

Ordinance Refinements per 10/17/17 Public Hearing Input

Definitions

TANK PAD — An aboveground assembly of fluid storage containers that are each certified by a nationally-recognized testing laboratory or organization such as the ASA, American Petroleum Institute, ASTM International, The American Society of Mechanical Engineers, or the American Water Works Association and used to support hydraulic fracturing operations. Tank pads are permitted as new development or on an existing approved well pad.

TEMPORARY WATER STORAGE FACILITIES — An aboveground assembly of water storage containers that are each certified by a nationally-recognized testing laboratory or organization such as the ASA, American Petroleum Institute, ASTM International, The American Society of Mechanical Engineers, or the American Water Works Association and used intermittently by the Operator (for a period not to exceed six months in a calendar year) to support water storage for hydraulic fracturing operations. Temporary water storage facilities may be permitted as new development or on an existing approved well pad.

TRAFFIC CONTROL SITES — An area used as a stopping place or assembly point designed to accommodate trucks during their course of travel to an Oil and Gas Development. Traffic control sites may be permitted as a new development or on an existing approved well pad.

Land use table

Landfill → added C in district M1.

Craftsman → added P in district A1.

Contracting Business → added C in district A1.

Contractor's Yard → added C in district A1 & C in district MU.

Self-Storage (Mini Warehouse) → changed C in districts RL & RH.

Traffic control sites → added P in districts M1, A1 & RL.

Temporary Water Storage Facilities → added P in districts M1, A1 & RL.

Tank pads → added C in districts M1 & A1.

Conditions

§ 200-539. Tank pad.

Tank pads shall be subject to the following:

- A. In order to be granted approval for a tank pad site the Operator shall obtain the following permits and meet the following requirements. Three (3) hard copies and one (1) electronic copy must be provided as part of the application:
 - 1. A zoning permit and fee.

2. A grading permit and fee (where applicable).
3. A 911 address application and fee (where applicable).
4. A written narrative describing the Operator's plans for use of the site.
5. A timeline.
6. Site plans.
7. A travel route.
8. Road bonding and EMA information.
9. Site security.
10. Plans for compliance with light requirements and sound ordinance/decibel requirements.
11. Plans to mitigate light and/or noise if a complaint is received from a property owner.
12. Landowner agreement.
13. Emergency contact information.
14. PPC Plan.
15. Tank certification (where applicable).
16. Any state or county-issued permits (where applicable).

Section to be Determined

Contractor's Yard shall have a minimum of a 20 foot buffer when adjacent to any existing residential lot.

Contracting Business shall have a minimum of a 20 foot buffer when adjacent to any existing residential lot.

Self-Storage (Mini Warehouse) shall have a minimum of a 20 foot buffer when adjacent to any existing residential lot.

Dimensional table

Residential table → Updated districts R2 to RL and R-3 to RH. Consolidated districts A1 and R1 to equal A1.

Residential table → Added footnote to Rear Yard Setback & Side Yard Setback stating if structure setback is less than 150 sq. ft. then min. setback may be 10 feet.