

POCONO TOWNSHIP ZONING ORDINANCE, ZONING MAP, SALDO AMENDMENTS

MEETING #6 AGENDA

August 28, 2023 - 6:00pm

Pocono Township Municipal Building

- ⇒ **Review Categories of Commercial District Uses (Green/C-1, Yellow/C-2, Red/C-3)**

- ⇒ **Mapping Exercise to Delineate Potential C-District Boundaries**

- ⇒ **Next Steps / Next Meeting September 25, 2023**

COMMERCIAL DISTRICT USES

Draft: August 22, 2023

KEY: P = Permitted Use SE = Special Exception Use CU = Conditional Use

	R-1	R-2	RD	C	I	CD	EPO	RRO	Notes
GREEN USES (C-1)									
Agricultural operations (farms) (§ 470-41)	CU	CU	CU	CU		P			ag permitted in CD? SLDO def is "Ag Use"
Antennas and communication equipment buildings (§ 470- 44)	P	P	P	P	P	P			Same as Essential Services Building?
Banks, savings and loan associations, finance companies and similar types of businesses (§ 470-74)				P					
Bed-and-breakfast (§ 470-46)		CU	CU	P					currently single-family homes / B&Bs in the C district? Allow in R-1?
Billboards (Article VII)			CU	CU	CU				Added to RD district text as a CU changed to yellow on matrix); entire C ?
Business, professional office or studio (§ 470-74)				P					Change to Business Office, Business Service, or Professional Office...Studio is not defined
Churches and related uses (§ 470-50)	P	P	P	P	P	P			Change to "Place of worship",update defintion; Permit in I district? YES
Communication towers (§ 470-52)	SE	SE	SE	SE	P	SE			Update to Wireless Communications Facilities?
Customary accessory uses (§ 470-53)	P	P	P	P	P	P			says "incidental to the above permitted uses"
Day care facilities (§ 470-54)		C		CU					definition - delete "instruction"? Include adults?
Dormitories (§ 470-55)			P	P					strengthen definition
Educational uses (§ 470-60)		C	P	P					
Essential services (§ 470-57)	P	P	P	P	P	P			R1, R2, RD, C districts say "essential services buildings and facilities"...definition includes "limited" and "major".
Farm equipment sales (§ 470-74) and service (§ 470-85)				P					
Forestry (§ 470-58)	P	P	P	P	P	P			Update definition; also define forest, etc (make sure consistent with forthcoming NR Protection section)
Funeral home				P					Added to C district text
Governmental uses (§ 470-60)			CU	P	P				CU - what if it is a Pocono Twp use? Define Pocono Twp separately
Helipad accessory to permitted use (§ 470-62)				P	P				add to C district
Helipad for emergency services (§ 470-62)			P	P	P				Can it be limited to emergency use?
Home occupations (§ 470-63)	P	P	P	P	P				delete from wherever residential in not permitted (like I district)
Hospitals (§ 470-64)				P					
Hotels and motels, and other places of lodging			P	P					List and define resort separately - only permitted in RD district
Keeping of equine animals (§ 470-65)	P	P	P	P	P				
Keeping of wild or exotic animals (§ 470-66)				SE					

COMMERCIAL DISTRICT USES

Draft: August 22, 2023

	R-1	R-2	RD	C	I	CD	EPO	RRO	Notes
Green Uses (C-1) CONTINUED									
Life-care facilities (§ 470-68)			SE	SE				CU	
Manufactured (Mobile) home parks (§ 470-71)		P		P					
Multifamily dwellings (apartment houses)		P	P	P					
Nursery and garden retail (§ 470-78)				P					Nursery is defined, garden retail is not
Nursery school (§§ 470-54 and 470-60) - Put Under Educ Use		CU		P					
Offices for scientific, agricultural, or industrial research and development				P	P				
Open space	P	P	P	P	P	P			update definition
Personal and household service establishments such as, but not limited to, barbershops, beauty shops, spas, laundromats, laundry and dry-cleaning shops, tailor and seamstress shops (§ 470-74)				P					Ordinance text 470-20B(1)(j) includes restaurant, tavern, hotel, motel, lodging in this use
Planned residential development (Article VI)		CU	CU	CU					Discontinue as a new use and replace with conservation subdivision design?
Private club (§ 470-73)			P	P					
Recreation and entertainment uses, indoor and outdoor facility, commercial (§ 470-75)			P	P					See proposed definition
Recreation facility, public (§ 470-75)	P	P	P	P	P	P	P	P	See proposed definition. Permit everywhere?
Restaurants (§ 470-77)			P	P					
Retail business establishments for the sale of goods such as, but not limited to, antiques, appliances, audio/video, beverages, bicycles, books, clothing, confections, drugs, dry goods, flowers, food, furniture, gifts, hardware, jewelry, liquor, machinery, motorcycles, newspapers, notions, office equipment, paint, personal and household supplies, photographic supplies, sporting goods, stationery and tobacco (§ 470-74)				P					Put machinery and motorcycles in a different category like vehicular sales? Does machinery sales include farm equipment (see farm equipment use above)? Other retail uses that should be in separate category?
Retail business establishment specifically related to service of tourists, vacationers and visiting public (§ 470-74)			P	P					
Riding club or riding stables (§ 470-79)			P	P					
Shopping centers (§ 470-82)				CU					
Shops for the repair of goods permitted to be sold in the district (§ 470-74)				P					470-20(1)n. says "permitted to be sold by retail business establishments above" What about other types of repair shops?
Sign plazas (Article VII)			CU	CU	CU				
Single-family dwellings Not in C-3	P	P	P	P					Remove from C district? Potential conflicts? Check setback/buffer req'ts
Taverns (§ 470-77)			P	P					
Two-family dwellings		P	P	P					Delete from C district? Potential conflicts?
Vehicle fueling stations (§ 470-84)				P					

