

ZONING

400 Attachment 1

Township of Coolbaugh

**Schedule of Uses
SP State Preservation District**

The State Preservation District recognizes the large percentage of land area in Coolbaugh Township that is owned and managed by the State of Pennsylvania as state parks or state game lands. These land areas are managed by the state for the recreational use of the public, and the allowed uses in this district are intended to reflect the existing use of these land areas.

Principal Permitted Uses* (Zoning Officer)	Conditional Uses (Planning Commission/ Board of Supervisors)	Special Exceptions (Planning Commission/ Zoning Hearing Board)
<ul style="list-style-type: none"> ☛ Agritourism ☛ Animal husbandry, commercial ☛ Animal husbandry, home use ☛ Crop production ☛ Forestry ☛ Greenhouses, commercial ☛ Nurseries, commercial ☛ Preserves ☛ Public parks and playgrounds ☛ Recreation facilities under the jurisdiction of the commonwealth ☛ Solar power generation, commercial ☛ Stables, private ☛ Temporary carnivals and fairs ☛ Township facilities and uses ☛ Wind energy facilities 	<ul style="list-style-type: none"> ☛ None 	<ul style="list-style-type: none"> ☛ Bus shelters ☛ Commercial communication device sites ☛ Pipeline compressor station, metering station or operation/maintenance facility ☛ Water withdrawal facilities
<p>Uses not specifically listed by this schedule shall not be permitted in the SP District except per § 400-14B.</p>		

NOTE:

* For any principal permitted use not subject to land development approval, the Zoning Officer may require site plan review in accord with § 400-121C(9).

COOLBAUGH CODE

**Schedule of Uses
W-C Woodland Conservation District
[Amended 4-7-2020 by Ord. No. 140-2020; 6-3-2025 by Ord. No. 158-2025]**

The Woodland Conservation District reflects the natural resource information compiled in conjunction with the Coolbaugh Township, Borough of Mount Pocono, Tobyhanna Township, and Tunkhannock Township Regional Comprehensive Plan which identifies certain land areas within the Township as being restricted for the purposes of development. The district is composed of land areas in which soils, water tables, watershed areas, steep slopes, wetland areas, forested areas and other natural features require a lower density of development, and provide an excellent opportunity to preserve open space. The intent is to: (1) protect the extensive wetlands and open water bodies and the unique plant and animal communities within the Township; (2) provide for the development of limited uses which are compatible with the unique and sensitive natural environment within this district at low densities; (3) allow mineral extraction, outdoor recreation and other uses dependent on the natural resources in the district; and (4) provide suitable buffers and conditions which will minimize negative impacts of the development upon the natural environment and district character.

Principal Permitted Uses* (Zoning Officer)	Conditional Uses (Planning Commission/ Board of Supervisors)	Special Exceptions (Planning Commission/ Zoning Hearing Board)
<ul style="list-style-type: none"> ☛ Agritourism ☛ Animal husbandry, commercial ☛ Animal husbandry, home use ☛ Assisted-living facilities ☛ Bed-and-breakfast inns ☛ Boarding and lodging houses ☛ Bus shelters ☛ Campgrounds and recreational vehicle parks ☛ Camps/retreats ☛ Cemeteries ☛ Country clubs ☛ Crop production ☛ Development sales offices ☛ Forestry ☛ Golf courses, excluding miniature golf and driving ranges ☛ Greenhouses, commercial ☛ Group homes ☛ Model homes ☛ Nurseries, commercial ☛ Nursing homes ☛ Outdoor recreation clubs and camps ☛ Personal care homes ☛ Preserves ☛ Public facilities and uses ☛ Public parks and playgrounds ☛ Short-term rental ☛ Single-family detached dwellings ☛ Stables, private ☛ Temporary carnivals and fairs ☛ Township facilities and uses 	<ul style="list-style-type: none"> ☛ Archery range, outdoor commercial ☛ Concentrated animal feeding operations ☛ Mineral extraction ☛ Race tracks ☛ Recreation facilities, outdoor commercial ☛ Shooting ranges, outdoor commercial ☛ Solar power generation, commercial ☛ Wind energy facilities 	<ul style="list-style-type: none"> ☛ Animal shelters ☛ Commercial communication device sites ☛ Home occupations ☛ Group homes, institutional ☛ Kennels ☛ Stables, commercial ☛ Storage yards for forest products and minerals ☛ Water withdrawal facilities ☛ Zoos and menageries

