



ZONING ORDINANCE



COUNTY OF MONROE
COMMONWEALTH OF PENNSYLVANIA

HANOVER
ENGINEERING
ASSOCIATES, INC.

20C Snyder Lane
Ephrata, PA 17522
(717) 721-7444

CRAMER, SWETZ & MCMANUS, P.C.
ATTORNEYS AT LAW
711 Sarah Street
Stroudsburg, PA 18360
(570) 421-5720

Ordinance No. 110
Adopted November 17, 2003

ZONING ORDINANCE

POCONO TOWNSHIP
COUNTY OF MONROE
COMMONWEALTH OF PENNSYLVANIA

HANDOVER
ENGINEERING
ASSOCIATES, INC.

20C Snyder Lane
Ephrata, PA 17522
(717) 721-7444

CRAMER, SWETZ & MCMANUS, P.C.
ATTORNEYS AT LAW
711 Sarah Street
Stroudsburg, PA 18360
(570) 421-5720

Ordinance No. 110
Adopted November 17, 2003

ZONING ORDINANCE

**POCONO TOWNSHIP
MONROE COUNTY
PENNSYLVANIA**

BOARD OF SUPERVISORS

**L. PATRICK ROSS
WILLARD ANGLEMYER
H. JANE CILURSO**

**CHAIRMAN
VICE-CHAIRMAN**

SECRETARY/TREASURER

H. JANE CILURSO

PLANNING COMMISSION

**ROBERT DEMAREST
FRANK RUGGIERO
H. JANE CILURSO
PAMELA FINKBEINER
GORDON HOLZ
JOHN BRAMLEY
SCOTT EWING**

**1st VICE-CHAIRMAN
2nd VICE-CHAIRMAN
SECRETARY**

ENFORCEMENT OFFICERS

DENNIS KEESLER

**ZONING
SEWAGE**

TABLE OF CONTENTS

ARTICLE I GENERAL PROVISIONS

| | | |
|--------------|--|-----|
| Section 100. | Title. | I-1 |
| Section 101. | Purpose. | I-1 |
| Section 102. | Statement of Community Development Objectives. | I-1 |
| Section 103. | Interpretation. | I-2 |
| Section 104. | Scope. | I-2 |
| Section 105. | Effect of Ordinance. | I-2 |

ARTICLE II DEFINITIONS

| | | |
|--------------|--------------|------|
| Section 201. | Word Usage. | II-1 |
| Section 202. | Definitions. | II-1 |

ARTICLE III ZONING MAP AND ZONING DISTRICTS

| | | |
|--------------|--|-------|
| Section 301. | Official Zoning Map. | III-1 |
| Section 302. | Identification of Official Zoning Map. | III-1 |
| Section 303. | Changing the Official Zoning Map. | III-1 |
| Section 304. | Location of Official Zoning Map. | III-1 |
| Section 305. | Replacement of Official Zoning Map. | III-1 |
| Section 306. | List of Districts. | III-2 |
| Section 307. | Interpretation of District Boundaries. | III-2 |

ARTICLE IV BASIC DISTRICT REGULATIONS

| | | |
|--------------|--|-------|
| Section 401. | Application of District Regulations. | IV-1 |
| Section 402. | R-1 Low Density Residential District Regulations. | IV-2 |
| Section 403. | R-2 Medium Density Residential District Regulations. | IV-4 |
| Section 404. | RD Recreation District Regulations. | IV-8 |
| Section 405. | C Commercial District Regulations. | IV-12 |
| Section 406. | I Industrial District Regulations. | IV-17 |
| Section 407. | CD Conservation District Regulations. | IV-22 |

