POCONO TOWNSHIP ZONING ORDINANCE, ZONING MAP, SALDO AMENDMENTS

MEETING #28 AGENDA

June 8, 2026 - 5:00pm
Pocono Township Municipal Building

1. **Discuss Conservation Subdivision Design and Recreation Fee-in-Lieu**

2. **Discuss Proposed C-1, C-2, C-3, and RD District Building and Impervious Cover Limits**

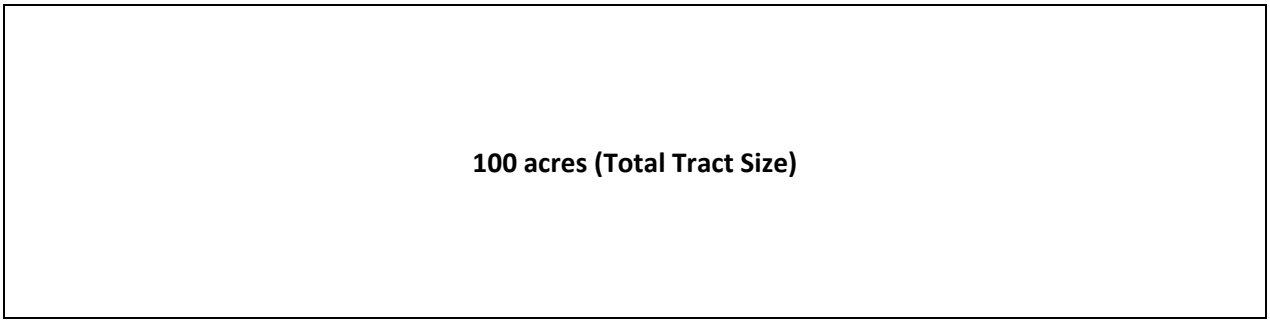
3. **Review Revised Maps**
    a. Proposed Principal Solar Energy Facilities Overlay District
    b. Proposed Principal Wind Energy Facilities Overlay District
    c. Proposed Zoning Map

4. **Discuss Next Steps**

5. **Confirm Next Meeting Date**

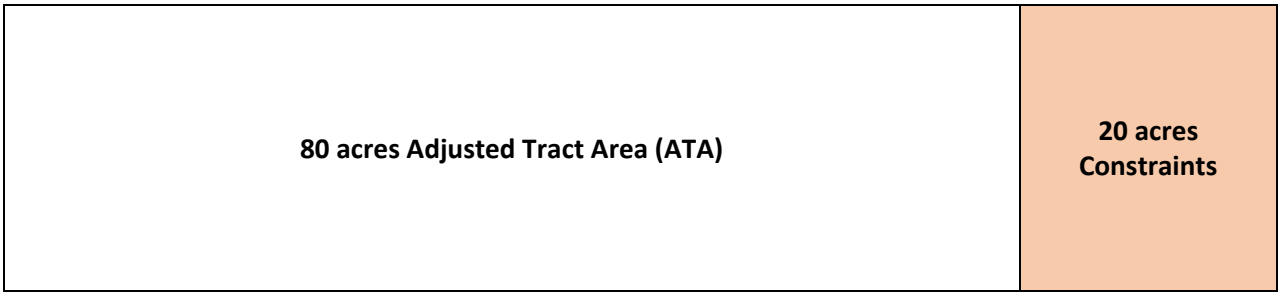
Conservation Subdivision Design Illustration

1. 100 acres total tract size:



