

ZONING

27 Attachment 1

Borough of Stroudsburg

TABLE OF NONRESIDENTIAL ZONING DISTRICT USE REQUIREMENTS

[As amended by Ord. 722, 11/11/1992; by Ord. 757, 11/5/1997; by Ord. 848, 1/19/2005; by Ord. 860, 4/19/2006; by Ord. 907, 7/16/2009; by Ord. 910, 12/2/2009; by Ord. 968, 4/17/2013; by Ord. 969, 4/17/2013; by Ord. 991, 6/3/2014; by Ord. 1019, 9/6/2016; by Ord. No. 1055, 7/17/2018; by Ord. No. 1075, 4/16/2019; by Ord. No. 1089, 6/2/2020; by Ord. No. 1093, 6/2/2020; by Ord. No. 1106, 4/20/2021; and by Ord. No. 1131, 7/19/2022]

USES	ZONING DISTRICTS						
	C-1	C-1A	C-2	MU-A	MU-B	I-1	O-1
ADULT				SE			
RESIDENTIAL							
Single Family Residential (See Part 5)				P	P		P
Dwelling Units in the Upper Floors (See § 27-1003)	P	P	P	P	P		
Fraternities and Sororities (See § 27-1003)	SE	SE					
Multifamily dwellings that are not in a townhouse arrangement and which do not have street- level principal commercial use				SE	SE		
Short-Term Rental	P	P	P	P	P	P	P
Zero-Lot-Line Subdivision ⁵⁰				C	C		
COMMERCIAL RETAIL							
Alcoholic Beverage Sales for Take-Out Consumption	P	P	P	P	P		
Antique Stores	P	P	P	P	P		
Artist Supplies	P	P	P	P	P		
Automobile Parts, Retail	P			P	P	P	
Boarding Kennels — See § 27-1004, Subsection 5	SE	SE	SE				
Book and Stationery Stores	P	P	P	P	P		
Camera Shop	P	P	P	P	P		
Candy, Nuts and Confectionery Stores	P	P	P	P	P		
Clothing and Accessory Store	P	P	P	P	P		
Convenience Store	P	P	P	P	P		
Convenience Store with a Gasoline or Filling Station	SE	SE		SE	SE		
Custom Tailor	P	P	P	P	P		

STROUDSBURG CODE

USES	ZONING DISTRICTS						
	C-1	C-1A	C-2	MU-A	MU-B	I-1	O-1
Dairy Products Store	P	P	P	P	P		
Department Stores	P	P	P	P	P		
Drug Stores	P	P	P	P	P		
Eating and Drinking Establishments	P	P	P	P	P		
a) Drive-in Restaurant	P	P			P		
Electrical Supply Store	P	P	P	P	P		
Florist Shop	P	P	P	P	P		
Fruit or Vegetable Store	P	P	P	P		P	
Fuel and Ice Dealers				P	P	P	
Furniture and Home Furnishings	P	P	P	P	P		
Furrier and Fur Shops	P	P	P	P	P		
Gaming Establishments				SE			
Garden Supply Stores	P	P	P	P	P		
Gasoline or Filling Station	SE	SE		SE	SE		
Gasoline Service Station (Minor repairs only)	P	P		P	P	P	
Gift Shop	P	P	P	P	P		
Grocery Stores:							
a) Up to 1,800 square feet of gross floor area	P	P	P	P	P		
b) Up to 10,000 square feet of gross floor area			P	P	P		
c) Without the restriction of (a) and (b)				P	P		
Hardware	P	P	P	P	P		
Heating and Plumbing Equipment Dealers	P	P	P		P	P	
Hobby Shop	P	P	P	P	P		
Household Appliances, Radio and TV Shops	P	P	P	P	P		
Jewelry Shops	P	P	P	P	P		
Limited Price Variety Store	SE	SE		P	P		
Luggage and Leather Goods	P	P	P	P	P		
Lumber and Other Building Materials	P	P		P	P	P	
Mail Order Warehouse						P	
Meat and Fish (Seafood) Markets	P	P	P	P	P		
Medical Marijuana Dispensary ⁴⁹	P	P	P			P	
Miscellaneous Marine and Heavy Equipment Sales						P	

