

**ABINGTON TOWNSHIP**  
**MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2232

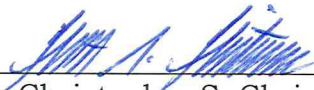
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AN ORDINANCE OF THE TOWNSHIP OF ABINGTON, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF ABINGTON AT PART II [GENERAL LEGISLATION], CHAPTER 162 [ZONING], AT ARTICLE II [DEFINITIONS], ARTICLE XXI [USE REGULATIONS], ARTICLE XXIII [PARKING AND TRANSPORTATION], AND THE COMPREHENSIVE USE MATRIX TO INCORPORATE PROVISIONS FOR THE C-39 [MEDICAL MARIJUANA DISPENSARY] AND D-18 [MEDICAL MARIJUANA GROWER/PROCESSOR] USES

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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. 2232



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Christopher S. Christman, Township Manager  
August 14, 2025

ENACTED: 8.14.25

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**MONTGOMERY COUNTY, PENNSYLVANIA**

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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], AT ARTICLE II [DEFINITIONS], ARTICLE XXI [USE REGULATIONS], ARTICLE XXIII [PARKING AND TRANSPORTATION], AND THE COMPREHENSIVE USE MATRIX TO INCORPORATE PROVISIONS FOR THE C-39 [MEDICAL MARIJUANA DISPENSARY] AND D-18 [MEDICAL MARIJUANA GROWER/PROCESSOR] USES

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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 where the C-39 [Medical Marijuana Dispensary] and D-18 [Medical Marijuana Grower/Processor] Uses are provided within Abington Township for the maintenance of peace, good government, health and welfare of the Township and its residents.

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**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 II [Definitions], Section 201 [Specific Definitions] to provide definitions.**

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Article II [Definitions], Section 201 [Specific Definitions] is hereby restated and amended to add the following definitions:

**Department of Health:**    The Department of Health of the Commonwealth of Pennsylvania.

**Medical Marijuana Act:**    Act 16 of 2016, 35 P.S. § 10231.101 *et seq.*

**SECTION 2.**            **Amendment to Chapter 162 [Zoning], Article XXI [Use Regulations], Section 2103.C [Retail & Service Uses] to provide for the Medical Marijuana Dispensary use.**

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Article XXI [Use Regulations], Section 2103.C [Retail & Service Uses] is hereby restated and amended to add Use C-39 [Medical Marijuana Dispensary], as follows:

**C-39: Medical Marijuana Dispensary.**

A person, including a natural person, corporation, partnership, association, trust, or other entity, or any combination thereof, which is registered by the Department of Health under the Medical Marijuana Act to dispense medical marijuana. The term does not include a Health Care Medical Marijuana Organization under Chapter 19 of the Medical Marijuana Act. A Medical Marijuana Dispensary shall be permitted, where indicated in the Use Matrix, subject to the specific criteria listed below:

1. A Medical Marijuana Dispensary shall provide proof of registration with the Department of Health or proof that registration has been sought and is pending approval, and shall at all times maintain a valid, accurate, and up-to-date registration with the Department of Health. Should registration be denied or revoked at any time, any Township approval shall immediately become void. A Medical Marijuana Dispensary may not operate on the same site as a

facility used for growing and processing medical marijuana.

2. A Medical Marijuana Dispensary shall at all times operate in compliance with all Department of Health regulations pertaining to such facilities.
3. A Medical Marijuana Dispensary shall not be operated or maintained on a parcel within 1,000 feet, measured by a straight line in all directions, without regard to intervening structures or object, from the nearest point on the property line of a parcel containing a public, private or parochial school, or child day-care center, as defined and regulated by the Pennsylvania Department of Health
4. A Medical Marijuana Dispensary must operate entirely within an indoor, enclosed, and secure facility. No exterior sales and no sidewalk displays shall be permitted. No drive-thru services shall be permitted. The use cannot be advertised on radio or television.
5. A Medical Marijuana Dispensary shall be limited to the hours of operation not earlier than 9:00 a.m. and not later than 9:00 p.m.
6. A Medical Marijuana Dispensary shall submit a disposal plan to be reviewed and approved by the Township. Medical marijuana remnants and by-products shall be disposed of according to an approved plan and shall not be placed within an exterior refuse container.
7. There shall be no emission of dust, fumes, vapors or odors which can be seen, smelled or otherwise perceived from beyond the lot line for the property where the Medical Marijuana Dispensary is located.
8. No one under the age of eighteen (18) shall be permitted in a Medical Marijuana Dispensary, unless accompanied by a caregiver as required under Section 506 of the Medical Marijuana Act.
9. No use of medical marijuana shall be permitted on the premises of a Medical Marijuana Dispensary.
10. A Medical Marijuana Dispensary shall submit a security plan to the Township, which plan shall be subject to the review and approval of the Township

Police Department and demonstrate how it will maintain effective security and control. The security plan shall specify the type and manner of 24-hour security, tracking, recordkeeping, record retention, and surveillance system to be utilized in the facility as required by Section 1102 of the Medical Marijuana Act and as supplemented by regulations promulgated by the Department of Health pursuant to the Medical Marijuana Act.

