

Chapter 157, Zoning – Attachment 1

**Borough of East Stroudsburg**

**TABLE OF USE REGULATIONS  
BASIC DISTRICT REGULATIONS**

[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; 9-4-2020 by Ord. No. 1362 approved 9-4-2020; 2-16-2021 by Ord. No. 1375 approved 2-16-2021; 10-19-2021 by Ord. No. 1380 approved 10-19-2021; 8-1-2023 by Ord. No. 1396 approved 8-1-2023; 5-21-2024 by Ord. No. 1403 approved 5-21-2024]

*Explanation of the symbols used in the Table of Use Regulations (§ 157-39) are as follows:*

*X = Uses Permitted by Right*

*S = Uses May Be Permitted by Special Exception in Accordance with § 157-20*

*C = Uses May Be Permitted by Approval of the Borough Council*

*No Symbol = Use Is Not Permitted*

Permitted, Conditional, & Special Exception Uses	Zoning Districts												
	R-1	R-2	R-3	C-1	C-2	C-1A	C-1B	OM-1	I-E	I-M	I-U	I-UA	S-1
<b>Residential &amp; Related Uses</b>													
1) Conversions		S	S	X	X	X		S		S	S		X
2) Dwellings:													
a) Single-Family	X	X	X										
b) Two-Family		X	X										
c) Multi-Family, Medium & High Density				X	X	X	X			S	S		X
d) Mobile Home Parks		S	S										
e) Group Residences										X	X		
f) Time-Sharing Residences													S
g) Rooming or Boarding Houses				X	X								
3) Home Occupations	S	S	S	X		X		X					

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	R-1	R-2	R-3	C-1	C-2	C-1A	C-1B	OM-1	I-E	I-M	I-U	I-UA	S-1
4) Planned Residential Development for Single-, Two-, & Multi-Family Dwellings (Med & High Density)		C	C										C
5) Professional Offices of Persons Resident on the Premises		S	S							X			
<b>Public and Semi-Public Uses</b>													
1) Administrative							X			X	X	X	
2) Cultural							X				X	X	
3) Educational			S	S	S		X			X	X	X	
4) Place of Worship		C	C				X						
5) Public Parks	X	X	X	X	X	X	X	X		X	X	X	X
6) Recreational				S	S		X			X	X		
7) Religious			S	S	S		X			X	X		
8) Religious Homes			S	S	S		X			X	X		
9) Schools, Primary & Secondary													
a) 50 or Less Occupants				X	X	X	X	X	X				
b) 51-150 Occupants				C	C	C	C	C	C				
c) 150 or More Occupants									C				
10) Schools, Technical & Trade													
a) 50 or Less Occupants				X	X	X	X	X	X				
b) 51-150 Occupants				C	C	C	C	C	C				
c) 150 or More Occupants									C				
11) Welfare			S	S	S		X			X	X		
<b>Commercial Uses (Retail)</b>													
1) Alcoholic Beverages				X	X	X	X						
2) Artist & Hobby Supplies				X	X	X	X						
3) Auto Supply Stores (Retail)				X	X	X	X	X					
4) Candy				X	X	X	X						
5) Clothing				X	X	X	X						
6) Department Stores				X	X	X	X						
7) Dry Goods				X	X	X	X						
8) Flowers & Plants				X	X	X	X						
9) Furniture				X	X	X	X						
10) Garden Supplies				X	X	X	X						

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	R-1	R-2	R-3	C-1	C-2	C-1A	C-1B	OM-1	I-E	I-M	I-U	I-UA	S-1
11) Gift Shops				X	X	X	X						
12) Groceries				X	X	X	X						
13) Hardware				X	X	X	X						
14) Hobby Schools													
a) 50 or Less Occupants				X	X	X	X		X				
b) 51-150 Occupants				C	X	C	C		C				
c) 150 or More Occupants					C								
15) Household Goods & Appliances				X	X	X	X						
16) Kennels				X	X	X	X						
17) Mixed-Use Residences, Above First Floor Only				X	X	X	X						
18) Moving & Storage Center								C					
19) Newspapers, Books, Stationary, & Office Supplies				X	X	X	X						
20) Paint				X	X	X	X						
21) Pharmacy				X	X	X	X			X			
22) Photo Supplies				X	X	X	X						
23) Pottery & Ceramics					X	X	X	X					
24) Public Emergency Services		X	X	X	X	X	X	X		X	X		X
25) Restaurants, Including Cafes				X	X	X	X						
26) Retail Furniture Showroom				X	X								
27) Sporting Goods				X	X	X	X						
28) Shopping Centers				C	C								
29) Taverns				X	X	X	X						
30) Tobacco				X	X	X	X						
31) Variety Goods				X	X	X	X						
<b>Commercial Uses (Services)</b>													
1) Adult Uses in Compliance with § 157-100.9								S					
2) Art, Music, & Dance Studios / Centers				X	X	X	X				X		
3) Auto Service Stations (Minor)				X	X	X		X					
4) Auto Service Stations (Major Repairs, Body Shops)					X			X					
5) Banks & Financial Institutions				X	X	X	X						X

