

**SMITHFIELD TOWNSHIP
MONROE COUNTY,
COMMONWEALTH OF PENNSYLVANIA**

ORDINANCE NO. 267

AN ORDINANCE OF SMITHFIELD TOWNSHIP, COUNTY OF MONROE,
COMMONWEALTH OF PENNSYLVANIA, ESTABLISHING THE DEMAND-
BASED PARKING OPTION FOR NON-RESIDENTIAL USES.

WHEREAS, Smithfield Township (the “Township”) is a political subdivision of the County of Monroe, Commonwealth of Pennsylvania and is a Second Class Township with offices located at 1155 Red Fox Road, East Stroudsburg, Pennsylvania, 18301; and

WHEREAS, the Township wishes to amend Chapter 27 of the Township Code of Ordinances to add zoning provisions related to non-residential parking standards; and,

WHEREAS, pursuant to Section 609 of the Pennsylvania Municipalities Planning Code Act of 1968, P.L. 805, No. 247 as reenacted and amended, the Township is authorized and empowered to enact amendments to the Smithfield Township Zoning Ordinance after public hearing thereon pursuant to public notice; and

WHEREAS and pursuant to the Pennsylvania Municipalities Planning Code, both the Township Planning Commission and the Monroe County Planning Commission have reviewed the proposed amendments; and

WHEREAS, the Smithfield Township Board of Supervisors has conducted a public hearing pursuant to public notice concerning the following amendments to the Smithfield Township Zoning Ordinance; and

WHEREAS, after holding a public hearing the Smithfield Township Board of Supervisors desires to ordain and enact the amendments to the Smithfield Township Zoning Ordinance as set forth hereinafter.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Smithfield Township, Monroe County, Pennsylvania, as follows:

SECTION 1. Smithfield Township Zoning Ordinance, Chapter 27 of the Township Code of Ordinances, Part 4, is amended to add §402(9) – Demand-Based Parking for Non-Residential Uses as follows:

9. Demand-Based Parking for Non-Residential Uses. To prevent the establishment of a greater number of parking spaces than is actually required to serve the needs of a nonresidential use, required parking for such use(s) may be determined by parking demand study in lieu of the requirements of § 27-402(6), Schedule II, provided:

- a. A parking demand study shall be prepared by a qualified professional engineer; and,
- b. The study must include methodology, assumptions, and data sources. The ITE Parking Generation Manual may be used as a standard reference for estimating parking demand. Comparison with similar land uses or regional data may also be utilized in the study; and,
- c. Where a parking demand study prepared by a qualified professional demonstrates that the required number of parking spaces (per Schedule II) exceeds actual demand, the Board of Supervisors may approve a reduction in the number of spaces required.

SECTION 2. Severability. In the event any provision, section, sentence, clause, or part of this Ordinance shall be held invalid, such invalidity shall not affect or impair any remaining provision, section, sentence, clause or part of this Ordinance, it being the intent of this Township that such remainder shall be and shall remain in full force and effect.

SECTION 3. Repealer. All other ordinances or parts of ordinances inconsistent herewith shall be and the same expressly are repealed.

SECTION 4. Effective Date. This Ordinance shall become effective five days after the date of enactment as provided by law.

ADOPTED this _____ day of _____, 2026 by the Board of Supervisors of the Township of Smithfield, Monroe County, Pennsylvania.

**SMITHFIELD TOWNSHIP
BOARD OF SUPERVISORS**

Jacob A. Pride, Chair

Robert Lovenheim, Vice Chair

Michael Albert, Supervisor

Attest: _____
Julia Heilakka
Township Secretary