

## ARTICLE III

### ESTABLISHMENT OF ZONING DISTRICTS

#### 3.100 GENERAL DISTRICTS

For the purposes of this Ordinance, Stroud Township is divided into the following zoning districts:

- O-1 Open Space and Preservation District
- S-1 Special and Recreational District
- R-1 Low Density Residential District
- R-2 Low-Medium Density Residential District
- R-3 Medium Density Residential District
- C-1 Neighborhood Commercial District
- C-2 General Commercial District
- C-3 Resort Commercial District
- M-1 Industrial District
- EP-1 Enterprise Park, Zone I (shown as overlay on other districts)
- EP-2 Enterprise Park, Zone II (shown as overlay on other districts)
- FW Floodway (shown as overlay on other districts)
- FF Flood Fringe (shown as overlay on other districts)

#### 3.200 ZONING DISTRICT INTENT

**3.210 General Intent** - It is the general intent of these zoning districts to concentrate the new and higher density development around the Boroughs of Stroudsburg and East Stroudsburg. Density and intensity of development should decrease from the Boroughs northward and southward. The Cherry Valley, Poplar Valley, Analomink to Bartonsville, Blue Mountain Lake, Pochantas Lake, the Cranberry Swamp and the mountains are intended to be conserved for agricultural, forest, open space, recreation, resort and low density residential uses except for Open Space and Preservation Districts. Cluster developments, planned residential developments and planned enterprise unit developments will be encouraged by the Township as a means of preserving more meaningful tracts of open space preservation areas. Industrial land use is to be provided in designated areas with access to major transportation systems and with proper separation from residential uses. Commercial areas are designated with regard to convenience of shopping as well as the safety and aesthetics of the environment. It is the intent of the Ordinance that all development follow standards for environmental protection while providing a reasonable use for the property owner. Throughout the Township the environmental protection includes:

**3.211 Flood Plains** - Flood plain development shall be discouraged. The greatest restrictions shall be imposed upon use of the floodway portion of the flood plain where the most frequent flooding and the most direct impact of flood water occurs.

**3.212 Lakes, Ponds Or Water Courses** - These areas shall be left as permanent open space. Special care should be taken in adjacent development to preserve the environmental quality of the lakes, ponds, and water courses and shall not be subdivided.

**3.213 Storm Water** - All developments shall limit stormwater run-off so that no more run-off is generated than that of the site in its current or natural condition. It is recognized that preservation of floodplains, lakes, ponds and watercourses will help to control stormwater run-off.

**3.214 Soil Erosion and Stream Sedimentation** - All developments shall protect streams, lakes and ponds from sedimentation and shall control erosion in accordance with the Clean Stream Law, P.L. 1987, Chapter 102 as amended.

**3.215 Agricultural Preservation** - Productive agricultural soils areas in the Township and successful farms regardless of soil category should be retained as agricultural open space use.

**3.216 Forest** - Existing forest land should be preserved. The degree of preservation should increase from the R-3 to the R-2 to the R-1 to the S-1 to the O-1 districts.

**3.217 Steep Slopes** - Existing steep slopes over fifteen percent (15%) should be very carefully developed so as not to excessively increase water run-off, cause soil erosion, stream sedimentation, stream siltation, and mud slides or cause any other significant disruption of the environment. In general, steep slopes of thirty percent (30%) and higher should not be developed because of severe environmental problems.

**3.218 Endangered Species Requirements** - If, in any Zoning District, there exists any species of flora or fauna that is designated as an endangered species by the United States Environmental Protection Agency, or other State or Federal Agencies, development in those areas shall be in strict accordance with, and under approval of E.P.A. or any agency designated as having jurisdiction in this matter.

