

BOROUGH OF JEFFERSON HILLS

ORDINANCE NO. 793

AN ORDINANCE OF THE BOROUGH OF JEFFERSON HILLS, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING ORDINANCE NO. 712, AS AMENDED, "THE CODIFIED ZONING ORDINANCE" TO: REVISE THE ZONING DISTRICT MAP TO RECLASSIFY CERTAIN PROPERTY FROM C-D, SPECIAL CONSERVATION, DISTRICT TO I-1, PLANNED INDUSTRIAL, DISTRICT.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED and it is hereby ordained and enacted by Borough Council of the Borough of Jefferson Hills, Allegheny County, Pennsylvania as follows:

SECTION 1. The zoning classification of all the area described below and shown on the attached Exhibit "A" is hereby reclassified on the Borough of Jefferson Hills Official Zoning District Map from the C-D, Special Conservation, District to the I-1, Planned Industrial, District:

Allegheny County Lot and Block No. 1006-M-20

Located at 5900 Peters Creek Road West

Owned by Franco and Antonietta Moscatiello

Containing an area of 2.96 acres, more or less.

SECTION 2. That the Borough Engineer is hereby directed forthwith to revise the Official Zoning District Map accordingly.

SECTION 3. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

ORDAINED AND ENACTED THIS 9th DAY OF April 2007.

BOROUGH OF JEFFERSON HILLS



President of Council

ATTEST:

Mundira Morte
Borough Secretary-Treasurer

**EXAMINED AND APPROVED BY ME THIS 12th DAY OF April
, 2007.**

Michael Dan
Mayor

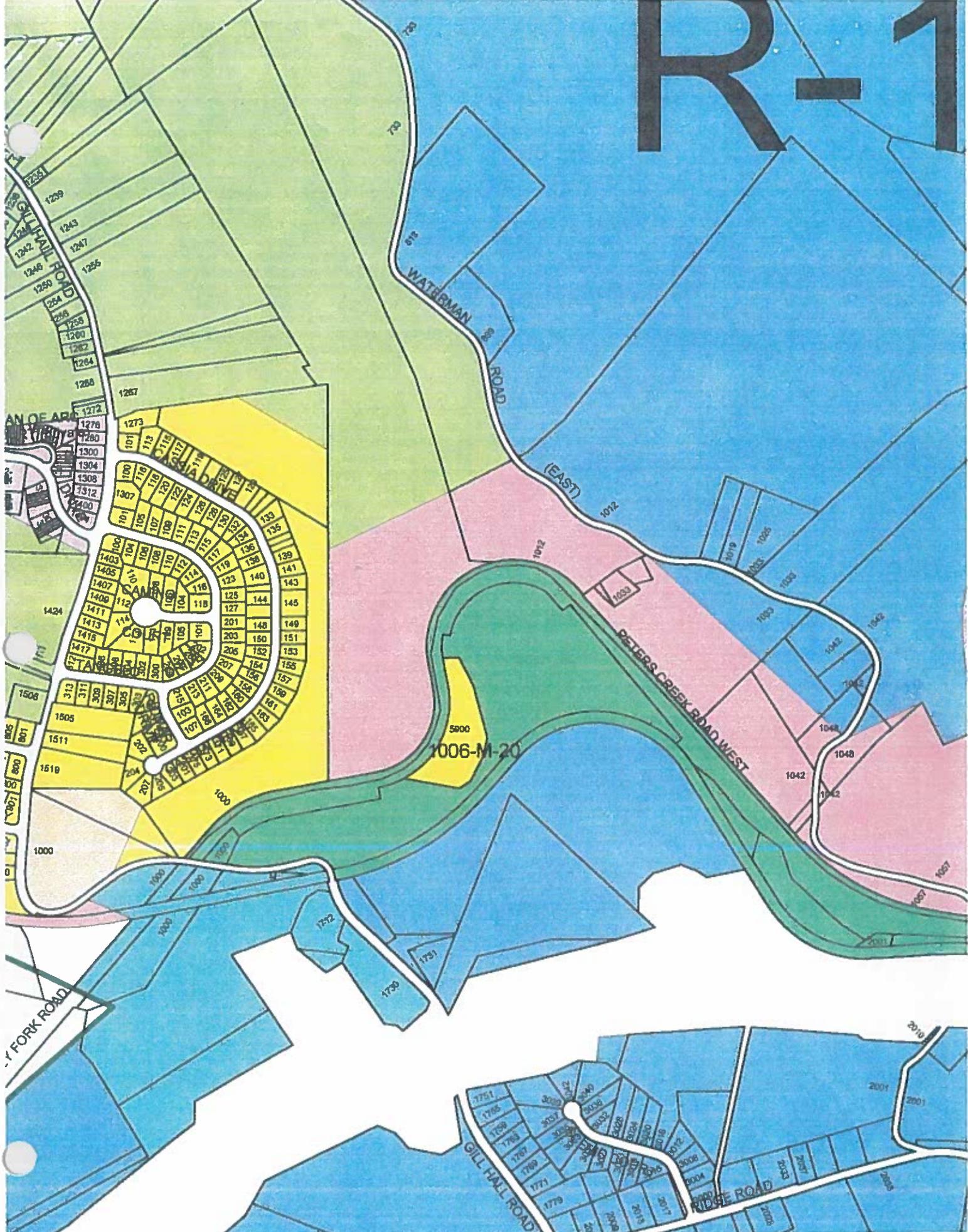


EXHIBIT "A"

OFFICIAL
BOROUGH OF JEFFERSON HILLS
ORDINANCE NO. 802

AN ORDINANCE OF THE BOROUGH OF JEFFERSON HILLS,
COUNTY OF ALLEGHENY, COMMONWEALTH OF
PENNSYLVANIA AMENDING ORDINANCE 712, AS AMENDED,
TITLED JEFFERSON HILLS BOROUGH ZONING ORDINANCE
TO: ESTABLISH GRADING AND LAWN SEEDING
REQUIREMENTS FOLLOWING RECEIPT OF A CERTIFICATE
OF OCCUPANCY FOR NEW CONSTRUCTION LOTS AND
PROVIDE FOR ENFORCEMENT OF THE REQUIREMENTS BY
THE BOROUGH BUILDING CODE OFFICIAL.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Borough of
Jefferson Hills in the meeting assembled as follows:

SECTION 1. That Ordinance 712, as amended, Article 12, Section 1202.8,
"Certificate of Occupancy", of the Code of Ordinances of the Borough of Jefferson Hills
enacted November 13, 2000, as amended from time to time is amended to include the
addition of the following provision:

Following the receipt of an occupancy permit for a newly constructed
structure or building, except as noted below, the owner of the structure or
building shall complete the grading and lawn seeding of the lot within
sixty (60) days of the receipt of the occupancy permit. At the discretion of
the Building Inspector, as growing conditions/seasons warrant, the sixty
(60) day limit may be extended to allow completion of grading and lawn
seeding within sixty (60) days preceding the end of the present growing
season or following the beginning of the next growing season. "Growing
season" is defined as April to October of each year, but seeding shall only
be required to occur between April 1st - May 31st or September 1st -
October 31st. The Building Inspector shall enforce either sixty (60) day
limitation applicable in the same manner as prescribed by law for other
Zoning Ordinance violations.

SECTION 2. The effective date of this Ordinance shall be the thirty-first (31st) day
from the date of enactment.

SECTION 3. That any Ordinance or part of an Ordinance conflicting with the provisions
of this Ordinance be and the same are hereby repealed to the extent of such conflict.

SECTION 4. Severability. If any provision of this Ordinance is invalidated by any court of competent jurisdiction, the remaining provisions shall not be affected and shall continue in full force and effect.

ORDAINED AND ENACTED into law this 12th day of May, 2008.

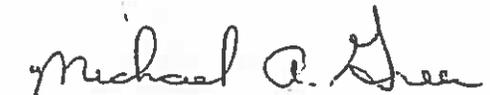
ATTEST:

BOROUGH OF JEFFERSON HILLS


Secretary/Treasurer

BY: 
President of Council

Examined and approved this 15th day of May, 2008.


