

LEGAL NOTICE

Notice is hereby given that the Middle Smithfield Township Board of Supervisors will hold a public hearing on December 4, 2025 at 7:00 p.m. at the Middle Smithfield Township municipal building at 147 Municipal Drive, East Stroudsburg, PA 18302, to receive public comment and to consider and possibly adopt an ordinance, of which this notice is a summary, comprehensively amending the Middle Smithfield Township Zoning Ordinance at Chapter 200 of the Middle Smithfield Township Code of Ordinances. The title of the proposed ordinance is as follows:

AN ORDINANCE OF THE TOWNSHIP OF MIDDLE SMITHFIELD, MONROE COUNTY, PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES OF THE TOWNSHIP OF MIDDLE SMITHFIELD BY COMPREHENSIVELY AMENDING CHAPTER 200, ZONING

The proposed Zoning Ordinance amendment comprehensively amends the Middle Smithfield Township Zoning Ordinance at Chapter 200, Zoning, of the Code of Ordinances of Middle Smithfield Township, and amends, establishes and contains new and/or revised regulations for the use of land and structures in the Township. The proposed Zoning Ordinance amendment amends and establishes zoning regulations relating to the location and dimensions of structures, lot dimensions, use restrictions and requirements, and further provides for changes to existing nonconforming and conforming structures, lots and uses. The proposed Zoning Ordinance amendment amends and establishes regulations and provides guidance for the following major subject areas contained within the following sections:

Article I, General Provisions, which includes the title, purpose, scope, applicability, and additional general provisions of the Zoning Ordinance;
Article II, Definitions, which provides for the rules of interpretation and definitions for the terms contained within the Zoning Ordinance;
Article III, Zoning Map and Establishment of Districts, which includes the adoption and incorporation of the Zoning Map and the establishment and purpose of the zoning districts within the Township;
Article IV, Use Regulations within Zoning Districts, which provides for preemptions, exemptions and limitations on use regulations and general and specific regulations and requirements for the specific uses provided for within the Zoning Ordinance, and further incorporates the Table of Use Regulations within Zoning Districts as Attachment 3;
Article V, Off-Street Parking and Loading, which provides for the parking space requirements and general regulations and design standards for off-street parking;
Article VI, Development Options, which contains provisions regulating the resort complex development option, senior active adult development, conservation development, and airport overlay district;
Article VII, Reserved;

Article VIII, Administration, which contains provisions relating to the administration of the Zoning Ordinance, including but not limited to the Zoning Officer, Zoning Permits, fees, Zoning Hearing Board, conditional uses, special exceptions, curative amendments, substantive challenges, and appeals;

Article IX, Signs, which provides regulations for signage within the Township;

Article X, Environmental Protection and Nuisance Standards, which provides for regulations relating to environmental protection and nuisance standards;

Article XI, Floodplain Regulations, which provides for regulations relating to floodplains and floodways;

Article XII, Open Space Requirements, which provides for open space regulations; and,

Article XIII, Miscellaneous Performance Standards and Regulations, which provides for site capacity calculations, performance standards, dimensional requirements, regulations for the transfer of development rights, and sewage facility and water system requirements.

The proposed Zoning Ordinance amendment also amends Attachment 3, Table of Use Regulations within Zoning Districts, of Chapter 200, Zoning, of the Code of Ordinances of Middle Smithfield Township. The proposed Zoning Ordinance amendment amends and adds to the schedule of uses found in Attachment 3 of Chapter 200 of the Code of Ordinances.

A copy of the full text of the above-referenced ordinance amendment is available for review at the Township offices, the Monroe County Law Library, and the offices of this newspaper during normal business hours. All interested parties are invited to attend the above-referenced public hearing.

MIDDLE SMITHFIELD TOWNSHIP BOARD OF
SUPERVISORS
147 Municipal Drive
East Stroudsburg, PA 18302