

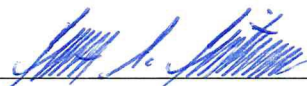
ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2234

AN ORDINANCE OF THE TOWNSHIP OF ABINGTON, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF ABINGTON AT PART II [GENERAL LEGISLATION], CHAPTER 162 [ZONING], ARTICLE XIX [NONCONFORMING USES, STRUCTURES, LOTS AND SIGNS] BY AMENDING AND RESTATING SECTION 1908 [EXPANSION OF OR CONSTRUCTION ON A NONCONFORMING LOT] TO REVISE PROVISIONS FOR SPECIAL EXCEPTIONS

CERTIFICATION

I, CHRISTOPHER S. CHRISTMAN, BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT I AM THE TOWNSHIP MANAGER IN ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA AND THAT ATTACHED HERETO IS A TRUE AND COMPLETE CORRECT COPY OF ORDINANCE NO. 2243.



Christopher S. Christman, Township Manager
August 14, 2025

ENACTED: 8.14.25

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MONTGOMERY COUNTY, PENNSYLVANIA

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WHEREAS, The Board of Commissioners of Abington Township is duly empowered by the First Class Township Code, 53 P.S. § 55101, *et seq.*, to enact certain regulations relating to the public health, safety welfare of the residents of Abington Township;

WHEREAS, The Board of Commissioners of Abington Township has adopted a comprehensive zoning ordinance, known as The Revised Abington Township Zoning Ordinance, as amended, in accordance with the provisions of Article VI of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101, *et seq.*, which is intended to provide for the orderly development and redevelopment of Abington Township;

WHEREAS, the First Class Township Code and Pennsylvania Municipalities Planning Code, *supra*, authorize the Board of Commissioners to make, amend and adopt amendments to The Revised Abington Township Zoning Ordinance, as amended, that are consistent with the Constitution and laws of the Commonwealth that it deems necessary for the proper management and control of the Township and the best interests of its residents; and

WHEREAS, the Board of Commissioners of Abington Township has determined that certain amendments to The Revised Abington Township Zoning Ordinance, as amended, are required for the orderly administration of the laws of Abington Township; and

WHEREAS, the Board of Commissioners has determined that the Code of the Township of Abington should be amended to refine the provisions for special exception approval for expansion of or construction on a nonconforming lot for the maintenance of peace, good government, health and welfare of the Township and its residents.

NOW, THEREFORE, BE IT HEREBY ORDAINED AND ENACTED by the Board of Commissioners of Abington Township that the Township's Code is amended as follows:

SECTION 1. Amendment to Chapter 162 [Zoning], Article XIX [Nonconforming Uses, Structures, Lots and Signs], Section 1908 [Expansion of or Construction on a Nonconforming Lot] to refine the provisions for special exception approval.

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Article XIX [Nonconforming Uses, Structures, Lots and Signs], Section 1908 [Expansion of or Construction on a Nonconforming Lot] is hereby restated and amended to delete the struck-through language (~~example~~) and add the underlined language (example) as follows:

Section 1908. EXPANSION OF OR CONSTRUCTION ON A
NONCONFORMING LOT:

A building may be altered or erected on any nonconforming lot which was lawfully in existence at the time of adoption of this Ordinance, in single and separate ownership, provided:

- A. That the use of the nonconforming lot shall be required to conform to the permitted uses within the district in which the nonconforming lot lies.

- B. That the general area and applicable dimensional yard/setback, coverage, building, density, parking and open space regulations as specified within this Ordinance for conforming uses and structures in the district in which the nonconforming lot lies shall be applied to the nonconforming lot.

SECTION 2. Repeal and Ratification.

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed. Any other terms and provisions of the Township's Code unaffected by this Ordinance are hereby reaffirmed and ratified.

SECTION 3. Severability.

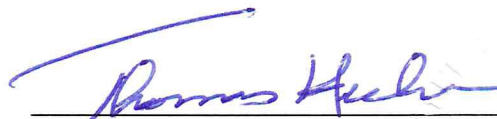
Should any section, paragraph, sentence, clause, or phrase in this Ordinance be declared unconstitutional or invalid for any reason, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and affect, and for this reason the provisions of this Ordinance shall be severable.

SECTION 4. Effective Date.

This Ordinance shall become effective immediately.

ORDAINED AND ENACTED this 14th day of August 2025, by the Board of Commissioners of the Township of Abington.

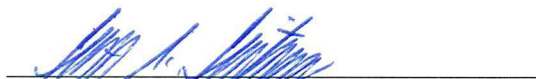
**TOWNSHIP OF ABINGTON
BOARD OF COMMISSIONERS**



THOMAS HECKER
President

[Seal]

Attested by:



Christopher S. Christman
Township Manager & Secretary