ZONING

Principal Permitted Uses* (Zoning Officer)	Conditional Uses (Planning Commission/ Board of Supervisors)	Special Exceptions (Planning Commission/ Zoning Hearing Board)
<ul style="list-style-type: none"> • Veterinary clinics, indoor and outdoor facilities 		
Uses not specifically listed by this schedule shall not be permitted in the W-C District except per § 400-14B.		

NOTE:

* For any principal permitted use not subject to land development approval, the Zoning Officer may require site plan review in accord with § 400-121C(9).

COOLBAUGH CODE

**Schedule of Uses
R-1 Rural Residential District
[Amended 6-3-2025 by Ord. No. 158-2025]**

The Rural Residential District consists of land areas in the Township with natural features such as soils, hydrogeology and forested areas which are moderately restrictive, but appropriate to provide for the continued development of single-family housing in a rural setting. The intent is to: (1) provide for the development of single-family dwellings and other community-related uses; and (2) provide suitable buffers and performance standards which will minimize negative impacts of the development upon the natural environment and district character.

Principal Permitted Uses* (Zoning Officer)	Conditional Uses (Planning Commission/ Board of Supervisors)	Special Exceptions (Planning Commission/ Zoning Hearing Board)
<ul style="list-style-type: none"> ☛ Animal husbandry, home use ☛ Bus shelters ☛ Country clubs ☛ Crop production ☛ Day-care centers ☛ Development sales offices ☛ Forestry ☛ Golf courses, excluding miniature golf and driving ranges ☛ Group homes ☛ Model homes ☛ Preserves ☛ Public parks and playgrounds ☛ Schools, public or private primary or secondary ☛ Short-term rental ☛ Single-family detached dwellings ☛ Temporary carnivals and fairs 	<ul style="list-style-type: none"> ☛ None 	<ul style="list-style-type: none"> ☛ Assisted-living facilities ☛ Bed-and-breakfast inns ☛ Boarding and lodging houses ☛ Cemeteries ☛ Group homes, institutional ☛ Home occupations ☛ Nursing homes ☛ Outdoor recreation clubs and camps ☛ Personal care homes ☛ Places of worship ☛ Public facilities and uses ☛ Recreation facilities, indoor commercial ☛ Religious quarters ☛ Stables, private
<p>Uses not specifically listed by this schedule shall not be permitted in the R-1 District except per § 400-14B.</p>		

NOTE:

* For any principal permitted use not subject to land development approval, the Zoning Officer may require site plan review in accord with § 400-121C(9).

ZONING

Schedule of Uses R-2 Low-Density Residential District [Amended 6-3-2025 by Ord. No. 158-2025]

The Low-Density Residential District consists of land areas in the Township that, due to the availability or potential availability of central sewer and water systems and other amenities, and the relatively minimal amount of restrictive natural features, are appropriate for a moderate density of residential development. The intent is to: (1) provide for the development of single-family, two-family and multi-family dwellings and other community-related uses; and (2) provide suitable buffers and performance standards which will minimize negative impacts of the development upon the natural environment and residential character.

