

ZONING

215 Attachment 1

Borough of Mount Pocono

SCHEDULE OF USES

(See § 215-16A)

[Amended 4-20-2009 by Ord. No. 3-2009; 6-21-2010 by Ord. No. 3-2010; 12-2-2013 by Ord. No. 5-2013; 6-6-2016 by Ord. No. 2-2016; 6-5-2017 by Ord. No. 3-2017; 2-5-2018 by Ord. No. 2-2018]

**R-1 RESIDENTIAL LOW DENSITY, SINGLE-FAMILY
SCHEDULE OF USES**

<p>INTENT: To provide for the continued development of low density, single-family residential neighborhoods, with high quality living conditions, and without the hazards of high traffic volume or conflicts with nonresidential uses.</p>		
<p>PRINCIPAL PERMITTED USES <u>(Zoning Officer)</u></p>		
<p>Borough facilities and uses Crop production Development sales offices</p>	<p>Group homes Model homes</p>	<p>Open space Single-family detached dwellings</p>
<p>SPECIAL EXCEPTIONS <u>(Planning Commission/ZHB)</u></p>		
<p>Bus shelters Home occupations* Places of worship</p>	<p>Public and semi-public facilities and uses Public parks and playgrounds Recreational facilities, public</p>	<p>Religious quarters *See § 215-21C which classifies certain home occupations as accessory uses.</p>
<p>CONDITIONAL USES <u>(Planning Commission/Council)</u></p>		
<p>Bed-and-breakfast inns as a conditional use for single-family residence of at least 3,000 heated square feet on lots of at least one acre</p>		
<p>ACCESSORY USES <u>(Zoning Officer)</u></p>		
<p>Accessory uses customary to approved uses Barns, silos, sheds, and similar agricultural buildings Day care, family home Decks Essential services Farm stands</p>	<p>Gazebos Guard shacks Home gardens and home nurseries Home greenhouses Patios Pets, keeping of Private garages, carports, sheds</p>	<p>Private swimming pools Required parking areas Signs accessory to approved uses Satellite dish antennas Solar energy systems, accessory Wind turbine generators, accessory Yard sales</p>
<p>NOTE: Uses not specifically listed by this schedule shall not be permitted in the R-1 District except as approved in accord with § 215-16B.</p>		

MOUNT POCONO CODE

**R-2 RESIDENTIAL LOW DENSITY, SINGLE-FAMILY AND DUPLEX
SCHEDULE OF USES**

<p>INTENT: To provide for the continued development of limited areas of mixed single-family and duplex housing.</p>		
<p>PRINCIPAL PERMITTED USES <u>(Zoning Officer)</u></p>		
<p>Borough facilities and uses Crop production Development sales offices</p>	<p>Forestry Group homes Model homes</p>	<p>Open space Single-family detached dwellings Two-family dwellings</p>
<p>SPECIAL EXCEPTIONS <u>(Planning Commission/ZHB)</u></p>		
<p>Bus shelters Day care centers Group homes, institutional Home occupations*</p>	<p>Places of worship Public and semi-public facilities and uses Public parks and playgrounds Recreational facilities, public</p>	<p>Religious quarters *See § 215-21C which classifies certain home occupations as accessory uses.</p>
<p>CONDITIONAL USES <u>(Planning Commission/Council)</u></p>		
<p>Short-term rentals</p>		
<p>ACCESSORY USES <u>(Zoning Officer)</u></p>		
<p>Accessory uses customary to approved uses Barns, silos, sheds, and similar agricultural buildings Day care, family home Decks Essential services Farm stands</p>	<p>Gazebos Guard shacks Home gardens and home nurseries Home greenhouses Patios Pets, keeping of Private garages, carports, sheds</p>	<p>Private swimming pools Required parking areas Signs accessory to approved uses Satellite dish antennas Solar energy systems, accessory Wind turbine generators, accessory Yard sales</p>
<p>NOTE: Uses not specifically listed by this schedule shall not be permitted in the R-2 District except as approved in accord with § 215-16B.</p>		