Michael A. Green
Mayor

**BOROUGH OF JEFFERSON HILLS
ALLEGHENY COUNTY, PENNSYLVANIA**

ORDINANCE NO 833

**AN ORDINANCE OF THE BOROUGH OF
JEFFERSON HILLS, ALLEGHENY COUNTY,
PENNSYLVANIA, PROVIDING FOR THE ZONING
OF OIL AND GAS DRILLING OPERATIONS.**

SECTION 1. Legislative Findings and Purpose

1. Legislative Findings

- A. The Borough Council of Jefferson Hills finds that the proposed new provisions regarding the zoning of oil and gas operations will promote the public health, safety and welfare and practical community development in the Borough of Jefferson Hills and will provide for gas and oil drilling to take place in areas of the Borough in locations which will allow extraction of gas and oil with the least detrimental impact on residentially zoned property, historic or recreational resources, hospitals, nursing homes, daycare centers and schools. As such, the proposed provisions will further the goals of the Comprehensive Plan to preserve the single family character of the Borough, to manage and promote future growth and to protect natural sites.
- B. Information provided to the Borough Council and Planning Commission by property owners, Department of Environmental Protection and gas experts indicates that horizontal drilling techniques allow for gas to be extracted at distances of up to and in excess of seven thousand five hundred (7,500) feet from the well site. The regulation of well sites herein will permit reasonable access to a large percentage of the gas resources in the Borough, while protecting certain other uses and by regulating gas and oil well use in a manner similar to other permitted mineral removal without regulating the technical aspects of oil and gas well functioning and matters ancillary thereto.
- C. The Borough Council has been informed that heavy truck traffic generated by mineral removal activities can severely damage roads, creating safety hazards to the travelling public and imposing great repair and reconstruction costs upon the Borough. Therefore, to protect the safety of the public and the Borough's sound fiscal operation, it is necessary that advance secured arrangements for repair or replacement of such roads damaged by mineral removal generated traffic be required as a condition of approval.
- D. The Borough's experience with mineral removal activity is that extensive engineering and legal resources are consumed in the review process. Due to

the number and complexity of land use issues to be addressed and required interaction with other regulatory agencies, a higher application fee and review fee deposit is warranted.

- E. The Borough Council has given due public notice, held the requisite hearing and duly notified the Allegheny County Department of Economic Development as it pertains to the proposed rezoning and the Planning Commission has made a recommendation.

2. Purpose

It is hereby declared to be the purpose of this chapter to declare the Development of Oil and Gas as a conditional use within newly created designated overlay zoning districts based upon the type of drilling conducted within a site. The purpose of this ordinance is to provide for the health, safety and welfare of the residents and their property in the Borough of Jefferson Hills; to provide the procedure for the issuance of zoning permits to enable the exploration or production of oil or natural gas from a shale reservoir or source rock; to protect the character of the community, facilitating beneficial and compatible land uses; and to further the Borough's interest in the orderly development and use of land in a manner consistent with local demographic and land use concerns.

Jefferson Hills recognizes that the regulation of oil and gas operations is the primary responsibility of the regulatory agencies of the Commonwealth of Pennsylvania, but that the Borough maintains its zoning powers as set forth in Pennsylvania Statute Title 53, Municipal Planning Code ("MPC") and through the Borough of Jefferson Hills Zoning Ordinance. It is in the Borough's best interest to address the Zoning districts where such activities will be permitted by Conditional Use and to have information concerning oil and gas exploration, development, and production taking place within the Borough and to ensure certain security and safety measures related to oil and gas well drilling are in place in certain areas. It is further necessary to define and classify Natural Gas Compressor Stations and Natural Gas Processing Plants as conditional uses within the I-2 zoning district, and establish appropriate standards to protect the public, health, safety and welfare from potential impacts of these uses.

SECTION 2. Definitions

Chapter 27, Section 102.2 of the Borough of Jefferson Hills Code of Ordinances heretofore shall include the following definitions or replace the currently enacted definitions:

Ambient Noise Level: The all-encompassing noise level associated with a given environment, being a composite of sounds from all sources at the location, constituting the normal or existing level of environmental noise at a given location.

Borough: Borough of Jefferson Hills, Allegheny County, Pennsylvania.

Bunk House: A housing facility designed and intended to be used for a temporary period of time to house oil and gas exploration related workers.

Completion of Drilling, Re-drilling and Re-working: The date sixty (60) days after the end date of the drilling, re-drilling or re-working of the well site.

Decibel (db): A unit for measuring the intensity of a sound/noise and is equal to 10 times the logarithm to the base 10 of the ratio of the measured sound pressure squared to a reference pressure which is 20 micropascals.

Exploration: Temporary geologic or geophysical activities, drilling in context with the zoning definition in this ordinance related to the search for natural gas or other subsurface hydrocarbons.

Gas Well: A well drilled for the intent of extracting gas or other hydrocarbons from beneath the surface of the earth. The two types of gas wells regulated by this ordinance are:

- a. Gas Well, Conventional: A conventional drilling technique in which the drilling is entirely vertical, is of a shallower depth, less than 5,000 feet, and generally does not involve a fracturing process.
- b. Gas Well, Unconventional: A type of drilling using newer technology that drills to depths of 5,000 feet or more, and includes horizontal drilling up to and in excess of 1½ miles from the deepest penetration of the drill site. Unconventional wells utilize a fracking process to extract the natural gas.

Local Street or Road: A Borough street or road, adopted by ordinance, serving abutting homogeneous land uses carrying a maximum of 2,000 AWDT and provides for no truck usage except for local deliveries. AWDT is defined as daily traffic count average over a one week period. Local Street or Road may include Arterial Roads, Collector Roads, Connector Roads, Local Streets, Major Traffic Thoroughfare, and Street, and any roads or streets defined as such herein provided the road or street in question meets the requirements of a Local Street or Road.

Oil and Gas: Crude oil, natural gas, methane gas, coal bed methane gas, propane, butane and/or any other constituents or similar substances that are produced by drilling a well of any depth into, through, and below the surface of the earth.

Oil and Gas Development: The well site preparation, well site construction, drilling, fracturing, and/or site restoration associated with an oil and gas well of any depth; water and other fluid storage, gas reservoir; impoundment and transportation used for such activities; and the installation and use of all associated equipment, including

tanks, meters, and other equipment and structures whether permanent or temporary; and the site preparation, construction, installation, maintenance and repair of oil and gas pipelines, not regulated by the Pennsylvania Public Utility Commission or United States Department of Transportation, Office of Pipeline Safety, and associated equipment and all other equipment and activities associated with the exploration for, production and transportation of oil and gas including Natural Gas Compressor Stations and Natural Gas Processing Plants, structures defined as other support facilities or structures performing similar functions that operate as midstream facilities.

Oil and Gas Development Facility or Facility:

- a. Natural Gas Compressor Station: A facility designed and constructed to compress natural gas that originates from an oil and gas well or collection of such wells operating as a midstream facility for delivery of oil and gas to a transmission pipeline, distribution pipeline, Natural Gas Processing Plant or underground storage field, including one or more natural gas compressors, associated buildings, pipes, valves, tanks and other equipment.
- b. Natural Gas Processing Plant: A facility designed and constructed to remove materials such as ethane, propane, butane, and other constituents or similar substances from natural gas to allow the natural gas to be of such quality as is required or appropriate for transmission or distribution to commercial markets, but not including facilities or equipment that are/is designed and constructed primarily to remove water, water vapor, oil or naturally occurring liquids from natural gas.
- c. Gathering System Facility: A facility associated with a gathering system or water collection line such as a drip station, vent station, pigging facility, chemical injection station, or transfer pump station.
- d. Production Facility: A facility related to the production of gas which utilizes motors and/or engines.

Operator: The operator and, if a separate entity from the operator, the owner of the Oil and Gas Development or Facility which is the subject of the application.

Protected Structure: An occupied structure, including residences, hospitals, daycare centers, nursing homes and schools, measured horizontally from Oil and Gas Well Development Sites and Natural Gas Compressor Plants and Natural Gas Processing Facility. The term shall not include any structure whose owner has signed a waiver relieving the Operator from implementation of the measures established in this ordinance. In the waiver, the owner must acknowledge that the Operator is explicitly relieved from complying with the regulations applicable to a Protected Structure. The waiver must be notarized.

Re-Drill: Deepening or sidetrack/horizontal drilling of the existing well bore extending more than one hundred fifty (150) feet from said well bore.

Re-Work: Re-entry of existing well within the existing bore hole or by deepening or sidetrack/horizontal operations (which do not extend more than one hundred fifty (150) feet horizontally from the existing well bore) or replacement of well liners or casings.

Well Site: The well site shall consist of the area occupied by any of the facilities, structures, and equipment associated with or incidental to the construction, drilling, fracturing, production, or operation of an oil or gas well. If multiple areas are used, then the total combined areas shall be considered the well site.

