

COMMONWEALTH OF PENNSYLVANIA, BOROUGH OF EAST STROUDSBURG,
MONROE COUNTY
ORDINANCE NO. 1404

AN ORDINANCE OF THE COUNCIL OF THE BOROUGH OF EAST STROUDSBURG,
MONROE COUNTY, PENNSYLVANIA (“BOROUGH”) AMENDING CHAPTER 157,
ZONING, OF THE CODIFIED ORDINANCES OF THE BOROUGH OF EAST
STROUDSBURG TO REVISE THE ZONING MAP TO: A) CHANGE CERTAIN LANDS
ALONG INTERSTATE 80 AND AREAS BETWEEN INTERSTATE 80 AND FORGE
ROAD TO THE OM-1 OFFICE MANUFACTURING 1 ZONING DISTRICT AND B) TO
ADOPT A NEW COMPILATION OF THE ZONING MAP COMPILING PREVIOUS ZONING
MAP AMENDMENTS

WHEREAS, the Borough is a Municipal Corporation of the Commonwealth of Pennsylvania, organized and existing under the Pennsylvania Borough Code, as amended, 8 Pa.C.S. §101, et seq., (“Pennsylvania Borough Code”); and

WHEREAS, the Borough Council is revising its Zoning Ordinance consistent with the procedures and authority of the Pennsylvania Municipalities Planning Code, as amended;

WHEREAS, the Borough Council wishes to adopt a new compilation of the Zoning Map that includes updated streets and lot lines and that clarifies the boundaries of certain previous zoning map amendments;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Borough of East Stroudsburg, Monroe County, Pennsylvania, that the following Zoning Ordinance Amendment to Chapter 157, Zoning, of the East Stroudsburg Code of Ordinances be adopted:

Section 1. Zoning Map Change – The land area within the Interstate-80 right-of-way and the adjacent property that is north and west of Forge Road from the I-M district is hereby changed to become part of the adjacent existing OM-1 Office Manufacturing 1 district, as shown on the attached Exhibit A. The affected parcel ID No. is 05.92820.

Section 2. Compilation of the Zoning Map and Zoning Map Clarifications – The attached compilation of the existing zoning map, with updated lot lines and clarifications of boundaries of previous zoning map attached as Exhibits B and C, are hereby enacted as the Official Zoning Map of East Stroudsburg Borough. Such Zoning Map shows the base zoning districts. The zoning overlay district boundaries on the pre-existing Zoning Map dated November 2019 shall continue in effect, including the boundaries of Aquifer Protection Areas and the Airport Overlay Districts. Specifically, the following previous zoning map amendments are hereby incorporated into the new Zoning Map:

a) To clarify that the parcels northeast of the intersection of Independence Road (SR 0447) and Chestnut Street are part of the C-2 district, and that the C-2 district includes the following: parcels 05-6.1.5.5, 05-6.1-5.6, 05-6.1.5.4-1, 05.110013, 05.110008 and 05-6.1.5.4 and the adjoining alley and the private street right-of-way as shown on Exhibit B.

b) To clarify that a property with parcel ID No. 05-6.2.1.1 was previously rezoned from the OM-

1 district to the R-2 district, with the R-2 district applying to land north of the end of Oak Leaf Lane adjoining the Stroud Township boundary as shown on the attached Exhibit C. This property is common area owned by the Oaks Property Owners Association.

c) To clarify that the parcels (338 and 348 Merten Street with parcel nos. 05-1.3.2.7 and 05-1.3.2.6) that are northeast of the intersection of Orchard and Merten Streets were rezoned from the I district to be part of the IM district as amended by Ordinance 1302, enacted July 7, 2015.

Section 3. Severability. It is hereby declared to be the legislative intent that if a court of competent jurisdiction declares any provisions of this Ordinance to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Ordinance shall continue to be separately and fully effective. The Borough Council hereby declares that it would have passed this Ordinance and each section or part thereof, other than any part declared invalid, if it had advance knowledge that any part would be declared invalid.

Section 4. Repealer. Any specific provisions of the East Stroudsburg Borough Zoning Code that are in direct conflict within this Ordinance are hereby repealed.

Section 5. Effective date. This Ordinance shall be effective upon its approval as provided by law, under the provisions of the Pennsylvania Borough Code, as amended.