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**R-3 RESIDENTIAL MEDIUM DENSITY, MIXED TYPES
SCHEDULE OF USES**

<p>INTENT: To provide for the development of medium density residential structures consistent with the variety of physical conditions in the designated areas, to provide for the development of appropriate recreational activities in conjunction with residential uses, and to provide for certain uses not appropriate in other areas of the Borough.</p>		
<p>PRINCIPAL PERMITTED USES <u>(Zoning Officer)</u></p>		
<p>Assisted living facilities Bed-and-breakfast inns Boarding- and lodging houses Borough facilities and uses Cemeteries Crop production</p>	<p>Development sales offices Forestry Group homes Mobile homes not in a mobile home park Model homes</p>	<p>Multifamily dwellings Nursing homes Open space Personal care homes Single-family detached dwellings Two-family dwellings</p>
<p>SPECIAL EXCEPTIONS <u>(Planning Commission/ZHB)</u></p>		
<p>Archery ranges, outdoor commercial Art studios Bus shelters Campgrounds and recreational vehicle parks Camps/retreats Colleges and universities Country clubs Dormitories Day care centers Golf courses, excluding miniature and driving ranges Group homes, institutional</p>	<p>Group quarters Home occupations* Hotels Mineral extraction Mineral processing Mobile home parks Motels Outdoor entertainment Outdoor recreation clubs and camps Places of worship Public and semi-public facilities and uses</p>	<p>Public parks and playgrounds Recreational facilities, commercial Recreational facilities, public Religious quarters Resorts Schools, public and private, primary and secondary Solar power generation, commercial Theater, indoor *See § 215-21C which classifies certain home occupations as accessory uses.</p>
<p>CONDITIONAL USES <u>(Planning Commission/Council)</u> None</p>		
<p>ACCESSORY USES <u>(Zoning Officer)</u></p>		
<p>Accessory uses customary to approved uses Barns, silos, sheds, and similar agricultural buildings Day care, family home Decks Essential services</p>	<p>Farm stands Gazebos Guard shacks Home gardens and home nurseries Home greenhouses Patios Pets, keeping of Private garages, carports, sheds</p>	<p>Private swimming pools Required parking areas Signs accessory to approved uses Satellite dish antennas Solar energy systems, accessory Wind turbine generators, accessory Yard sales</p>
<p>NOTE: Uses not specifically listed by this schedule shall not be permitted in the R-3 District except as approved in accord with § 215-16B.</p>		

MOUNT POCONO CODE

**C-1 COMMERCIAL, DOWNTOWN
SCHEDULE OF USES**

C-1 INTENT: To provide for the continued development of the older, established business district, limiting uses to create consistency with its existing small lot, mixed use character.		
PRINCIPAL PERMITTED USES <u>(Zoning Officer)</u>		
Any principal permitted use with more than 40,000 square feet of impervious area is a special exception, and any principal permitted use with more than 100,000 square feet of impervious area is a conditional use Amusement arcades Art studios Assisted living facilities Automobile rental Bakeries and confectionaries, retail Banks Bed and breakfast inns Billiard halls Boarding and lodging houses Borough facilities and uses Business offices Business services Charging stations Clinics	Clubs/lodges, private Conference centers Crop production Day care centers Development sales offices Exercise clubs Forestry Funeral homes without a crematorium Group homes Group homes, institutional Group quarters Health facilities Hotels Meeting, assembly or banquet halls Model homes Motels Multifamily dwellings Nightclubs Nursing homes Offices and office buildings Open space	Parking areas, private Personal care homes Places of worship Professional offices Recreational facilities, commercial Recreational facilities, public Recycling units, mobile Religious quarters Resorts Restaurants, take-out Restaurants, traditional Retail businesses Schools, public and private, primary or secondary Service establishments Short-term rentals Single-family detached dwellings Theater, indoor Trade schools Two-family dwellings Veterinary clinics, indoor
SPECIAL EXCEPTIONS <u>(Planning Commission/ZHB)</u>		
Any special exception with more than 100,000 square feet of impervious area is a conditional use Bus shelters	Domestic violence shelters Halfway houses Home occupations* Homeless shelters	Public and semi-public facilities and uses Public parks and playgrounds *See § 215-21C which classifies certain home occupations as accessory uses.
CONDITIONAL USES <u>(Planning Commission/Council)</u>		
Bus, limousine or taxi terminals Convenience stores without fuel sales Convenience stores with fuel sales*	Gas stations* Manufacturing, light Micro-breweries	Senior citizen housing *Not permitted in the area between Church Avenue and Fork Street.

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ACCESSORY USES <u>(Zoning Officer)</u>		
Accessory uses customary to approved uses	Gazebos	Private swimming pools
Barns, silos, sheds, and similar agricultural buildings	Guard shacks	Required parking areas
Day care, family home	Home gardens and home nurseries	Signs accessory to approved uses
Decks	Home greenhouses	Satellite dish antennas
Donation dropoff boxes (per § 215-21Q)	Patios	Solar energy systems, accessory
Essential services	Pets, keeping of	Wind turbine generators, accessory
Farm stands	Private garages, carports, sheds	Yard sales
NOTE: Uses not specifically listed by this schedule shall not be permitted in the C-1 District except as approved in accord with § 215-16B.		

