

COMMONWEALTH OF PENNSYLVANIA, BOROUGH OF EAST STROUDSBURG,
MONROE COUNTY
ORDINANCE NO. 1402

AN ORDINANCE OF THE COUNCIL OF THE BOROUGH OF EAST
STROUDSBURG, MONROE COUNTY, PENNSYLVANIA (“BOROUGH”)
AMENDING CHAPTER 157, ZONING, OF THE CODIFIED
ORDINANCES OF THE BOROUGH OF EAST
STROUDSBURG TO ADD PROVISIONS ADDRESSING
“MOVING AND STORAGE CENTER” USES, TO ALLOW MOVING
AND STORAGE CENTERS AS CONDITIONAL USES IN THE OM-1
DISTRICT, TO REVISE CERTAIN SIGN PROVISIONS IN SECTION 157-58, TO
REVISE LANDSCAPING REQUIREMENTS IN SECTION 157-66.B, MODIFY
FOOTNOTE 4 OF THE TABLE OF BULK REGULATIONS, AMEND SECTION
157-64.C, PARKING REQUIREMENTS, TO ADD A DEFINITION OF
“STORAGE AND WAREHOUSING,” AND TO ADD
PROVISIONS FOR SEVERABILITY, REPEALER, AND EFFECTIVE DATE

WHEREAS, the Borough is a Municipal Corporation of the Commonwealth of Pennsylvania, organized and existing under the Pennsylvania Borough Code, as amended, 8 Pa. C.S. §101, *et seq.*, (“Pennsylvania Borough Code”); and

WHEREAS, the Borough Council is revising its Zoning Ordinance consistent with the procedures and authority of the Pennsylvania Municipalities Planning Code, as amended; and

NOW, THEREFORE, BE IT ORDAINED by the Council of the Borough of East Stroudsburg, Monroe County, Pennsylvania, that the following Zoning Ordinance Amendment to Chapter 157 Zoning of the East Stroudsburg Code of Ordinances be adopted:

Section 1. Definition

The following new definitions are to be inserted into Section 157-30 in alphabetical order:

“Moving and Storage Center - A use that includes self-storage units for non-hazardous materials and products for rent to multiple different individuals and/or businesses, and that may also be combined with any of the following: a) the rental of motor vehicles and trailers, b) the installation of trailer hitches onto customer and company vehicles, and c) customary retail sales, such as sales of boxes, trailer hitches, and packing materials, and d) the filling of portable propane tanks for customers from a regulated Propane Dispensing Station.

Storage and Warehousing – A building or group of buildings primarily used for the indoor temporary storage of products and materials, including i) activities involving loading and unloading of vehicles; ii) indoor sorting and packaging operations; and iii) accessory outdoor storage of products. This use shall not include a Truck and Freight Terminal.”

Section 2. Allowed Uses – In 157 Attachment 1 “Table of Use Regulations – Basic District Regulations,” the following changes are made:

Under Commercial Uses, add a new use “Moving and Storage Center,” which shall be added as a conditional use in the OM-1 district, and which shall be not permitted in the other zoning districts.

Section 3. Specific Use Standards – Add a new Section 157-100.12 to existing Section 157-100:

“Moving and Storage Center.

- A. The term “Business Inventory” shall include motor vehicles and trailers or parts thereof for rent or lease to the general public which cannot be moved or permitted to be accessed by customers from the Business Inventory storage location by anyone except Employees of the Moving and Storage Center. Business Inventory may be stored outside on the site on paved surfaces and may be located in any side or rear yard, provided it is not kept closer than: 1) 10 feet from a lot line abutting a Residential Zone or existing residential use, and 2) 5 feet from any other side or rear lot line. Business Inventory may be stored in the front yard, provided it is kept a minimum of 10 feet from the front lot line.
- B. If Business Inventory is able to be moved by customers or other persons who are not employees of the use, the vehicles and trailers shall be parked in parking spaces meeting all the requirements of the Zoning Ordinances for dimensions, location, striping, construction, landscaping, and lighting.
- C. Business Inventory shall be effectively screened from view from adjoining residential zone or existing residential use properties by a combination of a non-see-through fence behind evergreen trees which shall be of equal height as the fence when planted. The evergreen trees shall be maintained to provide an effective screen.
- D. Accessory retail sales shall be limited to occupying a maximum of 15 percent of the total storage unit and building floor area.
- E. A sidewalk meeting Borough standard shall be provided on the applicant’s property abutting a public street. A sidewalk is not required abutting a limited access highway.
- F. There shall be no storage of hazardous or flammable substances in the storage units, and such restriction shall be included in any lease of storage spaces.
- G. The installation of a new trailer hitch on a vehicle shall only occur indoors, in a dedicated area.
- H. If the Moving and Storage Center includes a Propane or Liquefied Petroleum Gas Dispensing Station (“Propane Dispensing Station”), as defined by the

