any protected structure.
- ii. All **Class I-IV** injection well operations and the well pad, including but not limited to derricks, vacuum pumps, compressors, storage tanks, vehicle parking, structures, machinery, ponds, pits, and ancillary equipment, shall be located not less than 2500 feet from the nearest property line.

## **F. General Standards and Other Requirements for Class I-IV Injection Wells**

The applicant shall demonstrate compliance with the following performance standards that are associated with the development site and its impacts upon the Municipality and neighboring property owners:

1. Best Management Practices for all operations shall be followed.
2. Any hazardous or toxic material shall be securely contained, stored and removed in accordance with applicable state or Federal regulations. On-site disposal is prohibited. All hazardous materials stored must be clearly marked, identifying the contents, chemicals, and hazards as required by the OSHA Hazard Communication Standard 29 CFR 1910.1200 and National Fire Protection Association (“NFPA”) Code 704 - Standard System for the identification of the Hazards of Materials for Emergency Response. All regulated tanks are to be labeled to a NFPA specification.
3. All operations shall be in accordance with applicable Federal laws and regulations, the Pennsylvania Oil and Gas Act (58 P.S. §§ 601.101 et seq.), as amended, and pursuant to all other applicable rules, regulations, and procedures adopted pursuant thereto.
4. The operator shall be responsible for prevention and prompt removal of spills involving waste materials, oil, and toxic or hazardous materials.
5. Changes in the site plan require a new special exception use approval pursuant to the terms and conditions of this Section of the Ordinance.
6. Traffic Controls
  - a. The proposed routes must be designed to minimize the impact on streets within the Municipality. The Municipality reserves the right to designate

alternate routes in the event that the applicant's proposed routes are deemed inadequate, unsafe or overly disruptive to normal vehicular traffic by the Municipality. Vehicles are to operate on state roads and may only use municipal roads when the use of state roads is not feasible.

- b. Prior to the commencement of any activity at the development or facility, the operator shall enter into a municipal roadway maintenance and repair agreement with the Municipality, in a form acceptable to the Municipality, regarding maintenance, repair and bonding of municipal roads that are to be used by vehicles for development activities. The municipal roadway maintenance and repair agreement will identify the responsibilities of the applicant to prepare, maintain, and repair municipal roads before, during and immediately after drilling operations associated with the development or facility. The operator shall take all necessary corrective action and measures as directed by the Municipality pursuant to the agreement to ensure the roadways are repaired and maintained during and at the conclusion of all development activities.
- c. The operator shall take all necessary precautions to ensure the safety of persons in areas established for road crossing and or/adjacent to roadways (for example, persons waiting for public or school transportation). Where necessary and allowed, during periods of anticipated heavy or frequent truck traffic associated with the development of the facility, the operator will provide flagmen to ensure the public safety and include adequate signs and/or other warning measures for truck traffic and vehicular traffic.
- d. There will be no staging of trucks or equipment on public roads.
- e. The access driveway off the public road to the site shall be gated at the entrance to prevent illegal access. The site assigned address shall be clearly marked.
- f. A traffic control plan in conformance with PennDOT standards shall be provided.

7. Hours of Operation (**Class I-IV Injection Wells**). Except for emergency and governmental compliance activity, hours of operation are limited to Monday through Friday, 9:00 a.m. to 5:00 p.m. All deliveries and pickup incidental to the injection well development or facility must occur during defined hours of operation.
8. Notice (**Class I-IV Injection Wells**). At least 30 days prior to any activity at the development or facility, the operator shall provide the following information to each property owner within 1000 feet of the planned surface location of the development or facility:
  - a. A copy of the site plan submitted as part of the special exception application/petition;

- b. A general description of the planned operations at the development or facility and associated equipment to be used;
- c. The contact information for the operator; and
- d. The date to hold a meeting locally with such residents to present the operator's plans for the development or facility and to allow for questions and answers. The meeting shall be held prior to the commencement of development activity.

9. Insurance and bonding for **Class I-IV Injection Wells**.

- a. The operator of the facility, prior to the start of any activity on site, shall obtain a policy of liability insurance in an amount not less than twenty five million dollars (\$25,000,000), naming the Municipality as an additional insured. This policy shall cover any accidents, spills, migrations of chemicals, fluids, substances of any kind, and any and all other occurrences that arise out of the construction, operation, and activities around and associated with the injection well, including trucking accidents, and trucking spills, that cause damage to any person, entity, or cause damage to the environment, including the release of any chemicals, or substances of any kind, that were tested for under paragraph D-10 of this document. The insurance shall cover the complete clean-up and remediation of the site, and any area surrounding and in excess of the radius of areas tested, to the conditions that existed prior to the sampling and testing under paragraph D-10. This policy of insurance must be obtained and be in force prior until the injection well is plugged, and until the entire site is remediated to the condition that existed prior to the soil sampling and testing.
- b. The operator of the facility, prior to the start of any activity on site, shall obtain a performance bond in an amount not less than twenty five million dollars (\$25,000,000), naming the Municipality as an Obligee. This bond shall provide for the plugging of the well and for the complete resoration of the site, including the remediation of any accidents, spills, migrations of chemicals, fluids, substances of any kind, and any and all other occurrences that arise out of the construction, operation, and activities around and associated with the injection well, including trucking accidents, and trucking spills, that cause damage to any person, entity, or cause damage to the environment, including the release of any chemicals, or substances of any kind, that were tested for under paragraph D-10 of this document. The performance bond shall cover the complete clean-up and remediation of the site, and any area surrounding and in excess of the radius of areas tested, to the conditions that existed prior to the sampling and testing under paragraph D-10. This performance bond shall be in addition to, and shall supplement the insurance policy required under this paragraph, F-9.