Principal Permitted Uses* (Zoning Officer)	Conditional Uses (Planning Commission/ Board of Supervisors)	Special Exceptions (Planning Commission/ Zoning Hearing Board)
<ul style="list-style-type: none"> ☛ Animal husbandry, home use ☛ Assisted-living facilities ☛ Bus shelters ☛ Clubs/lodges, private ☛ Crop production ☛ Day-care centers ☛ Development sales offices ☛ Forestry ☛ Group homes ☛ Model homes ☛ Multifamily dwellings ☛ Nursing homes ☛ Personal care homes ☛ Preserves ☛ Public parks and playgrounds ☛ Schools, public or private primary or secondary ☛ Short-term rental ☛ Single-family detached dwellings ☛ Temporary carnivals and fairs ☛ Township facilities and uses ☛ Two-family dwellings 	<ul style="list-style-type: none"> ☛ Mobile home parks 	<ul style="list-style-type: none"> ☛ Bed-and-breakfast inns ☛ Boarding and lodging houses ☛ Domestic violence shelters ☛ Group homes, institutional ☛ Home occupations ☛ Places of worship ☛ Public facilities and uses ☛ Religious quarters ☛ Stables, private
<p>Uses not specifically listed by this schedule shall not be permitted in the R-2 District except per § 400-14B.</p>		

NOTE:

* For any principal permitted use not subject to land development approval, the Zoning Officer may require site plan review in accord with § 400-121C(9).

COOLBAUGH CODE

**Schedule of Uses
R-3 Medium-Density Residential District
[Amended 6-3-2025 by Ord. No. 158-2025]**

The Medium-Density Residential District consists of land areas in the Township where existing land use consists of high-density residential development characterized by approved subdivisions with small building lots. There remain a substantial number of undeveloped lots within these areas, most of which are serviced by private central sewer and/or water services. The smaller lot development fulfills the need in the Township for low- to medium-cost residential housing. The intent is to: (1) provide for the development of single-family and other community-related uses; and (2) provide suitable buffers and performance standards which will minimize negative impacts of the development upon the natural environment and residential character.

Principal Permitted Uses* (Zoning Officer)	Conditional Uses (Planning Commission/ Board of Supervisors)	Special Exceptions (Planning Commission/ Zoning Hearing Board)
<ul style="list-style-type: none"> ☛ Animal husbandry, home use ☛ Bus shelters ☛ Crop production ☛ Forestry ☛ Group homes ☛ Multifamily dwellings ☛ Public parks and playgrounds ☛ Short-term rental ☛ Single-family detached dwellings ☛ Temporary carnivals and fairs ☛ Township facilities and uses ☛ Two-family dwellings 	<ul style="list-style-type: none"> ☛ None 	<ul style="list-style-type: none"> ☛ Home occupations
<p>Uses not specifically listed by this schedule shall not be permitted in the R-3 District except per § 400-14B.</p>		

NOTE:

* For any principal permitted use not subject to land development approval, the Zoning Officer may require site plan review in accord with § 400-121C(9).

ZONING

Schedule of Uses

C-1 Convenience Commercial District

[Amended 4-7-2020 by Ord. No. 140-2020; 10-4-2022 by Ord. No. 147-2022]

The Convenience Commercial District is intended to provide locations for a variety of commercial activities such as shopping and services for both residents and nonresidents located along major streets and highways. Business, professional and office uses are also permitted. Adequate buffer areas are required to protect adjacent residential uses.