ORDAINED AND ENACTED into an Ordinance on this _____ day of _____, 2024.

BOROUGH OF EAST STROUDSBURG

By: _____

Borough Council President

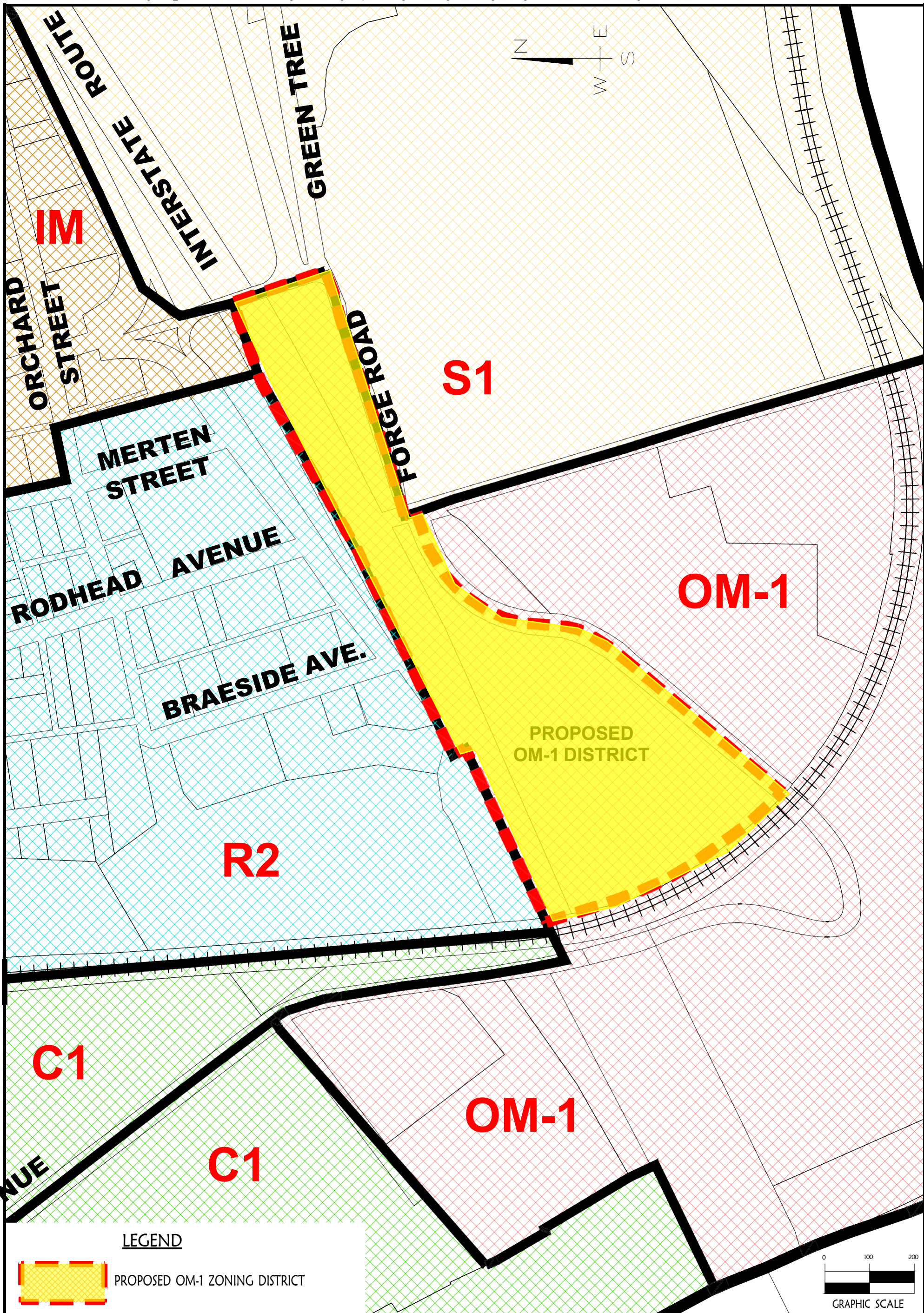
ATTEST:

APPROVED BY:

Borough Secretary

Mayor

Date: _____



LEGEND

 PROPOSED OM-1 ZONING DISTRICT

PROJECT MANAGER NSO	DESIGNED BY
DRAWN BY NLP	CHECKED BY
DATE 6-21-2023	CHECKED DATE
SCALE 1"=200'	PROJECT NO. 10205.