2. Adjusted Tract Area (ATA) = Total Tract Size minus Constraints:

100 acres total tract are – 20 acres constraints = **80 acres ATA**

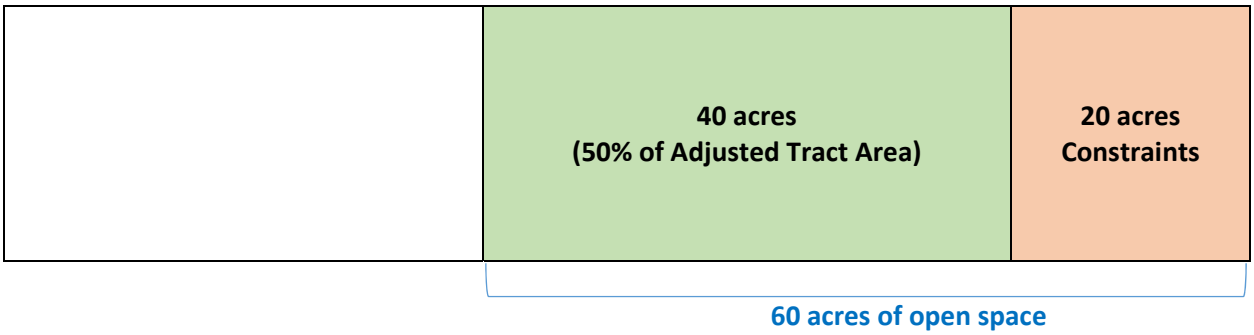


3. Density = 2 acres per dwelling unit

80 acres of ATA ÷ 2 acres per dwelling unit = **40 dwelling units**

4. Open Space = 50% of ATA plus the constrained land

80 acres ATA x 50% = 40 acres
40 acres + 20 acres constrained land = **60 acres of open space**



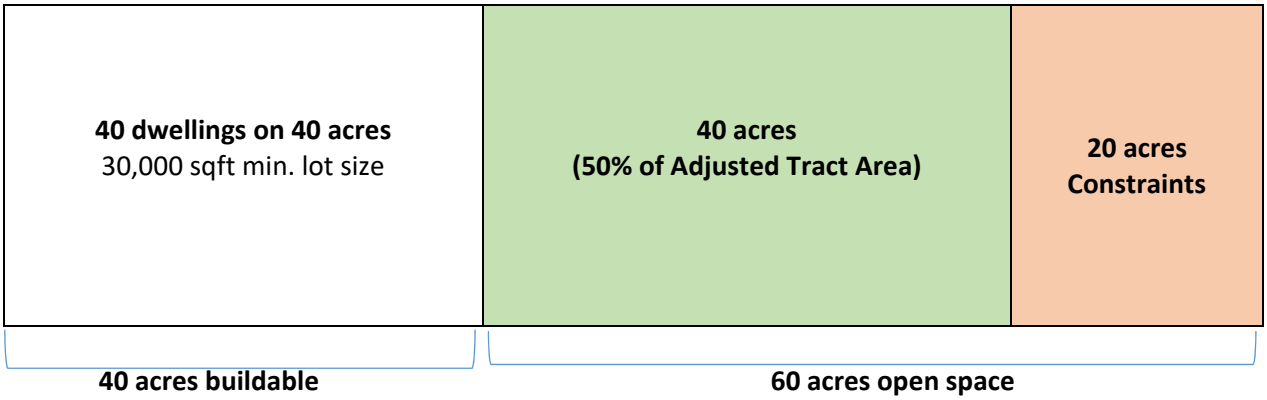
5. Buildable Area = Total Tract Area minus Total Open Space