SECTION 3. Creation of Overlay Districts

Chapter 27 of the Borough of Jefferson Hills Code of Ordinances heretofore shall include the following new Article 1500, comprised of Sections 1500, 1501 and 1502:

ARTICLE 1500 OIL AND GAS OVERLAY DISTRICTS

Section 1500 – Creation of Oil and Gas Overlay Districts

In Sections 1501 and 1502 respectively, the Borough of Jefferson Hills hereby creates the Oil and Gas Development Overlay District – Conventional Wells and Oil and Gas Development Overlay District – Unconventional Wells that designate areas within the Borough in which Oil and Gas Development may be permitted as a conditional use based upon the type of Oil and Gas Development and meeting all applicable conditions and standards contained in this Article.

Section 1501 – Oil and Gas Development Overlay District – Conventional Wells

Specific Intent

The areas of the map designated as Oil and Gas Development Overlay District – Conventional Wells (OG-C) provide an opportunity for property owners to use their lands to extract oil and natural gas through operations that involve conventional wells, as defined herein. The intent of the creation of this overlay district is to provide for reasonable locations for the extraction of these natural resources, as required by the Pennsylvania MPC. Areas included within this overlay district have been determined to be consistent with the adopted Borough Comprehensive Plan by including only those areas that have been determined to not cause potential harm to sensitive land uses, such as residential housing plans, schools, hospitals, nursing facilities and daycare centers and include all areas of the Borough except those located within the Special Conservation District.

Permitted Uses

1. Uses permitted by right in the underlying zoning district

Conditional Uses

1. Uses permitted by Conditional Use in the underlying zoning district
2. Oil and Gas Drilling, Shallow and Vertical

Conditions and Standards

1. Pursuant to this Article.

Section 1502 – Oil and Gas Development Overlay District – Unconventional Wells

Specific Intent

The areas of the map designated as Oil and Gas Development Overlay District – Unconventional Wells (OG-U) provide an opportunity for property owners to use their lands to extract oil and natural gas through operations that involve unconventional wells, as defined herein. The intent of the creation of this overlay district is to provide for reasonable locations for the extraction of these natural resources, as required by the Pennsylvania MPC. Areas included within this overlay district have been determined to be consistent with the adopted Borough Comprehensive Plan by including only those areas that have been determined to not cause potential harm to sensitive land uses, such as residential housing plans, schools, hospitals, nursing facilities and daycare centers.

Permitted Uses

1. Uses permitted by right in the underlying zoning district

Conditional Uses

1. Uses permitted by Conditional Use in the underlying zoning district
2. Oil and Gas Drilling, Deep and Horizontal

Conditions and Standards

1. Pursuant to this Article.

SECTION 4. APPLICATION REQUIREMENTS

Chapter 27, Article 1500 of the Borough of Jefferson Hills Code of Ordinances heretofore shall include the following Section 1503:

Section 1503 – Oil and Gas Overlay Districts Oil and Gas Development Application Requirements

1. A conditional use application must be in accordance with Borough of Jefferson Hills Code of Ordinances. The application will include a survey of the proposed well site showing all permanent structures and facilities (including locations and distances) within 1,000 feet of the site.
2. The Well Operator desiring approval of a conditional use application pursuant to this ordinance shall submit a written application. The application shall not be considered to be complete and properly filed unless and until all items required by this section, including the application fee, have been received. Such application shall include the following information and plans:
 - A. Pursuant to Section 1206.2(b), payment of an application fee in an amount as determined by Resolution of Borough Council. The applicant shall also provide to the Borough an amount as determined by Resolution of Borough Council to be deposited into an escrow account from which the Borough may draw from/be reimbursed for administrative expenses and engineering costs and fees for review and inspections to ensure compliance with this ordinance. The Borough may adjust the escrow amount from time to time as may reasonably be required to cover administrative and engineering expenses. The Borough shall be reimbursed for any costs over and above the escrow amount along with a ten percent administrative and overhead charge within thirty (30) days of invoicing by the Borough.
 - B. Twenty (20) paper copies and one electronic copy of the completed application form supplied by the Borough along with supporting documentation as identified in this section.
 - C. Copies of any and all permits and applications submitted to the various local, county, state and federal agencies. Permits and plans shall include but not be limited to the Pennsylvania Department of Environmental Protection well application and permit, ESCGP-1 or other erosion and sedimentation permits and all air, water and waste management permits. If permit applications to or permits received from these agencies are submitted/received after the conditional use

process contained herein, copies of said applications/permits, the Borough may require submission of the application/permits as a condition of conditional use approval.

- D. Written authorization from the property owner(s) who has legal or equitable title in and to the surface of the proposed Oil and Gas Development or Facility.
- E. A site plan prepared by a licensed engineer shall be provided to establish compliance with all applicable regulations.
- F. Traffic Impact Study - The applicant shall provide a traffic impact study as defined in the Borough's Subdivision and Land Development Ordinance and shall include particular emphasis on the following:
 - (1) A description of plans for the transportation and delivery of equipment, machinery, water, chemicals, products, materials and other items to be utilized in the siting, drilling, stimulating, completion, alteration and operation of the Oil and Gas Development or Facility. Such description shall include a map showing the planned vehicular access route to the Oil and Gas Development site, indicating all state, county, and local roads, and transportation infrastructure that may be used and the type, weight, number of trucks and delivery schedule necessary to support each phase of the Oil and Gas Development.
 - (2) An inventory, analysis, and evaluation of existing road conditions on Borough roads along the proposed transportation route identified by the applicant, including photography, video and core boring as determined to be necessary by the Borough Engineer.
- G. The applicant shall provide a plan for the transmission of gas from the Oil and Gas Development. The plan will identify but not be limited to gathering lines, compressors and other mid and downstream facilities located within the Borough and extending eight hundred (800) feet beyond the Borough boundary.
- H. The applicant shall provide the GIS location and 911 address of the well site.
- I. Noise Management Plan – The applicant shall provide a Noise Management Plan. The Noise Management Plan shall detail how the equipment used in connection with the Oil and Gas Development or

Facility, including but not limited to the drilling, completion, transportation, or production of a well complies with the maximum permissible noise levels as defined by the applicable codes. The Noise Management Plan must:

- (1) Identify the sound power level of all major equipment and/or processes including the identification of maximum sound power levels at all points designated by the Borough.
- (2) Provide documentation establishing the Ambient Noise Level, as defined in Section 102.2 of this ordinance.
- (3) Provide documentation including computer modeling in form and substance satisfactory to the Borough and performed by a qualified person approved by the Borough, establishing compliance with this section during the construction and operation of the applicable Oil and Gas Development or Facility.
- (4) Detail how noise impacts will be mitigated. In determining noise mitigation, specific site characteristics shall be considered, including but not limited to the following:
 - (a) Nature and proximity of adjacent residential, commercial, industrial or other development, location, and type;
 - (b) Seasonal and prevailing weather patterns, including wind directions;
 - (c) Vegetative cover on or adjacent to the site; and
 - (d) Topography;

SECTION 5. Conditions and Standards

Chapter 27, Article 1500 of the Borough of Jefferson Hills Code of Ordinances heretofore shall include the following Sections 1504, 1505 and 1506

Section 1504 –Oil and Gas Development Standards

1. Oil and Gas Development Standards

Unless modified by Section 1506, the following standards shall be applicable to Oil and Gas Developments within the Conventional and Unconventional Well Site Overlay Districts.

A. General

Best management practices shall be encouraged.

- (1) All operations shall be in accordance with all applicable federal and state laws and regulations; including, but not limited to, the Pennsylvania Oil and Gas Act (58 P.S. 601.101 et seq.), as amended and pursuant to all other applicable rules, regulations and procedures adopted thereto.
- (2) Changes in the site plan including but not limited to any expansion of the ground surface area used and/or devoted towards drilling operations requires further conditional use approval pursuant to the terms and conditions of this ordinance.
- (3) At least thirty (30) days prior to any development activity at the Oil and Gas Development or Facility, the Operator shall provide the following information to each property owner within three thousand (3,000) feet for unconventional wells and one thousand (1,000) feet for conventional wells of the planned surface location of the Oil and Gas Development or Facility:
 - (a) A copy of the site plan approved or conditionally approved by the Borough;
 - (b) A duly authorized representative of the Borough, trained by the operator or his agents, shall have the authority in relation to the enforcement of this ordinance to enter upon the property of an Oil and Gas Development or Facility for the purpose of inspecting the site, equipment and all other aspects of the site necessary to ensure compliance with this ordinance.
- (4) Only essential safety and emergency personnel shall be permitted to occupy any trailer at the site overnight. Trailers or temporary living quarters shall be subject to Section 1504(J) Bunk Houses, of this ordinance.

