SMITHFIELD TOWNSHIP
MONROE COUNTY,
COMMONWEALTH OF PENNSYLVANIA

ORDINANCE NO. 263

AN ORDINANCE OF SMITHFIELD TOWNSHIP, COUNTY OF MONROE, COMMONWEALTH OF PENNSYLVANIA, ESTABLISHING THE HIGH DENSITY RESIDENTIAL DEVELOPMENT OPTION.

WHEREAS, Smithfield Township (the "Township") is a political subdivision of the County of Monroe, Commonwealth of Pennsylvania and is a Second Class Township with offices located at 1155 Red Fox Road, East Stroudsburg, Pennsylvania, 18301; and

WHEREAS, the Township wishes to amend Chapter 27 of the Township Code of Ordinances to add zoning provisions related to multifamily development; and,

WHEREAS, pursuant to Section 609 of the Pennsylvania Municipalities Planning Code Act of 1968, P.L. 805, No. 247 as reenacted and amended, the Township is authorized and empowered to enact amendments to the Smithfield Township Zoning Ordinance after public hearing thereon pursuant to public notice; and

WHEREAS and pursuant to the Pennsylvania Municipalities Planning Code, both the Township Planning Commission and the Monroe County Planning Commission have reviewed the proposed amendments; and

WHEREAS, the Smithfield Township Board of Supervisors has conducted a public hearing pursuant to public notice concerning the following amendments to the Smithfield Township Zoning Ordinance; and

WHEREAS, after holding a public hearing the Smithfield Township Board of Supervisors desires to ordain and enact the amendments to the Smithfield Township Zoning Ordinance as set forth hereinafter.

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

SECTION 1. Smithfield Township Zoning Ordinance, Chapter 27 of the Township Code of Ordinances, Part 3 is amended to add §310 – High Density Residential Development Option as follows:

1. Purposes. The High Density Residential Development provision is intended to allow higher-density residential development within the Economic Development (ED) District on parcels that are adequately served by public infrastructure and appropriately accessed, while preserving the functional integrity and economic role of state highway corridors.

Approval of residential development under this Section shall not be interpreted to preclude or discourage future commercial, office, medical, or mixed-use redevelopment on ED-zoned properties, nor to establish residential use as the predominant use within the ED District.

2. Applicability & Approval.

    a. Applicability Generally. The project site must be located on a tract zoned ED Economic Development District and must meet the following criteria:

        i. The tract must contain a minimum of five (5) gross acres; and,

        ii. The tract must be served by central sewer and central water services; and,

        iii. The tract must comply with the access requirements of Section 3.

    b. Frontage Limitation. Tracts with aggregate frontage exceeding five hundred (500) linear feet along US Route 209 (Seven Bridge Rd) or US Route 209 Business (Milford Rd) shall not qualify for High Density Residential Development.

    c. Approval. High Density Residential Development shall be a principal permitted use in the ED Economic Development District subject to compliance with this Section.

3. Access Requirements.

    a. Intent. These access requirements are intended to preserve state highway capacity and frontage for commercial and employment-generating uses, while allowing residential development to occur on appropriately located ED Economic Development District parcels.

    b. Permitted Access Methods. Access to High Density Residential Development must be provided by one or more of the following means:

        i. A driveway connecting directly to a Township road;

        ii. An internal or newly constructed private or public road that connects to a Township road or state highway.

        iii. A single consolidated boulevard-style entrance connecting directly to a state highway, consisting of one access point divided by a landscaped median or similar traffic-separating feature, subject to all required approvals of the Pennsylvania Department of Transportation.

    c. Secondary Access. High Density Residential Development containing more than one hundred fifty (150) dwelling units shall provide not less than two separate points of vehicular access to a public street, unless the Board of Supervisors

determines, based upon site constraints or emergency service review, that a single access point is sufficient and consistent with public safety.

4. Design Standards.

    a. Base Design Standards.

        i. High Density Residential Development must have a minimum density of twelve (12) dwelling units per acre and must not exceed a density of twenty (20) dwelling units per acre.

        ii. Maximum building height shall be fifty (50) feet.