Principal Permitted Uses* (Zoning Officer)	Principal Permitted Uses (Zoning Officer)	Conditional Uses (Planning Commission/ Board of Supervisors)
<ul style="list-style-type: none"> ☛ After-hours clubs ☛ Amusement arcades ☛ Art studios ☛ Assisted-living facilities ☛ Auction houses ☛ Bakeries, retail ☛ Banks ☛ Bed-and-breakfast inns ☛ Billiard halls ☛ Boarding and lodging houses ☛ Brew pubs ☛ Bus, limousine, taxi terminals/stations ☛ Bus shelters ☛ Business offices ☛ Business services ☛ Car washes ☛ Charging stations ☛ Clinics ☛ Clubs/lodges, private ☛ Colleges ☛ Conference centers ☛ Convenience stores ☛ Cultural centers ☛ Day-care centers ☛ Exercise clubs ☛ Farmers' markets ☛ Flea markets, indoor ☛ Forestry ☛ Funeral homes ☛ Garages, public parking ☛ Garden centers, retail ☛ Golf courses, miniature ☛ Golf driving ranges ☛ Group homes, institutional ☛ Hotels ☛ Lumberyards ☛ Massage facilities, therapeutic ☛ Microbreweries ☛ Meeting, assembly, or banquet 	<ul style="list-style-type: none"> ☛ Nightclubs ☛ Nursing homes ☛ Offices or office buildings ☛ Park-and-ride facilities ☛ Parking area, event ☛ Personal care homes ☛ Places of worship ☛ Professional offices ☛ Public facilities and uses ☛ Public parks and playgrounds ☛ Recreation facilities, indoor commercial ☛ Religious quarters ☛ Research, engineering or testing laboratories ☛ Resorts ☛ Restaurants, outdoor ☛ Restaurants, takeout ☛ Restaurants, traditional ☛ Retail businesses ☛ Sample homes ☛ Schools, public or private primary or secondary ☛ Self-storage facilities ☛ Semipublic buildings or uses ☛ Service establishments ☛ Shopping centers or malls ☛ Stables, private ☛ Tattoo, body piercing, scarifying or branding parlors ☛ Taverns ☛ Temporary carnivals and fairs ☛ Theaters, indoor ☛ Township facilities and uses ☛ Trade schools ☛ Vehicle and equipment rental, repair or sales operations ☛ Veterinary clinics, indoor ☛ Wholesale businesses 	<ul style="list-style-type: none"> ☛ Hospitals ☛ Junkyards ☛ Large-scale commercial recreation facility ☛ Recreation facilities, outdoor commercial ☛ Retail businesses, large scale <p style="text-align: center;">Special Exceptions (Planning Commission/ Zoning Hearing Board)</p> <ul style="list-style-type: none"> ☛ Adult businesses ☛ Commercial communication device sites ☛ Contractor yards ☛ Dormitories ☛ Flea markets, outdoor ☛ Fraternity or sorority houses ☛ Gaming establishments ☛ Home occupations ☛ Homeless shelters ☛ Outdoor entertainment ☛ Theaters, drive-in ☛ Travel plazas ☛ Truck washes

COOLBAUGH CODE

halls ☛ Motels		
Uses not specifically listed by this schedule shall not be permitted in the C-1 District except per § 400-14B.		

NOTE:

* For any principal permitted use not subject to land development approval, the Zoning Officer may require site plan review in accord with § 400-121C(9).

**Schedule of Uses
C-2 Office Park District**

[Amended 8-6-2019 by Ord. No. 137-2019; 4-7-2020 by Ord. No. 140-2020; 10-4-2022 by Ord. No. 147-2022; 8-5-2024 by Ord. No. 156-2024]

The Office Park District is intended to provide locations for office and business parks and complexes with service facilities to enhance the employment opportunities in Coolbaugh Township.

Principal Permitted Uses* (Zoning Officer)	Conditional Uses (Planning Commission/ Board of Supervisors)	Special Exceptions (Planning Commission/ Zoning Hearing Board)
<ul style="list-style-type: none"> ☛ Banks ☛ Bus shelters ☛ Business offices ☛ Business services ☛ Charging stations ☛ Colleges ☛ Day-care centers ☛ Exercise clubs ☛ Forestry ☛ Clinics ☛ Offices or office buildings ☛ Professional offices ☛ Recreation facilities, indoor commercial ☛ Research, engineering or testing laboratories ☛ Restaurants, outdoor ☛ Restaurants, traditional ☛ Schools, public or private primary or secondary ☛ Studios, radio or television ☛ Temporary carnivals and fairs ☛ Township facilities and uses ☛ Trade schools 	<ul style="list-style-type: none"> ☛ Hospitals ☛ Industry ☛ Light manufacturing ☛ Parking area, event ☛ Small logistics centers 	<ul style="list-style-type: none"> ☛ Commercial communication device sites ☛ Conference centers ☛ Dormitories ☛ Home occupations ☛ Hotels ☛ Manufacturing, light ☛ Motels ☛ Public facilities and uses
Uses not specifically listed by this schedule shall not be permitted in the C-2 District except per § 400-14B.		