### **3.220 Intent For Each Zoning District**

**3.221 O-1 Open Space and Preservation District** - The purpose of the Open Space and Preservation District is to protect and preserve the extensive wetlands, high quality streams, existing open space, farms and forests, water recharge areas, potential water storage areas, extensive steep slopes areas and unique plant and animal communities found within these portions of the Township. To provide for the development of limited uses which are compatible with the unique and sensitive natural environment with this district at low densities and with suitable buffers and conditions which will minimize negative impacts of the development upon the environment.

**3.222 S-1 Special and Recreational District** - The purpose of the Special and Recreational District is to preserve open space, agriculture, steep slopes, wetlands, scenic viewpoints and other unique and aesthetic environmental features. To provide for the continuation and protection of large lot residential development and rural residential character with on-lot water and sewage facilities. Outdoor recreational facilities and uses would be compatible with the character of this District.

**3.223 R-1 Low Density Residential District** - The purpose of the Low Density Residential District is to permit single family residential development which will offer a living environment with opportunities for privacy and a development pattern which will preserve the open space character and the physical and environmental amenities of these sections of the Township. The lot size should permit the development of safe on-lot sewerage and water utilities. However, if it is feasible, centralized water or sewer service may be extended into portions of this District.

**3.224 R-2 Low-Medium Density Residential District** - The purpose of the Low-Medium Density Residential District is to encourage single family development on medium size lots in a compact pattern north and west of Stroudsburg Borough. With this compact pattern, it will be more efficient for the Township to provide police, street maintenance and other services. It may be possible to provide centralized sewerage and water services to developed properties within this District.

The District also provides the opportunity for two-family and multi-family housing to be developed on a case-by-case basis.

**3.225 R-3 Medium Density Residential District** - The purpose of the Medium Density Residential District is to provide a location for slightly smaller lots and single family dwellings, as well as a prime location for two-family and multi-family housing. It is desirable that public sewerage and water supply services be available to these districts.

**3.226 C-1 Neighborhood Commercial District** - The purpose of a Neighborhood Commercial District is to provide convenient, limited areas for shopping and their services within residential neighborhoods. It is not the intent to make this district satisfy all commercial needs nor for it to become an employment center such as offices might provide. It is the intent to protect adjacent residential land uses and Residential Zoning Districts from adverse impacts of nonresidential land use activity through greater or more generous setbacks, buffers and other means.

**3.227 C-2 General Commercial District** - The purpose of the General Commercial District is to provide a location where a variety of commercial activities can take place to serve both Township and non-Township residents. All of these districts are located along major highways, but it is not the intent to stretch the commercial development out in a long commercial strip along

each highway. Instead, cluster commercial development is encouraged where road access points and parking might be consolidated, signs made to be more informative rather than overly competitive and abrasive. It is also the intent that any non-residential development within this District provide adequate separation and buffering to protect adjacent residences and lands (zoned for residential use) from adverse influences relative to noise, light, invasion of residential privacy and other incompatible influences.

**3.228 C-3 Resort Commercial District** - The purpose of the District is primarily to reflect existing recreation-resort operations and to permit their further development including travel trailers parks or campgrounds, in a limited commercial manner. The District can also be applied to non-resort areas. The primary differences between C-3 District and the C-2 District are that the C-3 District excludes commercial activities such as department stores and shopping centers, warehouses, and car sales or service establishments, and it also excludes general industrial uses. It is the intent that any non-residential development within this District provide adequate separation and buffering to protect adjacent residences and lands (zoned for residential use) from adverse influences relative to noise, light, invasion of privacy and other incompatible influences.

**3.229 M-1 Industrial District** - The purpose of the Industrial District is to provide areas for mixtures of certain manufacturing uses, commercial uses and service uses which can be developed and operated with minimal conflicts with the environment and adjacent residential or commercial development.

It is the intent that any non-residential development within this District provide adequate separation and buffering to protect adjacent residences and lands (zoned for residential use) from adverse influences relative to noise, light, invasion of privacy and other incompatible influences.

