



**§500-128 Transmission Pipelines and Hazardous Liquid Pipelines and Pipeline Compressor Station, Metering Station or Operation/Maintenance Facilities NEW**

- A. **Applicability.** In addition to all other applicable requirements of this chapter, the provisions of this §500-128 shall apply to the siting and construction of any gas transmission line or hazardous liquid pipeline and any pipeline compressor station, metering station or operation/maintenance facilities (all of which are herein referred to as pipeline facilities) as defined in §500-128C.
  
- B. **Public Interest and Intent.**
  - (1) **Public Interest.** The requirements of this §500-128 are established in recognition of the environmental and community effects associated with pipeline facilities. The effects include, but are not limited to, compatibility with nearby land uses related to noise, odor, lighting, quality of surface waters and groundwater, use and enjoyment and value of adjoining property, and future community development.
  
  - (2) **Intent.** This §500-128 is intended to evaluate the proposed pipeline facilities through the Borough and establish setbacks and other siting and operational conditions to minimize environmental and community effects.
  
- C. **Definitions.** Words and phrases used in this §500-128 shall have the meanings set forth in this §500-128C. Words not defined in this §500-128C, but defined in Article III, shall have the meanings set forth in Article III. All other words and phrases shall be given their common, ordinary meaning, unless the context requires otherwise.
  - (1) **Distribution Pipeline.** A natural gas pipeline other than a gathering or transmission line (reference 49 CFR 192.3). A distribution pipeline is generally used to supply natural gas to the consumer and is found in a

network of piping located downstream of a natural gas transmission line.

- (2) Gas. Natural gas, flammable gas, or gas which is toxic or corrosive. (Reference 49 CFR 192.3) Gases are normally compared to air in terms of density. The specific gravity of air is 1.0. Any gas with a specific gravity less than 1.0 (such as natural gas) will rise and usually disperse. Any gas having a specific gravity greater than 1.0 will fall and collect near the ground or in low-lying areas such as trenches, vaults, ditches, and bell holes – such occurrences can be hazardous to human health and safety.
- (3) Gas Transmission Pipeline. A pipeline, other than a gathering line, that 1) transports gas from a gathering line or storage facility to a distribution center, storage facility, or large-volume customer that is not downstream from a distribution center; 2) operates at a hoop stress of 20 percent or more of specified minimum yield strength; or, 3) transports gas within a storage field. (Reference 49 CFR 192.3) A gas transmission pipeline includes all parts of those physical facilities through which gas moves in transportation, including pipe, valves, and other appurtenance attached to pipe, compressor units, metering stations, regulator stations, delivery stations, holders, and fabricated assemblies.
- (4) Hazardous Liquid. Includes petroleum, petroleum products, anhydrous ammonia, and carbon dioxide. (Reference 49 CFR 195.2)
- (5) Hazardous Liquid Pipeline. All parts of a pipeline facility through which a hazardous liquids move in transportation, including, but not limited to, line pipe, valves, and other appurtenances connected to line pipe, pumping units, fabricated assemblies associated with pumping units, metering and delivery stations and fabricated assemblies therein, and breakout tanks.
- (6) Institutional Use. A nonprofit, religious, or public use, such as a religious building, library; public or private school, hospital, or government-owned or government-operated building, structure, or land used for public purpose.
- (7) Petroleum Products. Flammable, toxic, or corrosive products obtained from distilling and processing of crude oil, unfinished oils, natural gas liquids, blend stocks and other miscellaneous hydrocarbon compounds.
- (8) Pipeline. Used broadly, pipeline includes all parts of those physical facilities through which gas, hazardous liquid, or carbon dioxide moves in transportation.
- (9) Pipeline Compressor Station, Metering Station or Operation/Maintenance Facilities. A facility at which a petroleum product passing through a pipeline is pressurized by a turbine, motor, or engine, the volume of flow is measured, or permanent facilities are installed for pipeline operation/maintenance and which compress, decompress, process, heat, dehydrate, alter or transform the pipeline product. The facility may contain some type of liquid separator consisting of scrubbers and filters that capture any liquids or other undesirable particles from the pipeline. The definition also includes utility transfer stations which are owned, operated, and maintained by the local natural gas utility and mark the point at which it assumes official control of the gas. The definition excludes pipeline valves, metering stations, pig launchers/receivers, and other components which are located within the pipeline right-of-way and do not compress, decompress, process, heat, alter or transform the pipeline product.
- (10) Pipeline Corridor. The linear area where a transmission pipeline or hazardous liquid pipeline and associated facilities are located, including rights-of-way and easements over and through public or private property.
- (11) Transmission Pipeline. When not specified includes both hazardous liquid and gas transmission pipelines.

