

STROUD TOWNSHIP
MONROE COUNTY, PENNSYLVANIA


ORDINANCE NO. 2025-4

AN ORDINANCE OF THE TOWNSHIP OF STROUD, MONROE COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP'S ZONING ORDINANCE TO PROVIDE FOR A NEW DEFINITION OF THE TERM "FAMILY" AND A NEW USE CATEGORY KNOWN AS "ADOLESCENT GROUP HOME" AND ADDING NEW DEFINITIONS AND REGULATIONS FOR THAT USE.

CERTIFICATION

I hereby certify that the attached Ordinance is a true and correct copy of an Ordinance enacted by the Board of Supervisors of Stroud Township, Monroe County, Pennsylvania, on the 19th day of August, 2025.

(TOWNSHIP SEAL)


STEPHEN T. FYLSTRA, Township Manager
Stroud Township
1211 North Fifth Street
Stroudsburg, PA 18360

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WHEREAS, The Pennsylvania Second Class Township Code authorizes a board of supervisors to make and adopt ordinances that are necessary for the proper management, care and control of the township, and to maintain the health and welfare of the township and its citizens. See 53 P.S. § 66506 ("General Powers").

WHEREAS, The Pennsylvania Municipalities Planning Code (MPC) authorizes a board of supervisors to plan for the development of the township through zoning, subdivision and land development regulations. See 53 P.S. § 66516 ("Land Use Regulations).

WHEREAS, the MPC authorizes the enactment of amendments to zoning ordinances pursuant to certain procedural formalities. See 53 P.S. § 10609 ("Enactment of Zoning Ordinance Amendments").

WHEREAS, in accordance with the above authority, the Board of Supervisors deems it to be in the best interest of the public and for public health, safety and welfare to amend the Stroud Township Code of Ordinances related to zoning in order to provide for a new use category known as "adolescent group home" and to establish and, as necessary, to amend, all accompanying definitions and regulations for that new use.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Stroud Township, Monroe County, Pennsylvania, and it is hereby ordained and enacted as follows:

SECTION 1. – AMENDMENT OF CHAPTER 27 (ZONING).

The following sections of Chapter 27 (Zoning) of the Stroud Township Code of Ordinances (the "Code") are hereby amended as follows:

A. § 27-202 Definitions.

The existing definition is deleted in its entirety and replaced with the following:

FAMILY -- Any number of individuals living and cooking together as a single housekeeping unit, including not more than three unrelated individuals. The term “unrelated individual” shall include any individual who is unrelated by blood, marriage, legal adoption or foster relationship to any other individual in the dwelling unit. A family shall also expressly include any number of unrelated persons who reside within a licensed group home, as defined herein. It is the express intent of the Township to comply with all provisions of the Federal Fair Housing Act, as amended, and regulations promulgated thereunder, in the construction of this term.

The following new definition is inserted in § 27-202 in alphabetical order:

GROUP HOME, ADOLESCENT – A dwelling for unrelated persons under the age of eighteen (18), each of whom is handicapped (disabled) within the meaning of the Fair Housing Act (Title 42, Chapter 45, Subchapter II, Section 3601, et. seq. of the United States Code), living together as a single, non-transient household unit (i.e., a “family,” as defined herein), plus such resident staff as may be required by applicable licensing to assist the adolescent residents with their daily life activities. To be considered a single, non-transient household unit, all residents must have common use of and access to all living areas, eating areas, bathrooms and food preparation and serving areas. An adolescent group home shall follow all applicable provisions for “Division C-3 occupancy” in Title 34, Part I, Chapter 56 of the Pennsylvania Code, as amended. If serving a psychiatrically disabled population, the group home must be licensed by the Pennsylvania Department of Human Services and shall follow all applicable provisions for Community Residential Rehabilitation Services (CRRS) in Title 55, Part VII, Subpart E, Chapter 5310 of the Pennsylvania Code, as amended. An Adolescent Group homes shall not include uses that meet the definition of “halfway house.” The term “adolescent group home” excludes residences or homes for persons with current, illegal use of or addiction to a controlled substance (as defined in Section 102 of the Controlled Substances Act, 21 U.S.C. § 802), alcoholism or drug addiction, work-release facilities for convicts or ex-convicts, or other housing facilities serving as an alternative to incarceration, except to the extent that such groups constitute "handicapped" persons, within the meaning of the Fair Housing Act.

B. § 27-502 Residential Land Use Activity.

A new paragraph 4 is hereby added to § 27-502, as follows:

4. Adolescent Group Home.

- A. The Applicant of said use shall file a detailed statement of intent with the Township describing the proposed use. The statement shall identify how said use satisfies a demonstrative need and shall be conducted in a responsible manner without detriment to the surrounding lots and neighborhood.
- B. An Adolescent Group Home shall include no more than five (5) adolescent residents in a residential district and a maximum of fifteen (15) adolescent residents in any other district. Resident staff required by applicable licensure shall not be included for determining compliance with this provision.
- C. Twenty-four (24) hour supervision of residents by a facility employee approved by the Pennsylvania Department of Public Welfare shall be required.
- D. The minimum lot size shall be one-half (1/2) acre.
- E. Any medical or counseling services provided shall occur on the lot only for residents and up to two (2) nonresidents.
- G. Parking areas shall be screened from view of neighboring lots or those directly across the street from the lot.
- H. Any facility with six (6) or more residents shall not be located within one thousand (1,000) feet of another facility with six (6) or more residents.

C. Schedule 27-I

Schedule 27-I is hereby amended as follows:

Land Use Activity	O-1	S-1	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	STR
I. Services											
Social Services (SIC 83)											
Group Home, Adolescent			SE	SE	SE	SE	SE	SE			

SECTION 2. – SEVERABILITY.

If any sentence, clause, section, or part of this ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity will not affect or impair any remaining provisions, sentences, clauses, sections, or parts of this ordinance. It is hereby declared as the intent of the Board of Supervisors that such remainder will remain in full force and effect.

SECTION 3. – REPEALER.

All ordinances or parts of ordinances or resolutions conflicting or inconsistent with any of the provisions of this ordinance are hereby repealed, but only insofar as same are in direct conflict or directly inconsistent with this ordinance. The provisions of this ordinance will not affect any act done or liability incurred, nor shall such provisions affect any suit or prosecution pending or to be initiated to enforce any right or penalty or to punish any offense under the authority of any ordinance in force prior to adoption of this ordinance.

SECTION 4. – EFFECTIVE DATE.

This ordinance will take effect 5 days after the date of its enactment.

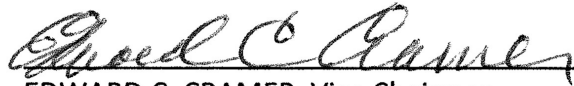
ORDAINED AND ENACTED into an Ordinance at a special meeting of the Board of Supervisors of Stroud Township, Monroe County, Pennsylvania this 19th day of August, 2025.

TOWNSHIP OF STROUD

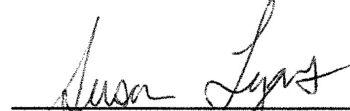


JENNIFER SHUKAITIS, Chairwoman
and Secretary

(TOWNSHIP SEAL)



EDWARD C. CRAMER, Vice Chairman
and Assistant Treasurer



SUSAN LYONS, Supervisor
and Assistant Secretary