

**SMITHFIELD TOWNSHIP
MONROE COUNTY,
COMMONWEALTH OF PENNSYLVANIA**

ORDINANCE NO. 252

AN ORDINANCE OF SMITHFIELD TOWNSHIP, COUNTY OF MONROE,
COMMONWEALTH OF PENNSYLVANIA, CORRECTING ZONING
DISTRICT NAMES WITHIN THE TOWNSHIP'S ZONING ORDINANCES
AND UPDATING REGULATIONS FOR THE BED AND BREAKFAST USE.

WHEREAS, the Township of Smithfield (hereinafter "Township") is a Second Class Township located within the County of Monroe, Commonwealth of Pennsylvania, with an office address of 1155 Red Fox Road, East Stroudsburg, PA 18301; and,

WHEREAS, the Board of Supervisors have identified four sections in the current Township Zoning Ordinance that reference zoning districts that have since been repealed, and wish to correct the zoning ordinance.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Smithfield Township, Monroe County, Pennsylvania, as follows:

SECTION 1. Smithfield Township Ordinance, Chapter 27 of the Township Code of Ordinances, Section 307 – Bed and Breakfast Prohibition is repealed, and Section 309, Schedule of District regulations, shall be updated to permit Bed and Breakfasts as a principal permitted use in all districts.

SECTION 2. Smithfield Township Ordinance, Chapter 27 of the Township Code of Ordinances, Section 507.4.C is repealed and restated in its entirety as follows:

The keeping of any such other animal on a parcel of less than five acres shall be considered a conditional use and the Township may require additional setbacks and/or buffers in accord with the conditional use standards of this Chapter. Such activities shall only be permitted in R-1, R-C and ED Districts.

SECTION 3. Smithfield Township Ordinance, Chapter 27 of the Township Code of Ordinances, Section 504.1.K.1.d.1 is repealed and restated in its entirety as follows:

All freestanding premises signs within the ED District shall be located on the property of the business or institution to which the sign refers.

SECTION 4. Smithfield Township Ordinance, Chapter 27 of the Township Code of Ordinances, Section 609.1.C is repealed and restated in its entirety as follows:

The minimum front yard setback in the ED zone shall be 50 feet when applied to land development which proposes to eliminate an existing nonconforming structure, only where said structure is located within the front yard setback.

SECTION 5. Smithfield Township Ordinance, Chapter 27 of the Township Code of Ordinances, Section 1002, the definition of Bed and Breakfast is repealed and restated in its entirety as follows:

BED AND BREAKFAST: A dwelling in which no more than six rooms are rented for lodging and breakfast is provided (but no other meals), designed primarily for casual and transient roomers, where no public restaurant is maintained.

SECTION 6. Smithfield Township Ordinance, Chapter 27 of the Township Code of Ordinances, Section 511.5 is repealed and restated in its entirety as follows:

1. Bed and Breakfast Facilities. Bed and Breakfast facilities, where permitted, shall be subject to the following standards:
 - a. Permit Required. Before any Bed and Breakfast shall commence operations, a permit shall be obtained from the Township of Smithfield. The permit shall be valid for one year and shall be renewed annually. Fees for said permit shall be determined by Resolution of the Board of Supervisors.
 - b. All principal and accessory buildings and structures shall be in accordance with the yard setback, building height and lot coverage requirements of the Schedule of District Regulations with the exception of existing nonconforming structures.
 - c. Facilities shall have a maximum of six guest rooms or bedrooms per structure.
 - d. The length of a stay by guests shall be limited to a maximum of fourteen (14) contiguous days.
 - e. The owner or their designee shall reside at the Bed and Breakfast or on a contiguous property when overnight guests are in the Bed and Breakfast.
 - f. Off-street parking shall be provided in accordance with § 27-401 with a base of six-inch crushed stone or shale and a hard homogeneous all-weather surface.
 - g. Exterior lighting shall be directed away from all adjacent properties and roads and shall not create glare.
 - h. Potable water supplies and adequate sanitary facilities shall be provided in accordance with any regulations and requirements of the Township and/or State agencies.
 - i. Drainage facilities shall be provided in accordance with the Smithfield Township stormwater management and earth disturbance requirements as set forth in Chapter 26, § 26-201.

- j. The Bed and Breakfast must provide a free breakfast to guests, but breakfast may be served onsite or provided by the proprietor at a nearby restaurant. If breakfast is not served onsite, this must be made clear in advertisements and reservations.
- k. The Bed and Breakfast must maintain compliance with the Hotel Excise Tax and maintain a current Hotel Tax Registration with Monroe County.

SECTION 7. Severability. In the event any provision, section, sentence, clause, or part of this Ordinance shall be held invalid, such invalidity shall not affect or impair any remaining provision, section, sentence, clause or part of this Ordinance, it being the intent of this Township that such remainder shall be and shall remain in full force and effect.

SECTION 8. Repealer. All other ordinances or parts of ordinances inconsistent herewith shall be and the same expressly are repealed.

SECTION 9. Effective Date. This Ordinance shall become effective five days after the date of enactment as provided by law.

ADOPTED this 24th day of September, 2024 by the Board of Supervisors of the Township of Smithfield, Monroe County, Pennsylvania.

**SMITHFIELD TOWNSHIP
BOARD OF SUPERVISORS**

Jacob A. Pride, Chair

Robert Lovenheim, Vice Chair

Michael Albert, Supervisor

Attest: _____
Julia Heilakka
Township Secretary