

Township of Adams, PA
Monday, March 9, 2026

Chapter 192. Zoning

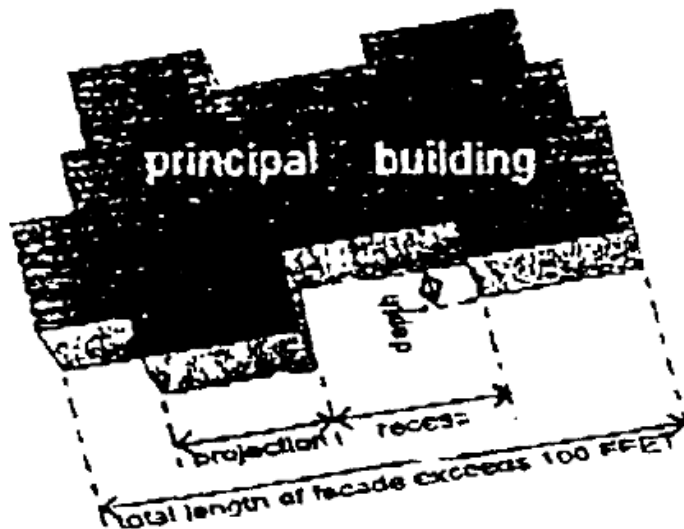
Article VII. Conditional Uses

§ 192-47. Specified criteria for conditional uses in commercial, business and industrial districts.

In addition to the general standards and criteria for conditional uses listed herein, an application for the following conditional uses shall comply with the applicable standards and criteria set forth as follows, as well as any dimensional, site development, building design, and performance standards applicable in the district in which the use is to be located.

- A. Large retail (establishments over 25,000 square feet in gross floor area) - B, C Districts. In addition to the standards and criteria required for land developments set forth in the Township's Subdivision and Land Development Ordinance,^[1] large retail establishments in the B and C Districts (as conditional uses) and all structures regardless of size in any overlay zoning district shall comply with the following requirements:
[Amended 7-23-2001 by Ord. No. 96]

- (1) Facades greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recessing having a depth of at least 2% of the length of the facade and extending at least 20% of the length of the facade, in total. No uninterrupted length of any facade shall exceed 20 horizontal feet.
[Amended 2-28-2011 by Ord. No. 141]



Projections/recesses shall comprise at least 20% of facade length, with a minimum depth of 2% of the facade length.

Projections/recesses shall comprise at least 20% of facade length with minimum depth of 3% of facade length.

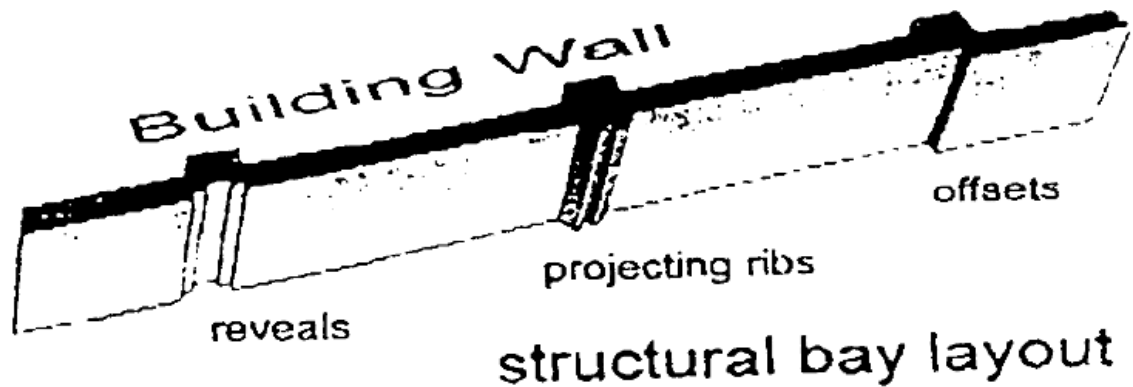
- (2) Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than 10% of their horizontal length.
[Amended 2-28-2011 by Ord. No. 141]



Surface variations such as these must total 10% of the facade length in the aggregate, for any facade abutting a public street.

