

ZONING

157 Attachment 1

Borough of East Stroudsburg

**TABLE OF USE REGULATIONS¹
BASIC DISTRICT REGULATIONS**

Borough of East Stroudsburg

[Amended 5-17-1994 by Ord. No. 1013, approved 5-17-1994; 8-25-1994 by Ord. No. 1016, approved 8-25-1994; 12-16-1997 by Ord. No. 1066, approved 12-16-1997; 5-19-1998 by Ord. No. 1072, approved 5-19-1998; 8-3-1999 by Ord. No. 1087, approved 8-3-1999; 3-7-2000 by Ord. No. 1100, approved 3-7-2000; 8-1-2000 by Ord. No. 1104, approved 8-1-2000; 1-20-2004 by Ord. No. 1145, approved 1-20-2004; 5-15-2007 by Ord. No. 1191, approved 5-15-2007; 8-5-2008 by Ord. No. 1207, approved 8-5-2008; 2-1-2011 by Ord. No. 1240, approved 2-1-2011; 1-26-2012 by Ord. No. 1246, approved 1-26-2012; 1-26-2012 by Ord. No. 1247, approved 1-26-2012; 5-7-2013 by Ord. No. 1273, approved 5-7-2013; 4-7-2020 by Ord. No. 1362, approved 4-9-2020; 2-16-2021 by Ord. No. 1375, approved 2-16-2021; 10-19-2021 by Ord. No. 1380, approved 10-19-2021]

For an explanation of the symbols used in the Table of Use Regulations, see § 157-39.

Permitted, Conditional and Special Exception Uses	Zoning Districts												
	R-1	R-2	R-3	C-1	C-2	OM-1	S-1	I-M	I-U	I-UA	C-1A	C-1B	I-E
A. Residential and related uses													
Conversions		S	S	X	X	S	X	S	S		X		
Dwellings													
Single-family	X	X	X										
2-family		X	X										
Multifamily, medium- and high-density				X	X		X	S	S		X	X	
Mobile home parks		S	S										
Group residences								X	X				
Time-sharing residences							S						
Rooming or boarding houses				X	X								
Home occupations	S	S	S	X		X					X		
Planned residential development for single-family, 2-family and		C	C				C						

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Permitted, Conditional and Special Exception Uses	Zoning Districts												
	R-1	R-2	R-3	C-1	C-2	OM-1	S-1	I-M	I-U	I-UA	C-1A	C-1B	I-E
multifamily (medium- and high-density) dwellings													
Professional offices of persons resident on the premises		S	S					X					
Public and semipublic uses													
Administrative								X	X	X		X	
Cultural									X	X		X	
Educational			S	S	S			X	X	X		X	
Recreational				S	S			X	X			X	
Religious			S	S	S			X	X			X	
Religious homes			S	S	S			X	X			X	
Place of worship		C	C									X	
Welfare			S	S	S			X	X			X	
Public parks	X	X	X	X	X	X	X	X	X	X	X	X	
Primary (elementary) and secondary schools													C
B. Commercial uses (retail)													
Alcoholic beverages				X	X						X	X	
Artist and hobby supplies				X	X						X	X	
Retail auto supply stores				X	X	X					X	X	
Candy				X	X						X	X	
Clothing				X	X						X	X	
Department stores				X	X						X	X	
Dry goods				X	X						X	X	
Flowers and plants				X	X						X	X	
Furniture				X	X						X	X	
Garden supplies				X	X						X	X	
Gift shops				X	X						X	X	
Groceries				X	X						X	X	
Hardware				X	X						X	X	
Household goods and appliances				X	X						X	X	

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Permitted, Conditional and Special Exception Uses	Zoning Districts												
	R-1	R-2	R-3	C-1	C-2	OM-1	S-1	I-M	I-U	I-UA	C-1A	C-1B	I-E
Mixed-use residences above first floor only				X	X						X	X	
Newspapers, books, stationery and office supplies				X	X						X	X	
Paint				X	X						X	X	
Pharmacy				X	X			X			X	X	
Photo supplies				X	X						X	X	
Pottery and ceramics					X	X					X	X	
Restaurants, including cafes				X	X						X	X	
Sporting goods				X	X						X	X	
Tobacco				X	X						X	X	
Variety goods				X	X						X	X	
Public emergency services		X	X	X	X	X	X	X	X		X	X	
Kennels				X	X						X	X	
Shopping center				C	C								
Tavern				X	X						X	X	
Retail furniture showroom				X	X								
C. Commercial uses (services)													
Adult uses in compliance with § 157-100.9						S							
Art, music and dance studios/centers				X	X				X		X	X	
Auto service stations (minor)				X	X	X					X		
Auto service stations (major repair; body shops)					X	X							
Banks and financial institutions				X	X		X				X	X	
Mechanical tellers				X	X	X	X	X	X		X	X	
Barber- and beauty shops/schools				X	X						X	X	
Bowling alleys, skating rinks and billiard parlors				X	X						X	X	
Cemeteries						X	X						

