Section 1231 - OUTDOOR HEATING SOURCE

Outdoor hydronic heaters. Outdoor hydronic heaters shall be permitted as an accessory use subject to the following:

A. The minimum lot size for such outdoor hydronic heater shall be three (3) acres.

B. Fuel sources:

(1) Permitted fuel sources include clean wood or wood pellets made from clean wood; home heating oil, natural gas, or propane that complies with all applicable sulfur limits and is used as a starter or supplemental fuel for dual-fired boilers; or any other fuel specified by the manufacturer and approved by PA DEP.

(2) Combustion of the following fuel substances is expressly prohibited: industrial waste, rubber, plastics, used motor oil, toxic chemicals, contaminated waste, yard waste, household garbage, cardboard and wastepaper, animal waste and any material prohibited for combustion by federal or state statute.

(3) Storage of fuel sources shall be provided for in a safe manner and in accordance with applicable regulations.

C. The outdoor hydronic heater shall be an EPA-qualified Phase 2 appliance under the Phase 2 Voluntary Partnership Program for Hydronic Heaters, or, if amended, meeting the most recent standards for emission levels. Such heater shall maintain the hang tag (i.e., white hang tag for Phase 2 demonstrating compliance on the boiler unit at all times). Manufacturer specifications shall be submitted as part of the application. Installation and maintenance shall be performed in strict accordance with manufacturer specifications.

D. Such outdoor hydronic heater shall be setback a minimum of one hundred (100) feet from any property line, and no heater shall be located between the principal building and the street right-of-way line.

E. All outdoor hydronic heaters shall have an attached stack with a minimum height of ten (10) feet above the heating unit.

F. In the event that an outdoor hydronic heater is damaged, abandoned, or physically decayed to the point of becoming noncompliant with this section, the boiler shall be removed or replaced with a new unit within six months from the date the system enters such a state. In the event of replacement, all provisions of this section in effect at the time of replacement shall be complied with.

G. The outdoor hydronic heater shall meet all applicable EPA and PA DEP regulations.

H. The outdoor hydronic heater shall be an outside/remote facility and shall not be located within a structure normally intended for habitation by humans or domestic animals.

I. The location of the outdoor hydronic heater shall be reviewed by the Fire Department to confirm accessibility to the heater and adherence to other fire safety regulations including fuel storage.

J. The location of the outdoor hydronic heater shall be a minimum of 50 feet from dwellings and other structures occupied by humans or domestic animals.

ADD to Section 202

OUTDOOR HYDRONIC HEATER – A fuel burning appliance or device, also known as an “outdoor wood boiler,” “outdoor wood burning boiler,” or “outdoor wood heater,” that burns less than 350,000 BTUs per hour and produces heat or hot water for a structure or building through the distribution, typically through pipes, of a fluid heated in the device, typically water or a mixture of water and antifreeze.