- (3) Building facades must include a repeating pattern that shall include no less than two of the elements listed below:

- (a) Texture change.
- (b) Material change.
- (c) Expression of architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib.



Expression of Architectural or Structural Bay

- (4) All building facades, including back and side facades, that are visible from adjoining properties and/or public streets shall comply with the requirements of this section.
- (5) Roofs shall have no less than two of the following features:
 - (a) Parapets, to a maximum of 25% of the total roof area, concealing flat roofs and rooftop equipment such as HVAC units from public view. The average height of such parapets shall not exceed 15% of the height of the supporting wall, and such parapets shall not at any point exceed 1/3 of the height of the supporting wall. Such parapets shall feature three-dimensional cornice treatment.
 - (b) Overhanging eaves, extending not more than three feet past the supporting walls and not less than 16 inches in width.
 - (c) Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one foot of vertical rise for every three feet of horizontal run and less than or equal to one foot of vertical rise for every one foot of horizontal run.
 - (d) Three or more roof slope planes.
- (6) Predominant exterior building materials shall be of approved materials, including but not limited to brick, wood, native stone, and textured, concrete masonry units.
- (7) Predominant exterior building materials should not include smooth-faced concrete block or unfinished reinforced concrete walls.
[Amended 2-28-2011 by Ord. No. 141]
- (8) Each principal building on a site shall have clearly defined, highly visible customer entrances featuring no less than three of the following:
 - (a) Canopies or porticos.
 - (b) Overhangs.
 - (c) Recesses/projections.
 - (d) Arcades.
 - (e) Raised corniced parapets over the door.
 - (f) Arches.
 - (g) Outdoor patios.
 - (h) Display windows.
 - (i) Architectural details such as tile work and moldings which are integrated into the building structure and design.
 - (j) Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

- (k) Where additional stores will be located in the principal building, each such store shall have at least one interior public entrance, and the principal building shall have such exterior points of access as required by the current local building code and Commonwealth Department of Labor and Industry.
- (9) All large retail establishments on property directly abutting or located within 200 feet of a residentially zoned lot shall comply with the following restrictions:
 - (a) All principal uses shall be conducted within an enclosed building, or covered area with the exception of an exterior patio used in conjunction with food services.
[Amended 2-28-2011 by Ord. No. 141]
 - (b) No use or group of uses shall be permitted to present live performances with sound reinforcement amplification on the exterior of the premises.
[Amended 2-28-2011 by Ord. No. 141]
 - (c) No driveway providing access to a use or group of uses or required parking areas shall be located within 50 feet of a residentially zoned lot.
[Amended 2-28-2011 by Ord. No. 141]
 - (d) Bufferyard E, as defined in § **192-53F(5)** of this chapter, shall be provided along all property lines of the site that abut a residentially zoned use.

[1] *Editor's Note: See Ch. 167, Subdivision and Land Development.*

B. Adult businesses.^[2]

[Amended 2-28-2011 by Ord. No. 141]

- (1) No sexually oriented business shall be located outside the I Industrial District. A person is guilty of a violation of the Zoning Ordinance if he operates or causes to be operated an adult business outside of the I Industrial District.
- (2) Any sexually oriented business lawfully operating on the date of enactment of this subsection that is in violation of Subsection **B(1)** above shall be deemed a nonconforming use. Such nonconforming uses shall not be increased, enlarged, extended or altered, except that the use may be changed to a conforming use.
- (3) Persons or owners who intend to open an adult business must obtain from the Township a license to operate such an establishment pursuant to current Township regulations and this section and must pay to the Township an investigation fee as may be set from time to time by resolution of Township Supervisors. In addition, such persons or owners must supply to the Township detailed information as to the ownership and financing as required to operate such business.
- (4) An adult business shall be initially licensed, where it has met the current requirements through December 31 of the year in which the license is issued. For each year thereafter that the adult business intends to continue as an adult business, it must seek from the Township a renewal of the license. The lack of a valid license at any time shall be a proper basis for the Township to deny or revoke an occupancy permit to an adult business.
- (5) Any adult business found to be in violation of this section shall be subject to the enforcement penalties of this Zoning Ordinance and all related ordinances and pursuant to Pennsylvania law.
- (6) Adult businesses shall not be located within 300 linear feet of any property which is zoned residential or from any other existing or proposed adult business. In addition, no adult business shall be located within 300 linear feet of the property boundary line of the following uses:
 - (a) Public or private school (existing).
 - (b) Day-care center.
 - (c) Hospital.
 - (d) Group care facility.
 - (e) Nursery school.
 - (f) Public park or playground.
 - (g) Church (place of worship).
 - (h) Establishment licensed to serve or sell alcoholic beverages.
- (7) Signage. Notwithstanding any other provision of this chapter, it shall be unlawful for any owner or operator of any adult business or any other person to erect, construct, or maintain any sign for the regulated establishment other than one "primary sign." Primary signs shall contain no photographs, silhouettes, drawings or pictorial representations of any manner and may contain only:
 - (a) The name of the regulated establishment; and/or
 - (b) One or more of the following phrases:

