

COMMONWEALTH OF PENNSYLVANIA  
BOROUGH OF EAST STROUDSBURG  
MONROE COUNTY

ORDINANCE NO. 1403

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, AMENDING ATTACHMENT 1, TABLE OF USE REGULATIONS, BASIC DISTRICT REGULATIONS, REGARDING AMENDMENT OF THE STATEMENT OF EXPLANATION OF SYMBOLS USED IN THE TABLE, AMENDMENT OF THE TABLE PER ORDINANCE NO. 1396, APPROVED AUGUST 1, 2023, WHICH AMENDED THE USES REGARDING PRIMARY AND SECONDARY SCHOOLS AND TECHNICAL AND TRADE SCHOOLS AND ADDED THE USE OF HOBBY SCHOOLS, ADDITION OF THE USE OF MOVING AND STORAGE CENTERS, AND AMENDMENT OF THE FOOTNOTES REGARDING WIRELESS COMMUNICATIONS FACILITIES ALLOWED BY SPECIAL EXCEPTION IN THE I-E DISTRICT BY ELIMINATING THE FOOTNOTES AND INCORPORATING THE USE INTO THE TABLE

**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 East Stroudsburg Borough Council of the Borough of East Stroudsburg, pursuant to the Pennsylvania Borough Code, § 1202 (Specific powers), (5) make Regulations for Health, Welfare, and Safety if the Borough, (21) Utilizing Pennsylvania Municipalities Planning Code and other applicable laws by adopting Zoning, Subdivision and Land Use and Development Regulations; § 1203 (Reserved powers), authority to make and adopt Ordinances, Bylaws, Rules, and Regulations for proper management and control of the Borough and its finances; and

**WHEREAS**, an amendment of the explanation of symbols used in the Table of Use Regulations; amendments and addition approved by Ordinance No. 1396, approved August 1, 2023, concerning the amendment of the Table of Use Regulations regarding schools, including uses of Primary & Secondary Schools and Technical & Trade Schools, and the addition of the use of Hobby Schools; addition of use concerning Moving & Storage Centers permitted by Conditional Use in the OM-1 Zoning District; and, amendment of the footnotes regarding Wireless Telecommunications Facilities listed at the end of the Table of Use Regulations to remove the footnotes and add to the Table the use by Special Exception in the I-E District, where all require the Borough Council to amend the Borough of East Stroudsburg Zoning Ordinance, Attachment 1, Table of Use Regulations, Basic District Regulations, to amend the explanation of symbols used, to amend the use class of Primary and Secondary Schools and Technical and Trade Schools, to add a new use class for Hobby Schools, to add a new use class for Moving & Storage Centers, and to amend the footnotes regarding Wireless Communications Facilities by eliminating them and incorporating the special exception use in the I-E District into the Table of Use Regulations; and

**WHEREAS**, the proposed amendments have been the subject of special public meetings of the Borough of East Stroudsburg Planning Commission and the Borough Council of the Borough of East Stroudsburg at which information was gathered and members of the public were permitted to ask questions and make comments; and

**WHEREAS**, the proposed amendment has been reviewed by the Borough of East Stroudsburg Planning Commission which has commented to the proposed amendment; and

**WHEREAS**, the proposed amendment has been reviewed by the Monroe County Planning Commission, whose written comments have been received and considered by Borough Council; and

**WHEREAS**, Borough Council has conducted a public hearing on the proposed amendment on May 21, 2024 in accordance with the Pennsylvania Municipalities Planning Code, as amended.

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

**SECTION 1. Table of Use Regulations, Basic District Regulations, Permitted, Conditional, & Special Exception Uses:** Attachment 1 – Table of Use Regulations, as referenced in Chapter 157 (Zoning), § 157-39 of the East Stroudsburg Code of Ordinances, and attached to this ordinance as “Exhibit A,” is hereby added to or amended as follows:

A. The statement regarding the explanation of symbols used in the Table of Use Regulations as per § 157-39, located on the first page of the Table of Use Regulations, after the list of prior approved ordinances and before the Table, has been amended as follows:

(1) Elimination of the following statement:

(a) “For an explanation of the symbols used in the Table of Use Regulations, see § 157-39.”

