

COMMONWEALTH OF PENNSYLVANIA, BOROUGH OF EAST STROUDSBURG,  
MONROE COUNTY  
ORDINANCE NO. 1404

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 REVISE THE ZONING MAP TO: A) CHANGE CERTAIN LANDS ALONG INTERSTATE 80 AND AREAS BETWEEN INTERSTATE 80 AND FORGE ROAD TO THE OM-1 OFFICE MANUFACTURING 1 ZONING DISTRICT AND B) TO ADOPT A NEW COMPILATION OF THE ZONING MAP COMPILING PREVIOUS ZONING MAP AMENDMENTS

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;

WHEREAS, the Borough Council wishes to adopt a new compilation of the Zoning Map that includes updated streets and lot lines and that clarifies the boundaries of certain previous zoning map amendments;

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. Zoning Map Change** – The land area within the Interstate-80 right-of-way and the adjacent property that is north and west of Forge Road from the I-M district is hereby changed to become part of the adjacent existing OM-1 Office Manufacturing 1 district, as shown on the attached Exhibit A. The affected parcel ID No. is 05.92820.

**Section 2. Compilation of the Zoning Map and Zoning Map Clarifications** – The attached compilation of the existing zoning map, with updated lot lines and clarifications of boundaries of previous zoning map attached as Exhibits B and C, are hereby enacted as the Official Zoning Map of East Stroudsburg Borough. Such Zoning Map shows the base zoning districts. The zoning overlay district boundaries on the pre-existing Zoning Map dated November 2019 shall continue in effect, including the boundaries of Aquifer Protection Areas and the Airport Overlay Districts. Specifically, the following previous zoning map amendments are hereby incorporated into the new Zoning Map:

a) To clarify that the parcels northeast of the intersection of Independence Road (SR 0447) and Chestnut Street are part of the C-2 district, and that the C-2 district includes the following: parcels 05-6.1.5.5, 05-6.1-5.6, 05-6.1.5.4-1, 05.110013, 05.110008 and 05-6.1.5.4 and the adjoining alley and the private street right-of-way as shown on Exhibit B.

b) To clarify that a property with parcel ID No. 05-6.2.1.1 was previously rezoned from the OM-

1 district to the R-2 district, with the R-2 district applying to land north of the end of Oak Leaf Lane adjoining the Stroud Township boundary as shown on the attached Exhibit C. This property is common area owned by the Oaks Property Owners Association.

c) To clarify that the parcels (338 and 348 Merten Street with parcel nos. 05-1.3.2.7 and 05-1.3.2.6) that are northeast of the intersection of Orchard and Merten Streets were rezoned from the I district to be part of the IM district as amended by Ordinance 1302, enacted July 7, 2015.

**Section 3. 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 4. Repealer.** Any specific provisions of the East Stroudsburg Borough Zoning Code that are in direct conflict within this Ordinance are hereby repealed.

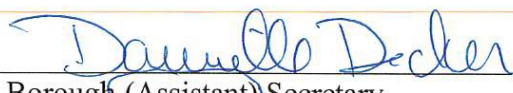
**Section 5. Effective date.** This Ordinance shall be effective upon its approval as provided by law, under the provisions of the Pennsylvania Borough Code, as amended.