[1] Adult bookstore;

- [2] Adult movie theater;
- [3] Adult encounter parlor;
- [4] Adult cabaret;
- [5] Adult lounge;
- [6] Adult novelties;
- [7] Adult entertainment; or
- [8] Adult modeling studio.

- (c) Primary signs for adult movie theaters may contain the additional phrase, "Movie Titles Posted on Premises."
 - (d) Each letter forming a word on a primary sign shall be of a solid color, and each such letter shall be the same print-type, size and color. The background on the display surface of the primary sign shall be of a uniform and solid color.
 - (e) No materials, merchandise, film offered for sale, rent, lease or loan or for view upon the premises shall be exhibited or displayed outside of a building structure.
 - (f) Any building or structure occupied as an adult business shall be windowless or have an opaque covering over all windows or doors of any area in which materials, merchandise or film is exhibited. No materials or film shall be visible from outside of the building or structure.
- (8) Any adult business which exhibits on the premises film, digital video display, or other method of image production which depicts nudity or sexual conduct shall comply with the following:
- (a) At least one employee shall be on duty at all times that any patron is on the premises.
 - (b) Where viewing rooms are located on the premises, an unobstructed view of access to all such rooms shall be available to the employee on duty.
 - (c) No viewing room shall be occupied by more than one person at any time.
 - (d) No connections or openings to adjoining viewing rooms shall be permitted.
 - (e) A minimum of one footcandle of illumination measured at floor level shall be provided in every area where patrons are permitted access.
 - (f) Where live performances are given, separate stage and viewing areas shall be provided with separate access to each and no connecting access between the areas.
 - (g) Alcoholic beverages shall not be sold on the premises of an adult business, unless the operator has been issued a valid, current permit or appropriate license from the commonwealth.
- (9) Injunction. A person who operates or causes to be operated a sexually oriented business without a valid permit or in violation of this section is subject to an action in equity or a suit for injunction as well as citations for violations of this chapter.

[2] *Editor's Note: See also Ch. 55, Adult Uses.*

C. Hospital - B, C, I Districts.

- (1) The minimum site size for a hospital shall be five acres.
- (2) The site shall be served by public water and sewer services.
- (3) All hospitals shall be licensed by the Commonwealth of Pennsylvania.
- (4) Water pressure and volume shall be adequate for fire protection.
- (5) A traffic study, including a parking and circulation study, shall be prepared in accordance with this chapter.
- (6) Ingress, egress, and internal traffic circulation shall be designed to ensure access by emergency vehicles.
- (7) All property lines adjoining a residential use shall be screened by Bufferyard D, as defined in § 192-53F(4) of this chapter.
- (8) Helipads shall be for hospital use only.

D. Landfills - I District.

- (1) The minimum site required for a landfill shall be 75 acres.
- (2) The site shall have frontage on and direct vehicular access to the Mars-Evans City Road or Mars-Valencia Road.
- (3) The driveway or haul road entering the site from a public street shall be paved for at least a distance of 500 feet from the public street.
- (4) A tire-washing station shall be located on the site to service trucks exiting the facility.

