

ORDINANCE NO. 940

AN ORDINANCE OF THE TOWNSHIP OF ELIZABETH, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AMENDING ORDINANCE 820 AS AMENDED BY ORDINANCE 874 OF THE ELIZABETH TOWNSHIP CODE OF ORDINANCES KNOWN AS THE ELIZABETH TOWNSHIP ZONING ORDINANCE TO DEFINE NATURAL GAS ELECTRIC POWER GENERATING SYSTEMS AS A NEW USE CLASSIFICATION, TO PROVIDE FOR NATURAL GAS ELECTRIC POWER GENERATING SYSTEMS AS A PERMITTED USE IN THE M-1 LIGHT INDUSTRIAL DISTRICT AND TO ESTABLISH CRITERIA APPLICABLE TO NATURAL GAS ELECTRIC POWER GENERATING SYSTEMS USES.

WHEREAS, the Board of Commissioners of Elizabeth Township has identified the need to accommodate natural gas electric power generating systems in the Township;

WHEREAS, the Board of Commissioners of Elizabeth Township has determined the Township will benefit from the job creation, financial benefits and economic development opportunities created by the construction of natural gas electric power generating systems in the Township;

WHEREAS, the Board of Commissioners of Elizabeth Township has determined the Township is ideally situated to accommodate natural gas electric power generating systems uses based on the location of existing natural gas transmission infrastructure, the location of existing electric power transmission infrastructure, abundant local supply of natural gas, the demand for electric power and the availability of sites in the Township that are suitable for natural gas electric power generating systems uses;

WHEREAS, the Board of Commissioners of Elizabeth Township wishes to define natural gas electric power generating systems as a new use classification; and

WHEREAS, the Board of Commissioners of Elizabeth Township wishes to permit the new natural gas electric power generating systems use classification as a permitted use in the M-1 Light Industrial District; and

WHEREAS, the Board of Commissioners of Elizabeth Township wishes to establish criteria applicable to natural gas electric power generating systems uses; and

WHEREAS, it is necessary to amend the language of Ordinance 820, as amended by Ordinance 874 of the Elizabeth Township Code of Ordinances, as follows:

Section 1. ARTICLE II, DEFINITIONS, SECTION 201 PARTICULAR MEANINGS, is hereby amended to include the following:

“NATURAL GAS ELECTRIC POWER GENERATING SYSTEMS: Electric power generating plants and ancillary systems and structures as required for steam and combustion turbines, fuel cells, energy storage systems and other technologies as required to produce and manage electric power on a utility scale of 10 megawatts or more for wholesale and/or retail consumption using natural gas energy sources. Ancillary systems include but are not limited to water supply, treatment and storage infrastructure, wastewater treatment, storage and discharge, fuel supply infrastructure, temporary back-up fuel supply, electric substations, cooling systems, emission controls, storm water management, security systems, administration, warehouse and maintenance facilities.”

Section 2. ARTICLE XII, M-1 LIGHT INDUSTRIAL DISTRICT, SECTION 1201 AUTHORIZED USES, A. PERMITTED USES, 1. Principal Uses, is hereby amended to include the following:

“x. Natural Gas Electric Power Generating Systems, subject to Section 1512”

Section 3. ARTICLE XV, SUPPLEMENTAL REGULATIONS, is hereby amended to include the following:

“SECTION 1512 NATURAL GAS ELECTRIC POWER GENERATING SYSTEMS

Natural Gas Electric Power Generating Systems, as defined herein and notwithstanding anything to the contrary contained herein, shall comply with the following:

1512.1

The Lot Area of the Lot on which a Natural Gas Electric Power Generating Systems facility is constructed shall be a minimum of 50 acres.

1512.2

The Lot Coverage for a Natural Gas Electric Power Generating Systems facility shall be a maximum of 30 acres, which Lot Coverage calculation shall not include any Streets or Driveways, any related underground facilities such as utility lines, piping, water intake structures, or any above ground or underground storm water facilities.

1512.3

The Impervious Surface Coverage of the Lot on which a Natural Gas Electric Power Generating Systems use is located shall be a maximum of 30%.

1512.4

The maximum Height of Structure for Natural Gas Electric Power Generating Systems Structures is 145 feet except there may be a single stack exceeding a height of 145 feet but said stack shall not exceed a height of 200 feet.

1512.5

Only one principal Natural Gas Electric Power Generating Systems use may be constructed on a Lot.

1512.6

No portion of a Natural Gas Electric Power Generating Systems Structure shall be located closer than 10,000 feet from the nearest portion of any other Natural Gas Electric Power Generating Systems Structure located in the Township.

1512.7

Outdoor storage of materials or equipment, if located less than 200 feet from the nearest property line, shall be permitted only if the storage area is completely enclosed by a minimum eight (8) feet high fence with locking gate and is screened by opaque screening material placed in the fencing or by a minimum six (6) feet high dense, compact evergreen hedge.

1512.8

The number of required Parking Spaces shall be the greater of one (1) Parking Space for each five thousand (5,000) square feet of gross floor area or one (1) space for each employee on the peak working shift.

1512.9

All Driveways accessing the Natural Gas Electric Power Generating Systems use shall be secured by a gate with a locking mechanism and means of access shall be provided to Township Police and Fire Departments for emergency response.


1512.10

All Driveways accessing the Natural Gas Electric Power Generating Systems use shall be improved with a dust-free, all weather surface in such a manner that no water, sediment or debris will be carried onto any Public Street.

Section 4. Any ordinance or part thereof in conflict herewith is hereby repealed to the extent of said conflict.

ADOPTED and ENACTED by the Board of Commissioners this 20th day of December, 2018.

ATTEST:



TOWNSHIP OF ELIZABETH

BY: 

President