

**ORDINANCE NO. 2 OF 2014**  
**AMENDING THE WHITE HAVEN BOROUGH ZONING ORDINANCE**  
**NO. 3 OF 2012**

**AN ORDINANCE OF THE BOROUGH OF WHITE HAVEN, LUZERNE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 29, ZONING, AS FOLLOWS:**

**BE IT ENACTED AND ORDAINED** by the White Haven Borough Council, and it is hereby enacted and ordained by the authority of the same, amendments as follows:

§410. "I-2" Industrial, Heavy.

(a) Permitted Uses. The following uses are hereby deleted:

15. Processing Plants
16. Compressor Stations
17. Oil and Gas Operations and Impoundments

(c) Conditional Uses. The following uses are hereby added and renumbered:

4. Processing Plants
5. Compressor Stations
6. Oil and Gas Operations and Impoundments
7. Any other use not provided for in this Ordinance.

§411. "O-1" Open Space.

(c) Conditional Uses. The following uses are hereby added:

3. Oil and Gas Wells and Impoundment Areas

§824. Oil and Gas Operations. The following subsections are hereby amended:

(a) Zoning Classifications. This subsection is hereby changed to read as follows:

(a) Zoning Classifications. Subject to the provisions of this Ordinance, and in order to allow for the reasonable development of oil and gas resources, the following zoning classifications shall apply:

1. Well and pipeline assessment operations – Well and pipeline assessment operations, including seismic operations and related activities, shall be a permitted use in the O-1 Zoning District, provided that such activities are conducted in accordance with all applicable Federal and State laws and regulations relating to the storage and use of explosives.

2. Oil or gas wells and oil or gas well sites – Oil or gas wells and oil or gas well sites shall be permitted by conditional use within the O-1 Zoning District. In addition to the standards for a conditional use, the well site must also be placed so that the wellhead is at least 500 feet from any existing building.

3. Impoundment areas – Impoundment areas used for oil and gas operations shall also be permitted as a conditional use within the O-1 Zoning District. In addition to the standards for a conditional use, the edge of the impoundment area shall not be closer than 300 feet from an existing building.

4. Natural gas compressor stations – i. Conditional use – Natural gas compressor stations shall be permitted by conditional use within Open Space (O-1) and Industrial (I-2) Zoning Districts, provided that the natural gas compressor stations satisfy the distance and noise restrictions of this Section. ii. Distance and noise restrictions – In order to be eligible for approval as a conditional use, natural gas compressor stations must be located 750 feet or more from the nearest existing building or 200 feet from the nearest lot line, whichever is greater; and operate in such a manner that the noise level generated by the natural gas compressor station does not exceed a noise standard of 55dbA at the nearest property line or the applicable standard imposed by federal law, whichever is less.

5. Natural gas processing plants - i. Permitted use – Natural gas processing plants shall be permitted by conditional use only within Industrial (I-2) Zoning District, and provided that the natural gas processing plants satisfy the distance and noise restrictions set forth in this Section. ii. Distance and noise restrictions – In order to be eligible for approval as a conditional use, natural gas processing plants must be located 750 feet or more from the nearest existing building or 200 feet from the nearest lot line, whichever is greater; and operate in such a manner that the noise level generated by the natural gas processing plant does not exceed a noise standard of 55dbA at the nearest property line or the applicable standard imposed by federal law, whichever is less.

(b) Applicability. This subsection is changed to read as follows:

(b) Applicability. This Ordinance applies to all oil and gas operations, including, but not limited to, well and pipeline assessment operations, oil or gas well sites, impoundment areas used exclusively for oil and gas operations, natural gas compressor stations and natural gas processing plants that will be permitted or constructed after the effective date of the Ordinance.

(f) Design Standards. The following subsection is changed:

5. Setbacks.

a. The following setbacks shall apply:

1. Front yard depth –350 feet

2. Side yard depth –150 feet on each side except when the property line is a railroad spur used to service the building(s) on the property.
  3. Rear yard depth –250 feet except when the property line is a railroad spur used to service the building(s) on the property.
- b. Between oil and gas operations and a Residential Zoning District and/or residential/recreational use or any non-commercial or industrial use or Open Space Zoning District: 500 feet

**NOW THEREFORE**, these amendments to the White Haven Borough Zoning Ordinance are hereby enacted and become effective this 28th day of April, 2014.

ATTEST:

Manager



WHITE HAVEN BOROUGH COUNCIL:

President



APPROVED BY:

Mayor