(2) Addition of the following statement:

(a) “Explanation of the symbols used in the Table of Use Regulations (§ 157-39) are as follows:  
**X** = Uses Permitted by Right  
**S** = Uses May Be Permitted by Special Exception in Accordance with § 157-20  
**C** = Uses May Be Permitted by Approval of the Borough Council  
**No Symbol** = Use Is Not Permitted”

B. The amendments and addition to the uses of schools, including Primary and Secondary Schools, Technical and Trade Schools, and Hobby Schools, as per Ordinance No. 1396, are as follows:



- (1) Primary and Secondary Schools remain under the heading “Public and Semi-Public Uses” in the Table of Use Regulations, with the following amendments:
  - (a) Elimination of the language “Primary (elementary) and secondary schools.”
  - (b) Elimination of the use of “Primary (elementary) and secondary schools” as a conditional use in the I-E District only.
  - (c) Addition of the language “Schools, Primary & Secondary,” with the following subcategories:
    - [1] “a) 50 or Less Occupants”
    - [2] “b) 51-150 Occupants”
    - [3] “c) 150 or More Occupants”
  - (d) Additions of the following uses for “Schools, Primary & Secondary” and its subcategories:
    - [1] 50 or Less Occupants – permitted by right in the C-1, C-2, C-1A, C-1B, OM-1, and I-E Districts.
    - [2] 51-150 Occupants – conditional use in the C-1, C-2, C-1A, C-1B, OM-1, and I-E Districts.
    - [3] 150 or More Occupants – conditional use in the I-E District.
- (2) Technical and Trade Schools are eliminated from under the heading “Customer Uses (Services)” and added under the heading “Public and Semi-Public Uses” in the Table of Use Regulations, with the following amendments:
  - (a) Elimination of the language “Technical and trade schools.”
  - (b) Elimination of the use of “Technical and trade schools” as permitted by right in the C-1, C-2, C-1A, and C-1B Districts, and as a special exception in the OM-1 District.
  - (c) Addition of the language “Schools, Technical & Trade,” with the following subcategories:
    - [1] “a) 50 or Less Occupants”
    - [2] “b) 51-150 Occupants”
    - [3] “c) 150 or More Occupants”
  - (d) Additions of the following uses for “Schools, Technical & Trade” and its subcategories:

[1] 50 or Less Occupants – permitted by right in the C-1, C-2, C-1A, C-1B, OM-1, and I-E Districts.

[2] 51-150 Occupants – conditional use in the C-1, C-2, C-1A, C-1B, OM-1, and I-E Districts.

[3] 150 or More Occupants – conditional use in the I-E District.

(3) Hobby Schools are added under the heading “Commercial Uses (Retail)” in the Table of Use Regulations, with the following language and uses:

(a) Addition of the language “Hobby Schools,” with the following subcategories:

[1] “a) 50 or Less Occupants”

[2] “b) 51-150 Occupants”

[3] “c) 150 or More Occupants”

(b) Additions of the following uses for “Hobby Schools” and its subcategories:

[1] 50 or Less Occupants – permitted by right in the C-1, C-2, C-1A, C-1B, and I-E Districts.

[2] 51-150 Occupants – conditional use in the C-1, C-1A, C-1B, and I-E Districts, and permitted by right in the C-2 District.

[3] 150 or More Occupants – conditional use in the C-2 District.

C. The addition of the use, Moving and Storage Center, is added under the heading “Commercial Uses (Retail)” with the following language and use:

(1) “Moving & Storage Center” – conditional use in the OM-1 Zoning District.

D. Footnotes listed at the end of the Table of Use Regulations indicating that Wireless Communications Facilities are allowed by special exception in the I-E District are eliminated and the use is incorporated into the Table, as per the following:

(1) Elimination of the four footnotes, stated as follows:

(a) Footnote 1 – “Tower-based wireless communications facilities (WCF) are permitted by special exception in the I-E Districts.”

(b) Footnote 2 – “Non-tower WCF are permitted by special exception in the I-E Districts.”

