

ZONING

27 Attachment 2

Borough of Stroudsburg

TABLE I

TABLE OF REGULATIONS GOVERNING THE SIZE OF LOTS, YARDS, AND BUILDINGS FOR PERMITTED USES

[As amended by Ord. 697, 10/10/1990, § 3; by Ord. 860, 4/19/2006; by Ord. 968, 4/17/2013; by Ord. 969, 4/17/2013; and by Ord. 991, 6/3/2014]

Types of Regulations	ZONING DISTRICT											
	R-1	R-2		R-3		C-1 ¹	C-1A	C-2	MU-A	MU-B	I-1	O-1
		1 fam.	2 fam.	1 fam.	2 fam.							
Minimum Lot Size												
Minimum Area (square feet)	8,500	6,500	12,000	6,000	6,000	5,000	5,000	5,000	5,000 ²	5,000 ²	10,000	20,000
Minimum Width (feet)	75	60	80	40	40	40	40	40	40 ³	40 ³	80	90
Minimum Depth (feet)	100	100	100	100	100	100	100	100	100	100	100	170
Minimum Yards (feet)												
Front	25	20	20	20	20	10	10	10	10	10	20	30
Rear	25	20	20	20	20	20	20	20	20	20	20	30
Encl. Side Yard	15	10	10	8	8	10	10	—	10	10	15	25
Usable Open Space per Dwelling Unit (sq.)	1,000	1,000	1,000	800	800	—	—	—	100 ⁴	100 ⁴	—	500
Minimum Building Height							36	36				
Minimum # of Stories							2	2				
Maximum Building Height for the Principal Building Height	35	35	35	35	35	40	40	46 ⁵	65 ⁶	65 ⁵	50	35
Maximum Building Coverage (%)	30	40	30	40	45	60	80	80	75	75	50	25

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%.
- ² Allowed dwelling units shall include a minimum of 1,800 square feet of lot area per dwelling unit, except if a building includes four or more stories, such a lot area shall be reduced to 1,000 square feet.
- ³ Minimum lot width for townhouses is 18 feet, and 20 feet for single and two family dwellings.
- ⁴ For the first 10 dwelling units after which no additional open space is required.
- ⁵ See the C-O Overlay District provisions in subsection .3, which may allow a taller height.
- ⁶ Buildings over 35 feet in height, with a maximum height of 65 feet require special exception approval.