- (5) The operator of the landfill shall post a bond or other acceptable surety, an amount determined by the Township Engineer to be sufficient to cover the cost of maintenance, repair, and reconstruction of any Township roads over which the collection and disposal vehicles may travel to the landfill site. The term of the bond shall begin on the date that the zoning permit is issued. The bond or surety, or balance thereof, shall be reviewed periodically to determine if the amount is sufficient to cover any maintenance or repair costs, and shall be revised if found to be insufficient to cover such costs. The bond or surety shall be returned to the operator upon completion of operations and any backfilling, or reconstruction and repair of any damaged roadway. Those portions of the Township road which have been damaged shall be determined by inspection of the Township Engineer and shall be reconstructed to current Township specifications for street construction.
- (6) Landfill operations and all activities related thereto shall be located as specified by the Pennsylvania Department of Environmental Protection from any property line abutting a residential use.
- (7) The perimeter of the landfill site shall be screened from adjacent properties and roads with Bufferyard E as defined in § 192-53F(5) of this chapter.
- (8) Evidence of compliance with all regulations and permit requirements of the Pennsylvania Department of Environmental Protection (DEP) and other state and federal agencies with jurisdiction over such operations shall be submitted with the application for a zoning/building permit.
- (9) If a change in ownership occurs, the new owner shall submit a new application for conditional use approval. Approval of the new application shall not be granted until a new permit is issued to the new owner by the DEP.
- (10) The required state or federal permits shall be maintained throughout the duration of all operations. Any suspension or revocation of the required state or federal permits shall constitute a violation of this chapter and will result in the automatic suspension or revocation of all Township approvals and permits.
- (11) In January of each year, the operator of the landfill shall apply to the Code Enforcement Officer for recertification of his approval from the Township. The landfill operation shall be recertified if the facility is operating in accordance with all the conditions and standards of the original approval, and all applicable state and federal permits.
- (12) Operations shall be conducted in compliance with all applicable performance standards, including regulations for noise, vibrations, and odor. In addition, operations shall be conducted to control, to the maximum extent feasible, blowing debris, dust, and fly and insect infestation.
- (13) Outdoor lighting, if any, shall be shielded and reflected away from adjoining properties and shall conform with the illumination/lighting standards set forth in the district in which the use is to be located.
- (14) Landfill operations, including truck traffic, shall not be permitted between the hours of 10:00 p.m. and 6:00 a.m.
- (15) The Board of Supervisors may impose additional conditions regarding access, circulation, noise, hours of operation, and similar impacts as it deems necessary to minimize adverse impacts on adjacent properties and streets.

E. Distributed antenna system criteria.

[Added 12-9-2019 by Ord. No. 175]

- (1) Maximum height in the public rights-of-way.
 - (a) Tower-based wireless communication facilities in the public rights-of-way shall be consistent in height with any existing tower-based wireless communication facilities located within 150 feet and in all cases shall not exceed 40 feet in height.
 - (b) To the extent permissible under state and federal law, any height extensions to an existing tower-based wireless communication facility shall require prior approval of the Township, and shall not increase the overall height of the tower-based wireless communication facility to more than 40 feet.
- (2) Locations.
 - (a) Distributed antenna systems and tower-based wireless communication facilities are prohibited in front of residences/dwellings/apartments.
 - (b) Such tower-based wireless communication facilities shall not be located in underground utility areas and shall not be located within the front facade area of any structure.
- (3) Equipment location. Tower-based wireless communication facilities and related equipment shall be located so as not to cause any physical or visual obstruction to pedestrian or vehicular traffic, or to otherwise create safety hazards to pedestrians and/or motorists or to otherwise inconvenience public use of the rights-of-way as determined by the Township. In addition:
 - (a) In no case shall ground-mounted equipment, walls, or landscaping be located within 24 inches of the face of the curb.
 - (b) Ground-mounted equipment that cannot be placed underground shall be screened, to the fullest extent possible, through the use of landscaping or other decorative features to the satisfaction of the Township.