10. Inspection and monitoring (**Class I-IV Injection Wells**). A duly authorized representative(s) of the local, county, state and/or their authorized professional agent shall have the authority, in relation to the enforcement, to enter upon the property of a development or facility for the purpose of inspecting the site, equipment and all other aspects of the site necessary to assess compliance with all sections of this Ordinance.
11. Notification (**Class I-IV Injection Wells**). The operator of any development or facility shall notify the Emergency Management Coordinator, County Zoning Officer and Municipal Official no less than 90 days prior to the startup and abandonment or shutdown of any well site.
12. Visual (**Class I-IV Injection Wells**)
  - a. The injection well facility shall be located, designed, and constructed to minimize the removal of trees and shrubs, protect all natural resources, and minimize the amount of surface disturbance.
  - b. The operator shall not clear brush or trees by way of burning and shall chip, grind, or remove all tree stumps from properties it clears for development purposes.
  - c. The location and design of structures and site improvements shall be integrated with the natural color, form, and texture of the surrounding area.

### 13. Hazards (**Class I-IV Injection Wells**)

- a. Upon request of the Emergency Management Coordinator, the operator shall, prior to start of operations, make available with at least thirty (30) days' notice, at the applicant's sole cost and expense, an appropriate group training program for emergency responders and municipal officials. Such training shall be made available at least annually during any year that the injection well is in operation. Training should cover each phase of the development from site work to well completion. If additional wells are drilled at the site, the operator and Emergency Management Coordinator will determine if additional training is required.
- b. The applicant shall maintain at the property and on file with the municipality a current list and the Safety Data Sheets ("SDS") for all chemicals used in the drilling operations (including but not limited to types of additives, acids, polymers, salts, surfactants, and solvents) and in any fracturing operations. If the Public Protection Classification ("PPC") requires availability and/or utilization of special equipment or supplies particular to the hazards or conditions addressed in the PPC, the Municipality shall require the operator to reimburse the Municipality for the cost of procurement of such special equipment or supplies.

**14. Fencing (Class I-IV Injection Wells)**

- a. Security fencing shall be at least six feet in height and shall be installed around the well pad area. The fencing shall be equipped with lockable gates at every access point and have openings no less than 12 feet wide. Gates shall be kept locked except when being used for access to the site. The fence posts shall be set in concrete at sufficient depths to maintain the stability of the fence.
- b. Municipal officials and emergency responders shall be given means to access the well site in case of an emergency via lock box or a Municipality-approved equivalent. The applicant must provide the Fayette County 911 Communications Center with necessary information to access the development or facility in case of an emergency.
- c. Warning signs shall be placed on the fencing surrounding the development or facility, providing notice of the potential dangers and the contact information in case of an emergency.
- d. In construction of the injection well, the natural surroundings should be considered, and attempts made to minimize impacts to adjacent properties.
- e. Injection well development is subject to the Fayette County Zoning Ordinance §1000-212 Bufferyard Standards & §1000-213 Landscaping. In addition, landscaping around the required well pad fencing area shall be planted with evergreens of a minimum height of six feet at time of planting and spaced every twelve feet.

**15. Lighting (Class I-IV Injection Wells)**

- a. Lighting at an injection well and well pad shall, when practicable, be limited to security lighting.
- b. All temporary outdoor lighting shall be shielded and/or reflected away from adjoining properties so that no direct beam of light, but only diffuse or reflected light, enters adjoining properties.
- c. No site lighting used for or associated with well site construction, drilling operations or post-drilling production shall be positioned in a manner such that it shines directly on public roads, protected structures, or any property within 3,000 feet of the well site. Site lighting must be directed downward and shielded to prevent glare on public roads and adjacent properties.

**16. Access (Class I-IV Injection Wells)**

- a. Beginning with its intersection with a public street, any ingress, egress or off-loading areas shall be paved with a bituminous material meeting

municipal specifications. No water, sediment, or debris will be carried onto any public street. If any amount of mud, dirt or other debris is carried onto public or private ROW from the well site, the operator shall immediately clean the roads and implement a remedial plan as directed by the municipality to keep the streets continuously clean.