B. Traffic Impact

- (1) The proposed routes must be designed to minimize the impact on Local Streets and Roads within the Borough. The Borough reserves the right to designate alternate routes in the event the applicant's proposed routes are deemed inadequate, unsafe or overly disruptive to normal vehicular traffic by the Borough Engineer. Vehicles are to operate on State and County routes and may only use Local Streets and Roads when the use of state routes is not feasible.
- (2) Prior to the commencement of any activity at the Oil and Gas Development or Facility, the Operator shall enter into a Borough Roadway Maintenance and Repair Agreement with the Borough, in a form acceptable to the Borough, regarding maintenance, repair and bonding of Local Streets and Roads that are to be used by vehicles for Oil and Gas Development activities. The Borough Roadway Maintenance and Repair Agreement will identify the responsibilities of the applicant to prepare, maintain, and repair Local Streets and Roads before, during and immediately after drilling operations associated with the Oil and Gas Development or Facility. The applicant shall take all necessary corrective action and measures as directed by the Borough pursuant to the Agreement to ensure the roadways are repaired and maintained during and at the conclusion of all Oil and Gas Development activities.
- (3) The Operator shall take the necessary safeguards to ensure that the Local Streets and Roads utilized remain free of dirt, mud and debris resulting from Oil and Gas Development activities and/or shall ensure such Local Streets and Roads are promptly swept and cleaned if dirt, mud and debris occur.
- (4) The Operator shall take all necessary precautions to ensure the safety of persons in areas established for road crossing and/or adjacent to roadways (for example, persons waiting for public or school transportation). Where necessary and allowed, during periods of anticipated heavy or frequent truck traffic associated with the Oil and Gas Development or Facility, Operator will provide flagmen to ensure the public safety and include adequate signs and/or other warning measures for truck traffic and vehicular traffic.
- (5) There will be no staging of trucks or equipment on Local

Streets and Roads.

- (6) A traffic control plan in conformance with PennDOT standards shall be provided.

C. Lighting

- (1) The illumination projected from the Oil and Gas Development or Facility to a property used for residential purposes shall at no time exceed one tenth (0.1) of a foot-candle, measured line-of-sight from any point on the receiving property. The illumination projected from the Oil and Gas Development or Facility to a nonresidential use at no time shall exceed one (1.0) foot-candle, measured line of sight from any point on the receiving property.
- (2) All lighting shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light or glare onto a neighboring use or property.
- (3) The lighting system shall be designed with cutoff luminaries that have a cutoff angle of sixty degrees (60°) or less.
- (4) The applicant may request a modification to these requirements to be approved by the Borough, subject to meeting the following standards:
 - (a) All general performance standards as noted above, including maximum foot-candles at property lines, shall be maintained.
 - (b) Proper cutoff angles shall be maintained in an effort to eliminate or minimize glare.
 - (c) The applicant shall demonstrate a need to vary from the prescribed standards based upon safety and security issues, the general design of the site and other factors that may shield the proposed lighting and minimize glare, or the ability to meet or exceed the general performance standards outlined above.
- (5) The applicant shall submit a photometric plan, construction details, and a narrative that demonstrate achievement of the

above criteria.

D. Noise

After review of the submitted Noise Management Plan, the Borough Council may require operation and site noise management measures, which may include, but not be limited to any of the following measures to assist in the mitigation of noise generated within the site of the drilling site or facility:

- (1) Use of critical grade mufflers on generators and motors; equipment or process substitution with a lower sound power level; use of structural noise curtains, walls, or enclosures; and best management practices by utilizing best available control technology to limit or eliminate noisier operations, such as tripping, deliveries of pipe, casing and heavy loads, use of horns for communication, and operation of vehicle audible back-up alarms at night.
- (2) Erection of sound barriers; and
- (3) Altering the direction, size, proximity, duration and extent of the operations associated with the applicable Oil and Gas Development or Facility.

E. Hazards

Upon request of the Borough Emergency Management Coordinator, the Operator shall, prior to drilling its first gas well in the Borough, make available with at least thirty (30) days' notice, at the applicant's sole cost and expense, one (1) appropriate group training program for emergency responders and Borough code enforcement personnel. Such training shall be made available at least annually during any year that drilling activities take place at the Oil and Gas Development or Facility. Training should cover each phase of the Oil and Gas Development from site work to well completion. If additional wells are drilled at the site, the Operator and Emergency Management Coordinator will determine if additional training is required.

F. Access

- (1) Beginning with its intersection with a public street, any ingress or egress point for the Oil and Gas Development or Facility shall be paved for the first fifty (50) feet and improved with limestone or other material for the next one

hundred (100) feet in a manner that no water, sediment, or debris will be carried onto any public street. If any amount of mud, dirt or other debris is carried on to public or private rights-of-way from the well site, the Operator shall immediately clean the roads and implement a remedial plan as directed by the Borough to keep the streets continuously clean. The first fifty (50) feet from the existing edge of pavement extending into the site shall consist of the following material:

- (a) Compacted sub grade
- (b) PennDOT Class 4 Geotextile Fabric
- (c) 8" AASHTO #1 Crushed Aggregate Base Course
- (d) 2" PennDOT 2A Aggregate
- (e) 6" Superpave 25mm Binder Course

The remainder of the driveway to the well pad shall be constructed with the following material:

- (a) 8" AASHTO #1 Crushed Aggregate Base Course
- (b) 2" PennDOT 2A Aggregate

- (2) Ingress and egress points for all public and private driveways or roadways shall be located and improved in order to:
 - (a) Meet Pennsylvania Code 67 Chapter 441 "Access to and Occupancy of Highways by Driveway and Local Roads, PennDOT Design Manual 2.
 - (b) Ensure adequate capacity for existing and projected traffic volume.
 - (c) Provide efficient movement of traffic, including appropriate turning radii and transition grade.
 - (d) Minimize hazards to highway users and adjacent property and human activity.
- (3) All applicable permits or approvals must be obtained, including without limitation:
 - (a) Access or driveway permits to state or county roads.
 - (b) Overweight or oversize loads.
- (4) All weather access roads, suitable to handle emergency

equipment, shall be provided to within fifty (50) feet of any structure, improvement, or activity area.

G. Storage of Equipment

- (1) No equipment including drilling, re-drilling, re-working or other portable equipment shall be stored on the Oil and Gas Development or Facility that is not essential to the everyday operation of the well located thereon. This includes the removal of idle equipment unnecessary for the operation of such wells.
- (2) Lumber, pipes, tubing and casing shall not be left on the Oil and Gas Development or Facility except when drilling or well servicing operations are being conducted on the site.
- (3) It shall be illegal to park or store any vehicle or item of machinery on any street, right-of-way or in any driveway, alley or on the Oil and Gas Development or Facility which constitutes a fire hazard or an obstruction to or interference with fighting or controlling fires except that equipment which is necessary for the maintenance of the Oil and Gas Development or Facility or for gathering or transportation of hydrocarbon substances from the site.

H. Fencing, Screening and Buffering

- (1) Galvanized chain link security fencing shall not be required at the well site, with the exception of fresh water ponds and open pits, during the initial drilling, or re-drilling operations, as long as manned twenty-four (24) hours with on-site supervision and security provided. Fresh water ponds and open pits shall be fenced in accordance with Section 1504(H)(3) of this ordinance.
- (2) Upon completion of drilling or re-drilling, security fencing consisting of a permanent galvanized chain link fence shall be promptly installed at all well sites to secure well heads, storage tanks, separation facilities, water or liquid impoundment areas, and other mechanical and production equipment and structures on the well site.
- (3) Security fencing shall be at least eight (8) feet and not more than ten (10) feet in height equipped with lockable gates at every access point and having openings no less than twelve (12) feet wide. Gates shall be kept locked except when being

used for access to the site. Additional lockable gates used to access the well site, fresh water ponds or open pits by foot may be allowed, as necessary. The fence posts shall be set in concrete at sufficient depths to maintain the stability of the fence.