**3.230 EP-1 & 2 Enterprise Park Zoning Districts** - The primary purpose of the Enterprise Park Zoning Districts (EP-1 and EP-2) is to provide areas in Stroud Township for new economic development and limited housing development which shall be designed and built to be in harmony with the existing environment including the natural and human environment. The specific intent of the Enterprise Park Zoning Districts is stated as follows:

To provide space primarily for office-and-service-oriented, limited retail commercial, and limited manufacturing type of economic development that is campus-like in character. A limited amount of retail commercial space may be included if the type of retail activities support the primary uses of the EP and if the amount of retail space is incidental to the overall developed space.

To encourage the growth of the desired type of economic development set forth in this Ordinance while maintaining the high quality of living environment and attractive aesthetic quality in Stroud Township.

To provide a transitional area between high intensity land use activities (such as retail commercial and industrial uses) and residential areas in order to minimize potential conflicts between the incompatible land uses or their adverse impact upon one another.

To require that all uses in the EP-1 and EP-2 Zones be developed in a clustered pattern that preserves 50% or more of the land in open space.

The intent of EP-1 is to serve finance, insurance, real estate services, public administration, and limited construction and manufacturing uses. Limited retail trade uses are permitted only as an incidental use to the primary intent of EP-1.

The intent of EP-2 is to serve many of the same uses as EP-1 plus transportation, communications, electric, gas, sanitary services, wholesale trade, and a broader representation of construction and manufacturing uses. Retail trade uses are generally not included in the EP-2.

**3.231 FF-FW Flood Fringe and Floodway Districts** - It is the intent of this Ordinance that the Floodway District and Flood Fringe (100 year boundary) District shall be overlays to the existing Zoning Ordinance map and as such the provisions of these Districts shall serve as a supplement to the basic underlying districts. The Floodway District (FW) shall be the most restrictive with only open space uses permitted. All other uses shall require Conditional Use approval. The Flood Fringe (FF) District requires that any use permitted by the basic underlying district shall be undertaken in strict compliance with the floodproofing and related provisions contained in applicable codes and ordinances, particularly with reference to flood items.

### **3.300 ZONING MAP**

**3.301** The location and boundaries of these districts are established as shown on the attached Zoning Map of Stroud Township. The Zoning Map is hereby made a part of this Zoning Ordinance, together with all future notations, references and amendments.

**3.302** The Official Zoning Map shall be identified by the signature of the Chairman of the Board of Supervisors attested by the Township Secretary, and shall bear the adoption date of this Ordinance and the seal of the Township under the following words: "This is to certify that this is the Official Zoning Map of Stroud Township, July, 1998.

**3.303** Changes of any nature to the Official Zoning Map shall be made in conformity with the Amendment Procedures set forth in this Ordinance. All changes shall be noted by date with a brief description of the nature of the change.

**3.304** Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map shall be

located in the Township Office and shall be the final authority on boundaries and districts. The Zoning Officer shall have a certified copy of the map for official use.

**3.305** Unless the prior Official Zoning Map has been lost or has been totally destroyed, the prior map or any part or parts thereof remaining shall be preserved together with all available records pertaining to its adoption or amendment.

**3.400 RULES FOR INTERPRETING DISTRICT BOUNDARIES**

**3.401** Boundaries drawn approximately following the centerlines of streams, drainageways, streets, alleys, railroads or other right-of-way shall be construed to follow such centerlines.

**3.402** Boundaries approximately following lot lines shall be construed as following such lot lines and to be located upon the land through competent land survey of those lot lines.

**3.403** Boundaries drawn approximately following the centerlines of streams shall be construed to follow such centerlines, and in the event of change in the centerline shall be construed as moving with the actual centerline.

**3.404** Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.

**3.405** Where physical features existing on the ground vary with those shown on the Official Zoning Map, or in other circumstances not covered by subsection 3.401 through 3.404 above, the Zoning Officer shall interpret the district boundaries. Any person aggrieved by such boundary interpretation may appeal to the Township Zoning Hearing Board.