

**POCONO TOWNSHIP ZONING ORDINANCE & ZONING MAP UPDATE, SALDO
AMENDMENTS**

MEETING #32 AGENDA

October 26, 2026 - 5:00pm

Pocono Township Municipal Building

- 1. Review Revisions to Keeping of Animals and Definition of Small Animals***
- 2. Review Revisions to Proposed SALDO Amendments (regarding size of parking stalls)***
- 3. Discuss Potential Additional Zoning Map Changes**
 - Latest iteration of Proposed Zoning Map is attached
- 4. Discuss Next Steps**
- 5. Confirm Next Meeting Date**

**Only pages with revisions are included in this packet. Latest revisions are highlighted yellow.*

§ 470-65. Keeping of equine animals.

- A. State protected agricultural operations. Nothing in this chapter is intended to preclude the rights and protections of bona fide agricultural operations afforded by the Pennsylvania Right to Farm Law, as amended; the Pennsylvania Agricultural Area Security Law, as amended; and other applicable state statutes. Such rights and protections, in terms of limiting the application of the standards in this chapter, shall be afforded to such uses of land which meet the definition of an agricultural operation as established by the applicable state statute.
- B. Kennels and animal shelters, as defined in Article II, shall be subject to §470-67.
- C. Keeping of equine animals. The keeping of equine animals, other than a riding club or riding stable, which is subject to §470-79, shall meet the following conditions:
- (1) The minimum lot area required for the keeping of one equine animal shall be three acres. This minimum lot area shall be increased by 1 1/2 additional acres for each additional equine animal kept.
 - (2) The maximum number of equine animals kept shall not exceed three.
 - (3) Maintaining equine animals shall be on a noncommercial basis and be strictly as an incidental use.
 - (4) The area within which equine animals are kept shall be enclosed by a fence designed for containment.
 - (5) No building, corral, fence, or stable shall be closer than 100 feet to the nearest dwelling other than that of the owner, nor within 50 feet of any property line.
 - (6) The owner of the equine animal(s) shall exercise such control as is necessary to prevent the equine animal(s) from leaving the property when not being ridden or transported. The owner shall not allow a nuisance condition to be created in terms of excessive noise, dirt or odor.
- D. Keeping of wild or exotic animals. Where permitted by this Chapter, wild or exotic animals held in captivity shall be limited to lots ~~located in the Commercial District,~~ with a minimum lot area of three acres or greater, and shall be subject to the following additional requirements:
- (1) The number of such animals shall not exceed the equivalent of one animal unit per acre.
 - (2) Said animals shall be maintained only within the rear yard area.
 - (3) The building or area within which such animals are kept shall be enclosed by a fence or other form of enclosure designed for containment.
 - (4) Such fence or other form of enclosure shall be at least 50 feet from any lot line and not closer than 100 feet to the nearest dwelling other than that of the owner.
 - (5) The owner of such animals shall exercise control over the animals and shall not allow a nuisance condition to be created in terms of excessive noise, dirt, or odor.
 - (6) All such animals shall be maintained in accordance with the regulations and/or permit

requirements of the Pennsylvania Game Commission and other applicable agencies.

E. Keeping of fowl for home use.

(1) Purposes.

- (a) To allow homeowners to responsibly keep fowl primarily for fresh eggs, in a regulated and controlled manner.
- (b) To provide clear standards that residents can follow, improving compliance and neighborhood harmony.

(2) Conditions and Requirements.

- (a) The keeping of up to two fowl shall be permitted on lot with a minimum lot area of 10,000 square feet. One additional fowl may be kept for each additional lot area of 5,000 square feet. Fowl shall in all cases be confined to the property of the owner of the fowl.
- (b) The keeping of roosters shall be permitted on a lot with a minimum lot area of 5 acres.

(3) Sanitation and Nuisance Controls.

- (a) Property owners must maintain sanitary conditions and prevent noxious odors.
- (b) Property owners must properly dispose of waste in accordance with an approved Manure Management Plan by the Pennsylvania Department of Environmental Protection in accord with the Commonwealth's Clean Streams Law.
- (c) Feed must be securely stored to prevent rodent infestations.

F. Keeping of livestock or small animals, as defined in Article II, for home use.

(1) The following minimum parcel sizes shall be required (including the dwelling unit):

- (a) Livestock: two acres. This minimum lot area shall be increased by 1 1/2 additional acres for each additional livestock animal kept.
- (b) Small animals: no minimum parcel size.