- (c) Required electrical meter cabinets shall be screened to blend in with the surrounding area to the satisfaction of the Township.
 - (d) Any graffiti on the tower or on any related equipment shall be removed at the sole expense of the owner within 10 business days of notice of the existence of the graffiti.
 - (e) Any underground vaults related to tower-based wireless communication facilities shall be reviewed and approved by the Township.
- (4) Maximum height not in the public rights-of-way. Tower-based wireless communication facilities not in the public rights-of-way shall be consistent in height with any existing tower-based wireless communication facilities located within 150 feet and in all cases shall not exceed 40 feet in height.

F. Communications and cellular towers - I and RC Districts.

[Added 4-24-2023 by Ord. No. 181]

- (1) Lot size. The lot size dimensions (depth and width) shall be dictated by the fall radius of the tower.
- (2) The applicant is required to demonstrate, using technological evidence, that the antenna must go where it is proposed in order to satisfy its function in the company's grid system.
- (3) If the applicant proposes to build a tower (as opposed to mounting the antenna on an existing structure), it is required to demonstrate that it contacted the owners of tall structures within a one-half-mile radius of the site proposed, asked for permission to install the antenna on those structures, and was denied for reasons other than economic ones. This would include smokestacks, water towers, tall buildings, antenna support structures of other communications companies, other communications towers (fire, police, etc.), and other tall structures. Adams Township may deny the application to construct a new tower if the applicant has not made a good faith effort to mount the antenna on an existing structure.
- (4) The applicant shall demonstrate that the antenna is the minimum height required to function satisfactorily. No antenna that is taller than this minimum height shall be approved. In addition, no antenna shall exceed 200 feet in height.
- (5) All communications towers must be stealth towers. A "stealth tower" is a communications tower which is not recognizable as a conventional communications tower (e.g., a metal lattice structure), but instead is disguised or concealed in such a fashion as to conform to its surroundings. Examples of such stealth towers include a tower which looks like a tree or a clock tower, or one which is concealed in a church steeple or concrete silo.
- (6) The Township Supervisors may waive the stealth tower requirement where the applicant can demonstrate that the requirement is not necessary to protect the health, safety and welfare, considering items such as impact on surrounding and abutting property values; height; screening; number of uses per tower, including public uses; location; and actual setbacks.
- (7) Setbacks from base of antenna support structure. If a new antenna support structure is constructed (as opposed to mounting the antenna on an existing structure), the minimum distance between the base of the support structure or any guy wire anchors and any property line shall be the largest of the following:
 - (a) The fall radius of the tower.
 - (b) The minimum setback in the underlying zoning district.
 - (c) Fifty feet minimum.
- (8) Fencing. A fence shall be required around the antenna support structure and other equipment, unless the antenna is mounted on an existing structure. The fence shall be a minimum of eight feet in height.
- (9) Landscaping. The following landscaping shall be required to screen as much of the support structure as possible, the fence surrounding the support structure, and any other ground-level features (such as a building), and in general soften the appearance of the cell site. Adams Township may permit any combination of existing vegetation, topography, walls, decorative fences or other features instead of landscaping if they achieve the same degree of screening as the required landscaping. If the antenna is mounted on an existing structure, and other equipment is housed inside an existing structure, landscaping shall not be required.
 - (a) An evergreen screen shall be required to surround the site. The screen can be either a hedge (planted three feet on center maximum) or a row of evergreen trees (planted 10 feet on center maximum). The evergreen screen shall be a minimum height of six feet at planting and shall grow to a minimum of 15 feet at maturity.
 - (b) In addition, existing vegetation on and around the site shall be preserved to the greatest extent possible.
- (10) In order to reduce the number of antenna support structures needed in the community in the future, the proposed support structure shall be required to accommodate other users, including other communications companies, and local police, fire, ambulance services and municipal authority and road departments. In addition, a linear two-mile separation shall be maintained between communications towers, measured from the base of the support structure.
- (11) The applicant must demonstrate that it is licensed by the Federal Communications Commission.
- (12) Antenna support structures under 200 feet in height should be painted silver or have a galvanized finish retained in order to reduce the visual impact. Support structures may be painted green up to the height of nearby trees. Support structures

near airports shall meet all Pennsylvania Department of Transportation, Bureau of Aviation and Federal Aviation Administration regulations. No antenna support structure may be artificially lighted except as provided for and required by the Pennsylvania Department of Transportation, Bureau of Aviation and FAA.