(c) Footnote 3 – “Small WCF – co-located are permitted by special exception in the I-E Districts.”

(d) Footnote 4 – “Small WCF – requiring installation of new wireless support structure are permitted by special exception in the I-E Districts.”

(2) The special exception use in the I-E District is added to the Table of Use Regulations under the existing “Wireless Communications Facilities” subcategories, which are, “Tower-Based,” “Non-Tower,” “Small, Co-Located,” and “Small, Requiring Installation of New Wireless Support Structures.”

**SECTION 2. Severability.** It is hereby declared to be the legislative intent that if a court of competent jurisdiction declares any provision 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 or ineffective, if it had advance knowledge that any part would be declared invalid or ineffective.

**SECTION 3. Repealer.** Any specific provisions of the Borough of East Stroudsburg Zoning Code that are in direct conflict within this Ordinance are hereby repealed.

**SECTION 4. Authority.** This Ordinance is enacted under the authority conferred by the Pennsylvania Municipalities Planning Code, as amended.

**SECTION 5. 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:

  
Borough (Assistant) Secretary

APPROVED BY:

  
Mayor

DATE: 7/2/24



Borough of East Stroudsburg

TABLE OF USE REGULATIONS  
BASIC DISTRICT REGULATIONS

[Amended 5-17-1994 by Ord. No. 1013, approved 5-17-1994; 8-25-1994 by Ord. No. 1016, approved 8-25-1994; 12-16-1997 by Ord. No. 1066, approved 12-16-1997; 5-19-1998 by Ord. No. 1072, approved 5-19-1998; 8-3-1999 by Ord. No. 1087, approved 8-3-1999; 3-7-2000 by Ord. No. 1100, approved 3-7-2000; 8-1-2000 by Ord. No. 1104, approved 8-1-2000; 1-20-2004 by Ord. No. 1145, approved 1-20-2004; 5-15-2007 by Ord. No. 1191, approved 5-15-2007; 8-5-2008 by Ord. No. 1207, approved 8-5-2008; 2-1-2011 by Ord. No. 1240, approved 2-1-2011; 1-26-2012 by Ord. No. 1246, approved 1-26-2012; 1-26-2012 by Ord. No. 1247, approved 1-26-2012; 5-7-2013 by Ord. No. 1273, approved 5-7-2013; 9-4-2020 by Ord. No. 1362 approved 9-4-2020; 2-16-2021 by Ord. No. 1375 approved 2-16-2021; 10-19-2021 by Ord. No. 1380 approved 10-19-2021; 8-1-2023 by Ord No. 1396 approved 8-1-2023; 6-24-2024 by Ord No. 1403 approved \_\_\_\_\_]

Explanation of the symbols used in the Table of Use Regulations (§ 157-39) are as follows:

X = Uses Permitted by Right

S = Uses May Be Permitted by Special Exception in Accordance with § 157-20

C = Uses May Be Permitted by Approval of the Borough Council

No Symbol = Use Is Not Permitted

Permitted, Conditional, & Special Exception Uses	Zoning Districts												
	R-1	R-2	R-3	C-1	C-2	C-1A	C-1B	OM-1	I-E	I-M	I-U	I-UA	S-1
Residential & Related Uses													
1) Conversions		S	S	X	X	X		S		S	S		X
2) Dwellings:													
a) Single-Family	X	X	X										
b) Two-Family		X	X										
c) Multi-Family, Medium & High Density				X	X	X	X			S	S		X
d) Mobile Home Parks		S	S										
e) Group Residences										X	X		
f) Time-Sharing Residences													S
g) Rooming or Boarding Houses				X	X								
3) Home Occupations	S	S	S	X	X	X		X					