100 acres – 60 acres = 40 acres buildable

Density calculation in Step 3 gave 40 dwelling units

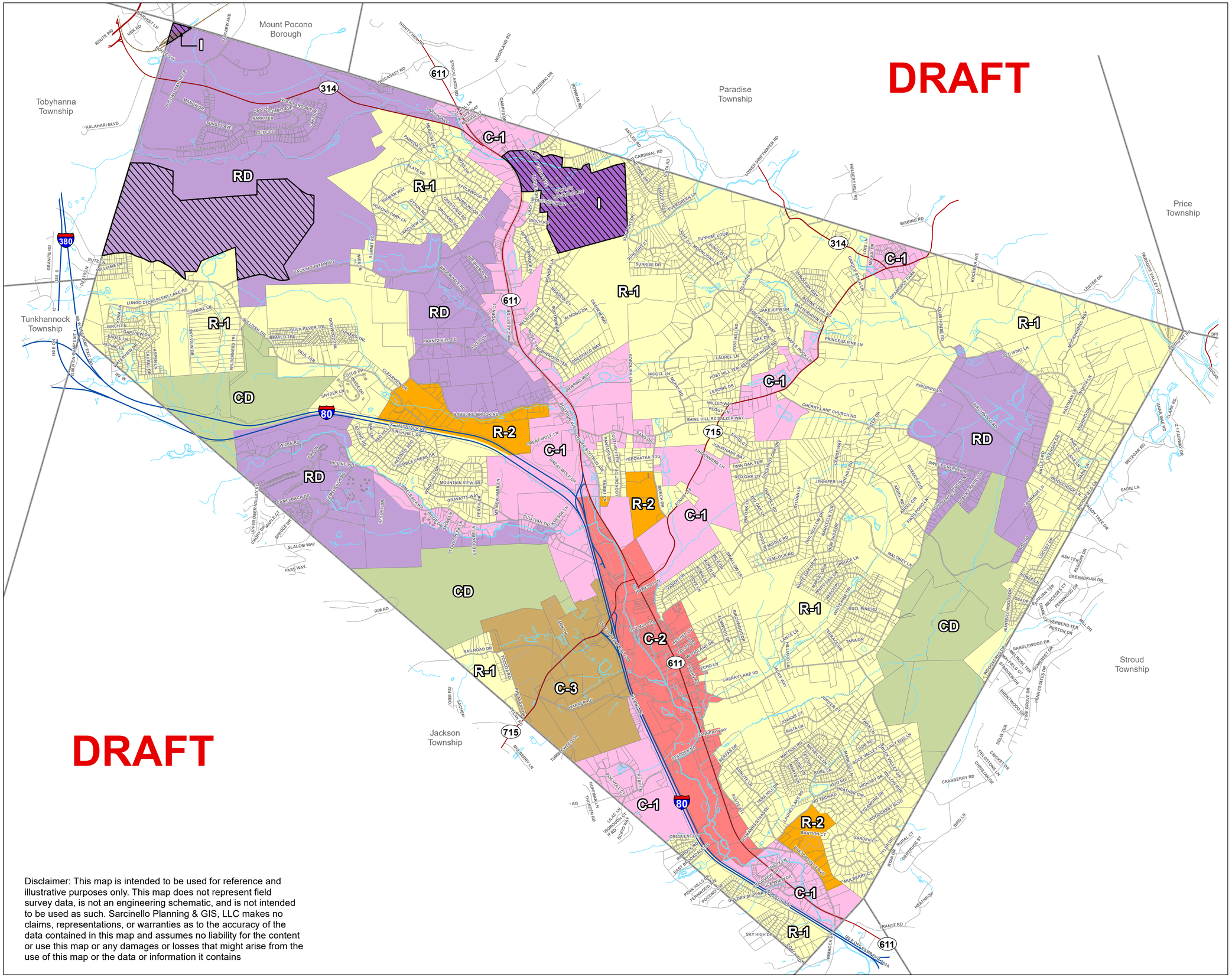
40 dwelling units on 40 buildable acres

Minimum lot size = 30,000 sqft



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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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

Proposed

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
- 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

N W E S

1,800 0 1,800 3,600

Feet

Data Source:
Monroe County GIS, 04/2026

Prepared By:

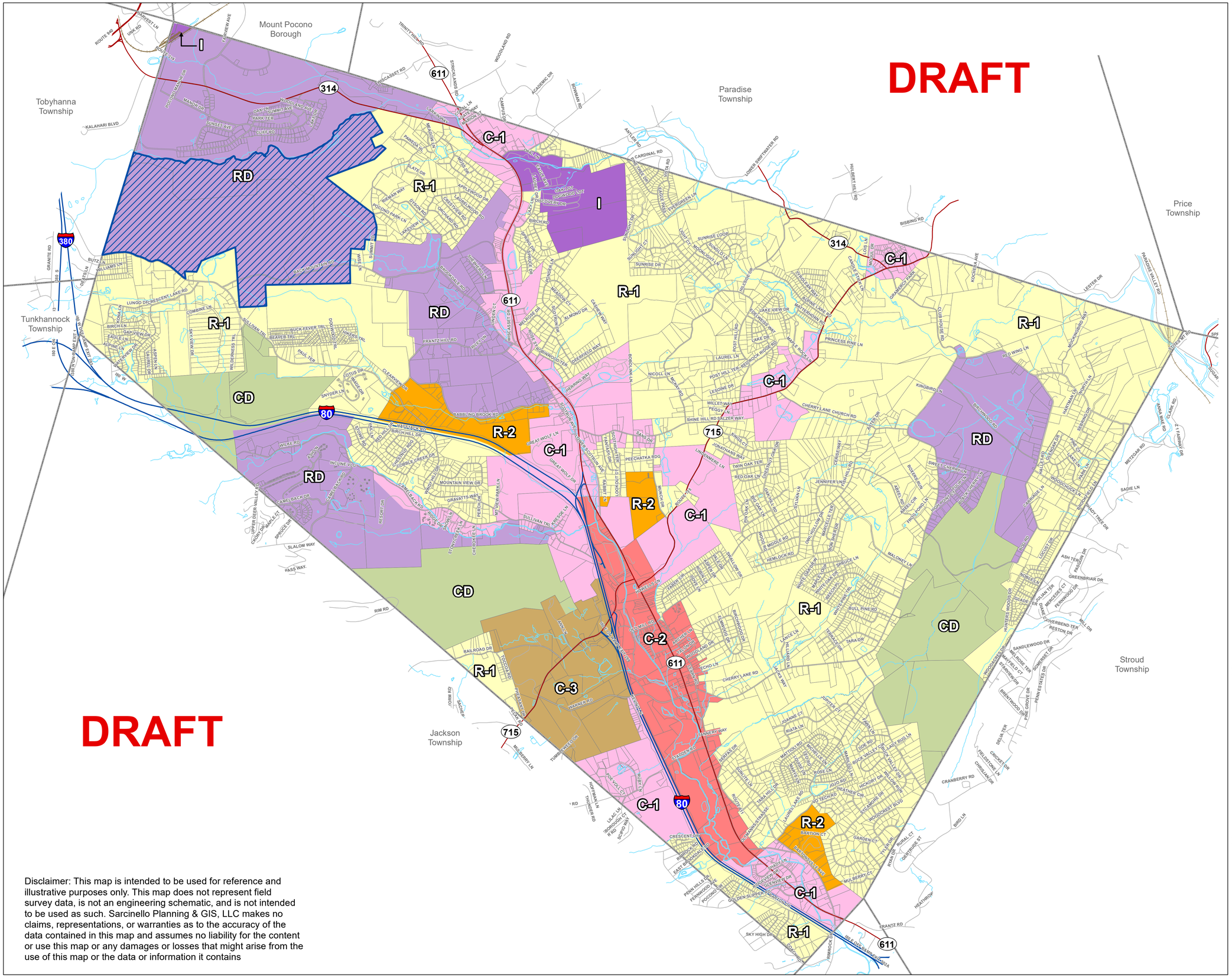
Sarcinello PLANNING & GIS, LLC

DRAFT: June 1, 2026

Proposed

PWEF Principal Wind Energy Facility Overlay District

Monroe County, Pennsylvania



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