



Urban Research & Development Corporation

81 Highland Ave., Suite 120 • Bethlehem, Pennsylvania 18017 • 610-865-0701 • www.urdc.com

June 1, 2022

Summary of the Draft Borough of Archbald Zoning Ordinance

The Draft Zoning Ordinance was written to carry out the Draft Comprehensive Plan. The Comprehensive Plan is an overall set of policies to guide the development and preservation of Archbald over the next 10 to 15 years. The Comprehensive Plan is mainly intended to provide compatibility between different types of development, to protect residential areas from nuisances and hazards, to avoid traffic problems, to protect important natural features and to encourage appropriate locations for different types of businesses to grow the tax base and expand employment opportunities.

The Zoning Ordinance is the main tool that the Borough has to address new development. The Zoning Ordinance divides the Borough into various zoning districts. Each zoning district allows a range of land uses and varying intensities of development.

Zoning is primarily directed towards new development, new construction and expansions of existing uses. If an existing legal use operates today, it can generally continue to operate regardless of the zoning district. This is known as a “non-conforming use.” A non-conforming use typically predates zoning or a zoning amendment. Generally, a non-conforming use can expand within limits, can be sold, and can be changed to a different non-conforming use, provided the new use is not more intensive than the previous use.

R-C Resource Conservation - This district mainly includes areas with concentrations of important natural features, including steep sloped areas and natural creek valleys. Most of these areas are not intended to be served with public sewage service, and many of these areas have limited access to major roads. These areas are primarily intended to provide for single family detached houses on one acre minimum lots, with larger lots required where building is proposed on areas of steep slopes. A clustering option would allow for smaller lots (such as one-third acre) on the flatter areas, if public sewage and central water services are provided, and if a large proportion (such as 30 percent) of the tract is permanently preserved as open space. This open space could be a Township park, could be added to an adjacent State Game Lands or County Park, or could be open space preserved through a homeowner association. These areas should also provide for a number of recreation uses, such as horse stables and summer camps. These areas should no longer allow manufactured home parks or wind farms with tall wind turbines. The ridges in the Borough are important bird migratory routes, which can conflict with wind farms. This district replaces the current “Special” zoning district.

This category is proposed to include: a) most of the undeveloped areas on Moosic Mountain east of Route 6 near Aylesworth Park, b) most areas west of the Casey Highway east of the Lackawanna River, surrounding the homes on Rock St., c) the steep lands along Route 247 west of the Business Route 6 corridor, and d) Archbald Pothole State park.

R-1 Low Density Residential - This district would continue to include: a) many residential areas east of 1st St. and south of Kennedy St., b) a residential area east of the school campus, including homes along Skyline Drive, and c) an undeveloped area east of Pike St. and west of Power Blvd. These areas are mainly intended to continue to provide for single family detached houses one 1/4 acre lots.

R-2 Medium Density Residential - This district would include: a) large numbers of existing homes in the Eynon area west of Main St., b) homes north and south of Kennedy Dr. near Delaware St., c) homes along the Salem Road/Salem Street corridor east of the Lackawanna River, d) areas east of Eynon-Jermyn Road and Main Street, including the Highlands Development, and e) an area of existing homes southeast of Jermyn Borough west of the Casey Highway. This district is proposed to allow single family detached houses and twin homes at an average of 6 homes per acre, and townhouses at an average of 8 homes per acre. The current ordinance could allow townhouses at up to 15 homes per acre.

R-3 Medium High Density Residential - This new district is proposed to include an area of land west of Route 247, an existing manufactured home park west of Eynon Jermyn Road, and an existing set of apartments on McAndrew Street. It is proposed to allow all types of housing, at a maximum density of 5 homes per acre for manufactured home parks and 10 homes per acre for other housing.

C-1 Neighborhood Commercial/Residential - This category mainly includes smaller older commercial areas, including: a) an area along Main St. and Betty St. in Eynon, b) an area along Washington Av./Main St. next to the Jermyn border, c) an area along Kennedy Dr. west of Main St., and d) an area of Main St. near Wayne and Monroe Sts. next to the Lackawanna River. These areas are mainly intended to allow for commercial uses that make good neighbors for nearby homes, as opposed to intensive commercial uses. These areas are mainly intended to provide for retail stores, banks, funeral homes, day care centers, offices and personal service businesses. These areas would also allow for a mix of housing, including apartments above commercial uses.

C-2 General Commercial - This category includes: a) a large area of undeveloped land east of Business Route 6 and west of Eynon Jermyn Road, adjacent to Jerymn Borough, b) most of the land on both sides of the Scranton Carbondale Highway (Bus. Rt. 6) south of Nieto Drive, a junkyard on the Eynon-Jermyn Road, and c) an area between Jermyn Borough and the west side of the Route 107 interchange of the Casey Highway. These areas are intended to allow for a wide range of commercial uses, including retail stores, auto repair, auto sales, gas stations, and self-storage warehouses. The current C-3 district would be merged into C-2, because the two districts are similar.

C/LI - Commercial/Light Industrial - This category is intended to provide the same uses as the General Commercial category, plus common types of light industrial uses. It is intended to include an area east of the Scranton Carbondale Highway, and an area along Salem Road east of the Casey highway interchange.

I-1 Light Industrial - This category includes: a) an area on both sides of the Casey Highway south of the Salem Road interchange, including areas along Power Boulevard, b) the Lockhead-Martin plant east of Kennedy Road and adjacent woodland; c) the General Dynamics plant off of East St.; and d) the industrial uses along Export Lane east of Delaware St. This category is intended to provide for most industrial uses, except the most intensive operations.

I-2 General Industrial - This category is intended to include a portion of the SLIBCO industrial Park along Archbald Heights Road, including the new Chewy facility, and an area east of the Jermyn interchange of the Casey Highway. This category is intended to provide for a wide range of industrial uses, plus some commercial uses.

M Mining - An area east of the Casey Highway north of Salem Road is proposed for various types of mining activities and other complementary industrial uses, such as concrete manufacture and manufacture of masonry block products.

CM Coal Mining - This district would primarily provide for coal mining, in an area where coal mining has occurred for many years.

Please contact us if there are any questions or comments.