



**SOUTH FAYETTE TOWNSHIP
ALLEGHENY COUNTY, PENNSYLVANIA**

OIL and GAS WELL DEVELOPMENT

Ordinance No. 3 OF 2011

AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 240, "ZONING", OF THE SOUTH FAYETTE TOWNSHIP CODE. AMENDING THE FOLLOWING ARTICLES:

- ARTICLE VIII "C-1 LIMITED COMMERCIAL DISTRICT", SECTION 43, B, DELETING NATURAL GAS COMPRESSOR STATION AND NATURAL GAS PROCESSING PLANT AS A CONDITIONAL USE, SUBJECT TO SPECIFIC CRITERIA AND STANDARDS;
- ARTICLE IX "C-2 HIGHWAY COMMERCIAL DISTRICT", SECTION 50, B, DELETING NATURAL GAS COMPRESSOR STATION AND NATURAL GAS PROCESSING PLANT AS A CONDITIONAL USE, SUBJECT TO SPECIFIC CRITERIA AND STANDARDS;

WHEREAS, the Board of Commissioners of the Township of South Fayette, after consultation with the Township Zoning Administrator and Solicitor have determined that the health, safety and welfare of the general public and residents of the Township of South Fayette will be promoted and protected by permitting the existence of oil and gas wells in areas of the Township which are less residential and amenable to oil and gas exploration; and

WHEREAS, the Commissioners of the Township of South Fayette, after consultation with and review by the Township Planning Commission and the Township's Code Officials and Solicitor's office and under the authority of the MPC, at 53 P.S. §10603(c)(2) have determined that the health, safety and welfare of the public will be promoted and protected by allowing this development as a conditional land use in certain defined non-residential areas; and

WHEREAS, the MPC, AT 53 P.S. §10603(c)(3) states that the zoning ordinances may contain provisions for the administration and enforcement of such ordinances to protect the health, safety and welfare of the public.

NOW, THEREFORE, BE IT ORDAINED by the Commissioners of the Township of South Fayette and it is hereby ordained as follows:

SECTION I: Amendments & Changes

1. **Chapter §240 Zoning, Article VIII “C-1 Limited Commercial District”, Section 43, B “Conditional Uses” is hereby amended and the following use(s) are added:**
 - (1) Principal uses.
 - Oil and Gas Development, subject to §240-95A (54)
 - ~~Natural Gas Compressor Station and Natural Gas Processing Plant, subject to §240-95A (55)~~

2. **Chapter §240 Zoning, Article IX “C-2 Highway Commercial District”, Section 50, B “Conditional Uses” is hereby amended and the following use(s) are added:**
 - (1) Principal uses.
 - Oil and Gas Development, subject to §240-95A (54)
 - ~~Natural Gas Compressor Station and Natural Gas Processing Plant, subject to §240-95A (55)~~

3. **Chapter §240 Zoning, Article XI “I-P Industrial Park District”, Section 64, B “Conditional Uses” is hereby amended and the following use(s) are added:**
 - (1) Principal uses.
 - Oil and Gas Development, subject to §240-95A (54)
 - Natural Gas Compressor Station and Natural Gas Processing Plant, subject to §240-95A (55)

4. **Chapter §240 Zoning, Article XII “I-1 General Industrial District”, Section 71, B “Conditional Uses” is hereby amended and the following use(s) are added:**
 - (1) Principal uses.
 - Oil and Gas Development, subject to §240-95A (54)
 - Natural Gas Compressor Station and Natural Gas Processing Plant, subject to §240-95A (55)

SECTION II.

The proper officials of South Fayette Township are hereby authorized and directed to do all things necessary to effectuate the purpose of this Ordinance.

SECTION III.

All ordinances and parts of ordinances inconsistent with the terms of this Ordinance are hereby repealed, provided, however, that such repeals shall only be to the extent of such inconsistency and in all other aspects, this Ordinance shall be cumulative with the other ordinances regulating and governing the subject matter covered by this Ordinance.

SECTION IV.

If any clause or provision of this Ordinance is illegal, invalid or unenforceable under present or future laws effective during the term hereof, then the remainder of this Ordinance shall not be affected thereby. In lieu of each clause or provision of this Ordinance which is deemed to be illegal, invalid or unenforceable, there shall be added, as part of this Ordinance, a clause or provision as similar in terms to the unenforceable term as may be possible and as may be legal, valid and enforceable. In case any one or more of the provisions contained in this Ordinance shall for any reason be held to be invalid, illegal, or unenforceable in any respect, the invalidity, illegality, or unenforceability shall not affect any other provision thereof.

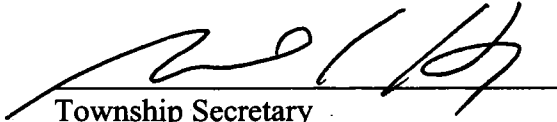
SECTION V.

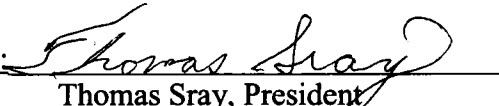
This Ordinance shall be in full force and effect from and after its passage and publication as required.

ORDAINED AND ENACTED INTO LAW, this 20TH day of JULY, 2011.

Attest:

TOWNSHIP OF SOUTH FAYETTE


Township Secretary

By: 
Thomas Sray, President
Board of Commissioners