SMITHFIELD TOWNSHIP
MONROE COUNTY,
COMMONWEALTH OF PENNSYLVANIA

ORDINANCE NO. 257

AN ORDINANCE OF SMITHFIELD TOWNSHIP, COUNTY OF MONROE, COMMONWEALTH OF PENNSYLVANIA, ESTABLISHING RULES AND REGULATIONS FOR THE OPERATION OF SELF-STORAGE FACILITIES.

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 most recent self-storage facility approved in the Township was in accordance with Township Code Chapter 27, Section 302.2 because the Township did not have self-storage facilities as a use in its Schedule of District Regulations; and

WHEREAS**,** the Board of Supervisors wishes to regulate self-storage facilities to enhance the orderly development of the Township, promote the public health, safety, and welfare, and ensure that such facilities do not adversely affect the quality of life of Township residents or the aesthetic appeal of the community; and

WHEREAS**,** the Board of Supervisors seeks to establish specific standards, including but not limited to site design, location, signage, landscaping, building height, setbacks, lighting, security measures, and other operational requirements to ensure self-storage facilities are developed in a manner that protects the community and surrounding properties.

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

SECTION 1. Chapter 27, Article 10, Section 1002 of the Smithfield Township Zoning Ordinance, entitled "Other Words" shall be amended by adding the following definition to those listed in Section 1002 thereof, to be inserted in alphabetical order:

> **SELF-STORAGE FACILITY:** A building or group of buildings that are divided into individual accessible units, each of which unit is available for rent or lease to the public for the self-storage of tangible personal property. This definition shall not include storage areas that are accessory to a multifamily dwelling, and are not available for use by the general public.

SECTION 2. Smithfield Township Ordinance, Chapter 27 of the Township Code of Ordinances, Section 309, Schedule of District regulations, shall be updated to permit self-storage facilities as demonstrated below:

R-1 Low Density Residential District: Not permitted.

R-2 Medium Density Residential District: Not permitted.
R-C Residential Conservation District: Not permitted.
R-E Resort District: Not permitted.
ED Economic Development District: Conditional Use.
M-1 Industrial District: Principal Permitted Use.

SECTION 3. Smithfield Township Ordinance, Chapter 27, Section 511.28 – Self-Storage Facility of the Township Code of Ordinances, is hereby created as follows:

A. General requirements.

(1) The facility shall comply with the normal setback, lot coverage, and building height standards for the district.

(2) Fence. The self-storage facility shall be surrounded by a fence of such height and design as to restrict access to the self-storage facility, and said fence shall not be less than eight feet in height and shall be located between the self-storage facility and any required buffer. Barbed and/or razor wire is prohibited.

(3) The minimum driveway width between buildings shall be 24 feet.

(4) Parking. The facility shall have one (1) parking space per 200 ft^2 of office space. Required parking shall not be rented as, or used for, storage.

(5) No storage shall be permitted in any required setback area.

(6) No items or vehicles shall be stored in interior traffic aisles, off-street parking areas, loading areas, or driveway areas.

(7) Individual units shall not be served by a water supply or a sewage disposal system.

B. Prohibited Uses. A self-storage facility shall be used only for storage and shall not be used for, including, but not limited to:

(1) Any other commercial, light manufacturing, or industrial use.

(2) The servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment.

(3) Human habitation.

(4) The keeping or kenneling of animals.

(5) The operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, or similar equipment.

(6) Any operation that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.

(7) The storage of flammable or hazardous chemicals, perishable food stuffs, living organisms, trash, garbage, refuse, animal carcasses or skins, explosives, or similar substances.

C. Outdoor storage. Up to 40% of the total indoor storage area may be devoted to outdoor parking spaces for boats, cars, recreational vehicles, or other commercial vehicles. All such items stored outdoors must be licensed and inspected (if applicable). Storage of junk vehicles is prohibited. The outdoor storage area shall not be located in the required setbacks, and shall not interfere with traffic movement through the complex.

D. Lighting. Adequate lighting shall be provided to illuminate the area, but shall be directed downward and away from adjacent uses. Such lighting shall conform to the applicable provisions in the Township Code.

SECTION 4. 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 5. Repealer. All other ordinances or parts of ordinances inconsistent herewith shall be and the same expressly are repealed.

SECTION 6. Effective Date. This Ordinance shall become effective five days after the date of enactment as provided by law.

ADOPTED this 26th day of August, 2025 by the Board of Supervisors of the Township of Smithfield, Monroe County, Pennsylvania.

SMITHFIELD TOWNSHIP
BOARD OF SUPERVISORS

_____
Jacob A. Pride, Chair

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Robert Lovenheim, Vice Chair

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Michael Albert, Supervisor

Attest:_____
Julia Heilakka
Township Secretary