

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

**MEETING #22 AGENDA**

**June 23, 2025 - 5:00pm**

**Pocono Township Municipal Building**

**1. Review Draft #2 of Proposed Zoning Ordinance Update, Zoning Map Update, and SALDO Amendments**

- *Proposed revisions are shown with a strikethrough for text to be deleted and bold underline for text to be added.*

**2. Discuss Next Steps**

**3. Confirm Next Meeting Date**

## HIGHLIGHTS OF PROPOSED ZONING UPDATES

### Article I General Provisions

- a. 470-73 = changed date to current ordinance since this will be a comprehensive rezoning of the current ordinance

### Article II Terminology

- a. Definitions added for new uses
- b. Other definitions revised or updated
- c. Essential Services definition revised to not include solar, wind, power plants, etc.
- d. Definition for “overlay district” added

### Article III Zoning Map and Zoning Districts

- a. Added the new districts and overlay districts
- b. Added language for the overlay districts
- c. Signatures on Official Zoning Map and Overlay Maps?
- d. Official Zoning Map and the various Overlay District Maps are included as Attachments #4 through #8

### Article IV Basic District Regulations

- a. Current C-Commercial district is divided into three new districts, C-1, C-2, C-3.
  - C-1 is at both ends of Rt. 611, the north/east end of Rt 715, and along Sullivan Trail and Camelback Rd. It is intended for small-scale uses and serves as a transition zone as one travels into the center of the township to the C-2 and C-3 district.
  - C-2 is located near the I-80 interchanges and is intended for large-scale and regional commercial uses. All uses permitted in C-1 are also permitted in C-2.
  - C-3 is located at the south/west end of Rt 715 and is intended for larger scale and more intensive commercial uses. All C-1 and C-2 uses are permitted in C-3, but residential uses are not permitted in C-3 to minimize conflicts.
- b. RD district commercial uses are intended to be small-scale.
- c. The update Use Schedule showing which uses are permitted in which district is in Attachment 1.

### Article V Supplementary Regulations

- a. 470-31 Accessory uses, building, structures – revised and fences, walls, hedges added
- b. 470-34 Parking – subsections A(2), (3), (4) added....does township want the #(3) alternative? Also subsection E added.
- c. 470-35.1 – Performance standards are moved from the Industrial district to this section so that they will now apply to every district.
- d. 470-48 – Campground requirements are in the SALDO
- e. 470-52 – Wireless communications facilities – updated to current standards. Towers are not permitted in R-1 or R-2. They are special exception in all other districts. Non-tower and small wireless are permitted in all districts.

- f. 470-53 – Revised and contains a reference to chicken regulations in a later section (470-87.?). Also includes requirements for agritourism, accessory solar, wind, geothermal, and emerging energy systems, and updated day care standards.
- g. 470-57 – Essential services no longer includes solar, wind, power plants, etc.
- h. 470-63 – Home occupations are divided into Major and No-Impact Home Based
- i. 470-68 – Updated to current standards for Continuing Care Retirement Communities, assisted living, personal care, nursing homes.
- j. 470-86.1 – Vehicle sales added
- k. 470-87.? – Several new uses are included starting at 470-87.? They are not numbered yet in case changes are made. Once changes are made and finalized, section numbers will be assigned.
- l. 470-87.? Conservation Subdivision Design development is added per the grant. This type of development applies to tracts 12+ acres of net area in the R-1, R-2, and RD districts. Development density is the same as it is currently and open space is required.

#### Article VI Planned Residential Development

- a. New PRDs will no longer be permitted. This use is essentially replaced by Conservation Subdivision Design development (see 470-87.?). However, any approved and existing PRDs will continue to operation under the provisions of this article and their approved plans.

#### Article VII Signs

- a. Updated “C” district to “C-1, C-2, C-3” throughout
- b. 470-708 - Added standards for real estate signs under “Temporary signs”
- c. 470-109 – Exempt signs – added reference for construction and real estate signs
- d. 470-109.7 – added definitions of construction sign, real estate sign, and revised temporary sign definition

#### Article VIII Zoning Hearing Board

- a. No proposed changes

#### Article IX Administration

- a. No proposed changes

#### Article X Resort Re-Use Overlay District

- a. Minor changes

#### Article XI Natural Resource Protection

- a. Entire article is new. Added per the grant.
- b. Includes protection standards for streams, lakes, ponds, wetlands, riparian buffers, forests, trees, vegetation, critical habitat areas.

#### Attachment 1 - Table of Uses

#### Attachment 2 - R-1 District Lot, Yard and Height Requirements

Attachment 3 - R-2 District Lot, Yard and Height Requirements

Attachment 4 - EP Enterprise Park Overlay District Map

Attachment 5 - PSEF Principal Solar Energy Facility Overlay District Map

Attachment 6 - PWEF Principal Wind Energy Facility Overlay District Map

Attachment 7 - DC Data Center Overlay District Map

Attachment 8 - Zoning Map