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

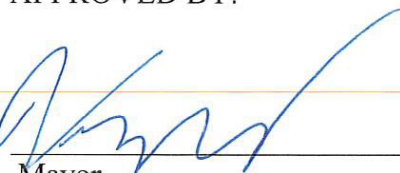
BOROUGH OF EAST STROUDSBURG

By:   
Borough Council (Vice) President

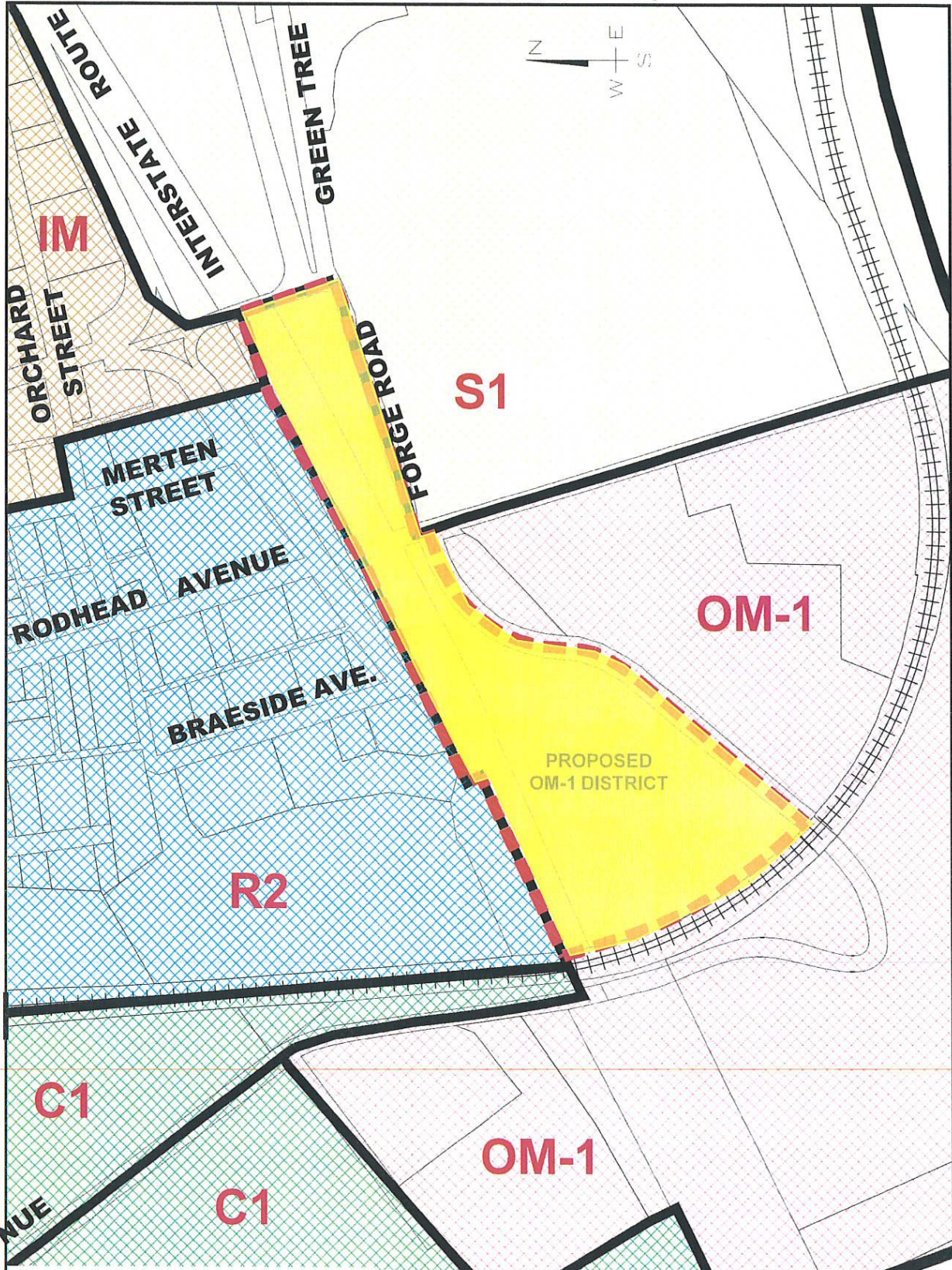
ATTEST:

  
Borough (Assistant) Secretary


APPROVED BY:

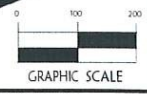
  
Mayor

Date: 7/2/24



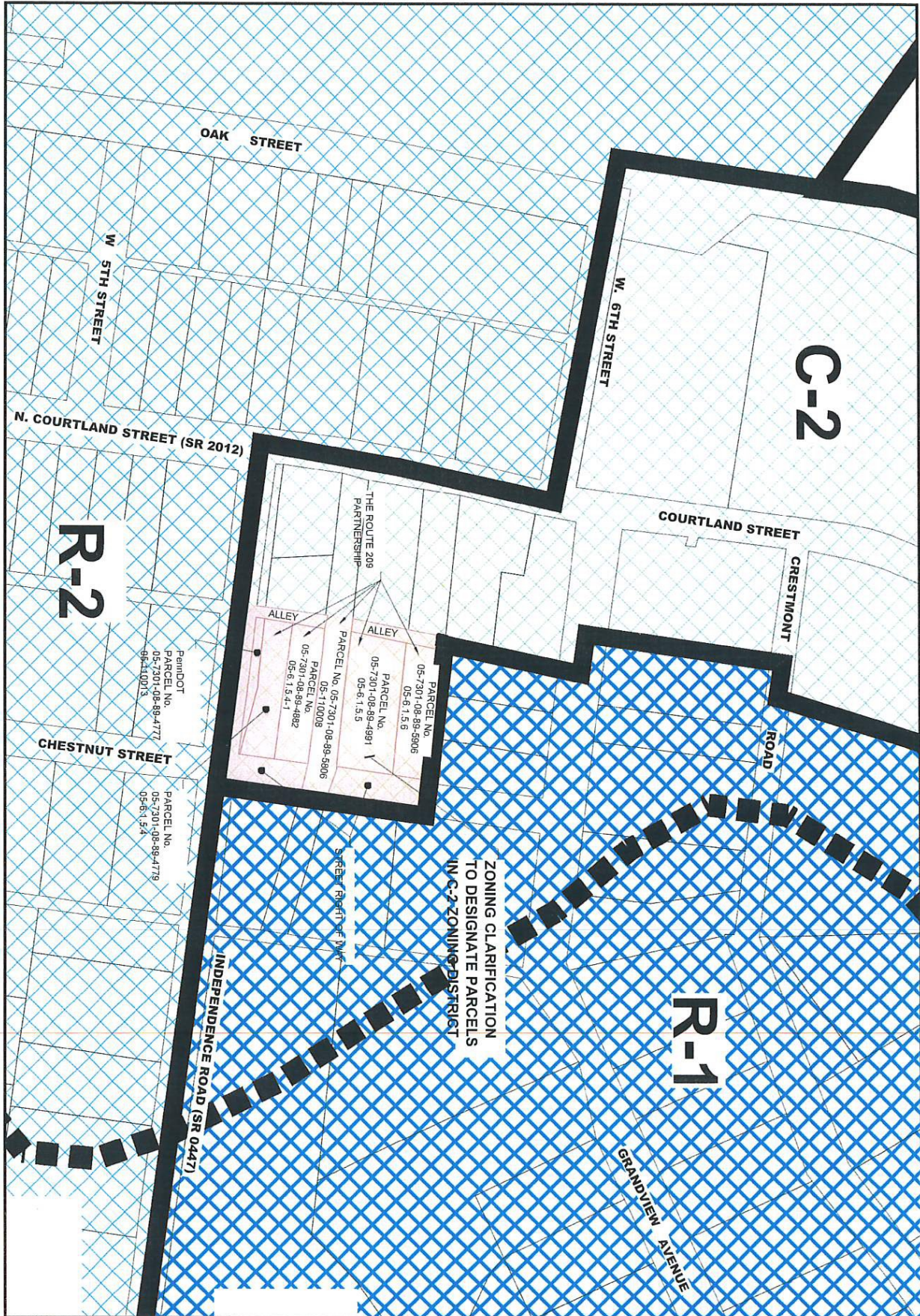
**LEGEND**

 PROPOSED OM-1 ZONING DISTRICT



PROJECT MANAGER NSO	DESIGNED BY NSO	EXHIBIT A - OM-1 ZONING DISTRICT REVISION	 A DIVISION OF 	AUTHORIZED USE:	REVISIONS
DRAWN BY NLP	CHECKED BY			EAST STROUDSBURG BOROUGH	
DATE 6-21-2023	CHECKED DATE	EAST STROUDSBURG BOROUGH MONROE COUNTY, PA	Civil Engineers • Environmental Engineers • Surveyors 112 North Courtyard Street, East Stroudsburg, Pa. 18301 Telephone (570) 421-1550, Fax (570) 421-6700 © 2023 Website: www.rkrhess.com Email: info@rkrhess.com atg@rkrhess.com		
SCALE 1"=200'	PROJECT NO. 10205				