ZONING

USES	ZONING DISTRICTS						
	C-1	C-1A	C-2	MU-A	MU-B	I-1	O-1
Automotive Sales (New and Used) Cars, Trucks under 32 feet in length — See § 27-1004	P	SE					
News Dealer	P	P	P	P	P		
Office Machines and Equipment	P	P	P	P	P		
Optical Shop	P	P	P	P	P		
Paint, Glass, Wallpaper, and related products store	P	P	P	P	P		
Pawnshop				P	P		
Pet Store	P	P	P	P	P		
Religious Goods Shop	P	P	P	P	P		
Retail Bakeries	P	P	P	P	P		
Shoe Store	P	P	P	P	P		
Sporting Goods Stores and Bicycle Shops	P	P	P	P	P		
Surgical Supply Store	P	P	P	P	P		
Tire, Battery and Accessory Dealers	P	P	P	P	P		
Tobacco Retail	P	P	P	P	P		
Vending Machine Distributorship						P	
COMMERCIAL SERVICES							
Accounting, Auditing, and Bookkeeping Services	P	P	P	P	P		
Automatic or Coin Operated Car Wash					P	P	
Automotive Rentals (Cars and trucks under 32 feet in length) — See § 27-1004	P	SE		P	P		
Automobile Repair Shops, Major Repairs				P	P	P	
Automobile Repair Shops, Minor Repairs	P	P		P	P	P	
Banking and Bank related functions	P	P	P	P	P		
Beauty and Barber Shops	P	P	P	P	P		
Bed and Breakfast	SE	SE					
Cleaning and Dyeing Plants, Rug Cleaners and Repair Plants — See § 27-1003				P	P	P	
Commercial Communications Antenna extending a maximum of 10 feet above an existing building or a maximum of 15 feet above an existing water tank, electric high voltage transmission pole or an existing lawful commercial communication tower	CU	CU	CU	CU	CU	CU	CU

STROUDSBURG CODE

USES	ZONING DISTRICTS						
	C-1	C-1A	C-2	MU-A	MU-B	I-1	O-1
Commercial Communications Antenna or Tower, other than what is allowed by the above provision, and except that the use is prohibited within lots regulated by the Historic District Ordinance. See regulations in § 27-1207.	CU	CU	N	N	N	CU	N
Commercial Laundries — See § 27-1003				SE	P	P	
Crematoriums	P	P					
Dry Cleaning Pickup	P	P	P	P	P		
Duplicating, Addressing, Blue-printing, Photocopying, Mailing, Mailing List, and Stenographic Services	P	P	P	P	P		
Engineering and Architectural Services	P	P	P	P	P		
Fitness Center	P	P	P	P	P		
Funeral Services	P	P	P	P	P		
Headquarters of a construction tradesperson, with any outdoor storage limited to a maximum of 25% of the lot area				P	P	P	
Holding and Investing Company	P	P	P	P	P		
Hotel, Inn	P	P	P	P	P		
Motels, and Tourist Courts	P	P	P				
Insurance Offices	P	P	P	P	P		
Legal Services	P	P	P	P	P		
Linen Supply, Industrial — See § 27-1003				SE	SE	P	
Loan Offices	P	P	P	P	P		
Medical, Dental and other Health Offices	P	P	P	P	P		
Medical Marijuana Grower/Processor ⁴⁷						P	
Medical Marijuana Transport Vehicle Office ⁴⁸						P	
Nursing Home — See § 27-1004, Subsection 3	SE	SE		P	P		
Offices of a General Business Nature	P	P	P	P	P		
Parking Area or Parking Garage: Accessory	P	P	P	P	P	P	P
Public (commercial) — See § 27-1003			SE				
Photographic Studios including Commercial Photography	P	P	P	P	P		