NOTE:

* For any principal permitted use not subject to land development approval, the Zoning Officer may require site plan review in accord with § 400-121C(9).

ZONING

Schedule of Uses C-3 Commercial Village District

[Amended 4-7-2020 by Ord. No. 140-2020; 10-4-2022 by Ord. No. 147-2022; 6-3-2025 by Ord. No. 158-2025]

The Commercial Village District recognizes those areas in Coolbaugh Township that have developed as a mix of residential and commercial uses, such as the villages of Tobyhanna and Pocono Summit. The intent of the district is to continue the development of such areas while maintaining the neighborhood commercial village atmosphere.

Principal Permitted Uses* (Zoning Officer)	Principal Permitted Uses (Zoning Officer)	Conditional Uses (Planning Commission/ Board of Supervisors)
<ul style="list-style-type: none"> ☛ Amusement arcades ☛ Art studios ☛ Assisted-living facilities ☛ Auction houses ☛ Bakeries, retail ☛ Banks ☛ Bed-and-breakfast inns ☛ Billiard halls ☛ Boarding and lodging houses ☛ Brew pubs ☛ Bus shelters ☛ Business offices ☛ Business services ☛ Charging stations ☛ Clinics ☛ Clubs/lodges, private ☛ Colleges ☛ Conference centers ☛ Convenience stores ☛ Cultural centers ☛ Day-care centers ☛ Domestic violence shelters ☛ Exercise clubs ☛ Farmers' markets ☛ Flea markets, indoor ☛ Forestry ☛ Funeral homes ☛ Garages, public parking ☛ Garden centers, retail ☛ Group homes ☛ Halfway houses ☛ Homeless shelters ☛ Hotels ☛ Lumberyards ☛ Massage facilities, therapeutic ☛ Meeting, assembly, or banquet 	<ul style="list-style-type: none"> ☛ Microbreweries ☛ Motels ☛ Multifamily dwellings ☛ Nightclubs ☛ Nursing homes ☛ Offices or office buildings ☛ Parking area, event ☛ Personal care homes ☛ Places of worship ☛ Professional offices ☛ Public parks and playgrounds ☛ Railroad terminals, passenger only ☛ Recreation facilities, indoor commercial ☛ Religious quarters ☛ Research, engineering or testing laboratories ☛ Resorts ☛ Restaurants, traditional ☛ Restaurants, outdoor ☛ Restaurants, takeout ☛ Retail businesses ☛ Schools, public or private primary or secondary ☛ Semipublic buildings or uses ☛ Service establishments ☛ Short-term rental ☛ Single-family detached dwellings ☛ Studios, radio or television ☛ Taverns ☛ Temporary carnivals and fairs ☛ Theaters, indoor ☛ Township facilities and uses ☛ Two-family dwellings ☛ Vehicle and equipment rental, 	<ul style="list-style-type: none"> ☛ Hospitals ☛ Junkyards <p style="text-align: center;">Special Exceptions (Planning Commission/ Zoning Hearing Board)</p> <ul style="list-style-type: none"> ☛ After-hours clubs ☛ Amusement parks ☛ Group homes, institutional ☛ Home occupations ☛ Outdoor entertainment ☛ Public facilities and uses

COOLBAUGH CODE

halls	repair or sales operations ☛ Veterinary clinics, indoor ☛ Wholesale businesses	
-------	--	--

Uses not specifically listed by this schedule shall not be permitted in the C-3 District except per § 400-14B.

NOTE:

* For any principal permitted use not subject to land development approval, the Zoning Officer may require site plan review in accord with § 400-121C(9).