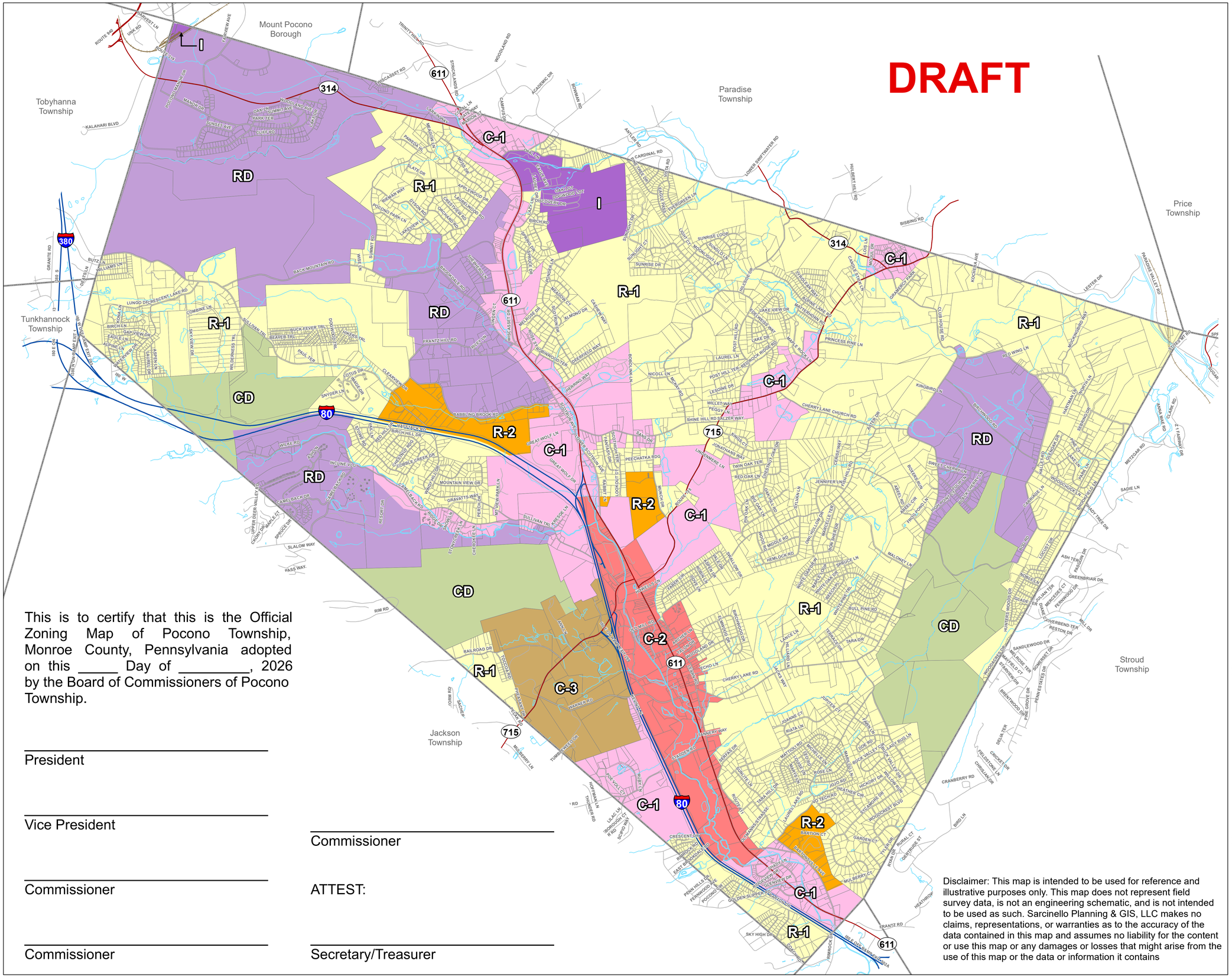
Proposed
Official Zoning Map of Pocono Township

Monroe County, Pennsylvania



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

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