ARTICLE V SUPPLEMENTARY REGULATIONS

| | | |
|--------------|--|-----|
| Section 501. | Permitted Variations from Required Areas. | V-1 |
| Section 502. | Nonconforming Lots of Record. | V-1 |
| Section 503. | Visibility at Intersections in All Districts. | V-2 |
| Section 504. | Exceptions to Height Regulations. | V-2 |
| Section 505. | Structures to Have Access. | V-3 |
| Section 506. | Corner Lot Restriction. | V-3 |
| Section 507. | Area and Width for Lots Not Served with Public Water and/or Sanitary Sewers. | V-3 |
| Section 508. | Projections into Yards. | V-3 |

TABLE OF CONTENTS (CONTINUED)

| | | |
|--------------|--|------|
| Section 509. | Accessory Uses or Structures. | V-3 |
| Section 510. | Non-Conforming Uses. | V-4 |
| Section 511. | Non-Conforming Structures and Dimensions. | V-5 |
| Section 512. | Parking and Truck Loading Requirements. | V-6 |
| Section 513. | Storage of Explosives. | V-11 |
| Section 514. | Roadway Classifications. | V-12 |
| Section 515. | Special Exceptions. | V-12 |
| Section 516. | Conditional Uses. | V-14 |
| Section 517. | Criteria for Specific Land Uses. | V-17 |
| Section 518. | Adult Uses. | V-18 |
| Section 519. | Agricultural Operations (Farms). | V-20 |
| Section 520. | Amusement Arcades. | V-21 |
| Section 521. | Animal Hospitals and Veterinary Clinics. | V-21 |
| Section 522. | Antennas and Communication Equipment Buildings. | V-22 |
| Section 523. | Attached and Semi-Detached Buildings in Industrial or Commercial Districts. | V-23 |
| Section 524. | Bed and Breakfast Establishments. | V-23 |
| Section 525. | Boarding Houses. | V-24 |
| Section 526. | Campgrounds. | V-24 |
| Section 527. | Cemeteries. | V-27 |
| Section 528. | Churches and Related Uses. | V-28 |
| Section 529. | Commercial Mulching, Stump Grinding, and/or Composting. | V-29 |
| Section 530. | Communication Towers. | V-32 |
| Section 531. | Customary Accessory Uses. | V-37 |
| Section 532. | Day Care Facilities. | V-37 |
| Section 533. | Dormitories. | V-38 |
| Section 534. | Drive-In Businesses (Excluding Vehicle Washes). | V-38 |
| Section 535. | Essential Services. | V-39 |
| Section 536. | Forestry. | V-40 |
| Section 537. | Gaming and Off-Track Betting Establishments. | V-41 |
| Section 538. | Governmental and Educational Uses. | V-43 |
| Section 539. | Group Care Facilities. | V-44 |
| Section 540. | Helipads. | V-46 |
| Section 541. | Home Occupations. | V-46 |
| Section 542. | Hospitals. | V-48 |
| Section 543. | Keeping of Equine Animals. | V-48 |
| Section 544. | Keeping of Wild or Exotic Animals. | V-49 |
| Section 545. | Kennels (Including Non-Profit Kennels). | V-49 |
| Section 546. | Life Care Facilities. | V-50 |
| Section 547. | Light Manufacturing. | V-54 |
| Section 548. | Mineral Recovery. | V-54 |
| Section 549. | Mobile Home Parks. | V-56 |
| Section 550. | Nursing Homes. | V-56 |

TABLE OF CONTENTS (CONTINUED)

| | | |
|--------------|---|------|
| Section 551. | Private Clubs and Clubhouses. | V-56 |
| Section 552. | Professional Offices, Medical/Dental Clinics, Banks and Similar Financial Institutions, and Retail Sales. | V-57 |
| Section 553. | Recreation Facilities. | V-57 |
| Section 554. | Regional Impact Developments. | V-58 |
| Section 555. | Restaurants, Taverns, and Nightclubs. | V-61 |
| Section 556. | Retail sale of Nursery and Garden Materials. | V-62 |
| Section 557. | Riding Club or Riding Stable. | V-62 |
| Section 558. | Salvage Yards. | V-63 |
| Section 559. | Self-Service Storage Facilities. | V-64 |
| Section 560. | Shopping Centers. | V-65 |
| Section 561. | Truck or Motor Freight Terminal. | V-66 |
| Section 562. | Vehicle Fueling Stations. | V-66 |
| Section 563. | Vehicle Service and Repair Facilities. | V-67 |
| Section 564. | Vehicle Washes. | V-68 |
| Section 565. | Wholesale Distribution of Industrial Products, Lumber and Coal Yards, Building Material Storage Yards, Contractors' Equipment and Storage Yards, Commercial Warehouses. | V-69 |