EXHIBIT A - OM-1 ZONING DISTRICT REVISION

EAST STROUDSBURG BOROUGH

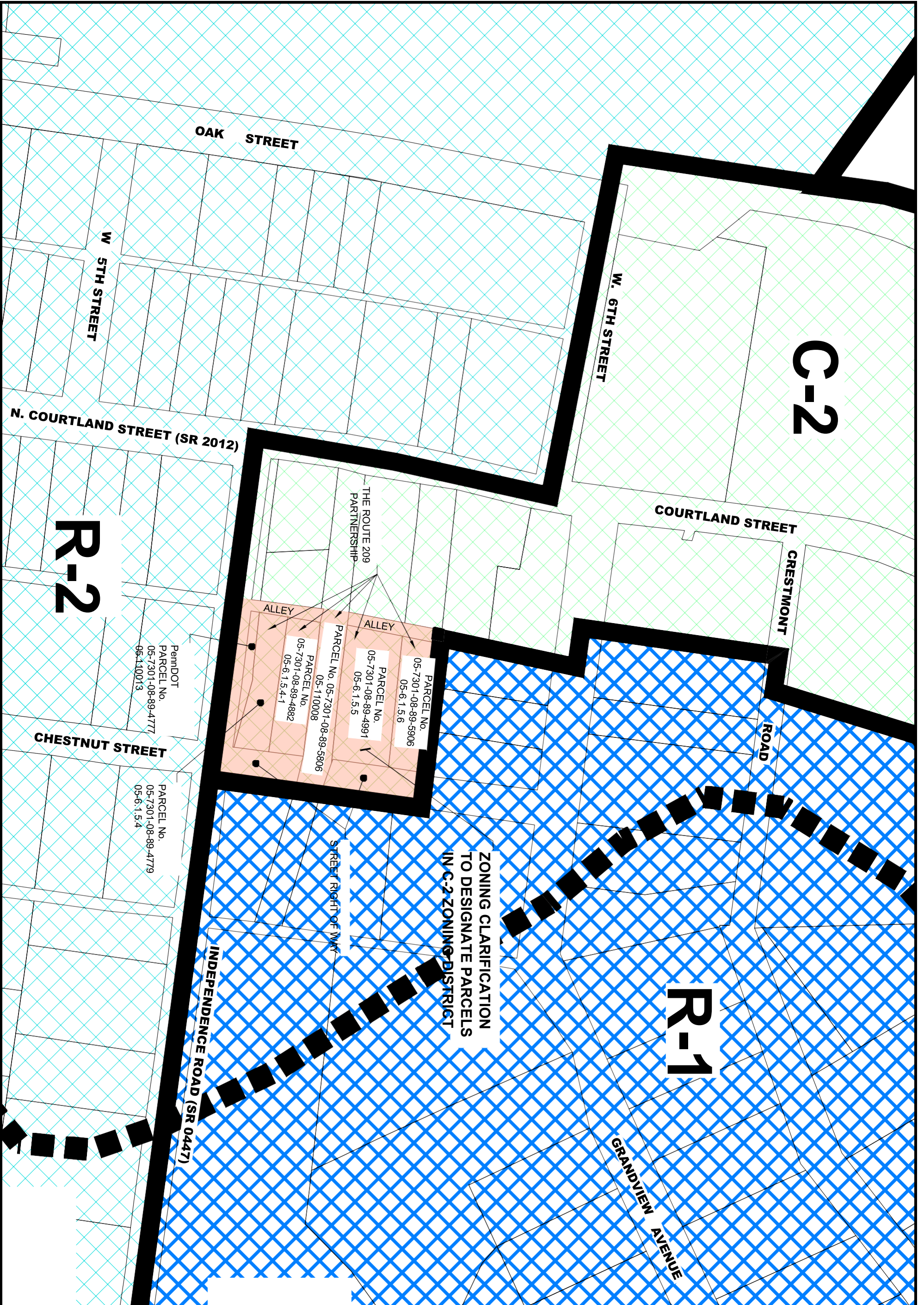
EAST STROUDSBURG BOROUGH MONROE COUNTY, PA

RKR HESS
A DIVISION OF **UTRS**

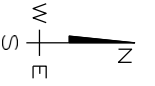
Civil Engineers • Environmental Engineers • Surveyors
112 North Courtland Street, East Stroudsburg, Pa. 18301
Telephone (570) 421-1550, Fax (570) 421-6720 © 2023
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AUTHORIZED USE:

REVISIONS	



PROJECT MANAGER NSO	DESIGNED BY	C-2 ZONING DISTRICT CLARIFICATION EAST STROUDSBURG BOROUGH EAST STROUDSBURG BOROUGH - MONROE COUNTY, PA	 A DIVISION OF UTRS Civil Engineers • Environmental Engineers • Surveyors 112 North Courtland Street, East Stroudsburg, Pa. 18301 Telephone (570) 421-1550, Fax (570) 421-6720 Website: www.rkrhess.com Email: info@rkrhess.com	AUTHORIZED USE:	REVISIONS
DRAWN BY NLP	CHECKED BY				
DATE 11-17-2023	CHECKED DATE				
SCALE 1"=200'	PROJECT NO. 10205				



R-2 ZONING DISTRICT
BOUNDARY TO BE
CLARIFIED

EAST STROUDSBURG BOROUGH
STROUD TOWNSHIP

OM-1

PARCEL No. 05-7301-07-79-2438
05-6.2.1.1-6

BIRCH TREE COURT

THE OAKS PROPERTY OWNERS ASSOCIATION
PARCEL No. 05-7302-20-70-5160
05-6.2.1.1

R-2

OAK LEAF LANE

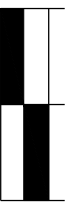
CYPRESS COURT

ELM TREE COURT

OAK STREET

W 5th STREET

W 6th STREET
C-2



PROJECT MANAGER	DESIGNED BY
NSO	
DRAWN BY	CHECKED BY
NLP	
DATE	CHECKED DATE
11-17-20	
SCALE	PROJECT NO.
1"=100'	10205

R-2 ZONING DISTRICT CLARIFICATION
EAST STROUDSBURG BOROUGH
 EAST STROUDSBURG BOROUGH MONROE COUNTY, PA

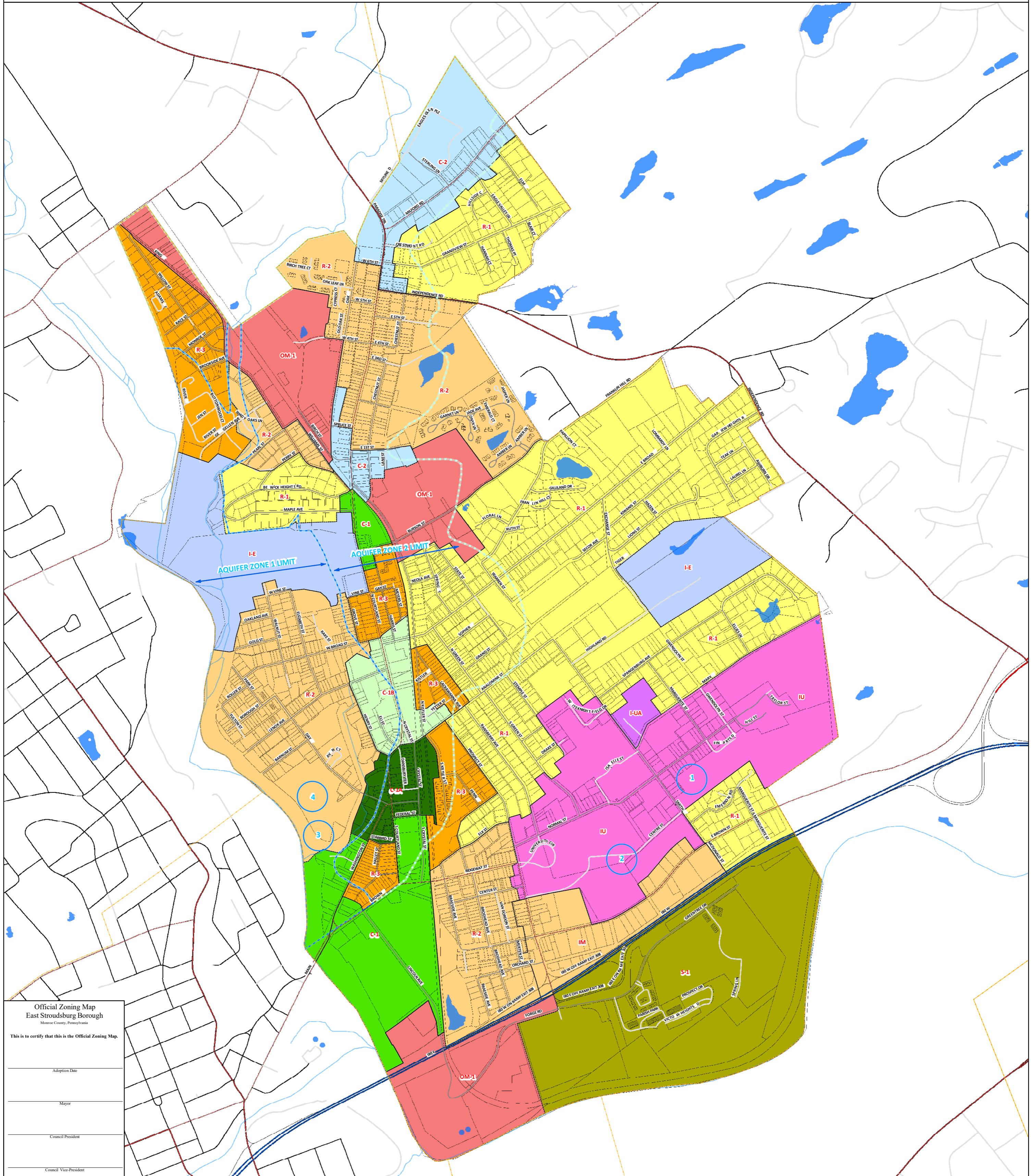
AUTHORIZED USE:

Civil Engineers • Environmental Engineers • Surveyors
 112 North Courtland Street, East Stroudsburg, Pa. 18301
 Telephone (570) 421-1550, Fax (570) 421-6720 c 2024
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REVISIONS	

OFFICIAL ZONING MAP EAST STROUDBURG BOROUGH

MONROE COUNTY - PENNSYLVANIA



Official Zoning Map
East Stroudsburg Borough
Monroe County, Pennsylvania

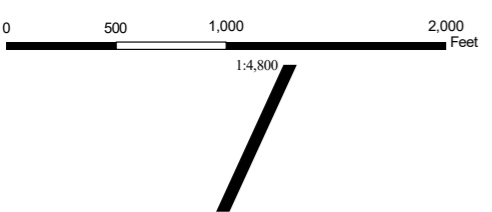
This is to certify that this is the Official Zoning Map.

Adoption Date _____

Mayor _____

Council President _____

Council Vice-President _____



ZONING LEGEND			
■	C-1 REGIONAL COMMERCIAL DISTRICT	□	AQUIFER RESTRICTIVE AREA ZONE 1
■	C-1A CENTRAL BUSINESS DISTRICT	□	AQUIFER PROTECTIVE AREA ZONE 2
■	C-1B COMMUNITY COMMERCIAL DISTRICT	 	WELLHEAD ZONE 1-4
■	C-2 HEAVY COMMERCIAL DISTRICT		
■	I-E INSTITUTIONAL EDUCATION DISTRICT		
■	I-UA INSTITUTIONAL UNIVERSITY A DISTRICT		
■	IM INSTITUTIONAL MEDICAL DISTRICT		
■	IU INSTITUTIONAL UNIVERSITY DISTRICT		
■	OM-1 OFFICE MANUFACTURING DISTRICT		
■	R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT		
■	R-2 TWO-FAMILY RESIDENTIAL DISTRICT		
■	R-3 ONE AND TWO-FAMILY RESIDENTIAL DISTRICT		
■	S-1 SPECIAL PURPOSE DISTRICT		



The County of Monroe makes no express or implied warranties concerning the release of this information. The County of Monroe is unaware of the use or uses to be made of this data. Consequently, the County of Monroe does not warrant this data as fit for any particular purpose.

PREPARED BY
**Monroe County
Planning Commission**
701 Main Street, Suite 405
Stroudsburg, PA 18360
(570) 517-3100
mcp@monroecountypa.gov

monroecountypa.gov/planning

November 2023