Permitted, Conditional, & Special Exception Uses	Zoning Districts												
	R-1	R-2	R-3	C-1	C-2	C-1A	C-1B	OM-1	I-E	I-M	I-U	I-UA	S-1
4) Planned Residential Development for Single-, Two-, & Multi-Family Dwellings (Med & High Density)		C	C										C
5) Professional Offices of Persons Resident on the Premises		S	S						X				
<b>Public and Semi-Public Uses</b>													
1) Administrative							X		X	X	X	X	
2) Cultural							X			X	X	X	
3) Educational			S	S	S		X		X	X	X	X	
4) Place of Worship		C	C				X						
5) Public Parks	X	X	X	X	X	X	X	X	X	X	X	X	X
6) Recreational				S	S		X		X	X	X	X	
7) Religious			S	S	S		X		X	X	X	X	
8) Religious Homes			S	S	S		X		X	X	X	X	
9) Schools, Primary & Secondary													
a) 50 or Less Occupants				X	X	X	X	X	X	X	X	X	X
b) 51-150 Occupants				C	C	C	C	C	C	C	C	C	C
c) 150 or More Occupants									C	C	C	C	C
10) Schools, Technical & Trade													
a) 50 or Less Occupants				X	X	X	X	X	X	X	X	X	X
b) 51-150 Occupants				C	C	C	C	C	C	C	C	C	C
c) 150 or More Occupants									C	C	C	C	C
11) Welfare			S	S	S		X		X	X	X	X	
<b>Commercial Uses (Retail)</b>													
1) Alcoholic Beverages				X	X	X	X	X	X	X	X	X	X
2) Artist & Hobby Supplies				X	X	X	X	X	X	X	X	X	X
3) Auto Supply Stores (Retail)				X	X	X	X	X	X	X	X	X	X
4) Candy				X	X	X	X	X	X	X	X	X	X
5) Clothing				X	X	X	X	X	X	X	X	X	X
6) Department Stores				X	X	X	X	X	X	X	X	X	X
7) Dry Goods				X	X	X	X	X	X	X	X	X	X
8) Flowers & Plants				X	X	X	X	X	X	X	X	X	X
9) Furniture				X	X	X	X	X	X	X	X	X	X
10) Garden Supplies				X	X	X	X	X	X	X	X	X	X

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Permitted, Conditional, & Special Exception Uses	Zoning Districts												
	R-1	R-2	R-3	C-1	C-2	C-1A	C-1B	OM-1	I-E	I-M	I-U	I-UA	S-1
11) Gift Shops				X	X	X	X						
12) Groceries				X	X	X	X						
13) Hardware				X	X	X	X						
14) Hobby Schools													
a) 50 or Less Occupants				X	X	X	X		X				
b) 51-150 Occupants				C	X	C	C		C				
c) 150 or More Occupants					C								
15) Household Goods & Appliances				X	X	X	X						
16) Kennels				X	X	X	X						
17) Mixed-Use Residences, Above First Floor Only				X	X	X	X						
18) Moving & Storage Center								C					
19) Newspapers, Books, Stationary, & Office Supplies				X	X	X	X						
20) Paint				X	X	X	X						
21) Pharmacy				X	X	X	X		X				
22) Photo Supplies				X	X	X	X						
23) Pottery & Ceramics					X	X	X						
24) Public Emergency Services		X	X	X	X	X	X		X	X			X
25) Restaurants, Including Cafes				X	X	X	X						
26) Retail Furniture Showroom				X	X	X	X						
27) Sporting Goods				X	X	X	X						
28) Shopping Centers				C	C								
29) Taverns				X	X	X	X						
30) Tobacco				X	X	X	X						
31) Variety Goods				X	X	X	X						
<b>Commercial Uses (Services)</b>													
1) Adult Uses in Compliance with § 157-100.9								S					
2) Art, Music, & Dance Studios / Centers				X	X	X	X			X			
3) Auto Service Stations (Minor)				X	X	X	X						
4) Auto Service Stations (Major Repairs, Body Shops)					X			X					
5) Banks & Financial Institutions				X	X	X	X						X