MOUNT POCONO CODE

**C-2 COMMERCIAL, GENERAL
SCHEDULE OF USES**

<p>INTENT: To provide for the development of general commercial trades and service activities along major highways with limited driveway access and grouping establishments in commercial clusters and centers.</p>		
<p>PRINCIPAL PERMITTED USES <u>(Zoning Officer)</u></p>		
<p>Any principal permitted use with more than 40,000 square feet of impervious area is a special exception, and any principal permitted use with more than 100,000 square feet of impervious area is a conditional use</p> <p>Amusement arcades Art studios Assisted living facilities Automobile rental Bakeries and confectionaries, retail Banks Bed-and-breakfast inns Billiard halls Boarding- and lodging houses Borough facilities and uses Bus stations Business offices Business services Campgrounds and recreational vehicle parks Car washes Cemeteries Charging stations</p>	<p>Clinics Clubs/lodges, private Conference centers Crop production Day care centers Exercise clubs Farmers' markets Forestry Funeral homes without a crematorium Garden centers, retail Greenhouses and nurseries, commercial Group homes, institutional Group quarters Health facilities Hotels Lumberyards Manufacturing, light Meeting, assembly or banquet halls Microbreweries Motels Multifamily dwellings Nightclubs Nursing homes Offices and office buildings</p>	<p>Open space Parking areas, private Personal care homes Places of worship Professional offices Recreational facilities, commercial Recreational facilities, public Religious quarters Resorts Restaurants, take-out Restaurants, traditional Retail businesses Sample home display Schools, public and private, primary or secondary Self-storage facilities Service establishments Shopping centers or malls Tattoo, body piercing, scarifying or branding parlors Theaters, indoor Trade schools Veterinary clinics, indoor and outdoor facilities Wholesale businesses</p>
<p>SPECIAL EXCEPTIONS <u>(Planning Commission/ZHB)</u></p>		
<p>Any special exception with more than 100,000 square feet of impervious area is a conditional use</p> <p>Animal shelters Bus, limousine or taxi terminals Bus shelters Colleges and universities Domestic violence shelters Dormitories</p>	<p>Drive-in stands/uses Halfway houses Home occupations* Homeless shelters Kennels Outdoor entertainment Park-and-ride facilities Public and semipublic facilities and uses</p>	<p>Public parks and playgrounds Racetracks Vehicle or equipment rental operations</p> <p>*See § 215-21C which classifies certain home occupations as accessory uses.</p>

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CONDITIONAL USES		
<u>(Planning Commission/Council)</u>		
Amusement parks Auction houses Convenience stores Correctional facilities	Flea markets, outdoor Gaming establishments Gas stations Medical marijuana dispensary Short-term rentals Theaters, drive-in	Travel plazas Vehicle and equipment sales and repair operations Warehouses
ACCESSORY USES		
<u>(Zoning Officer)</u>		
Accessory uses customary to approved uses Barns, silos, sheds, and similar agricultural buildings Day care, family home Decks Donation dropoff boxes (per § 215-21Q) Essential services Farm stands	Gazebos Guard shacks Home gardens and home nurseries Home greenhouses Patios Pets, keeping of Private garages, carports, sheds	Private swimming pools Required parking areas Signs accessory to approved uses Satellite dish antennas Solar energy systems, accessory Wind turbine generators, accessory Yard sales
NOTE: Uses not specifically listed by this schedule shall not be permitted in the C-2 District except as approved in accord with § 215-16B.		

MOUNT POCONO CODE

M INDUSTRIAL SCHEDULE OF USES

<p>INTENT: To provide for manufacturing and other industrial activities that can be developed and operated with minimal conflict with the natural environment and the character of the Borough.</p>		
<p>PRINCIPAL PERMITTED USES <u>(Zoning Officer)</u></p>		
<p>Any principal permitted use with more than 40,000 square feet of impervious area is a special exception, and any principal permitted use with more than 100,000 square feet of impervious area is a conditional use Borough facilities and uses Car washes Charging stations Contractor yards</p>	<p>Crop production Farmers' markets Forestry Greenhouses and nurseries, commercial Lumberyards Manufacturing, light Open space Park and ride facilities Parking areas, private Recycling units, mobile</p>	<p>Self-storage facilities Storage yards for forest products and minerals Tattoo, body piercing, scarifying or branding parlors Truck washes Vehicle and equipment sales and repair operations Warehouses Wholesale businesses</p>
<p>SPECIAL EXCEPTIONS <u>(Planning Commission/ZHB)</u></p>		
<p>Any special exception with more than 100,000 square feet of impervious area is a conditional use Adult businesses Agricultural products processing Bulk fuel storage facilities Bus, limousine or taxi terminals Commercial communication devices Heliports and helistops</p>	<p>Junkyards Industry Mineral extraction Mineral processing Pipeline compressor stations, metering stations or operation/maintenance facilities Power plants</p>	<p>Public and semi-public facilities and uses Retail home heating fuel distributors Sawmills Slaughterhouses Solar power generation, commercial Water withdrawal facilities Wind energy facilities</p>
<p>CONDITIONAL USES <u>(Planning Commission/Council)</u></p>		
<p>Crematoriums Correctional facilities Distribution centers/truck terminals</p>	<p>Funeral homes with a crematorium Industrial wastewater treatment facilities</p>	<p>Medical marijuana grower/processor Recycling facilities Solid waste facilities and staging areas, public and commercial</p>
<p>ACCESSORY USES <u>(Zoning Officer)</u></p>		
<p>Accessory uses customary to approved uses Barns, silos, sheds, and similar agricultural buildings Decks Essential services Farm stands</p>	<p>Gazebos Guard shacks Patios Pets, keeping of Private garages, carports, sheds Private swimming pools</p>	<p>Required parking areas Signs accessory to approved uses Satellite dish antennas Solar energy systems, accessory Wind turbine generators, accessory Yard sales</p>