ZONING

USES	ZONING DISTRICTS						
	C-1	C-1A	C-2	MU-A	MU-B	I-1	O-1
Pressing, Cleaning, Alteration and Garment Repair:							
a) Up to 2,000 square feet of gross floor area	P	P	P	P	P		
b) Without the restriction of (a)				P	P		
Real Estate Operators, Agents, Brokers and Managers	P	P	P	P	P		
Research, Development, and Testing Lab	P	P		P	P		
Scientific Research Agencies	P	P		P	P		
Self-Service Laundries	P	P	P	P	P		
Self-Storage Facility						P	
Shoe Repair, Shoe Shine and Hat-Cleaning Shops	P	P	P	P	P		
Shopping Center — See § 27-616, § 27-1003, and Table I of Part 5	SE ¹	SE ¹		SE ¹	SE ¹		
Tattoo/Body Modification Parlor	P	P	P	P	P		
Veterinarian Hospital, Clinic — See § 27-1004, Subsection 5	SE	SE		P	P		
MANUFACTURING AND INDUSTRIAL							
Millwork and Other Wood Products (except furniture)						P	
Furniture Manufacturing						P	
Food Processing						P	
Light Metal Processing						P	
Chemical Products — See § 27-1003						SE	
Plastic/Rubber Products — See § 27-1003						SE	
Ceramic Products — See § 27-1003						SE	
Textile/Garment — See § 27-1003						SE	
Bottling — See § 27-1003						P	
Bakery						P	
Printing						P	
Scientific/Electronic Instruments						P	
Warehousing				P		P	
Wholesale Trade						P	
Junkyard						SE	
PUBLIC AND QUASI-PUBLIC							
Academic Clinic Research Center ⁴⁶	P	P	P	P	P	P	P

STROUDSBURG CODE

USES	ZONING DISTRICTS						
	C-1	C-1A	C-2	MU-A	MU-B	I-1	O-1
Public or Private Primary or Secondary School		P		P	P		
Trade School	P	P	P	P	P		
Nursery School/Day Care — See § 27-1003	SE	P	SE	P	P		
Church or Place of Worship — See § 27-1003	SE	SE	SE	SE	SE		
Cemetery — See § 27-1004, Subsection 1	SE	SE	SE				
Bus Terminal				P	P		
Taxi Terminal				P	P		
Medical Clinic	P	P	P	P	P		
Doctor/Dentist Office	P	P	P	P	P		
Government Services and Facilities — See § 27-1003	P	SE	SE	P	P		
Library	P	P	P	P	P		
Post Office			P	P	P		
Electric substation or stormwater or flood control structures	P	P		P	P	P	P
Jail						P	
RECREATIONAL/CULTURAL							
Theater (indoor)			P	P	P		
Auditorium, Cultural Center, Community Center — See § 27-1004, Subsection 2	SE	SE	SE	P	P		SE
Indoor Recreation (e.g., bowling alley)	P	P	P	P	P		
Fraternal, Civic, Social Club	P	P	P	P	P		
Park or Playground	P	P	P	P	P		P
Indoor Firearms Target Range				P	P		
Museum			SE	P	P		SE

NOTES:

¹ Shopping Centers in C-1, C-1A and MU require a minimum lot area of two acres, a minimum lot width of 300 feet, a maximum building height of 40 feet, and maximum lot coverage of 30%.

⁴⁶ Subject to applicable performance standards in § 27-6A01, Subsection 2.

⁴⁷ Subject to applicable performance standards in § 27-6A01, Subsection 3.

⁴⁸ Subject to applicable performance standards in § 27-6A01, Subsection 4.

⁴⁹ Subject to applicable performance standards in § 27-6A01, Subsection 5.

⁵⁰ In the event of a conflict between ordinance terms and regulations applicable to zero-lot-line subdivisions with other underlying zoning district regulations, the regulations applicable to zero-lot-line subdivisions shall prevail.