- (4) The Borough's first responders shall be given means to access the well site in case of an emergency. It is recommended a lock box be installed. Applicant must provide the Allegheny County 911 Communications Center with necessary information to access the Oil and Gas Development or Facility in case of an emergency.
- (5) Warning signs shall be placed on the fencing surrounding the Oil and Gas Development or Facility providing notice of the potential dangers and the contact information in case of an emergency. During drilling and hydraulic fracturing, clearly visible warning signage must be posted on the well site.
- (6) In construction of the Oil and Gas Development or Facility the natural surroundings shall be considered and attempts made to preserve existing trees and other native vegetation. Existing trees and respective root systems should not be disturbed whenever possible.

I. Structure Height

Permanent Structures of the Oil and Gas Developments and Facilities (both principal and accessory) shall comply with the height regulations of the applicable zoning district.

J. Bunk Houses

Bunk houses shall not be permitted on the drilling site.

Section 1505. Natural Gas Compressor Stations; Natural Gas Processing Plants

1. Natural Gas Compressor Stations

Natural Gas Compressor Stations which employ the use of compressors, motors or engines as part of the operations and/or produce air contaminant emissions or offensive odors, Gathering System Facilities and Production Facilities shall be permitted only in the Heavy Industrial (I-2) zoning district as a principal use upon conditional use approval, subject to this ordinance, all applicable chapters of the Borough of Jefferson Hills Code

of Ordinances and the following:

- A. All noise generating equipment and processes shall be contained within a completely enclosed building and windows and doors shall remain closed during operations.
- B. Adequate public utilities shall be available to meet the demands of the facility.
- C. The front, rear and side yard requirements shall be a minimum of two hundred (200) feet.
- D. The site shall be designed utilizing natural topography and/or constructed earthen mounds so as to obstruct visibility from adjacent streets and properties.
- E. Adjacent public streets shall be adequate to accommodate traffic volumes and weight limits associated with traffic to and from the site.
- F. The storage, handling, transportation and disposal of hazardous or potentially hazardous materials shall be in accordance with all applicable permits and requirements of the United States Environmental Protection Agency, the Pennsylvania Department of Environmental Protection (PADEP) and the Borough of Jefferson Hills Code of Ordinances.
- G. Secondary containment shall be provided at sites utilizing liquid separators.
- H. Compressors and other power driven equipment shall use spark-less electrical motors when practicable as an alternative to internal combustion motors.
 - 1. If an internal combustion engine is used, it shall not be discharged into the open air unless it is equipped with an exhaust muffler, mufflers, or an exhaust muffler box constructed of noncombustible materials sufficient to suppress noise and disruptive vibrations and prevent the escape of noxious gases, fumes or ignited carbon or soot. All such equipment shall be maintained in good operating condition according to manufacturer's specifications.
 - 2. A security fence as specified in Section 1504(H),

Fencing, Screening and Buffering, of this ordinance shall be set back at least ten (10) feet from the property line and twenty (20) feet from a public right-of-way.

2. Natural Gas Processing Plants

Natural Gas Processing Plants shall be permitted only in the Heavy Industrial (I-2) zoning district as a principal use upon conditional use approval, all applicable chapters of the Borough of Jefferson Hills Code of Ordinances and the following:

- A. All noise generating equipment and processes shall be contained within a completely enclosed building and windows and doors shall remain closed during operations.
- B. Adequate public utilities shall be available to meet the demands of the facility.
- C. The front, rear and side yard requirements shall be a minimum of two hundred (200) feet.
- D. The site shall be designed utilizing natural topography and/or constructed earthen mounds so as to obstruct visibility from adjacent streets and properties.
- E. Adjacent public streets shall be adequate to accommodate traffic volumes and weight limits associated with traffic to and from the site. The storage, handling, transportation and disposal of hazardous or potentially hazardous materials shall be in accordance with all applicable permits and requirements of the United States Environmental Protection Agency, the Pennsylvania Department of Environmental Protection and the Borough of Jefferson Hills Code of Ordinances.
- F. Power driven equipment shall use spark-less electrical motors when practicable as an alternative to internal combustion motors.
- G. If an internal combustion engine is used, it shall not be discharged into the open air unless it is equipped with an exhaust muffler, mufflers, or an exhaust muffler box constructed of noncombustible materials sufficient to suppress noise and disruptive vibrations and prevent the escape of noxious gases, fumes or ignited carbon or soot. All such equipment shall be maintained in good operating

condition according to manufacturer's specifications.

- H. A security fence as specified in Section 1504(H), Fencing, Screening and Buffering, of this ordinance shall be set back at least ten (10) feet from the property line and twenty (20) feet from a public right-of-way.

Section 1506. Applicability of Standards Contained in this Section to Conventional Wells

It is understood that Oil and Gas Well drilling categorized as conventional wells, as defined herein, have less impacts than Oil and Gas Well drilling categorized as unconventional. Accordingly, the Operator may request waivers and/or modifications from any of the provisions of Section 1504, and the Borough Council consistent with concerns over protecting public health, safety and welfare of the residents of the Borough may grant such waivers and/or modifications, provided the following minimum standards for conventional wells are maintained. The following shall be considered minimum standards for oil and gas drilling operations that are classified as conventional wells:

1. A copy of the permit application submitted to the PADEP shall be submitted with the application for conditional use approval. In the event that the application seeks Borough approval prior to approval from the PADEP, the Borough may require submission of the permit application submitted to the Commonwealth as a condition of conditional use approval.
2. A property survey shall be submitted demonstrating the following information:
 - A. The proposed location of the well or wells
 - B. The proposed means of access to the well or wells
 - C. The proposed gathering or transmission lines
 - D. The distance from any existing structures on the subject property or the immediately adjacent properties
 - E. The location of local water supply wells or systems
3. The applicant shall provide logs or other documentation showing the estimated deepest fresh groundwater.
4. Information shall be provided regarding the estimated depths of the proposed wells and the expected surface pressure and measures to be taken to control the expected pressure.

5. The applicant shall indicate whether a pre-alteration or pre-drilling survey is to be conducted.
6. A site-specific erosion and sedimentation control plan shall be submitted.
7. As part of the emergency response plan required by Subparagraph (8), below, the applicant shall provide the Borough with a copy of the control and disposal plan for any expected fluids or solids encountered during the drilling and production stages indicating the following:
 - A. The size and location of a storage pit for any material emanating from the well during drilling and site restoration.
 - B. The size and location of any tankage designed for the site as well as dikes for spill containment of said tank during well production.
 - C. Methods of oil separation and removal of all solid or liquid by-products, including oil, from the site during production, if applicable.
 - D. All safety measures, including securing any open pits or other site features against potential hazards and ensuring that the containment pit is not left inactive for a period longer than twenty-four (24) hours.
 - E. Any information that is not available at the time of application shall be submitted as an addendum to the emergency response plan.
8. The applicant shall submit an emergency response plan to the Borough and the local fire companies, providing, at a minimum, the recommended first response by the fire companies to address the following:
 - A. Well leakage;
 - B. Spill containment;
 - C. Vandalism creating unknown conditions;
 - D. Defective casing or cementing; and,
 - E. Potential communication between the well and the public water supply
9. The applicant shall provide certification that a bond is held by the PA DEP to ensure proper plugging when the well is classified as inactive by the PA DEP. In the event that the application seeks Borough approval prior to approval from the PA DEP, the Borough may require submission of the certification of bonding submitted to the Commonwealth as a condition of conditional use approval.

10. The applicant shall provide to the Borough a schedule indicating the following dates:
 - A. Site preparation beginnings and endings;
 - B. Anticipated drilling activity beginnings and endings;
 - C. Anticipated completion (perforating) work to begin and end;
 - D. Anticipated stimulation (fracturing) work to begin and end;
 - E. Anticipated production work to begin and end; and,
 - F. Anticipated plugging date.
11. Adequate security measures shall be proposed, if warranted by the character of surrounding development.
12. A locked gate shall secure the access road to the well site and means of access shall be provided to Borough Police and Fire Departments for emergency response.
13. The access road to the well site 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.
14. An off-street area for maintenance vehicles to stand while gaining entrance to the access road shall be provided that does not disrupt the normal flow of traffic on the public street.
15. All piping for transportation from the well to the transmission lines shall be placed underground to a minimum depth of three (3) feet, except for fixtures and appurtenances.
16. Borough Council shall require a performance bond in the amount of \$5,000.00 to guarantee installation of the access road, fencing, gate and any other features not otherwise bonded by the PADEP required by the Borough Zoning Ordinance or as a condition of conditional use approval.