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NOTE: Uses not specifically listed by this schedule shall not be permitted in the M District except as approved in accord with § 215-16B.

MOUNT POCONO CODE

R-LM RAILROAD-LIGHT MANUFACTURING SCHEDULE OF USES

<p>INTENT: To provide for the development of light manufacturing at appropriate points along the railroad line in the Borough, to promote the use of the railroad as an alternate means of transportation which will help reduce the dependency on the Borough’s road system for the transport of materials and products, and to encourage associated employment opportunities.</p>	
<p>PRINCIPAL PERMITTED USES <u>(Zoning Officer)</u> Borough facilities and uses Forestry Open space</p>	<p>SPECIAL EXCEPTIONS <u>(Planning Commission/ZHB)</u> None</p>
<p>ACCESSORY USES <u>(Zoning Officer)</u> Accessory uses customary to approved uses Essential services Private garages, carports, sheds Required parking areas Signs accessory to approved uses Satellite dish antennas Solar energy systems, accessory Wind turbine generators, accessory</p>	<p>CONDITIONAL USES <u>(Planning Commission/Borough Council)</u> Agricultural products processing Distribution centers/truck terminals Manufacturing, light Medical marijuana grower/processor Warehouses NOTE: Uses not specifically listed by this schedule shall not be permitted in the R-LM District except as approved in accord with § 215-16B.</p>
<p>SPECIAL STANDARDS In addition to the conditional use procedure and standards and all other applicable requirements of this Zoning Chapter, the following standards shall apply in the R-LM District:</p> <p>A. Access.</p> <ol style="list-style-type: none"> 1. The lot shall have direct access to the railroad line and shall use a railroad siding as the primary means of transportation of goods and product to and from the site which are associated with any manufacturing or production process. 2. Access to all uses in the R-LM District shall not be permitted through any R-1, R-2, R-3 or other residential district and access shall be prohibited onto or from any residential access street as may be designated by the Borough Council. This provision shall not preclude the Borough Council from requiring an emergency access from a residential access street. <p>B. Yards and buffers.</p> <ol style="list-style-type: none"> 1. At a minimum, a 300-foot, undeveloped buffer strip shall be provided between all R-LM uses and residential uses and between all R-LM uses and R-1, R-2, R-3 and other residential districts, and said buffer strip shall be measured from abutting property lines. This buffer strip requirement shall not apply along any adjoining railroad line. Pedestrian and/or vehicle access (but not parking or loading/unloading facilities) and/or utility uses may encroach into the buffer strip by up to 50% of the buffer width. When such encroachment is proposed, solid fencing and/or landscaping including a landscaped berm with evergreen trees may be required in the buffer strip as determined necessary by the Borough Council to screen the accessway and/or utility use from adjoining residential uses and/or districts. The requirements of § 215-35 shall also apply, with the exception of the width requirements. 2. All yards not abutting the 300-foot buffer area shall be a minimum of 50 feet. However, this shall not preclude the construction of necessary structures and facilities required for the loading and unloading of freight or other essential operations along any area of a railroad not encroaching into any required yard or buffer which abuts adjoining properties; provided such structures and facilities conform to the requirements of the owner and/or operator of the railroad line. 	

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- C. Building height. Any structures housing or associated with a light manufacturing use in the R-LM District may, as a conditional use subject to approval by the Borough Council, exceed the normal height limitations established by this chapter provided the Council determines compliance with the following:
1. The maximum structure height for principal and accessory structures shall not exceed 100 feet.
 2. The portion of the structure which exceeds the maximum building height established by Part 7 of the Schedule of Development Standards shall be used solely to house railroad loading, unloading, receiving, shipping and storage facilities, and processes that require unusual heights, including, but not limited to, grain storage elevators, product load out and distribution towers, and grain processing and milling facilities, as well as processes that require unusual heights to accommodate craneways, and special machinery and equipment.