COMMERCIAL DISTRICT USES

Draft: August 22, 2023

	R-1	R-2	RD	C	I	CD	EPO	RRO	Notes
Green Uses (C-1) CONTINUED									
Vehicle parking lot or garage				P					
Vehicle sales operation				P					Added per meeting 2 discussion. See proposed definitions.
Vehicle service and repair facilities (§ 470-85)				P					
Vehicle washes (§ 470-86)				P	P				"Automatic and self serve vehicle wash"
Vehicle and mobile home/manufactured home/modular dwelling sales agency (§ 470-74)				P					
Veterinary offices or animal hospitals (§ 470-43)				SE					defined as 'Animal hospital/veterinary clinic'
Warehouse (§ 470-87.5)				CU	P		CU		Added/changed per curative amendment.
Wholesaling businesses (§ 470-87)				P	P				See 470-20(1)(q) for other uses included
Accessory apartment / dwelling unit	P	P	P	P					permit anywhere single family residential is permitted
Agritourism	CU	CU	CU	CU		CU			allow wherever Ag is permitted. CU
Brew pub, Distillery pub, Urban winery			P	P					
Crematorium				CU	P				
EV charging station				P					
Flea market, outdoor				CU					
Group home	P	P	P	P					must be permitted wherever single-family residential is permitted
Group home, institutional		CU		P					allow where? CU? (Pine Crk = CU in R-2 and R-3)
No-impact home-based business	P	P	P	P					must permit in all residential districts
Small Wireless communication facilities	P	P	P	P	P	P	P	P	
Nature preserve	P	P	P	P	P	P	P	P	Permit in all districts
YELLOW USES (C-2)									
Amusement arcades (§ 470-42)				SE					YELLOW
Boardinghouses (§ 470-47)			CU	CU	P				YELLOW
Cemeteries (§ 470-49)				P					Definition includes crematorium which must be on site. Define and list crematorium as separate use and permit in I district? Cemeteries in C dist? R-1?
Medical Marijuana Dispensary facility (§ 470-87.4)				CU	CU				check definition - specific to medical marijuana? Yes
Drive-in businesses (excluding vehicle washes) (§ 470-56)			P	P					YELLOW
Group-care facilities (§ 470-61) (Treatment Ctr, Homeless & Abuse Shelters)				P					Added to C dist text, changed to yellow on matrix; Treatment is CU in RRO
YELLOW									

COMMERCIAL DISTRICT USES

Draft: August 22, 2023

		R-1	R-2	RD	C	I	CD	EPO	RRO	Notes
Yellow Uses (C-2) CONTINUED										
Light manufacturing (§ 470-69)	YELLOW				P	P				Light manufacturing is sort of defined by 470-69. Is this different than Light Industrial Use? See definition of Industrial Use - General vs Light
Medical marijuana delivery vehicle office (§ 470-87.3)	YELLOW				CU	CU				
Offices of plumbers, masons, carpenters, heating contractors and similar personnel- trades (§ 470-74) Contractors office	YELLOW				P					define office
Regional impact developments (§ 470-76)	YELLOW				CU					
Self-service storage facilities (§ 470-81)	YELLOW				CU	P				
Contractor shop or yard					CU	CU				
Nightclub				P	P					
Staging area for equipment/materials					CU	CU				
RED USES (C-3)										
Adult uses (§ 470-40)	RED				SE	SE				Change to "Adult Business" and include all defintions; entire C district?
Gaming and off-track betting establishments (§ 470-59)	RED				SE					
Kennels (§ 470-67)	RED				SE					
Animal shelter	RED				SE					Permit same as Kennel. Currently included in Kennel in supplemental regs
Recycling drop-off center	RED				P	P				
Travel plaza/truck stop	RED				P					