Transmission pipelines carry oil, petroleum products, natural gas, natural gas liquids, anhydrous ammonia, and carbon dioxide from producing regions of the country to markets.

- D. Hazard Analysis. The Applicant shall submit a comprehensive hazard analysis report prepared by a qualified professional using generally accepted hazard analysis software as determined by the Borough. The report shall include, but not be limited to, the following:
- (1) The applicable state and federal regulations and how the proposed pipeline facility will comply.
  - (2) A description of the pipeline facility and community and environmental characteristics of the proposed corridor and areas within 1,000 feet of the centerline of the proposed pipeline facility.
  - (3) Unusually Sensitive Areas as identified by the National Pipeline Mapping System (NPMS) Pipeline Information Management and Mapping Application (PIMMA).
  - (4) The frequency of community and environmental hazards associated with the type of pipeline facility proposed.
  - (5) The probable consequences of an accidental release for both leaks and ruptures for community and environmental effects.
  - (6) The community and environmental risk of an accidental spill.
  - (7) Measures for risk mitigation and the likelihood and consequences of community and environmental effects.
- E. Environmental Impact Statement. The Applicant shall also submit an Environmental Impact Statement as required by §500-81 which shall incorporate the findings of the Hazard Analysis required by §500-128E.
- F. Traffic Impact Study. The Applicant shall also submit a Traffic Impact Study using current PennDOT methodology.
- G. Performance Standards. The Applicant shall provide a report detailing how the pipeline facility will comply with all of the performance standards in this §500-128 and Article XII Part 2, the standards in §500-176D, and other applicable requirements.
- I. Setbacks from Existing Buildings, Uses and Features. Unless another ordinance provision requires a greater setback or the Borough Council determines a greater setback is required to mitigate the community and/or environmental effects of the proposed transmission pipeline, the minimum setbacks in this §500-128I shall apply to all proposed pipeline facilities and appurtenant structures and operations. The setbacks shall be measured from the centerline of the transmission pipeline and from the nearest edge of any appurtenant structure or facility to any of the following existing buildings, uses and features:
- (1) Property line or public road right-of-way: 100 feet.
  - (2) Dwelling: 300 feet.
  - (3) Property owners' association uses: 300 feet.
  - (4) Commercial, light manufacturing or industrial building: 300 feet.
  - (5) Institutional uses, any use requiring evacuation assistance and places of large public gatherings such as arenas: 500 feet.
- J. Noise. All compressors, engines and any mechanical equipment which requires noise reduction to meet Borough

standards shall be located within a fully enclosed building with soundproofing and blow down silencers and mufflers adequate to comply with the noise standards established by §500-65 or as otherwise established as a condition of approval. In any case, the operation of the equipment shall not create any noise that causes the exterior noise level to exceed the pre-development ambient noise levels as measured within 300 feet of the compressor station building(s). The applicant and or operator shall be responsible for establishing and reporting to the Borough the pre-development ambient noise level prior to the issuance of the zoning permit for the station.

K. Fence and Signs.

- (1) All aboveground facilities shall be completely enclosed by a chain link fence six feet in height with at least one secured entrance gate. All gates shall be locked when the operator or its employees are not on the premises. All fences and gates shall be maintained in good repair and in such a manner as not to become unsightly.
- (2) There shall be no advertising of any kind placed on the fence except that the following shall be posted at the entrance gate:
  - (a) Owner/operator name.
  - (b) Name of facility.
  - (c) Borough assigned address.
  - (d) Emergency contact name and phone number and alternate.

L. Informational Requirements. The applicant shall provide the information required by §500-170, this §500-128 and all other necessary information to enable the Borough to assess compliance and the environmental, community and other public health, safety and welfare effects of the proposed operation. The findings of the Borough based on this information shall serve as a basis for the establishment of conditions. The Applicant shall also provide the following:

- (1) Construction Schedule. Anticipated construction start and completion date.
- (2) State and Federal Information. A copy of all applications and information required by the governing state and federal agencies.
- (3) Emergency Response. The Applicant shall develop a Emergency Preparedness, Prevention and Control Plan in accord with state and federal requirements and generally accepted practice and submit the Plan for review and comment by the Borough.
- (4) Site Plan. A plan of the site meeting the requirements for a major subdivision per Chapter 390 (Subdivision and Land Development) and including the location of all facilities and the lighting plan.
- (5) Site Address. The Borough assigned address for the project site.

M. Conditions of Approval. In addition to increased setbacks, all other reasonable conditions deemed necessary shall be imposed to mitigate community and environmental effects and achieve the purposes of this §500-128 and this chapter.