- b. Ingress, egress point shall be located and improved to:
  - i. Meet Pennsylvania Code 67, Chapter 441, Access to and Occupancy of Highways by Driveway and Local Roads, PennDOT Design Manual 2.
  - ii. Ensure adequate capacity for existing and projected traffic volume.
  - iii. Provide efficient movement of traffic, including appropriate turning radii and transition grade.
  - iv. Minimize hazards to highway users and adjacent property and human activity.
- c. All applicable permits or approvals must be obtained, including, without limitation:
  - i. Access or driveway permits to state or municipal roads.
  - ii. Overweight or oversize loads.

17. Parking (**Class I-IV Injection Wells**). One off-street parking space for each employee, plus one off-street parking space for each facility vehicle should be provided.

18. Storage of Equipment (**Class I-IV Injection Wells**)

- a. No equipment, including drilling, re-drilling, re-working, or other portable equipment, shall be stored on the development or facility which is not essential to the everyday operation of the development or facility. This includes the removal of idle equipment unnecessary for the operation of wells.
- b. Lumber, pipes, tubing and casing shall not be left on the development or facility except when drilling or well-servicing operations are being conducted on the site.
- c. It shall be illegal to park or store any vehicle or item of machinery on any street, ROW or in any driveway, alley or on the development or facility which constitutes a fire hazard or an obstruction to or interference with fighting or controlling fires, except that equipment which is necessary for

the maintenance of the development or facility or for the gathering or transporting of hydrocarbon substances from the site.

19. Special Exception approval. Special Exception approval shall automatically terminate, unless extended, if drilling is not commenced within one year from the date of issuance of the written approval of the special exception. The special exception approval may be extended by the Zoning Hearing Board, in its discretion, upon written request by the operator. The operator shall provide proof that the requested special exception for such location has not changed.
20. Developer's agreement (**Class I-IV Injection Wells**). The applicant and any subcontractors associated with the development of the injection well operation shall be required to sign, upon receiving Special Exception use approval, a developer's agreement, approved by the County Solicitor. Such developer's agreement shall contain the conditions of approval as granted by Zoning Hearing Board and hold applicants and assigns responsible for compliance with those conditions.
21. Zoning Certificate. The applicant, upon approval of the Special Exception, shall be required to apply for a zoning certificate with the Office of Planning, Zoning, & Community Development. An additional building permit subject to the UCC (Uniform Construction Code) may be required. Check with the municipal BCO (Building Code Official).
22. Reverter Clause

That if any section, subsection, sentence, clause 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 validity of the remaining portions thereof.

## §1000-203 Permitted Uses and Uses by Special Exception

Table 1

Non-Residential

**Addition of Injection Well Class I-IV and Injection Well Class V-VI**

	A-1	R-A	R-1	R-2	C	B-1	B-2	M-1	M-2	AH
Correctional Facility								S	S	S
Country Club/ Golf Course	S	S								S
Day-Care Center, Adult or Child	S	S	S	P	S	P	P	P		S
Distribution Center							P	P	P	P
Driving Range	S				S			P		S
Emergency Services Facility					P		P	P	P	P
Essential Services	P	P	P	P	P	P	P	P	P	P
Fairgrounds	P							S		S
Flex Space				S		S	S	P	P	S
Food Service Facility					P	P	P			P
Forestry	P	P	P	P	P	P	P	P	P	P
Freight Terminal								P	P	P
Funeral Home			S	S		P	P	P		S
Gas Station						S	S			S
Heliport						S	S	S	S	S
Hospital						S	S	S		S
Hotel							P	P	P	S
Incinerator	S									S
<b>Injection Well (Class I – IV)</b>								S	S	
<b>Injection Well (Class V – VI)</b>	P	S	S	S	P			S	S	
Junk Storage, Sales and Savage Operations								S	S	S
Keeping of Horses	P	S			P					S
Kennel, Animal	S				S	S	S	S	S	P
Landscaping Center/ Nursery	S			P	S	P	P	P		P
Library				P		P	P			P
Lumber Mill	S								P	S
Manufacturing								P	P	P
Marina	S	S			P	P	P	P	P	P
Massage Therapy Establishment				P		P	P	P		P
Military Related Facilities	S							S	S	S
Mining, Deep	P							P	P	P
Mining, Surface	S							P	P	S
Motel						P	P	S		S
Neighborhood Business	S		S	P		P	P			P
Office, Business less than 5,000 sf				P		P	P	P	P	P
Office Business greater than 5,000 sf less than 40,000 sf						P	P	P	P	P
Office Business greater than 40,000 sf						P	P	P	P	P
Office, Medical (Meth Treatment)						S	S	S	S	S
Oil or Gas Well	P	S	S	S	P			S	S	S
Other NonCommunication Tower								S	S	S
Park/Playground/Playfield	P	P	P	P	P	P	P	P	P	S
Personal Services (inc. pers. Improve. Establishment)				P		P	P			P
Pet Cemetery	S				S					S
Petroleum, tar and bitumen processing, storage and sales								P	P	P
Pharmacy				P		P	P	P		P
Place of Assebly	S	S	S	P		P	P			S