(2) The following minimum front, side and rear setback distances shall be maintained for any pens (but not pasture areas), stables, barns, coops or other animal housing structures and for the indoor or outside storage of manure, by-products, or waste. No such structure or storage area shall be permitted in the front yard.

- (a) Swine: 100 feet.
- (b) Other livestock: 75 feet.
- (c) Small animals: 25 feet.

(3) The maximum number of animals shall not exceed the following:

- (a) Cattle, bison, swine and similar animals: one per acre with a maximum total of three.
- (b) Sheep, goats, llamas, alpacas, ostriches, emus, and similar animals: four per acre with a maximum total of 12.
- (c) Livestock: Maximum total of three animals.

- (d) Small animals: 10 per acre with a maximum total of 30 animals.
- (4) The keeping of furbearing animals shall be prohibited.
- (5) Sanitation and Nuisance Controls.
 - (a) Property owners must maintain sanitary conditions and prevent noxious odors.
 - (b) Property owners must properly dispose of waste in accordance with an approved Manure Management Plan by the Pennsylvania Department of Environmental Protection in accord with the Commonwealth's Clean Streams Law.
 - (c) Feed must be securely stored to prevent rodent infestations.
 - (d) All animals shall be confined to the property of the animals' owner.

§ 470-66. ~~Keeping of wild or exotic animals~~ Reserved. Moved up to 470-65

~~Where permitted by this Chapter, wild or exotic animals held in captivity shall be limited to lots located in the Commercial District, with a minimum lot area of three acres or greater, and shall be subject to the following additional requirements:~~

- ~~A. The number of such animals shall not exceed the equivalent of one animal unit per acre.~~
- ~~B. Said animals shall be maintained only within the rear yard area.~~
- ~~C. The building or area within which such animals are kept shall be enclosed by a fence or other form of enclosure designed for containment.~~
- ~~D. Such fence or other form of enclosure shall be at least 50 feet from any lot line and not closer than 100 feet to the nearest dwelling other than that of the owner.~~
- ~~E. The owner of such animals shall exercise control over the animals and shall not allow a nuisance condition to be created in terms of excessive noise, dirt, or odor.~~
- ~~F. All such animals shall be maintained in accordance with the regulations and/or permit requirements of the Pennsylvania Game Commission and other applicable agencies.~~

§ 470-67. Kennels and Animal Shelters (including nonprofit kennels and animal shelters).

- A. The minimum lot area requirement shall be two acres.
- B. Animal shelter and boarding buildings that are not wholly enclosed and any outdoor animal pens, stalls, or runways also shall comply in all respects with the yard requirements of this chapter for the principal building, except that they shall be located no closer to the front lot line than the rear wall of the principal building, ~~and they may be located in the rear yard if located at least 10 feet from any lot line.~~
- C. Animal shelter and boarding buildings that are not wholly enclosed and any outdoor animal pens, stalls or runways shall be a minimum of 100 feet from all property lines.
- D. Outdoor running areas shall be fenced in a manner that restricts access and provides for a full enclosure. All enclosures shall be a minimum of 50 feet from all property lines.
- E. A noise barrier consisting of a solid fence not less than six (6) feet in height or a dense vegetative planting of not less than six (6) feet in height fully encircling all kennel areas or

ARTICLE II TERMINOLOGY

ANIMAL, SMALL — Rabbits, ~~bees, insects~~ and any other similar animal.

§ 390-57. Wetlands.

§ 390-57- Article VI *Design Standards and Specifications*; § 390-57 *Wetlands* is amended as follows:

Wetlands identification and protection shall comply with Article XI of chapter 470, Zoning, and the following:

- A. ~~Identification. If a proposed subdivision or land development includes any area that is suspected of being a wetland, then a professional wetland delineation may be required. The Township may require that the applicant obtain a jurisdictional determination from the United States Army Corps of Engineers. Until such time as the Board of Commissioners has approved the application, the wetland limits shall be visibly identified in the field.~~
- B. State and federal regulations. Any approval under this chapter shall be conditioned upon compliance with federal and state wetland regulations. The Board of Commissioners may refuse to approve a plan for recording or delay the issuance of permits until an applicant documents such compliance.
- C. Buffers. The wetland buffers required by Chapter 470, Zoning, and Chapter 365, Stormwater Management, shall be provided and shall be shown on the plan.
- D. Mitigation. Compensatory mitigation projects required as part of federal or state permits shall be shown on plans. Future lot owners whose property encompasses all or part of a mitigation area shall be notified that the portion of their property which includes the mitigation area may not be altered, and is considered a jurisdictional wetland by the federal and state governments. Lot owners may be responsible for maintenance of mitigation areas. In order to help ensure the long-term viability of wetland mitigation efforts, the Township discourages multiple ownership of mitigation areas. Ownership by one individual or a homeowners' association is encouraged. Owners of the wetland mitigation areas must be clearly identified on the plan.
- E. Protection. ~~Where the study shows the existence of wetland areas, the delineated boundary~~ Wetlands shall be properly fenced to prevent encroachment. Snow fence or other acceptable material shall be used (the use of silt fence is not acceptable). The fence shall be properly installed, at a minimum distance of 20 feet outside the delineated boundary or at the boundary of the wetland buffer specified in Article XI of chapter 470, Zoning, whichever is greater, prior to any construction or issuance of building permits. No land shall be disturbed within any required buffer area except in accord with Township requirements. The fence ~~must~~ shall be properly maintained until all occupancy permits have been issued and/or for the extent of all construction.