SECTION 6. Incorporation of Oil and Gas Development Overlay Districts

The Borough of Jefferson Hills Code of Ordinances, Chapter 27, Section 502(1)(b)(1) shall include a new subsection 502(1)(b)(1)(d): "Natural Gas Compressor Stations and Natural Gas Processing Plants, subject to Subsection 1505."

The Borough of Jefferson Hills Code of Ordinances, Chapter 27, Section 902.6(b) Table shall not include the provision related to "Oil and Gas Drilling", which currently states "Oil and Gas Drilling – One (1) space with an all-weather surface located near the well-head that accommodates a pick-up truck."

The Borough of Jefferson Hills Code of Ordinances, Chapter 27, Section 101.7 shall include the overlay zoning districts created by this Ordinance, specifically Oil and Gas Development Overlay District – Conventional Wells (OG-C) and Oil and Gas Development Overlay District – Unconventional Wells (OG-U).

This Ordinance creates a new Zoning Map, attached to this Ordinance as Exhibit 1 and including the overlay zoning districts created by this Ordinance, specifically the Oil and Gas Development Overlay District – Conventional Wells (OG-C) and Oil and Gas Development Overlay District – Unconventional Wells (OG-U), that shall be the Zoning Map referenced in the Borough of Jefferson Hills Code of Ordinances, Chapter 27, Section 101.8.

SECTION 7. Repealers

Any Ordinance or Resolution or part thereof conflicting with the provisions of this ordinance, is hereby repealed so far as the same conflicts herewith. Specifically, the following sections of the Borough of Jefferson Hills Code of Ordinances, Chapter 27 are hereby repealed:

1. Article 102.2 Definitions: Remove Oil and Gas Drilling Definition
2. Article 201.1(b)(1)(k)
3. Article 202.1(b)(1)(i)
4. Article 203.1(b)(1)(h)
5. Article 204.1(b)(1)(e)
6. Article 205.1(c)(1)(a)
7. Article 401.1(b)(1)(i)
8. Article 402.1(b)(1)(g)
9. Article 501.1(b)(1)(d)
10. Article 502.1(b)(1)(c)
11. Article 701.1(b)(1)(b)

SECTION 8. Effective Date.

This ordinance shall take effect thirty (30) days after passage.

SECTION 8. Effective Date.

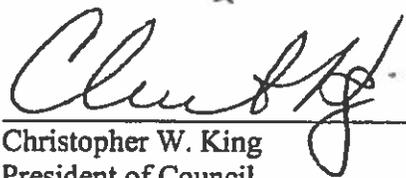
This ordinance shall take effect thirty (30) days after passage.

ORDAINED AND ENACTED into law this 9th day of June, 2014.

ATTEST:

BOROUGH OF JEFFERSON HILLS

BY: 
William A. Boucher
Assistant Secretary

BY: 
Christopher W. King
President of Council

Examined and approved this 19th day of June, 2014.

BY: 
Janice R. Cmar
Mayor

Sheet Index

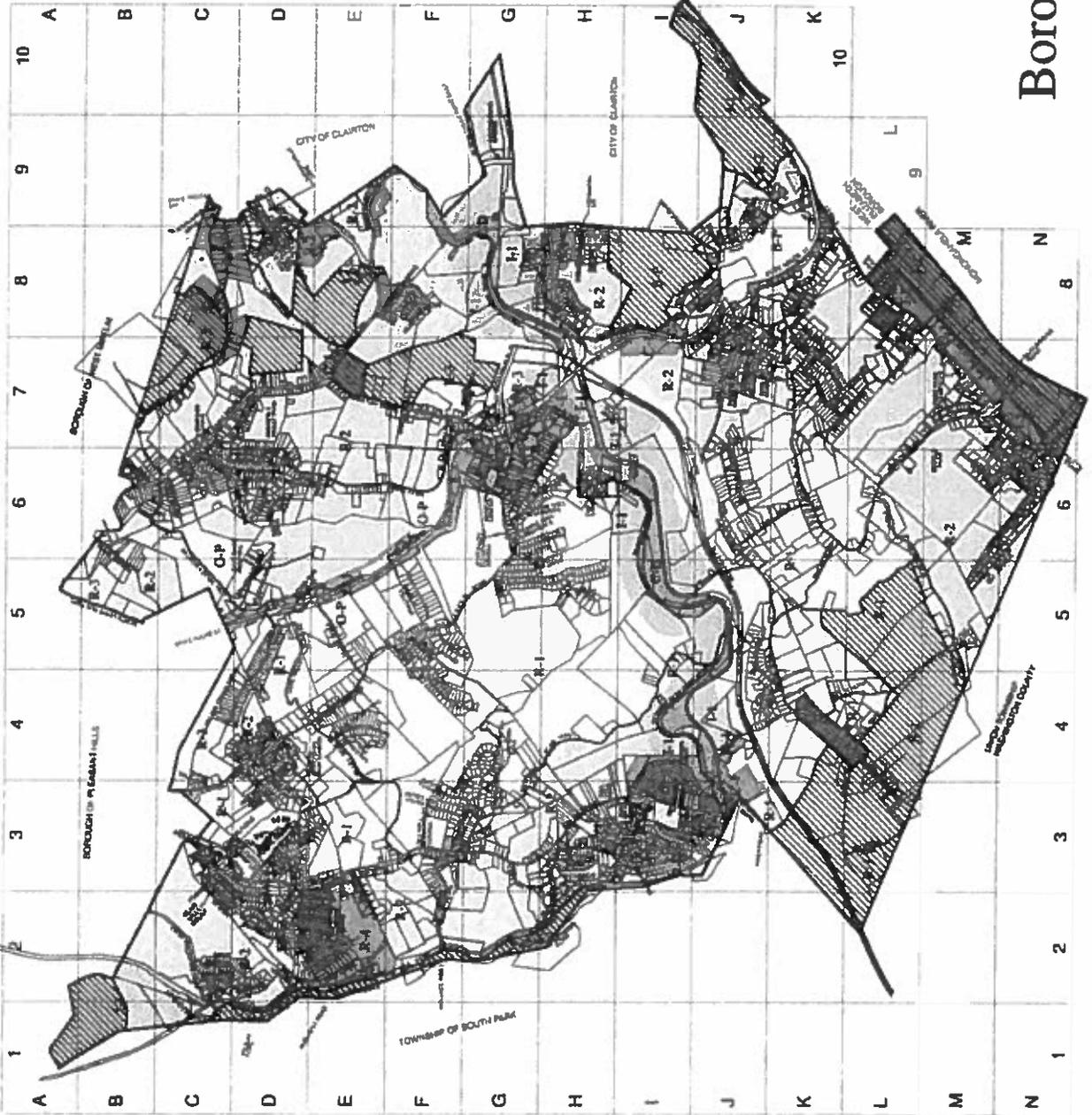
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- Zoning Districts:**
- CC-1 Commercial District
 - CC-2 Commercial District
 - CC-3 Commercial District
 - CC-4 Commercial District
 - CC-5 Commercial District
 - CC-6 Commercial District
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 - CC-99 Commercial District
 - CC-100 Commercial District

Zoning Map of the Borough of Jefferson Hills

As Amended, C-0819-08114
 Date: May 7, 2018
 Scale: 1" = 200'
 0 100 200 300 400 500 Feet



**BOROUGH OF JEFFERSON HILLS
ALLEGHENY COUNTY, PENNSYLVANIA
ORDINANCE NO. 854**

AN ORDINANCE AMENDING CHAPTER 27, ZONING, OF THE BOROUGH OF JEFFERSON HILLS CODE OF ORDINANCES, AMENDING THE BOROUGH ZONING MAP TO REZONE PROPERTIES TO CHANGE THE BASE ZONING DISTRICT OF SIX PROPERTIES FROM THE I-2 HEAVY INDUSTRIAL ZONING DISTRICT TO THE I-1 PLANNED INDUSTRIAL ZONING DISTRICT AND PROVIDING FOR SEVERABILITY AND REPEAL OF ALL PRIOR INCONSISTENT ORDINANCES OR ORDINANCE PROVISIONS.