- (13) A land development plan shall be required for all sites, showing the antenna, antenna support structure, building, fencing, buffering, access to public rights-of-way, and all other items required in the Adams Township Subdivision and Land Development Ordinance.^[3] The land development plan shall not be required if the antenna is to be mounted on an existing structure.

[3] *Editor's Note: See Ch. 167, Subdivision and Land Development.*

- (14) In granting the use, the Supervisors may attach reasonable conditions warranted to protect the public health, safety and welfare, including, but not limited to, the location of structures, fencing and screening.

- (15) All approvals will be only for specific facilities set forth in the application. No additions or alterations thereto will be permitted without a new application.

G. Firing ranges - RC District.

[Added 1-11-2016 by Ord. No. 155]

- (1) The minimum site required for an outdoor firing range shall be 50 acres.
- (2) The minimum site standards for an indoor firing range shall be as set forth in § 192-15F(1)(a) to (f). In addition, the decibel level for indoor firing range shall not exceed 60 dBA at all property lines, without the express written consent of the adjacent property owner(s).
- (3) Outdoor firing ranges shall not be located within 2,640 linear feet of any structure, except for buildings accessory to the operation of the firing range and/or related activities, and also except for bows or compound bows, which shall not be located within 150 linear feet of any structure, except for buildings accessory to the operation of the bow or cross bow firing range and/or related activities.
- (4) Firing ranges: Ranges shall illustrate that the design and direction of all firing lanes shall not present a danger to public health and safety. The developer shall show adherence to best design practices, such as the National Rifle Association's NRA Range Source Book, to ensure safety. Other intensive uses shall present a plan to minimize any noise created by activities through buffering, acoustic engineering or topography.
- (5) No exploding targets shall be permitted within 2,640 linear feet of any structure without the written consent of the owner of the occupied structure. As used herein the term "exploding target" shall mean any device which explodes upon impact by a projectile fired from a firearm, bow or compound bow, or any other ranged weapon, such as, but not limited to, binary exploding targets (made of separately packaged "fuel" and "oxidizer" that must be mixed to make the explosive device "live").
- (6) The Board of Supervisors may limit hours of operation as a reasonable additional condition of approval.

H. Oil and natural gas compressor station - I District.

[Added 12-11-2017 by Ord. No. 163]

- (1) The minimum site area required for an oil and gas compressor station shall be 10 acres.
- (2) To minimize impacts of ongoing compressor station noise on surrounding land uses, a compressor station shall not be located any closer than 2,640 linear feet to another existing or proposed compressor station independent of who owns/operates the adjacent compressor station.
- (3) No oil and gas compressor station may be located closer than 1,320 linear feet from any dwelling or school without the written waiver of the owner of the dwelling. As used herein the term "school" means an institution for the education and training of children, kindergarten through 12th grade, certified by the Pennsylvania Department of Education.
- (4) Compressors shall be located within a completely enclosed building. During periods of normal operations, doors, windows and similar operations shall remain closed. Only electric powered compressors may be utilized.
- (5) Oil and gas compressor stations noise levels shall be equal to or less than 60dBA at the property line for the oil and gas compressor station's site and all adjoining properties. If the Township receives complaints regarding the noise, the Township may require acoustical blankets, sound walls, mufflers or other alternative barriers to be provided and installed by applicant to ensure a 55dBA noise level at any adjacent residential dwelling.
- (6) The applicant must provide the Township with the ESCGP - 2 Plan and a postconstruction stormwater management plan prepared by a licensed professional (e.g., engineer, surveyor, geologist or landscape architect) who is registered in the Commonwealth of Pennsylvania.
- (7) A site plan is required pursuant to the Subdivision and Land Development Ordinance.^[4]
[4] *Editor's Note: See Ch. 167, Subdivision and Land Development.*
- (8) The operator shall provide all material safety data sheets (MSDSs) for all materials produced, stored or distributed on site to the Township Emergency Management Coordinator a minimum of 30 days prior to their use.