§ 390-59 Off-street parking and loading.

§ 390-59.A. - Article VI *Design Standards and Specifications*; § 390-59 *Off-street parking and loading*; Subsection A. *General requirements*; is amended by adding Parenthetical (9) as follows:

- (9) A maximum of 25% of the total number of stalls shall be permitted to be 9'x18'.

~~OR 9'x18' stalls shall not be permitted in non-residential uses.~~

§ 390-59.B.- Article VI *Design Standards and Specifications*; § 390-59 *Off-street parking and loading*; Subsection B. *Parking spaces and aisles*; is amended as follows:

- B. Parking spaces and aisles. Parking space and aisle dimensions shall be no less than those listed in the following table:

Angle of Parking	Parking Width (feet)	Stall (Space) Depth (feet)	Aisle Width	
			One-Way (feet)	Two-Way (feet)
90°	10-9	18	20	24
60°	10	21	18	Not permitted
45°	10	20	13	Not permitted
30°	10	18	12	Not permitted
Parallel	8	22	12	18

Article VIII Campgrounds and Recreational Vehicle Parks

§ 390-68. Campgrounds.

§ 390-68 - Article VIII *Campgrounds and Recreational Vehicle Parks*; § 390-68 *Campgrounds* is amended by adding Subsection D. as follows:

- D. Host or attendant. A campground host or attendant shall be on site 24 hours per day, 7 days per week while the campground is operating and open for business.

§ 390-72. Design standards.

§ 390-72.D - Article VIII *Campgrounds and Recreational Vehicle Parks*; § 390-72 *Design Standards*; Subsection D. *Setbacks, buffer strips and screening* is amended as follows:

- D. Setbacks, buffer strips and screening. No individual campsite, playground area, parking area, office, sewage or refuse disposal facility, accessory commercial and/or service facility, bathroom or bathhouse, or other building, structure, or facility shall be located closer than 100 feet to any exterior property line of the campground, or from a public road right-of-way. Campgrounds shall be required to provide screening such as fences or plant materials along the property boundary line separating the ~~park~~ campground and any adjacent use. Plantings shall provide an effective screen to a height of five feet at the time of planting and an effective screen to a height of eight feet within five years. These buffer strips shall be properly maintained at all times.

DRAFT

Proposed
Official
Zoning Map of
Pocono Township
Monroe County, Pennsylvania

Legend

Zoning Districts

- C-1 - Commercial
- C-2 - Commercial
- C-3 - Commercial
- CD - Conservation
- I - Industrial
- R-1 - Low Density Residential
- R-2 - Medium Density Residential
- RD - Recreation

- Municipal Boundaries
- Parcels
- Interstate Highways
- State Routes
- Local Roads
- Railroads
- Streams
- Lakes and Ponds



1,800 0 1,800 3,600
Feet

Data Source:
Monroe County GIS, 04/2026

Prepared By:



DRAFT: October 19, 2026

This is to certify that this is the Official
Zoning Map of Pocono Township,
Monroe County, Pennsylvania adopted
on this ____ Day of _____, 2026
by the Board of Commissioners of Pocono
Township.

President

Vice President

Commissioner

Commissioner

Commissioner

ATTEST:

Secretary/Treasurer

Disclaimer: This map is intended to be used for reference and illustrative purposes only. This map does not represent field survey data, is not an engineering schematic, and is not intended to be used as such. Sarcinello Planning & GIS, LLC makes no claims, representations, or warranties as to the accuracy of the data contained in this map and assumes no liability for the content or use this map or any damages or losses that might arise from the use of this map or the data or information it contains