            1. Building height shall exclude decorative peaked roofs and mechanical areas not occupied by persons.

        iii. Maximum impervious surface coverage shall not exceed sixty-five (65) percent.

    b. Bonus Design Standards.

        i. High Density Residential Development may exceed the base standards of this Section if all of the following criteria are met:

            1. The overall project includes at least one non-residential use. Non-residential uses proposed as part of the project must be Principal Permitted Uses within the underlying district; and,

            2. Non-residential uses proposed must comprise at least five (5) percent of the gross floor area of the overall project. The percentage shall be calculated as the gross floor area devoted to non-residential use divided by the total gross floor area of all uses in the development. The non-residential use(s) need not be in the same building and may be located within a separate principal building.

        ii. High Density Residential Development consistent with the bonus standards modifies the base design standards as follows:

            1. High Density Residential Development must have a minimum density of twenty-one (21) dwelling units per acre and must not exceed a density of twenty-five (25) dwelling units per acre.

            2. Maximum building height shall be sixty (60) feet.

                a. Building height shall exclude decorative peaked roofs and mechanical areas not occupied by persons.

3. Maximum impervious surface coverage shall not exceed eighty (80) percent.

c. Conversion Incentive Standards.

i. Intent. The purpose of this subsection is to encourage the voluntary redevelopment or conversion of existing, lawfully nonconforming lodging or multi-family residential facilities into conforming High Density Residential Development. The Township finds that facilitating such conversions reduces nonconformities, improves site design and building standards, enhances safety, and advances the long-term economic stability and appearance of the ED Economic Development District.

ii. Applicability. For purposes of conversion under this subsection only, the minimum tract size requirement of § 310(2)(a)(i) and the frontage limitation of § 310(2)(b) shall not apply. Conversion Incentive Standards shall apply only to a tract that:

1. Is located within the ED Economic Development District; and

2. Contains an existing principal building that was lawfully constructed and lawfully occupied prior to the effective date of this Section and that is used for hotel, motel, transient lodging, extended stay lodging, apartment, multi-family residential, or other residential occupancy purposes; and,

3. Is proposed to be converted to a conforming High Density Residential Development in compliance with this Section.

d. Parking.

i. High Density Residential Development that does not include a non-residential use shall provide a minimum of 1.5 spaces per dwelling unit for one- and two-bedroom units. In the case of dwelling units with three or more bedrooms, the project shall provide a minimum of 2.25 spaces per dwelling unit.

ii. Where the development includes non-residential use(s) pursuant to subsection 310(3)(b), required parking for such use(s) may be determined by parking demand study in lieu of the requirements of § 27-402(6), Schedule II, provided:

1. A parking demand study shall be prepared by a qualified professional engineer; and,

2. The study must include methodology, assumptions, and data sources. The ITE Parking Generation Manual may be used as a standard reference for estimating parking demand. Comparison

with similar land uses or regional data may also be utilized in the study; and,

3. Where a parking demand study prepared by a qualified professional demonstrates that the required number of parking spaces (per Schedule II) exceeds actual demand, the Board of Supervisors may approve a reduction in the number of spaces required.

e. Relationship to Other ED Economic Development District Standards.

i. Except as expressly modified by this section, High Density Residential Development, including any non-residential use(s) shall comply with all applicable bulk, setback, parking, landscaping, access management, and design standards of the ED Economic Development District and this Chapter.

ii. High Density Residential Development shall be considered distinct from multi-family or multiple dwellings and shall not be subject to the supplementary regulations in § 27-506.

SECTION 2. Definitions. Smithfield Township Zoning Ordinance, Chapter 27 of the Township Code of Ordinances, Section 1002 – Other Words, is amended to add the following terms:

HIGH DENSITY RESIDENTIAL DEVELOPMENT – A residential development consisting of multi-family dwelling units constructed at a density greater than otherwise permitted within the ED District, subject to the standards and limitations of this Section.

SECTION 3. Amending § 27-304. Section 27-304 of the Smithfield Township Zoning Ordinance, entitled "Prohibited Uses in ED and M-1," is hereby amended to insert the phrase "or High Density Residential Development" immediately following the phrase "Incentivized Development Option," such that the relevant portion shall read as follows:

Residential uses (including but not limited to single-family residential dwellings) of any type are prohibited in the ED and M-1 Districts, unless said residential uses are part of a Major Mixed Use Development, Mixed-Use Building, Incentivized Development Option, High Density Residential Development, or as a preexisting and nonconforming use.

SECTION 4. Amending § 27-309. Section 27-309 of the Smithfield Township Zoning Ordinance, entitled "Schedule of District Use Regulations," is hereby amended to insert the phrase "High Density Residential Development" as a Principal Permitted Use in the ED Economic Development District.

SECTION 5. 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 6. Repealer. All other ordinances or parts of ordinances inconsistent herewith shall be and the same expressly are repealed.

SECTION 7. Effective Date. This Ordinance shall become effective five days after the date of enactment as provided by law.

ADOPTED this 27th day of May, 2026 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