

Land Development Regulation  
Chapter 3-9. Zoning  
Article III. Special Regulations

Sec. 3-9-71. Essential Services

1 **Sec. 3-9-71. Essential Services.**

2 Essential Sservices shall be permitted in ~~RMF-T, COP, CG, CTCL, IL-IG~~ and ~~IG-II~~ zoning districts and  
3 permitted by special exception in ~~AE, AG, EM, AC, AE-10, ES, RMF-T, OMI, RE, RSF, RMF, MHP, MHS,~~  
4 ~~MHC, RVP and CN~~ zoning districts. The term "essential services" shall include utility facilities, including  
5 sewage treatment plants and lift stations, water wells, storage tanks, pumping stations, and water  
6 treatment plants; electric generating plants, distribution, equipment storage and transformer stations; gas  
7 pumping, metering, processing, distribution and storage; and telephone and cable television facilities. The  
8 term shall not include water wells, treatment plants, and septic tanks which are not associated with a  
9 utility facility, nor shall it include transmission and distribution lines. Essential services shall be required to  
10 comply with all other requirements as set forth within the land development regulations. The following  
11 standards shall also apply:

- 12 | (1) New sewage treatment plants shall be no closer than ~~five hundred (500)~~ feet to any residential  
13 structure. Expansion to existing sewage treatment plants shall be exempt from this setback  
14 requirement. Additionally, sewage treatment plants, when a part of a ~~mobile-manufactured~~  
15 home park or a recreational vehicle park, shall be exempt from the above setback requirement.
- 16 | (2) New water treatment plants shall be located no closer than ~~two hundred (200)~~ feet to any  
17 residential structure. Expansion to existing water treatment plants shall be exempt from this  
18 setback requirement.
- 19 | (3) Holding ponds required for the operation of sewage treatment facilities shall be required to be  
20 set back a minimum ~~one hundred (100)~~ feet from any residential structure, or ~~fifty (50)~~ feet from  
21 the residential property line, whichever is greater. Measurement shall be from the residential  
22 structure or property line to the edge of the water.
- 23 | ~~(4) Essential Services located in zoning districts other than RMF-T, COP, CG, CI, IL and IG shall~~  
24 ~~be required to provide a screening buffer in accordance with section 3-9-83.~~
- 25 | ~~(54)~~ No variance to the above minimum setback requirements shall be allowed.