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PROJECT MANAGER (DESIGNED BY) N50		C-2 ZONING DISTRICT CLARIFICATION		AUTHORIZED USER:		REVISIONS	
DRAWN BY NLP		EAST STROUDSBURG BOROUGH		 A DIVISION OF Civil Engineers • Environmental Engineers • Surveyors		112 North Courtland Street, East Stroudsburg, Pa. 18301 Telephone (610) 421-1550, Fax (610) 421-6720 © 2023 Website: www.rkrhess.com Email: info@rkrhess.com 41@rkrhess.com	
DATE 11-17-2023		EAST STROUDSBURG BOROUGH MONROE COUNTY, PA					
SCALE PROJECT NO. 1"=200' 10205							

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R-2 ZONING DISTRICT  
 BOUNDARY TO BE  
 CLARIFIED

STROUD TOWNSHIP  
 EAST STROUDSBURG BOROUGH



**OM-1**

PARCEL No. 05-7301-07-79-2438  
 05-6.2.1.1-6

BIRCH TREE COURT

THE OAKS PROPERTY OWNERS ASSOCIATION  
 PARCEL No. 05-7302-20-70-5160  
 05-6.2.1.1

**R-2**

OAK LEAF LANE

CYPRESS COURT

ELM TREE COURT

OAK STREET

W 5th STREET

W 6th STREET

**C-2**

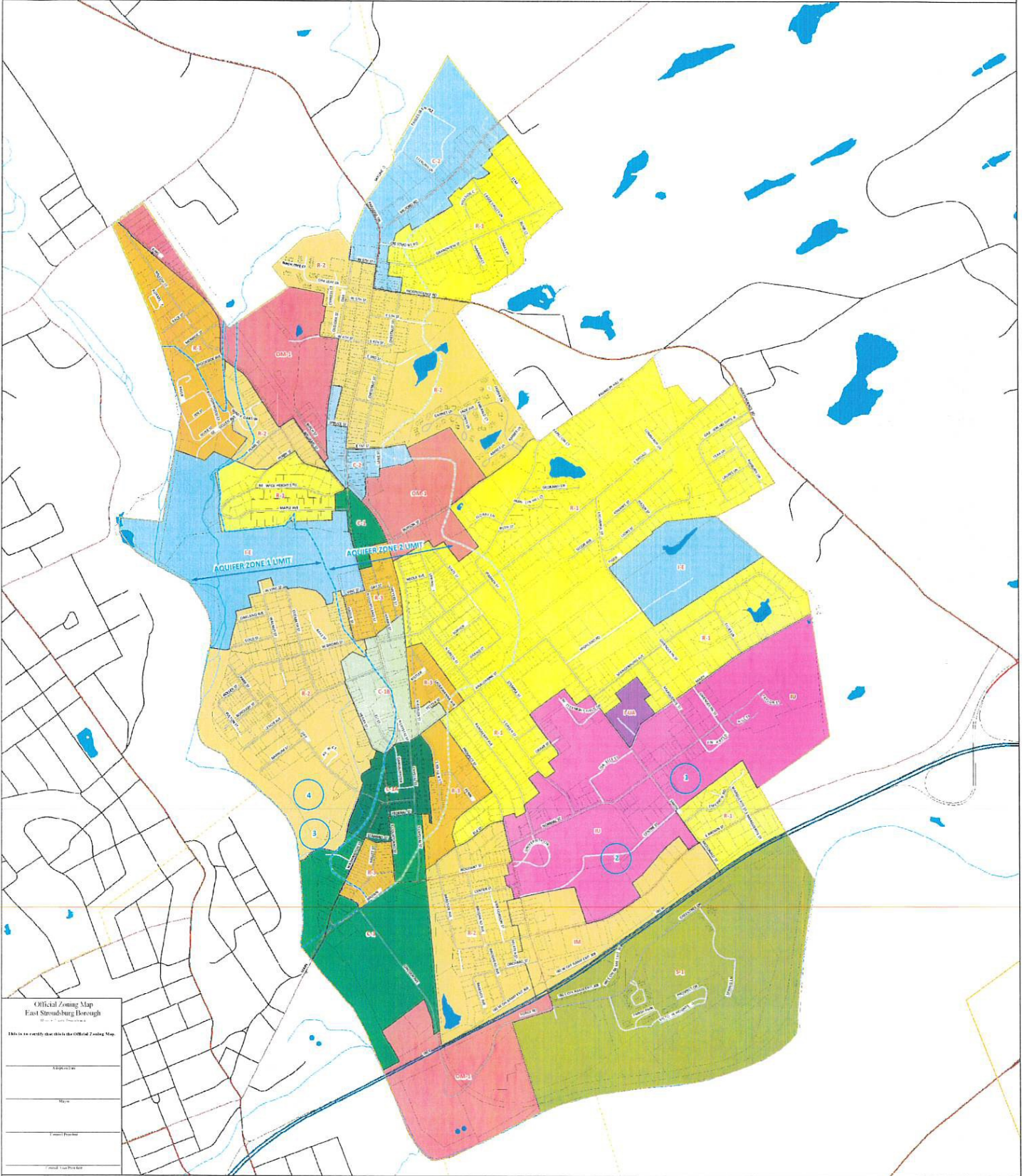


PROJECT MANAGER NSO	DESIGNED BY	<b>R-2 ZONING DISTRICT CLARIFICATION</b>	<b>EAST STROUDSBURG BOROUGH</b>	AUTHORIZED USE	REVISIONS
DRAWN BY NLP	CHECKED BY				
DATE 11-17-20	CHECKED DATE	EAST STROUDSBURG BOROUGH MONROE COUNTY, PA			
SCALE 1"=100'	PROJECT NO. 10205	Civil Engineers • Environmental Engineers • Surveyors 112 North Courtyard Street, East Stroudsburg, Pa. 18041 Telephone (570) 421-1550, Fax (570) 421-4701 © 2024 Website: www.rkrhess.com Email: info@rkrhess.com At: utprvce@red.com			

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# OFFICIAL ZONING MAP EAST STROUDBURG BOROUGH

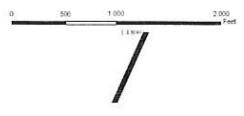
MONROE COUNTY - PENNSYLVANIA



Official Zoning Map  
East Stroudsburg Borough  
November 2023

This is to certify that this is the Official Zoning Map.

Supervisor  
Mayor  
Council President  
Council Clerk



ZONING LEGEND	
<span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black;"></span> C-1 REGIONAL COMMERCIAL DISTRICT	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FF0000; border: 1px solid black;"></span> I-1 INSTITUTIONAL UNIVERSITY DISTRICT
