

COMPRESSOR STATIONS

Setbacks

Except for compressors located in “I” Light Industrial zoning adjacent to residential zoning, all compressors ~~and associated equipment and buildings~~ shall be setback a minimum of 300 feet from any Protected Use or occupied building not necessary to the operation of the compressor. Equipment and buildings part of the operation of the compressor shall be setback a minimum of 50 feet from any Protected Use or occupied building.

Fencing

All compressor and associated equipment and buildings shall be enclosed by a six- foot security fence constructed per Section 14-43 “Fences and Landscaping” of the Gas Drilling Ordinance.

Landscaping

One three-inch caliper tree shall be planted every 50 linear feet along the property line abutting a public right-of-way.

No heavy equipment, including but not limited to trucks, tractors, trailers, bulldozers, bobcat tractors, trenchers, compressors and hoists shall be allow inside the critical root zone of any preserved tree on any construction site without the specific approval of the city forester

All equipment, other than condensation tanks and other non-mechanical support equipment, that faces and is located in or within 600 feet of residentially used property or visible from the public right-of-way shall be screened from public view by appropriate landscaping, berming, structure or wall constructed of metal, masonry or other structurally sound material as approved by the director of development that significantly screens the equipment and is painted in a non-contrasting soft earth tone color to match the nearby surroundings as nearly as possible

Secondary Containment

Secondary containment shall be required around all compressors stations.

Noise

Permitted levels limited by Zoning classifications:

Industrial:	75 dBA day / 65 dBA night
Commercial:	65 dBA day / 55 dBA night
Residential:	55 dBA day / 50 dBA night

Operator allowed to demonstrate ambient greater than code allows which will become the new ambient for that location (measured at the property line of the noise creator), except if in residential zoning, a special exception by the Board of Adjustment will be required.

Measurement will be taken at the property line of the compressor station to determine ambient. To determine compliance: measurement will be taken at the property line of the receiver.

Must meet same low and high frequency requirements/standards as required for gas wells.

Lift compressor stations:

- Allowed in all zoning districts, but restricted to the gas drilling pad site
- The compressor for each well shall be classified as temporary for 6 months for noise regulations purposes. (5 dBA day/ 3 night dBA). No compressor shall be considered temporary if installed within six months of removal of the initial compressor for that well.
- Permanent stations will be required to meet the zoning noise requirements for their zoning location
- Exhaust from any internal combustion engine or compressor, stationary or mounted on wheels, used in connection with the drilling of any well or for use on any production equipment shall not be discharged into the open air unless it is equipped with an exhaust muffler, or mufflers or an exhaust muffler box constructed of noncombustible materials sufficient to suppress noise and disruptive vibrations and prevent the escape of obnoxious gases, fumes or ignited carbon or soot.
- If noise abatement is necessary, sound blankets may be used for temporary lift stations.
- If noise abatement is necessary for permanent lift stations, no sound blankets shall be allowed. All acoustical structures must be constructed of permanent material constructed of metal, masonry or other structurally sound material as approved by the director of development that significantly screens the equipment, is painted in a non-contrasting soft earth tone color to match the nearby surroundings as nearly as possible and meets all applicable building and fire codes.
- All facilities shall be inspected by the fire marshal for compliance with relative fire codes and the gas inspector prior to operation of the compressor.

Line Compressor stations

- A. “AG” Agricultural District, “J” Medium Industrial and “K” Heavy Industrial zoning districts:
- Line compressor stations located in “AG”, “J” and “K” industrial districts shall meet the applicable noise standards. Landscaping, buffering or acoustical structures shall be required as required by this section and the applicable zoning regulations for the zoning district.
 - No sound blankets shall be allowed. All acoustical structures must be constructed of permanent material constructed of metal, masonry or other structurally sound material as approved by the director of development that significantly screens the equipment, is painted in a non-contrasting soft earth tone color to match the nearby surroundings as nearly as possible and meets all applicable building and fire codes.
 - All facilities shall be inspected by the fire marshal for compliance with relative fire codes, and the gas inspector prior to operation of the compressor.
 - Exhaust from any internal combustion engine or compressor, stationary or mounted on wheels shall not be discharged into the open air unless it is equipped with an exhaust muffler, or mufflers or an exhaust muffler box constructed of noncombustible materials sufficient to suppress noise and disruptive vibrations and prevent the escape of obnoxious gases, fumes or ignited carbon or soot.

B. "I" Light Industrial zoning district:

If the compressor is located adjacent to residential zoning:

- The compressor stations shall be setback a minimum of 300 feet from the residential property line
- Equipment other than the compressor and buildings not necessary to the operation of the compressor shall be setback a minimum of 50 feet from the residential property line.
- The six foot security fence constructed per Section 14.43 "Fences and Landscaping shall be set back a minimum of 10 feet from the residential property line and a minimum of 20 feet from the public right of way.
- Bufferyards:
 1. A 10 foot landscaped bufferyard along the entire length of the boundary line between any compressor station site and the residential zoning shall be required and maintained. The bufferyard shall consist of an open space of grass and other landscaping that screens or blocks vision, noise pollutants and other negative by products. The bufferyard shall be required even when an alley is located between the compressor site and the residential district.
 2. A minimum 20 foot landscaped bufferyard shall be required along all street frontages across the street from residential zoning to screen the view of the property from the public rights of way.
 3. A minimum of one three-inch caliper large canopy tree, as defined in Section 6.301.K of the Zoning Ordinance, with a mature height of 25 feet shall be required every 50 feet and screening shall be provided using hedges, berms or mass planting to a height of not less than 24 inches with live groundcover.
 4. The bufferyard is intended to serve as a buffer between the compressor station and the residential zoned property. Structures and equipment or any type of storage shall not be permitted in the bufferyard.

C. All other Zoning Districts:

- Special Exception by the Board of Adjustment
- Minimum standards of "I" Light Industrial District
- Site Plan required
- The board of adjustment shall grant the application only when the board determines that the location of the compressor is clearly defined on the site plan by the applicant; and the exception will be compatible with the existing uses and the development of adjacent properties either as filed, or subject to such requirements as the board finds necessary to protect and maintain the stability of adjacent properties.