WHEREAS, the Borough of Jefferson Hills Borough Council and Planning Commission are undertaking a process to update the Borough Zoning Ordinance, including a review of and updates to the Borough Zoning Map;

WHEREAS, in advance of consideration of a possible comprehensive rezoning of the Borough or update to the Borough Zoning ordinance, Borough Council finds it appropriate to evaluate opportunities to facilitate productive and compatible use and development of land within the Borough;

WHEREAS, an owner of a parcel of land within the proposed area that includes six properties for rezoning, as identified on Exhibit A of this ordinance (attached hereto and incorporated herein), requested the Borough's consideration of a rezoning to permit retail uses such that redevelopment of the property as a retail building could occur;

WHEREAS, the Borough Council finds that a rezoning of several properties within the area of the original request, as identified on Exhibit A, represents a sound community planning approach to land use within the Borough;

WHEREAS, recommendations for goals and objectives relating to land use regulations were made in the Comprehensive Plan and the rezoning of the properties within the proposed area is consistent with these objectives;

WHEREAS, to the immediate north of the proposed area for rezoning from I-2 Heavy Industrial to I-1 Planning Industrial is a residential neighborhood of the Borough that is located in the R-2 Medium Density Residential Zoning District;

- WHEREAS,** to the immediate south of the proposed area for rezoning is an area of the Borough zoned I-2 Heavy Industrial, such that the proposed area for rezoning as represented in Exhibit A sits between this area of I-2 Heaving Industrial Zoning and the residential neighborhood zoned R-3;
- WHEREAS,** the I-1 Planned Industrial Zoning District permits all uses permitted in the C-1 Highway Commercial Zoning District, including retail sales;
- WHEREAS,** the I-1 Planned Industrial Zoning District permits industrial uses that are of a nature that are generally less impactful on residential development than those industrial uses that are permitted in the I-2 Heavy Industrial Zoning District;
- WHEREAS,** the proposed area of rezoning from I-2 Heavy Industrial to I-1 Planned Industrial will create an area of transitional land use between the existing area of I-2 Heavy Industrial zoning to the south and R-3 Medium Density Residential zoning to the north;
- WHEREAS,** the Planning Commission reviewed the proposed zoning amendment at a public meeting on December 28, 2015 and recommended adoption of this rezoning ordinance to the Borough Council;
- WHEREAS,** Borough Council held a public hearing on the proposed amendment on February 8, 2016, as required by the Pennsylvania Municipalities Planning Code (hereinafter "MPC"), at which time testimony was received concerning the proposed zoning ordinance amendment;
- WHEREAS,** Borough Council advertised the Public Hearing and notice of intent to adopt the proposed ordinance on January 25 and February 1, 2016 as provided by the Borough Code and MPC; and
- WHEREAS,** in the judgment of Borough Council, the proposed amendment is consistent with the Borough's adopted Comprehensive Plan.

NOW, THEREFORE, in consideration of the foregoing, be it ordained and enacted by the Borough of Jefferson Hills Borough Council, and it is hereby enacted by the authority of the same that the Borough of Jefferson Hills Zoning District Map contained in Chapter 27 of the Borough of Jefferson Hills Code of Ordinances, is hereby amended as follows:

The Zoning District Map is amended to rezone certain properties identified as the parcel numbers listed below and also illustrated in map form in Exhibit "A" as to change the base zoning district from the I-2 Heaving Industrial Zoning District to the I-1 Planning Industrial Zoning District.

1. 1421-D-90, n/f Thomas & Marilyn Saracco
2. 1421-G-76, n/f Michael Silvio
3. 1421-G-65, n/f Michael Slivio

- 4. 1421-G-85, n/f Dana Jo Pelliccione
- 5. 1421-G-93, n/f Pennsylvania American Water Co.
- 6. 1421-G-110, n/f Pennsylvania American Water Co.

Repealer: Any ordinance, chapter, section subsection, paragraph, sentence or phrase of any ordinance conflicting with the provisions of this ordinance shall and the same is hereby repealed to the extent of such conflict.

Severability: Should any sentence, section, clause, part or provisions of this Ordinance amendment be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part declared to be invalid.

Effective Date: This Ordinance shall become effective immediately.

Duly presented and adopted at a regular meeting of the Borough of Jefferson Hills Borough Council, Allegheny County, Pennsylvania, held on the 14th day of March 2016.

ATTEST

BOROUGH OF JEFFERSON HILLS

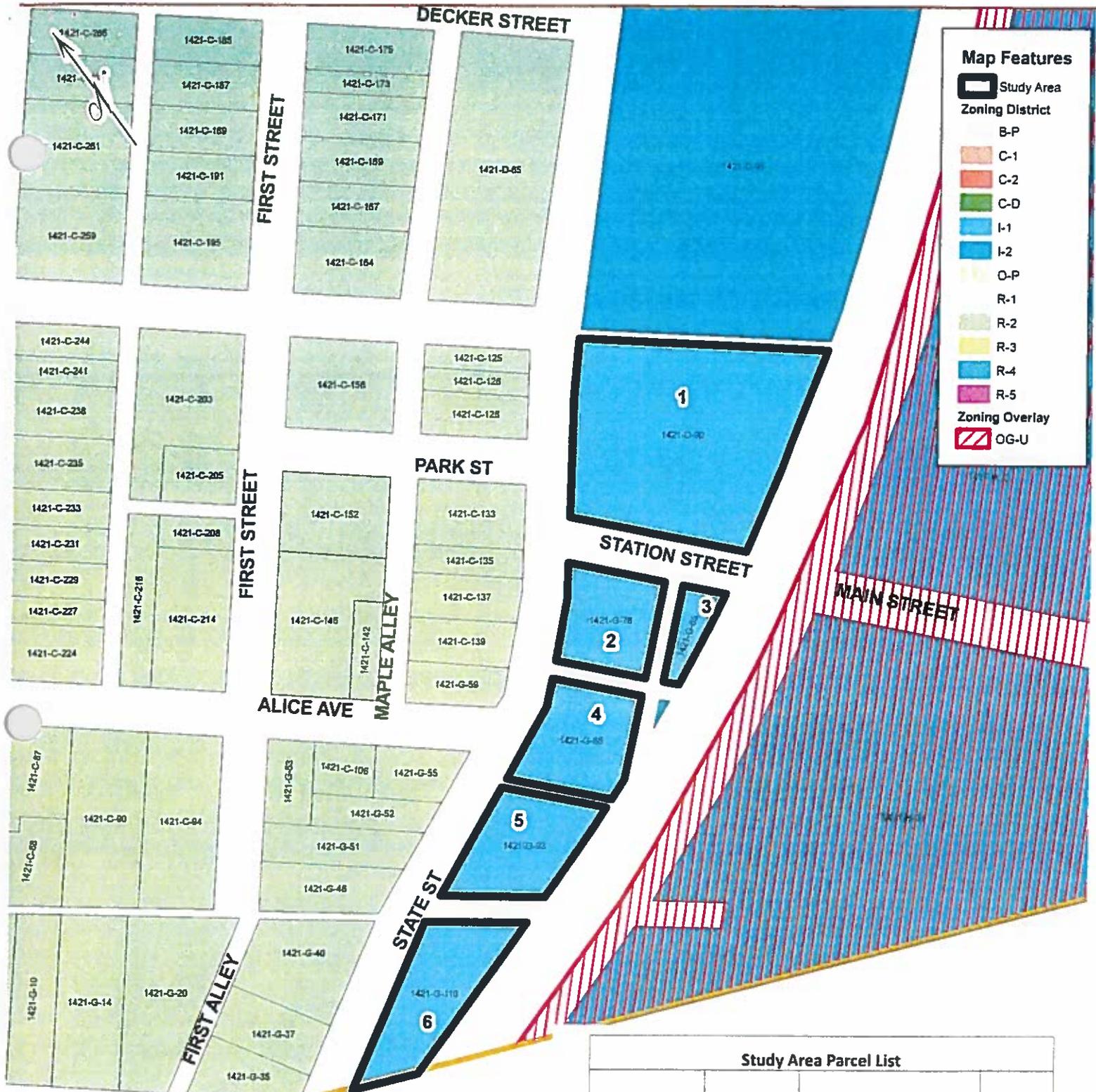
Linda M. Essey
Linda M. Essey, Borough Secretary

Christopher W. King
Christopher W. King, President of Council

This Ordinance is approved this 14th day of March 2016

Janice R. Cmar
Janice R. Cmar, Mayor

EXHIBIT A



Map Features

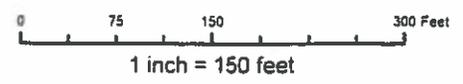
- Study Area
- Zoning District**
 - B-P
 - C-1
 - C-2
 - C-D
 - I-1
 - I-2
 - O-P
 - R-1
 - R-2
 - R-3
 - R-4
 - R-5
- Zoning Overlay**
 - OG-U