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	R-1	R-2	R-3	C-1	C-2	C-1A	C-1B	OM-1	I-E	I-M	I-U	I-UA	S-1
6) Barber & Beauty Shops/Schools				X	X	X	X						
7) Bars & Restaurants (Accessory to Motel/Hotel)				X	X	X	X						X
8) Bowling Alleys, Skating Rinks, & Billiard Parlors				X	X	X	X						
9) Cemeteries								X					X
10) Daycare Centers				X	X	X				X			X
11) Fitness Centers				X	X	X	X	X		X	X	X	X
12) Funeral Homes				X	X	X	X						
13) Gambling/Off-Track Betting Establishments					C								
14) Gymnasiums, Athletic Fields, & Health Centers				X	X			X		X	X		
15) Hospitals										X			
16) Laundries & Laundromats				X	X	X	X						X
17) Mechanical Tellers				X	X	X	X	X		X	X		X
18) Motels/Hotels, Tourist Homes, & Bed-and-Breakfasts				X	X	X	X						X
19) Museums				X	X	X	X	X		X	X		X
20) Nursing & Convalescent Homes				X	X	X	X			X	X		X
21) Office Buildings				X	X	X	X	X		X	X		X
22) Offices, Professional & Business				X	X	X	X	X		X	X		X
23) Parking Structures				X	X	X	X			X	X		
24) Pedestrian Skywalks						C	C			C	C		
25) Photography Studios				X	X	X	X	X					X
26) Places of Worship				X	X	X	X			X	X	X	X
27) Printing & Document Reproduction (Retail)				X	X	X	X	X					
28) Radio & Television Studios				X	X	X	X	X			X		
29) Railway & Bus Stations				X	X	X	X	X					
30) Short-Term Rentals				P	P	P	P	P			P		P
31) Social Halls, Clubs, & Lodges				X	X	X	X	X					
32) Theaters & Nightclubs					X		X						
33) Wholesale Offices & Showrooms				X	X	X	X	X					

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	R-1	R-2	R-3	C-1	C-2	C-1A	C-1B	OM-1	I-E	I-M	I-U	I-UA	S-1
34) Wireless Communications Facilities													
a) Tower-Based				S	S	S		S	S	S			S
b) Non-Tower				S	S	S		S	S	S	S	S	S
c) Small, Co-Located	X	X	X	X	X	X		X	S	X	X	X	X
d) Small, Requiring Installation of New Wireless Support Structures	X	X	X	X	X	X		X	S	X	X	X	X
<b>Heavy Commercial Uses</b>													
1) Auto Car Washes				X	X	X		X					
2) Automobile Sales				S	S			X					
3) Dry-Cleaning & Dyeing Plants								X					
4) Mechanical & Vehicular Repair & Rental					X			X					
5) Sign Painting				X	X	X		X					
<b>Industrial</b>													
1) Clothing Mills								X					
2) Construction Machinery & Maintenance								X					
3) Farm Equipment Sales & Maintenance								X					
4) Finished Steel Roll Forming & Fabrication				X									
5) Heavy Industrial Uses Not Requiring Complete Enclosure in a Building								S					
6) Heavy Industrial Uses [Including Railroad Yards/Repairs Shops, Manufacture of Products from Raw Materials (Processing Iron Ore, Coal & Chemicals), Brewing & Distillation of Liquids & Manufacture of Gas]								S					

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	R-1	R-2	R-3	C-1	C-2	C-1A	C-1B	OM-1	I-E	I-M	I-U	I-UA	S-1
7) Household Goods Distribution Centers					X								
8) Jails								X					
9) Junkyards/Wrecking Yards								S					
10) Lumber & Building Supplies								X					
11) Manufacturing & Assemblage Establishments								X					
12) Monument Works								X					
13) Nurseries & Greenhouses								X					
14) Storage & Warehousing				X	X			X					
15) Truck & Freight Terminals								X					
16) Vehicle & Trailer Sales & Storage								X					
17) Wholesale Businesses with Outside Storage of Manufactured Products					X			X					
<b>Other Uses</b>													
1) Essential Services – Limited Facilities	X	X	X	X	X	X	X	X	X	X	X	X	X
2) Essential Services – Major Facilities				X	X	X	X	X	X	X	X	X	X
3) Land Developments of One or More Acres	C	C	C	C	C	C	C	C		C	C	C	C
4) Parking Management Plan	C	C	C	C	C	C	C	C		C	C	C	C