

**BOROUGH OF MOUNT POCONO  
MONROE COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 1 OF 2021**

AN ORDINANCE AMENDING THE ZONING ORDINANCE, CHAPTER 215 OF THE CODE OF THE BOROUGH OF MOUNT POCONO, MONROE COUNTY, PENNSYLVANIA, TO UPDATE THE STANDARDS FOR STORAGE SHEDS.

BE IT HEREBY ORDAINED AND ENACTED by the Borough Council of the Borough of Mount Pocono, Monroe County, Pennsylvania, by the authority of and pursuant to the provisions of Act of July 31, P. L. 805, No. 247 of the General Assembly of the Commonwealth of Pennsylvania, as reenacted and amended, known, and cited as the Pennsylvania Municipalities Planning Code, that the Borough of Mount Pocono's Zoning Ordinance, Chapter 215 of the Code of the Borough of Mount Pocono, is hereby amended as follows:

ITEM 1

Chapter 215 Zoning, Section 215-12, Definitions- Replace existing definition of shed, and replace with the following:

Shed- A detached accessory structure, not intended for use as living space or human habitation, used for the storage of tools, minor equipment, and similar items and /or materials.

ITEM 2

Chapter 215 Zoning, Section 215-21. A. (1) replaced and amended to read as follows:

- (1) All unattached accessory structures, except for sheds, shall comply with bulk and coverage yard requirements for principal structures. However, accessory structures which are not attached to a principal structure may be erected within the required side yards of a principal structure provided that no side yard is reduced to less than fifteen (15') feet. Unattached storage sheds not exceeding three hundred and twenty (320) square feet may be erected within the required side and rear yards of a principal structure provided as follows:
  - (a). No side yard setback is reduced to less than ten (10) feet, and no rear yard setback is reduced to less than five (5) feet.
  - (b). No shed shall be placed in the front yard, and, wherever possible, shall be placed in the rear yard.
  - (c). When the shed is to be located in the side yard, the structure shall be screened to restrict visibility from the street.
  - (d). No shed shall be erected on any part of an on-site septic system or located within easement or right-of-way area.
  - (e). No more than two (2) shed structures shall be permitted, and only where the total combined footprints of the sheds do not exceed three hundred and twenty (320) square feet.
  - (f). If the shed is delivered attached to another structure, has garage doors, or has connected

utilities such as water, sewer or electric, and/or a permanent foundation, it is no longer considered a shed and is subject to assessment by the County.

(g). The shed shall not cause concentrated stormwater discharge to an adjacent property and any subsequent complaints will have to be remedied or the shed shall be removed.

**Repealer.**

All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed.

**Severability.**

If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Borough Council that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

**Interpretation.**

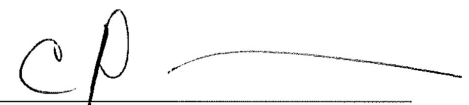
The object of interpretation and construction of this Ordinance and/or the provisions thereof shall be, if possible, to give effect to all of its provisions. Whenever a provision in this Ordinance shall be in conflict with another provision in the same section or another part of this Ordinance or another Ordinance or part thereof, the two (2) shall be construed, if possible, so that the effect may be given to both.

**Effective Date.**

The ordinance shall become effective immediately upon adoption.

**Adoption.**

**ORDINANCE ORDAINED AND ENACTED** this 4<sup>th</sup> day of January, 2021, by the Borough Council of the Borough of Mount Pocono, Monroe County, Pennsylvania.

By:   
Claudette Williams, President

ATTEST:  
  
Joshua Walker, Secretary

**APPROVED** this 4<sup>th</sup> day of January, 2021.

By:   
Michael Penn, Mayor