§500-129 Vehicle Related Uses Compare to old §500-42

Vehicle related uses shall comply with the standards in this §500-129.

A. Car and Truck Wash Facilities. All car and truck wash facilities shall be subject to the following specific regulations and requirements:

- 1) The principal building housing the said facility shall be set back a minimum of 60 feet from the road or street right-of-way line and 30 feet from the side or rear property lines.
- 2) Appropriate facilities for the handling of waste water from the washing activities shall be provided including, the prevention of water being dripped onto the adjoining road or street from freshly washed vehicles during periods of freezing weather
- 3) The facility shall have adequate means of ingress and egress to prevent adverse effects to either vehicular or pedestrian traffic. When a wash facility occupies a corner lot, the access driveways shall be located at least 75 feet from the intersections of the front and side street right-of-way lines.
- 4) The site shall be sufficiently large to accommodate vehicles awaiting washing during peak periods, but in no case shall the waiting area for each stall accommodate less than three automobiles
- 5) Any wash facility located within 200 feet of any R-1, R-2, R-3 or R-4 District shall not operate between the hours of 9:00 p.m. and 7:00 a.m.

B. Vehicle or Equipment Repair Operations. All vehicle or equipment repair operations shall be subject to the following specific regulations and requirements:

- 1) All service and repair activities shall be conducted within a completely enclosed building where adequate measures shall be taken to minimize motor noise, fumes, and glare; except that minor servicing such as changing tires, sale of gasoline or oil, windshield washing and other similar normal activities may be conducted outside the said building.
- 2) Only vehicles with current licenses and current registration waiting to be repaired or serviced, waiting to be picked up by the vehicle owner, or stored during impoundment by applicable authorities may be stored outdoors. If a legitimate, bona fide service station stores more than four vehicles per interior service stall, it shall comply with the junk regulation set forth in this chapter. Proof of current license and current registration or ownership of any vehicle will be required upon demand by the Zoning Officer.
- 3) No area on the lot which is required for the movement of vehicles in and about the buildings and facilities shall be used for complying with the off-street parking requirements of this chapter.
- 4) All new or used tires and parts shall be stored within a completely enclosed building or area contained by a solid fence to provide screening, but in no case shall such outdoor storage exceed 250 square feet in area.
- 5) Gasoline pumps and other service appliances may be located in the required front setback, but shall not be situated closer to the road or street right-of-way line than 30 feet or the PennDOT requirement, whichever is greater. Any above ground storage tanks shall not be placed in the front setback area.
- 6) No vehicles shall be stored in any required setback areas.
- 7) Any operation which is primarily intended to serve trucks with three or more axles or tractor-trailer trucks:

all areas for fueling and servicing shall be not less than 100 feet from any R-1, R-2, R-3 or R-4 District.

- (8) All repair, welding, auto body, painting and similar work shall be performed within a building with a fume collection and ventilation system that directs noxious fumes away from any adjacent buildings. All such systems shall meet all required state and federal health and safety standards.
- C. Vehicle or Equipment Sales Operations. All vehicle or equipment display and sales operations of new and used automobiles, trucks, motorcycles, mobile homes, recreation vehicles, boats, and travel trailers and other vehicles and equipment shall be subject to the following specific requirements:
- (1) All principal and accessory buildings and structures shall be in accord with the setback, building height and lot coverage requirements of the district.
  - (2) The outdoor display of new and used cars, trucks, motorcycles, mobile homes, recreation vehicles, boats, and travel trailers and other vehicles and equipment shall meet the appropriate front, side and rear setback requirements for the district.
  - (3) Activities which are normally accessory to such sales operations, such as engine tuneup and repairs, body repairs, painting, undercoating and other similar activities shall be conducted in accord with the applicable standards in §500-129B.
  - (4) Only vehicles with current license and current registration waiting to be repaired or serviced or waiting to be picked up by the vehicle owner may be stored in any exterior area. If a legitimate, bona fide service station stores more than four vehicles per service stall in exterior areas, it shall comply with the junkyard regulations set forth in this chapter. Proof of current license and current registration or ownership of any vehicle will be required upon demand by the Zoning Officer.
  - (5) No area on the lot which is required for the movement of vehicles in and about the buildings and facilities shall be used for complying with the off-street parking requirements of this chapter.
  - (6) All new or used tires and parts shall be stored within a completely enclosed building or area contained by a solid fence to provide screening, but in no case shall such outdoor storage exceed 250 square feet in area.
  - (7) No vehicles shall be stored in any required setback areas.