<span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black;"></span> C-1A CENTRAL BUSINESS DISTRICT	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FF0000; border: 1px solid black;"></span> OM-1 OFFICE/MANUFACTURING DISTRICT
<span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black;"></span> C-1B COMMUNITY COMMERCIAL DISTRICT	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FF0000; border: 1px solid black;"></span> R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT
<span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black;"></span> C-2 HEAVY COMMERCIAL DISTRICT	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FF0000; border: 1px solid black;"></span> R-2 TWO-FAMILY RESIDENTIAL DISTRICT
<span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black;"></span> I-2 INSTITUTIONAL EDUCATION DISTRICT	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FF0000; border: 1px solid black;"></span> R-3 ONE AND TWO-FAMILY RESIDENTIAL DISTRICT
<span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black;"></span> I-3 INSTITUTIONAL UNIVERSITY A DISTRICT	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FF0000; border: 1px solid black;"></span> S-1 SPECIAL PURPOSE DISTRICT
<span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black;"></span> I-4 INSTITUTIONAL UNIVERSITY B DISTRICT	
<span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black;"></span> I-5 INSTITUTIONAL MEDICAL DISTRICT	

  ACQUIRER RESTRICTIVE AREA ZONE 1  
  ACQUIRER RESTRICTIVE AREA ZONE 2  
  WELLHEAD ZONE 1 & 2



monroecountypa.gov/planning

The Council of Monroe County is pleased to provide this information. The Council of Monroe County is not responsible for the accuracy of the information to be made of this data. Planning Commission of Monroe County is not responsible for the accuracy of the information to be made of this data. For any questions, please contact the Planning Commission.

PREPARED BY  
**Monroe County  
Planning Commission**  
 501 Main Street, Suite 401  
 Stroudsburg, PA 18356  
 610-353-1111  
[www.monroecountypa.gov/planning](http://www.monroecountypa.gov/planning)  
 November 2023