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Permitted, Conditional and Special Exception Uses	Zoning Districts												
	R-1	R-2	R-3	C-1	C-2	OM-1	S-1	I-M	I-U	I-UA	C-1A	C-1B	I-E
Day-care centers				X	X		X	X			X		
Funeral homes				X	X						X	X	
Fitness centers				X	X	X	X	X	X	X	X	X	
Gambling or off-track establishments					C								
Gymnasiums, athletic fields and health centers				X	X	X		X	X				
Hospitals								X					
Laundries and laundromats				X	X		X				X	X	
Motels/hotels, tourist homes and bed-and-breakfasts				X	X		X				X	X	
Museum				X	X	X	X	X	X		X	X	
Nursing and convalescent homes				X	X		X	X	X		X	X	
Office buildings				X	X	X	X	X	X		X	X	
Offices, professional and business				X	X	X	X	X	X		X	X	
Photographic studios				X	X	X	X				X	X	
Places of worship				X	X		X	X	X	X	X	X	
Retail printing and retail document reproduction				X	X	X					X	X	
Radio and television studios				X	X	X			X		X	X	
Railway and bus stations				X	X	X					X	X	
Bars and restaurants accessory to a motel/hotel				X	X		X				X	X	
Short-term rentals				P	P	P	P		P		P	P	
Social halls, clubs and lodges				X	X	S					X	X	
Technical and trade schools				X	X	S					X	X	
Theaters and nightclubs					X							X	
Wholesale offices and showrooms				X	X	X					X	X	
Pedestrian skywalks (see § 157-55)								C	C		C	C	

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	R-1	R-2	R-3	C-1	C-2	OM-1	S-1	I-M	I-U	I-UA	C-1A	C-1B	I-E
Parking structures (see § 157-56)				X	X			X	X		X	X	
Tower-based wireless communications facilities (WCF) ¹				S	S	S	S	S			S		
Non-tower WCF ²				S	S	S	S	S	S	S	S		
Small WCF - co-located ³	X	X	X	X	X	X	X	X	X	X	X		
Small WCF - requiring installation of new wireless support structure ⁴	X	X	X	X	X	X	X	X	X	X	X		
D. Heavy commercial uses													
Auto car washes				X	X	X					X		
Automobile sales				S	S	X							
Dry-cleaning and dyeing plants						X							
Mechanical and vehicular repair and rental					X	X							
Sign painting				X	X	X					X		
E. Industrial uses													
Clothing mills						X							
Construction machinery and maintenance						X							
Farm equipment sales and maintenance						X							
Finished steel roll forming and fabrication				X									
Heavy industrial uses not requiring complete enclosure in a building						S							
Heavy industrial uses, including railroad yards and repair shops, and the manufacturing of products from raw materials, including						S							

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	R-1	R-2	R-3	C-1	C-2	OM-1	S-1	I-M	I-U	I-UA	C-1A	C-1B	I-E
the processing of iron ore, coal and chemicals, the brewing and distillation of liquids and the manufacture of gas													
Household goods distribution centers					X								
Jails						X							
Junkyards/wrecking yards						S							
Lumber and building supplies						X							
Manufacturing and assemblage establishments						X							
Monument works						X							
Nurseries and greenhouses						X							
Storage and warehousing				X	X	X							
Truck and freight terminals						X							
Vehicle and trailer sales and storage						X							
Wholesale businesses with outside storage of manufactured products					X	X							
F. Other uses													
Land developments of 1 or more acres	C	C	C	C	C	C	C	C	C	C	C	C	
Parking management plan	C	C	C	C	C	C	C	C	C	C	C	C	
Essential services - limited facilities	X	X	X	X	X	X	X	X	X	X	X	X	X
Essential services - major facilities				X	X	X	X	X	X	X	X	X	X

NOTES:

- ¹ Tower-based wireless communications facilities (WCF) are permitted by special exception in the I-E Districts.
- ² Non-tower WCF are permitted by special exception in the I-E Districts.
- ³ Small WCF - co-located are permitted by special exception in the I-E Districts.
- ⁴ Small WCF - requiring installation of new wireless support structure are permitted by special exception in the I-E Districts.