

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

MEETING #27 AGENDA

April 27, 2026 - 5:00pm

Pocono Township Municipal Building

- 1. Discuss possible changes to proposed Zoning Map**
 - a. C-1/C-2 parcels
 - b. C-2 district boundary

- 2. Discuss possible change to proposed PWEF Principal Wind Energy Facility Overlay District Map**
 - a. New tax parcel configuration

- 3. Discuss Solar Farms, Solar Arrays, Accessory Solar Energy Facilities, Solar Overlay District**

- 4. RD, C-1, C-2 and C-3 dimensional standards (May 19, 2025 Draft #2)**
 - a. Impervious cover, building cover, building height

- 5. Conservation Subdivision Design standards (May 19, 2025 Draft #2)**
 - a. Keep or discard CSD?

- 6. Discuss Next Steps**

- 7. Confirm Next Meeting Date**

SOLAR FARM vs. PRINCIPAL SOLAR ENERGY FACILITY

Current Definition:

SOLAR FARM - A large-scale, ground-mounted solar energy facility designed to generate electricity for wholesale or retail sale and is often considered a utility-scale solar project.

Proposed NEW Definition:

SOLAR ENERGY FACILITY, PRINCIPAL (PSEF) - An area of land or other area used for a solar collection system that is used to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power primarily for off-site use. Principal solar energy facilities consist of one or more free-standing solar collector devices, solar related equipment and other accessory structures and buildings including light reflectors, concentrators, and heat exchangers, substations, electrical infrastructure, transmission lines and other appurtenant structures.

Permitted:

- Currently, Solar Farm: CU in the Industrial district
- **Proposed: PSEF** as a CU in the Industrial district and the existing solar development as an overlay district (per BOC & PC at the March meeting) (See attached map)

Summary: Propose replacing the term and definition of “solar farm” with “PSEF” and making PSEF an overlay district that includes the Industrial district and existing solar development.

SOLAR ARRAY vs. ACCESSORY SOLAR ENERGY FACILITY

Current Definition:

SOLAR ARRAY - A collection of solar panels or modules designed to capture sunlight and convert it into electricity.

Proposed NEW Definition:

SOLAR ENERGY FACILITY, ACCESSORY (ASEF) - An area of land or other area used for a solar collection system that is used to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power primarily for on-site use. An accessory solar energy facility consists of one or more free-standing ground or roof mounted solar arrays or modules, and solar related equipment and is intended to primarily reduce on-site consumption of utility power or fuels.

Permitted:

Currently, Solar Array:

- CU in the Industrial district atop existing industrial buildings
- CU in the Commercial district atop existing commercial buildings

Proposed:

- ASEF as an accessory use in all zoning districts (ground mounted or roof mounted)
- ASEF in excess of 500 sq ft must get CU approval

Summary: Propose replacing the term and definition of “solar array” with “ASEF” and making ASEF permitted in all districts, but any over 500 sq ft must get CU approval.

RD, C-1, C-2, C-3 Dimensional Standards

	Current	Proposed (changes in red font)
RD	Impv Cvr: Res 35% / Other 80% Bldg Cvr: none specified Principal Bldg Ht: 50 ft Accessory Bldg Ht: up to 50 ft	Impv Cvr: Res 35% / Other 70% Bldg Cvr: 40% (for non-residential) Principal Bldg Ht: 50 ft Accessory Bldg Ht: up to 50 ft
C-1	Impv Cvr: Res 35% / Other 80% Bldg Cvr: none specified Principal Bldg Ht: 50 ft Accessory Bldg Ht: 25 ft	Impv Cvr: Res 35% / Other 60% Bldg Cvr: 40% (for non-residential) Bldg Ht: 35 ft Accessory Bldg Ht: 25 ft
C-2	Impv Cvr: Res 35% / Other 80% Bldg Cvr: none specified Principal Bldg Ht: 50 ft Accessory Bldg Ht: 25 ft	Impv Cvr: Res 35% / Other 65% Bldg Cvr: none specified Principal Bldg Ht: 50 ft Accessory Bldg Ht: 25 ft
C-3	Impv Cvr: Res 35% / Other 80% Bldg Cvr: none specified Principal Bldg Ht: 50 ft Accessory Bldg Ht: 25 ft	Impv Cvr: 65% (c-3 does not permit residential) Bldg Cvr: none specified Principal Bldg Ht: 50 ft Accessory Bldg Ht: 25 ft

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PSEF Principal Solar Energy Facility Overlay District









Pocono Township
Monroe County, Pennsylvania

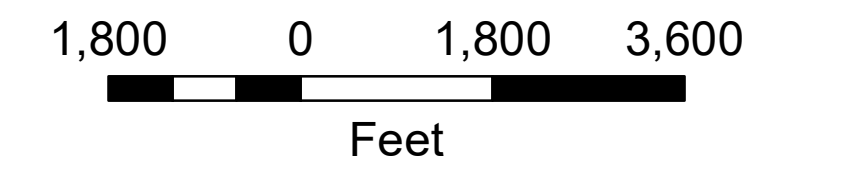
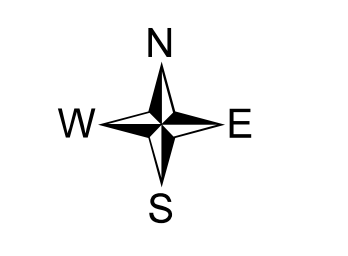
Legend

 PSEF Principal Solar Energy Facility Overlay District

Base Zoning Districts

-  C-1 - Commercial (Proposed)
-  C-2 - Commercial (Proposed)
-  C-3 - Commercial (Proposed)
-  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



Data Source:
Monroe County GIS, 2024

Prepared By:



DRAFT: April 20, 2026

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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.