Pennsylvania Propane and Liquefied Petroleum Gas Act, it shall meet all applicable State regulations for such use. In addition, the Propane Dispensing Station shall meet the following additional requirements:

- (1) The Propane Dispensing Station shall be separated from a public road or highway by primarily evergreen plantings if the Propane Dispensing Station will be visible from the public road or highway.
- (2) The applicant shall show that there is appropriate internal circulation for delivery and customer vehicles.
- (3) In addition to other required parking, the Propane Dispensing Station shall include room for the vehicles of customers awaiting service from the facility.
- (4) A minimum 6 feet high security fence shall surround the Propane Dispensing Station.
- (5) The Propane Dispensing Station shall meet minimum building setbacks from property lines, unless a larger setback is required to meet State or other regulations.

G. All storage buildings shall be separated by a minimum of 20 feet from all other storage buildings.

H. Parking Requirements.

- (1) Gross floor area shall mean the square footage of all floors within the exterior of any and all building walls or separate storage structure walls when storage units are not enclosed in a single building and shall include the space for any accessory indoor use permitted on the site.
- (2) All parking spaces required to meet the minimum number of required parking spaces and for public use shall meet the dimensional and other requirements of the Zoning Ordinance in all respects, including the provision of handicapped accessible spaces as required by the Zoning Ordinance.
- (3) In addition, parking shall be provided for the storage of any and all Business Inventory (motor vehicles and trailers) kept on-site at peak times. Business Inventory areas do not need to meet the parking space dimensional requirements (such as minimum stall and isle widths) if the Business Inventory units are not parked in such spaces or moved from such spaces by customers.

- (4) An off-street loading space with a minimum dimension of 12 feet x 35 feet shall be provided adjacent to a building entrance for customers

Section 4. Parking. Add new category entitled “Moving and Storage Center” to end of chart in Section 157-64.C, as follows: “The Moving and Storage Center parking shall be calculated based upon the gross floor area of any and all buildings and/or storage units, whichever is greatest.

The Moving and Storage Center shall provide customer, employee, visitor and customer-accessed rental vehicle parking spaces. *The number of parking spaces shall be based upon 0.2 parking spaces per 1,000 square feet of gross building floor area.*

Section 5. Dimensional Requirements. In 157 Attachment 2 “Table of Bulk Regulations – Regulations Governing the Size of Lots, Yards and Buildings for Permitted Uses Only,” the following addition is made to footnote 4 regarding height: “4 – If the proposed principal building in the OM-1 district will be located entirely within 400 feet from the legal right-of-way of a Limited Access Highway, the maximum Building Height shall be increased to 100 feet.”

Section 6. Signs. In Section 157-58., the following revisions are made:

In A., in the table of “Sign Regulations for Commercial and Industrial Districts:” a) add “OM-1” in place of the “M-1 district;” b) add “or C-1B” after the “C-1A” district; and c) add “IE” after the “INST-EU” district.

In B. regarding sign height, add the following: “However, if a principal commercial or industrial building has a height exceeding 30 feet, then allowed on-premises wall signs may have a maximum height equal to the height of the building to which the signs are attached. Business signs shall only be allowed to be used for advertising of goods and services that are part of the primary on-site use, unless specifically permitted otherwise by a provision of this Ordinance, such as for Political Signs or Off-Premises Advertising Signs allowed by Section 157-63.”

Section 7. Streetside Landscaping. Add the following sentence to the end of existing Section 157-66.B.:

“This landscaped area is not required along a Limited Access Highway where there is a grade change of more than 10 feet between the elevation of the nearest travel lanes of a Limited Access Highway and the nearest adjacent proposed site improvement on an adjacent lot.”

Section 8. Severability. It is hereby declared to be the legislative intent that if a court of competent jurisdiction declares any provisions of this Ordinance to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Ordinance shall continue to be separately and fully effective. The Borough Council hereby declares that it would have passed this Ordinance and each section or part thereof, other than any part declared invalid, if it had advance knowledge that any part would be declared invalid.

Section 9. Repealer. Any specific provisions of the East Stroudsburg Borough Zoning Code that are in direct conflict within this Ordinance are hereby repealed.

Section 10. Effective Date. This Ordinance shall be effective upon its approval as provided by law.


ORDAINED AND ENACTED into an Ordinance on this 2nd day of July, 2024.


BOROUGH OF EAST STROUDSBURG

By: 
Borough Council (Vice) President

ATTEST:

APPROVED BY:


Borough (Assistant) Secretary


Mayor

Date: 7/2/24