- (9) The operators shall provide a site orientation for Township's emergency first responders regarding operations, equipment and chemicals present at the facility.
 - (10) The operator shall provide and keep updated a prioritized call list with names, emails, addresses, and phone numbers for twenty-four-hour emergency contact.
 - (11) Tracking of mud, dirt and debris onto Township roads shall not occur. In the event of such occurrence, measures shall be taken to clean any mud, dirt and debris from Township roads immediately upon notification.
 - (12) The operator shall demonstrate continued compliance with all applicable state and federal permits and regulations.
 - (13) No person shall place, deposit, discharge or cause to be placed, deposited or discharged any oil, petroleum, asphalt, tar, hydrocarbon substance or any refuse including wastewater or brine from any oil and gas compressor or treatment facility or the contents of any container used in connection with any oil and gas compressor station into, or upon any public right-of-way, alley, street, lot, storm drain, ditch or sewer, sanitary drain, lake, pond, creek or similar body of water or any private property without permits from the appropriate regulatory agencies.
 - (14) The site shall be secured by a minimum eight-foot-high chain link fence with a locking gate that shall be kept locked when employees are not on the premises.
 - (15) Lighting on the site shall be directed downwards and shielded so as to avoid glare on public roads and adjacent properties.
 - (16) Compressor stations shall have adequate area improved with a dust-free all-weather surface which shall be provided on the site for parking maintenance vehicles during routine visits.
 - (17) Operators shall take any and all appropriate measures and efforts to control and to curtail dust emanating from the site.
- I. Natural gas processing plant - I District.
[Added 12-11-2017 by Ord. No. 163]
- (1) The minimum site required for a natural gas processing facility shall be 15 acres.
 - (2) All principal buildings and accessory structures shall be set back at least 100 feet from any property line that abuts a property in the I District. All principal buildings and accessory structures shall be set back at least 500 feet from any property line that adjoins any other zoning district.
 - (3) Natural gas processing plant noise levels shall be equal to or less than 60dBA at the property line for the oil and gas compressor station's site and all adjoining properties. If the Township receives complaints regarding the noise, the Township may require acoustical blankets, sound walls, mufflers or other alternative barriers to be provided and installed by applicant to ensure a 55dBA noise level at any adjacent residential dwelling.
 - (4) The applicant must provide the Township with the ESCGP - 2 Plan and a postconstruction stormwater management plan prepared by a licensed professional (e.g., engineer, surveyor, geologist or landscape architect) who is registered in the Commonwealth of Pennsylvania.
 - (5) A site plan is required pursuant to the Subdivision and Land Development Ordinance.^[5]
[5] *Editor's Note: See Ch. 167, Subdivision and Land Development.*
 - (6) The operator shall provide all material safety data sheets (MSDSs) for all materials produced, stored or distributed on site to the Township Emergency Management Coordinator a minimum of 30 days prior to their use.
 - (7) The operators shall provide a site orientation for Township's emergency first responders regarding operations, equipment and chemicals present at the facility.
 - (8) The operator shall provide and keep updated a prioritized call list with names, emails, addresses, and phone numbers for twenty-four-hour emergency contact.
 - (9) Tracking of mud, dirt and debris onto Township roads shall not occur. In the event of such occurrence, measures shall be taken to clean any mud, dirt and debris from Township roads immediately upon notification.
 - (10) The operator shall demonstrate continued compliance with all applicable state and federal permits and regulations.
 - (11) No person shall place, deposit, discharge or cause to be placed, deposited or discharged any oil, petroleum, asphalt, tar, hydrocarbon substance or any refuse including wastewater or brine from any natural gas processing plant or treatment facility or the contents of any container used in connection with any oil and gas compressor station into, or upon any public right-of-way, alley, street, lot, storm drain, ditch or sewer, sanitary drain, lake, pond, creek or similar body of water or any private property without permits from the appropriate regulatory agencies.
 - (12) The site shall be secured by a minimum eight-foot-high chain link fence with a locking gate that shall be kept locked when employees are not on the premises.
 - (13) Lighting on the site shall be directed downwards and shielded so as to avoid glare on public roads and adjacent properties.