

# ZONING

## 157 Attachment 2

### Borough of East Stroudsburg

#### TABLE OF BULK REGULATIONS REGULATIONS GOVERNING THE SIZE OF LOTS, YARDS AND BUILDINGS FOR PERMITTED USES ONLY<sup>1</sup>

**[Amended 5-17-1994 by Ord. No. 1013, approved 5-17-1994; 2-1-2011 by Ord. No. 1240, approved 2-1-2011; 4-7-2020 by Ord. No. 1362, approved 4-9-2020]**

Type of Regulation	Zoning District												
	R-1	R-2	R-3	C-1 <sup>2</sup>	C-1A <sup>2</sup>	C-1B <sup>2</sup>	C-2 <sup>2</sup>	OM-1	S-1 <sup>2</sup>	I-M <sup>2</sup>	I-U <sup>2</sup>	I-UA <sup>3</sup>	I-E <sup>3</sup>
Minimum lot size													
Area	12,500 square feet	9,400 square feet	7,500 square feet	10,000 square feet	10,000 square feet	10,000 square feet	10,000 square feet	10,000 square feet	16,000 square feet	10,000 square feet	10,000 square feet	5 acres	20 acres
Minimum lot dimensions													
Width (feet)	100	75	60	75	75	75	75	75	125	75	75	75	1,000
Depth (feet)	125	125	125	125	125	125	125	125	125	125	125	125	1,000
Minimum yards (feet)													
Front	25	25	20	10	10	18	10	25	30	5	25	25	25
Rear	30	25	20	20	0	20	20	20	30	5	25	25	25
Each side yard	15	10	8	8	0	8	10	15	15	5	10	25	10
Usable open space per dwelling unit (square feet)	500	400	300	50	0	50	100	NA	500	250	250	NA	NA
Maximum building height for the principal building													
Height (feet) <sup>4</sup>	35	35	35	40	80	70	40	60	35	100	100	45	80
Maximum building coverage (percent)	30%	30%	40%	75%	85%	75%	75%	60%	30%	80%	30%	30%	40%
Maximum lot coverage (percent)	70%	70%	75%	85%	90%	85%	85%	85%	70%	90%	70%	70%	70%

**NOTES:**

<sup>1</sup> See Article V for other supplementary regulations governing various uses, including special exceptions.

<sup>2</sup> See § 157-72 for regulations concerning multifamily residential development.

<sup>3</sup> Where any yard abuts a residential zone, the minimum yard shall be at a ratio of one foot per every one foot of building height. In no case shall any yard be less than 25 feet, including off-street parking areas. These requirements apply to principal and accessory uses.

<sup>4</sup> The number of stories in the R1, R-2 and R-3 Zoning Districts shall not exceed 2.5.