ARTICLE VI PLANNED RESIDENTIAL DEVELOPMENT

| | | |
|--------------|---|-------|
| Section 601. | Definitions and Statement of Purpose. | VI-1 |
| Section 602. | Effect. | VI-2 |
| Section 603. | Application. | VI-2 |
| Section 604. | Approval by Sections. | VI-3 |
| Section 605. | Time Limits for Completion by Sections. | VI-3 |
| Section 606. | Development in Phases. | VI-4 |
| Section 607. | Driveway access to a Highway under the jurisdiction of the Pennsylvania Department of Transportation. | VI-5 |
| Section 608. | Modifications. | VI-5 |
| Section 609. | General Requirements. | VI-6 |
| Section 610. | Application Procedures. | VI-8 |
| Section 611. | Approval Requirements. | VI-16 |
| Section 612. | PRD Common Open Space. | VI-29 |
| Section 613. | Procedure for Installation or Guarantee of Required Improvements. | VI-34 |
| Section 614. | Design Standards and Required and Promised Improvements. | VI-42 |
| Section 615. | Site Design Standards. | VI-56 |
| Section 616. | Construction Standards. | VI-61 |
| Section 617. | Parking Design Standards. | VI-69 |

TABLE OF CONTENTS (CONTINUED)

| | | |
|---------------------|---|--------|
| ARTICLE VII | SIGNS | |
| Section 701. | Use and Location Regulations. | VII-1 |
| Section 702. | General conditions. | VII-7 |
| Section 703. | Sign Plazas. | VII-10 |
| Section 704. | Nonconforming Signs. | VII-10 |
| Section 705. | Permits. | VII-12 |
| | | |
| ARTICLE VIII | ZONING HEARING BOARD | |
| Section 801. | Creation of Board. | VIII-1 |
| Section 802. | Membership. | VIII-1 |
| Section 803. | Expenditures for Services.. | VIII-2 |
| Section 804. | Organization. | VIII-2 |
| Section 805. | Meetings. | VIII-3 |
| Section 806. | Minutes and Records. | VIII-3 |
| Section 807. | Powers and Duties. | VIII-3 |
| Section 808. | Procedures for Application to the Zoning Hearing Board. | VIII-5 |
| Section 809. | Stay of Proceedings. | VIII-7 |
| Section 810. | Hearings. | VIII-7 |
| | | |
| ARTICLE IX | ADMINISTRATION | |
| Section 901. | Enforcement. | IX-1 |
| Section 902. | Zoning Permit. | IX-3 |
| Section 903. | Certificate of Use and Occupancy. | IX-4 |
| Section 904. | Timber Harvesting Permit. | IX-6 |
| Section 905. | Schedule of Fees, Charges and Expenses. | IX-8 |
| Section 906. | Amendments. | IX-8 |
| Section 907. | Remedies. | IX-11 |
| Section 908. | Violations and Penalties. | IX-11 |
| Section 909. | Appeals. | IX-12 |
| Section 910. | Public Utilities Corporation Excepted. | IX-12 |
| Section 911. | Board of Supervisors' Functions - Conditional Uses. | IX-12 |
| Section 912. | Temporary Use and Structure Permits. | IX-12 |
| Section 913. | Compliance with Township Subdivision And Land Development Ordinance. | IX-14 |

USE SCHEDULE