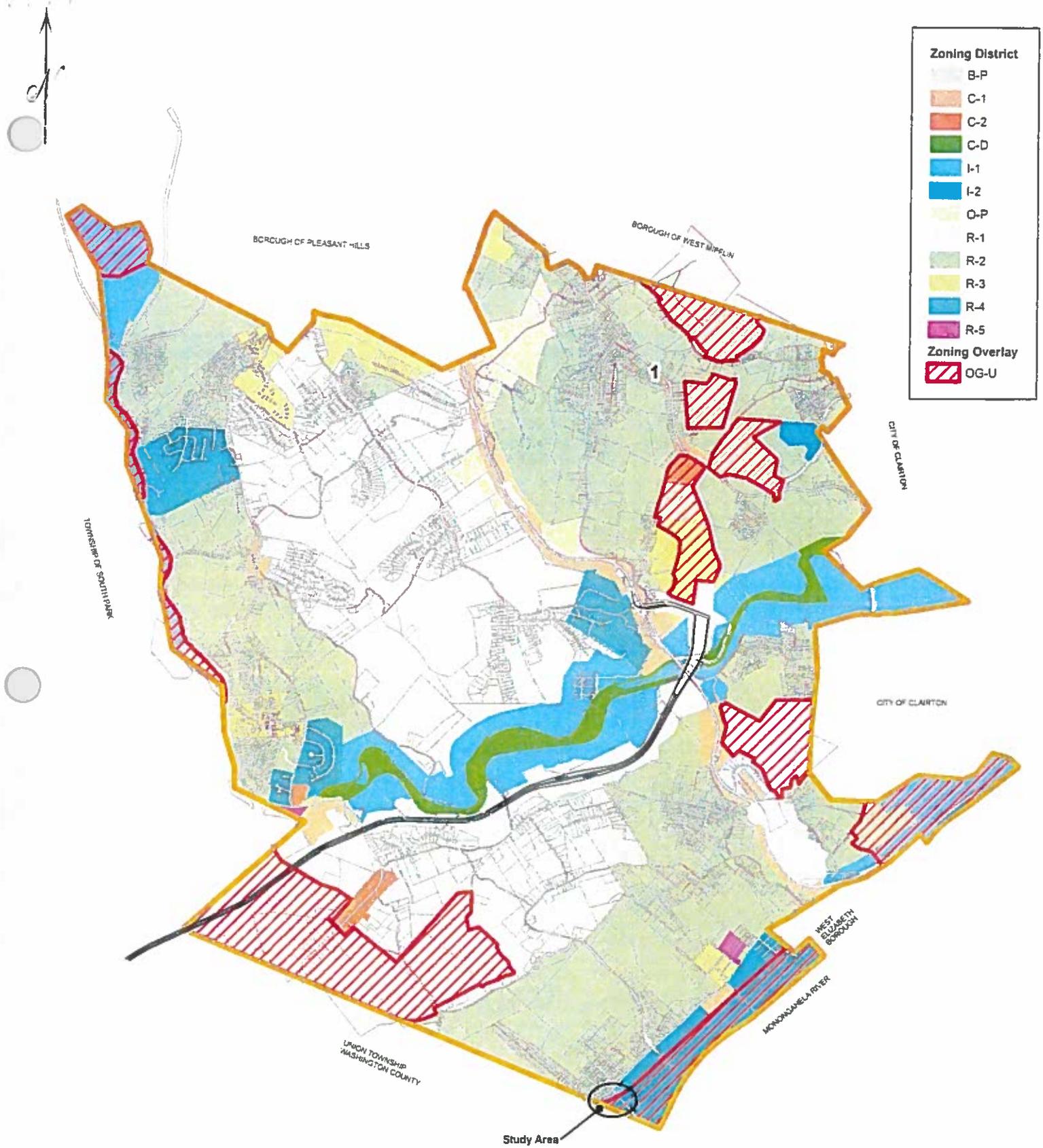
Study Area Parcel List

Reference Number	Parcel ID Number	Owner Name (Now or Formerly)	Lot Area (Ac.)
1	1421-D-90	Thomas R & Marilyn S. Saracco	0.534711
2	1421-G-76	Michael A. Silvio	0.269261
3	1421-G-65	Michael A. Silvio	0.092172
4	1421-G-85	Dana Jo Pelliccione	0.312052
5	1421-G-93	Pennsylvania American Water Co.	0.339509
6	1421-G-110	Pennsylvania American Water Co.	0.352089



Exhibit A





**OFFICIAL
BOROUGH OF JEFFERSON HILLS
ORDINANCE NO. 872**

AN ORDINANCE OF THE BOROUGH OF JEFFERSON HILLS, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA AMENDING CHAPTER 27, ZONING, OF THE BOROUGH OF JEFFERSON HILLS CODE OF ORDINANCES, ARTICLE 200, RESIDENTIAL DISTRICTS, TO REMOVE HOSPITALS AS A PERMITTED CONDITIONAL USE IN THE R-1 RESIDENTIAL-AGRICULTURAL AND R-2 LOW DENSITY RESIDENTIAL ZONING DISTRICTS AND PROVIDING FOR SEVERABILITY AND REPEAL OF ALL PRIOR INCONSISTENT ORDINANCES OR ORDINANCE PROVISIONS.

WHEREAS, the Borough of Jefferson Hills Borough Council and Planning Commission are undertaking a process to update the Borough Zoning Ordinance;

WHEREAS, in advance of considering adoption of the new Borough Zoning ordinance, Borough Council finds it appropriate to evaluate opportunities to facilitate productive and compatible use and development of land within the Borough;

WHEREAS, the Hospital land use is permitted as a conditional use in the R-1 Residential-Agricultural and R-2 Low Density Residential Zoning Districts pursuant to the Borough's current Zoning Ordinance, Ordinance No. 712, enacted November 13, 2000;

WHEREAS, the latest draft of the proposed updated Borough Zoning Ordinance, as most recently reviewed by the Planning Commission on August 27, 2018 and Borough Council on July 3, 2018 includes a land use chart indicating the permitted land uses (by right, conditional uses, or uses by special exception) in each zoning district;

WHEREAS, on the proposed land use chart, as reviewed by the Planning Commission and Borough Council, the Hospital land use is not a permitted land use in the R-1 and R-2 Zoning Districts;

WHEREAS, the Planning Commission reviewed this proposed zoning amendment at a public meeting on September 11, 2018 and recommended adoption of this ordinance to the Borough Council;

WHEREAS, Borough Council held a public hearing on the proposed amendment on November 11, 2018, as required by the Pennsylvania Municipalities

Planning Code (hereinafter "MPC"), at which time testimony was received concerning the proposed zoning ordinance amendment;

WHEREAS, Borough Council advertised the Public Hearing and notice of intent to adopt the proposed ordinance on October 15 and 22, 2018 as provided by the Borough Code and MPC; and

WHEREAS, in the judgment of Borough Council, the proposed amendment is consistent with the Borough's adopted Comprehensive Plan.

NOW, THEREFORE, in consideration of the foregoing, be it ordained and enacted by the Borough of Jefferson Hills Borough Council, and it is hereby enacted by the authority of the same that the Borough of Jefferson Hills Zoning Ordinance, Chapter 27 of the Borough of Jefferson Hills Code of Ordinances, is hereby amended as follows:

1. Article 200 Residential Districts, Section 201 R-1 RESIDENTIAL-AGRICULTURAL DISTRICT is amended to delete "(g) Hospitals" from Section 201.1 Use Regulations, b. Conditional Uses, 1. Principal Uses.
2. Article 200 Residential Districts, Section 202 R-2 LOW DENSITY RESIDENTIAL DISTRICT is amended to delete "(e) Hospitals" from Section 202.1 Use Regulations, b. Conditional Uses, 1. Principal Uses.

Repealer: Any ordinance, chapter, section subsection, paragraph, sentence or phrase of any ordinance conflicting with the provisions of this ordinance shall and the same is hereby repealed to the extent of such conflict.

Severability: Should any sentence, section, clause, part or provisions of this Ordinance amendment be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part declared to be invalid.

Effective Date: This Ordinance shall become effective immediately.

Duly presented and adopted at a regular meeting of the Borough of Jefferson Hills Borough Council, Allegheny County, Pennsylvania, held on the 10th day of December, 2018.

ATTEST:

BOROUGH OF JEFFERSON HILLS



Charles Bennett
Secretary/Interim Manager

BY:



Christopher W. King
President of Council

Examined and approved this 10th day of December, 2018.


Janice R. Cmar
Mayor