SMITHFIELD TOWNSHIP
MONROE COUNTY,
COMMONWEALTH OF PENNSYLVANIA

ORDINANCE NO. 271

AN ORDINANCE OF SMITHFIELD TOWNSHIP, COUNTY OF MONROE, COMMONWEALTH OF PENNSYLVANIA, REVISING REGULATIONS FOR PARKING SETBACKS, THROUGH LOTS, AND MAN-MADE STEEP SLOPES.

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 revise off-street parking regulations to establish minimum parking setbacks from rear and side lot lines and clarify the circumstances under which a yard abutting a street on a corner lot or through lot may be treated as a side yard for purposes of locating parking areas; and

WHEREAS, the Township wishes to establish a review and approval process for determining whether slopes qualify for the exception to steep slope limitations for slopes that were man-made prior to the enactment of Chapter 27, with review by the Township Engineer and a final determination by the Board of Supervisors; 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 4 - District Bulk and Parking Regulations, Section 3 - Natural Feature Protections is amended to add the following at the end of subsection 1:

This limitation shall not apply to slopes that were man-made prior to the enactment of this chapter. The developer shall provide evidence demonstrating to the satisfaction of the Township Engineer that the slopes qualify for this exception. Upon the Township Engineer's determination that the evidence is sufficient, the Board of Supervisors shall determine whether the exception applies.

SECTION 2. Smithfield Township Zoning Ordinance, Chapter 27 of the Township Code of Ordinances, Part 4 - District Bulk and Parking Regulations, Section 3 - Off-Street Parking and Loading Design Standards, subsections 1.L and 1.M are amended to read as follows:

L. Parking areas may be located in rear and side yards. Parking within rear and side yards may not be located closer than 10 feet to the lot line.

M. Parking areas may be located at the front of the building but not closer to the front lot line than indicated in the applicable parking setback schedule. However, in the case of corner lots and through lots (consisting of two front lot lines and yard setbacks), the yard abutting the street with the lower traffic classification may be considered to be a side yard for parking area location purposes, unless approved otherwise by the Board of Supervisors.

SECTION 3. 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 4. Repealer. All other ordinances or parts of ordinances inconsistent herewith shall be and the same expressly are repealed.

SECTION 5. Effective Date. This Ordinance shall become effective upon adoption.

ADOPTED this 28th day of October, 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