Permitted, Conditional, & Special Exception Uses	Zoning Districts												
	R-1	R-2	R-3	C-1	C-2	C-1A	C-1B	OM-1	I-E	I-M	I-U	I-UA	S-1
6) Barber & Beauty Shops/Schools				X	X	X	X						
7) Bars & Restaurants (Accessory to Motel/Hotel)				X	X	X	X						X
8) Bowling Alleys, Skating Rinks, & Billiard Parlors				X	X	X	X						
9) Cemeteries								X					X
10) Daycare Centers				X	X	X			X				X
11) Fitness Centers				X	X	X	X		X		X	X	X
12) Funeral Homes				X	X	X	X						
13) Gambling/Off-Track Betting Establishments					C								
14) Gymnasiums, Athletic Fields, & Health Centers				X	X			X		X			
15) Hospitals									X				
16) Laundries & Laundromats				X	X	X	X						X
17) Mechanical Tellers				X	X	X	X		X		X		X
18) Motels/Hotels, Tourist Homes, & Bed-and-Breakfasts				X	X	X	X						X
19) Museums				X	X	X	X		X		X		X
20) Nursing & Convalescent Homes				X	X	X	X		X		X		X
21) Office Buildings				X	X	X	X		X		X		X
22) Offices, Professional & Business				X	X	X	X		X		X		X
23) Parking Structures				X	X	X	X		X		X		X
24) Pedestrian Skywalks						C	C				C		
25) Photography Studios				X	X	X	X		X				X
26) Places of Worship				X	X	X	X		X		X	X	X
27) Printing & Document Reproduction (Retail)				X	X	X	X		X				
28) Radio & Television Studios				X	X	X	X		X		X		
29) Railway & Bus Stations				X	X	X	X		X				
30) Short-Term Rentals				P	P	P	P		P		P		P
31) Social Halls, Clubs, & Lodges				X	X	X	X		X				
32) Theaters & Nightclubs					X		X						
33) Wholesale Offices & Showrooms				X	X	X	X		X				

Chapter 157, Zoning – Attachment 1

Permitted, Conditional, & Special Exception Uses	Zoning Districts												
	R-1	R-2	R-3	C-1	C-2	C-1A	C-1B	OM-1	I-E	I-M	I-U	I-UA	S-1
34) Wireless Communications Facilities													
a) Tower-Based				S	S	S		S	S	S			S
b) Non-Tower				S	S	S		S	S	S			S
c) Small, Co-Located	X	X	X	X	X	X		X	S	X			X
d) Small, Requiring Installation of New Wireless Support Structures	X	X	X	X	X	X		X	S	X			X
<b>Heavy Commercial Uses</b>													
1) Auto Car Washes				X	X	X		X					
2) Automobile Sales				S	S			X					
3) Dry-Cleaning & Dyeing Plants								X					
4) Mechanical & Vehicular Repair & Rental					X			X					
5) Sign Painting				X	X	X		X					
<b>Industrial</b>													
1) Clothing Mills								X					
2) Construction Machinery & Maintenance								X					
3) Farm Equipment Sales & Maintenance								X					
4) Finished Steel Roll Forming & Fabrication				X									
5) Heavy Industrial Uses Not Requiring Complete Enclosure in a Building								S					
6) Heavy Industrial Uses [Including Railroad Yards/Repairs Shops, Manufacture of Products from Raw Materials (Processing Iron Ore, Coal & Chemicals), Brewing & Distillation of Liquids & Manufacture of Gas]								S					

Permitted, Conditional, & Special Exception Uses	Zoning Districts												
	R-1	R-2	R-3	C-1	C-2	C-1A	C-1B	OM-1	I-E	I-M	I-U	I-UA	S-1
7) Household Goods Distribution Centers					X								
8) Jails								X					
9) Junkyards/Wrecking Yards								S					
10) Lumber & Building Supplies								X					
11) Manufacturing & Assemblage Establishments								X					
12) Monument Works								X					
13) Nurseries & Greenhouses								X					
14) Storage & Warehousing				X	X			X					
15) Truck & Freight Terminals								X					
16) Vehicle & Trailer Sales & Storage								X					
17) Wholesale Businesses with Outside Storage of Manufactured Products					X			X					
<b>Other Uses</b>													
1) Essential Services – Limited Facilities	X	X	X	X	X	X	X	X	X	X	X	X	X
2) Essential Services – Major Facilities				X	X	X	X	X	X	X	X	X	X
3) Land Developments of One or More Acres	C	C	C	C	C	C	C	C	C	C	C	C	C
4) Parking Management Plan	C	C	C	C	C	C	C	C	C	C	C	C	C