

**POCONO TOWNSHIP
MONROE COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2026 -02-A

**AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF
POCONO, MONROE COUNTY, PENNSYLVANIA AMENDING ORDINANCE NO. 110
THE POCONO TOWNSHIP ZONING ORDINANCE, CHAPTER 470
"ZONING", OF THE TOWNSHIP OF POCONO'S CODE OF ORDINANCES,
AS AMENDED, BY ADDING THE POCONO TOWNSHIP HISTORIC OVERLAY
ZONING DISTRICT AND CORRESPONDING POCONO TOWNSHIP HISTORIC
OVERLAY DISTRICT ZONING REGULATIONS AND REPEALING ALL ORDINANCES
INCONSISTENT HEREWITH**

WHEREAS, Pocono Township's Code of Ordinances; Chapter 470 *Zoning* (the "Ordinance"), § 470-125 *Amendments* provides "The provisions of this chapter and boundaries of zoning districts as set forth on the Official Zoning Map may from time to time be amended or changed by the governing body of the municipality."; and

WHEREAS, Ordinance § 470-11 *Amendments* provides "If, in accordance with the provisions of this chapter and the Pennsylvania Municipalities Planning Code, as amended, changes are made in district boundaries or other matters portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the Township Commissioners."

WHEREAS, the governing body, the Board of Commissioners of the Township of Pocono, Monroe County Pennsylvania (the "BOC") seeks to enact amendments to the Ordinance by adding the Pocono Township Historic Overlay Zoning District to its Zoning Map and Zoning Districts with corresponding district regulations; and

WHEREAS, the BOC finds that the proposed amendments will promote, protect and facilitate the public health, safety and welfare; and

WHEREAS, pursuant to § 609 of the Pennsylvania Municipalities Planning Code , 53 P.S. § 10609, the Township of Pocono Monroe, County, Pennsylvania (the "Township") is authorized and empowered to enact amendments to the Ordinance after public hearing thereon pursuant to public notice and posting of the subject properties by the Township; and

WHEREAS, the BOC has conducted a public hearing pursuant to the public notice concerning the following amendments to the Ordinance; and

WHEREAS, after public hearing pursuant to public notice, the BOC desires to ordain and enact the amendments to the Ordinance set forth hereinafter.

NOW THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Commissioners of the Township of Pocono, Monroe County, Pennsylvania, as follows:

SECTION I. Chapter 470 *Zoning*; Article II *Terminology*; § 470-8 *Definitions* is amended by adding the following:

“Transient Dwelling Unit (TDU)

Any dwelling unit owned or managed by a landowner which is rented or leased for a period of less than 30 days.”

SECTION II. Chapter 470 *Zoning*; Article III *Zoning Map and Zoning Districts*; § 470-14 *List of Districts* is amended by adding the following:

“HOD Historic Overlay District”

SECTION III. Chapter 470 *Zoning*; Article III *Zoning Map and Zoning Districts* is hereby amended by amending the existing Zoning Map, as revised, by adding the Historic Overlay District designation to land located in the Township of Pocono, Monroe County, Pennsylvania as shown on the map attached hereto as **Exhibit “A”**, consisting of approximately One Thousand Six Hundred Ninety-Three (1,693) acres comprising Two Hundred Thirty-One Monroe County Tax Parcels identified on the same.

SECTION IV. Chapter 470 *Zoning*; Article IV *Basic District Regulations*; is amended by adding the following:

“§ 470-22.2 Historic Overlay District

A. Intent

1. Pocono Manor is recognized for its historic significance, including designation by the Pennsylvania Historical & Museum Commission and listing on the National Register of Historic Places by the National Park Service.

2. The Township’s intent is to preserve the historic character, integrity and livability of Pocono Manor without creating additional design review bodies or architectural approvals.

B. Applicability; Use Regulation

1. The HOD applies to all lots, uses, and structures located wholly or partly within its boundary.

2. Where the HOD is silent, the regulations of the underlying zoning district(s) remain in full force. If a conflict arises, the more restrictive provision shall control.

3. Prohibited Use. Transient Dwelling Units (TDUs) are prohibited within the HOD as a principal use, accessory use, temporary use, special exception, and conditional use, regardless of the provisions of the underlying zoning district.

4. Nothing in this section shall affect hotels, inns, bed-and-breakfasts that are otherwise permitted by the underlying zoning district and separately defined by Township ordinances.

C. Existing Uses; Nonconformities

1. Any TDU use lawfully existing and operating within the HOD prior to the effective date of this ordinance shall be considered a legal nonconforming use and shall be governed by Article V's regulations on nonconformities.

2. Legal nonconforming TDU uses shall not be expanded, enlarged, or intensified; any discontinuance or abandonment as defined herein shall terminate such nonconforming status. Any renewal, transfer, or lapse of a separate TDU license shall be treated in accordance with the applicable township licensing provisions, if any."

SECTION V. REPEALER

Any existing ordinances or parts of ordinances in conflict with this Ordinance, to the extent of such conflict and no further, are hereby repealed.

SECTION VI. SEVERABILITY

If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word in this Ordinance is declared invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of the Ordinance.

SECTION VII. ENACTMENT

This Ordinance shall be effective within five (5) days and shall remain in force until modified, amended or rescinded by Pocono Township, Monroe County, Pennsylvania.

ENACTED AND ADOPTED by the Board of Commissioners this 27th day of January, 2026.

ATTEST:

**TOWNSHIP OF POCONO,
MONROE COUNTY,
PENNSYLVANIA**


Patrick Briegel
Acting Township Manager


Ellen Gnanadt
President, Board of Commissioners

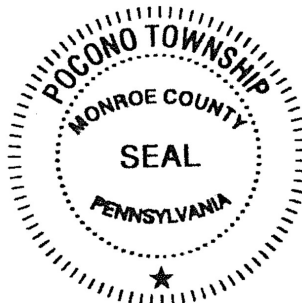


EXHIBIT “A”