**Schedule of Uses
I Industrial District**

[Amended 12-4-2018 by Ord. No. 131-2018; 4-7-2020 by Ord. No. 140-2020; 8-5-2024 by Ord. No. 156-2024; 6-17-2025 by Ord. No. 160-2025]

The intent of the Industrial District is to provide space at locations accessible to major transportation facilities with potential for central sewer and water facilities for those manufacturing and other types of industrial activities with compatible commercial, utility and service uses. Integrated office and industrial parks are encouraged.

Principal Permitted Uses* (Zoning Officer)	Conditional Uses (Planning Commission/ Board of Supervisors)	Special Exceptions (Planning Commission/ Zoning Hearing Board)
<ul style="list-style-type: none"> ☛ Agricultural products processing ☛ Bulk fuel storage facilities ☛ Bus, limousine, taxi terminals/stations ☛ Bus shelters ☛ Business offices ☛ Business services ☛ Charging stations ☛ Commercial communications device sites ☛ Contractor yards ☛ Crematoriums ☛ Day-care centers ☛ Forestry ☛ Garages, public parking ☛ Industry ☛ Manufacturing, light ☛ Parking area, event ☛ Public facilities and uses ☛ Recycling facilities ☛ Research, engineering or testing laboratories ☛ Retail businesses accessory to an allowed use ☛ Retail home heating fuel distributors ☛ Self-storage facilities ☛ Small logistics centers ☛ Studios, radio or television ☛ Temporary carnivals and fairs 	<ul style="list-style-type: none"> ☛ Data center ☛ Data center campus ☛ Large-scale commercial recreation facility ☛ Large logistics centers ☛ Planned business centers ☛ Solid waste facilities, commercial and public ☛ Solid waste staging areas, commercial and public 	<ul style="list-style-type: none"> ☛ Correctional facilities ☛ Heliports and helistops as an accessory use ☛ Home occupations ☛ Industrial wastewater treatment facilities ☛ Junkyards ☛ Mineral processing ☛ Pipeline compressor station, metering station or operation/maintenance facility ☛ Power plants

ZONING

• Township facilities and uses		
• Travel plazas		
• Wholesale businesses		
Uses not specifically listed by this schedule shall not be permitted in the I District except per § 400-14B.		

NOTE:

* For any principal permitted use not subject to land development approval, the Zoning Officer may require site plan review in accord with § 400-121C(9).

COOLBAUGH CODE

**Schedule of Uses
I-A Industrial Airport District**

The Industrial Airport District recognizes the existence of the Pocono Mountains Municipal Airport and the facilities and buildings required for the proper functioning of the airport and the servicing of airplanes. An airport hazard zone extends beyond the boundaries of the Industrial Airport District to ensure the safety of air traffic.

Principal Permitted Uses* (Zoning Officer)	Accessory Uses (Zoning Officer)	Conditional Uses (Planning Commission/ Board of Supervisors)
<ul style="list-style-type: none"> ☛ Bus shelters ☛ Forestry ☛ Heliports and helistops ☛ Runways, landing and taxi areas, administrative buildings and offices, maintenance buildings and other facilities required for the proper regulation of air traffic, storage and servicing of aircraft and airport administration ☛ Temporary carnivals and fairs ☛ Township facilities and uses 	<ul style="list-style-type: none"> ☛ Structures for the maintenance and storage of aircraft ☛ Structures necessary for adequate safety and control of incoming and outgoing flights ☛ Parking areas for aircraft and automobiles ☛ Aircraft fuel sales, storage areas and facilities ☛ Restaurants, cafeterias or personal services shops 	<ul style="list-style-type: none"> ☛ Any addition, expansion or enlargement of any airport runway, structure, facility or equipment which would result in any change in an airport hazard zone <hr/> <p style="text-align: center;">Special Exceptions (Planning Commission/ Zoning Hearing Board)</p> <hr/> <ul style="list-style-type: none"> ☛ None
<p>Uses not specifically listed by this schedule shall not be permitted in the I-A District except per § 400-14B.</p>		

NOTE:

* For any principal permitted use not subject to land development approval, the Zoning Officer may require site plan review in accord with § 400-121C(9).