**SECTION 3. Amendment to Chapter 162 [Zoning], Article XXI [Use Regulations], Section 2103.D [Industrial Uses] to provide for the Medical Marijuana Grower/Processor use.**

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Article XXI [Use Regulations], Section 2103.D [Industrial Uses] is hereby restated and amended to add Use D-18 [Medical Marijuana Grower/Processor], as follows:

**D-18: Medical Marijuana Grower/Processor.**

A person, including a natural person, corporation, partnership, association, trust, or other entity, or any combination thereof, which is registered by the Department of Health under the Medical Marijuana Act to dispense medical marijuana. The term does not include a Health Care Medical Marijuana Organization under Chapter 19 of the Medical Marijuana Act. A Medical Marijuana Grower/Processor shall be permitted, where indicated in the Use Matrix, subject to the specific criteria listed below:

1. A Medical Marijuana Grower/Processor shall provide proof of registration with the Department of Health or proof that registration has been sought and is pending approval, and shall at all times maintain a valid, accurate, and up-to-date registration with the Department of Health. Should registration be denied or revoked at any time, any Township approval shall immediately become void.
2. A Medical Marijuana Grower/Processor shall at all times operate in compliance with all Department of Health regulations pertaining to such facilities.
3. A Medical Marijuana Grower/Processor must be located on a lot containing not less than two (2) acres.

4. A Medical Marijuana Grower/Processor shall not be operated or maintained on a parcel within 1,000 feet, measured by a straight line in all directions, without regard to intervening structures or object, from the nearest point on the property line of a parcel containing a public, private or parochial school, or child day-care center, as defined and regulated by the Pennsylvania Department of Health.
5. A Medical Marijuana Grower/Processor must operate entirely within an indoor, enclosed, and secure facility. No exterior sales and no sidewalk displays shall be permitted. No drive-thru services shall be permitted. The use cannot be advertised on radio or television.
6. A Medical Marijuana Grower/Processor shall be limited to the hours of operation not earlier than 9:00 a.m. and not later than 9:00 p.m.
7. A Medical Marijuana Grower/Processor shall submit a disposal plan to be reviewed and approved by the Township. Medical marijuana remnants and by-products shall be disposed of according to an approved plan and shall not be placed within an exterior refuse container.
8. There shall be no emission of dust, fumes, vapors or odors which can be seen, smelled or otherwise perceived from beyond the lot line for the property where the Medical Marijuana Grower/Processor is located.
9. No one under the age of eighteen (18) shall be permitted in a Medical Marijuana Grower/Processor, unless accompanied by a caregiver as required under Section 506 of the Medical Marijuana Act.
10. No use of medical marijuana shall be permitted on the premises of a Medical Marijuana Grower/Processor.
11. A Medical Marijuana Grower/Processor shall submit a security plan to the Township, which plan shall be subject to the review and approval of the Township Police Department and demonstrate how it will maintain effective security and control. The security plan shall specify the type and manner of 24-hour security, tracking, recordkeeping, record retention, and surveillance system to be utilized in the facility as

required by Section 1102 of the Medical Marijuana Act and as supplemented by regulations promulgated by the Department of Health pursuant to the Medical Marijuana Act.

12. Fencing. Each Medical Marijuana Grower/Processor use shall be completely enclosed by a fence having a minimum height of six (6) feet. The Board of Commissioners may, by Conditional Use approval, require a greater fence height when deemed by the Board to be necessary for the protection of public health and safety.

**SECTION 4. Amendment to Chapter 162 [Zoning], Comprehensive Use Matrix to add the designations for Use C-39 in the MS-H, MS-L, MS-VC, and BC Zoning Districts.**

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Comprehensive Use Matrix Appendix is hereby restated and amended to add the designation of Use C-39 [Medical Marijuana Dispensary] with a designation of “Y”, corresponding to “By Right” for the columns labeled as “BC: Lots <1 Ac,” “BC: Abington Towne Center,” “BC: Foxcroft,” “BC: Huntingdon Valley,” “BC: Noble,” “BC: Willow Grove Park,” “MS-H,” “MS-L,” and “MS-VC,” corresponding to each of the six (6) Business Center Districts, and the Main Street – High-Density/Intensity District, Main Street – Low-Density/Intensity District, and the Main Street – Village Center District respectively.

**SECTION 5. Amendment to Chapter 162 [Zoning], Comprehensive Use Matrix to add the designations for Use D-18 in the SI-G and SI-W Zoning Districts.**

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Comprehensive Use Matrix Appendix is hereby restated and amended to add the designation of Use D-18 [Medical Marijuana Grower/Processor] with a designation of “CU”, corresponding to “Conditional Use” for the columns labeled as “SI-G” and “SI-W,” corresponding to the Suburban Industrial District-Glenside and Suburban Industrial District-Willow Grove respectively.

**SECTION 6. Amendment to Chapter 162 [Zoning], Article XXIII [Parking and Transportation], Section 2304 [Parking Use Requirements], Subsection C [Commercial Land Uses] to add parking requirements for Use C-39.**

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Article XXIII [Parking and Transportation], Section 2304 [Parking Use Requirements], Subsection C [Commercial Land Uses], is hereby restated and amended to add the following use and requirements:

38. Use C-39: Medical Marijuana Dispensary: One (1) off-street parking space per 200 square feet of gross leasable floor area.

**SECTION 7.**            **Amendment to Chapter 162 [Zoning], Article XXIII [Parking and Transportation], Section 2304 [Parking Use Requirements], Subsection D [Industrial Uses] to add parking requirements for Use D-18.**

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Article XXIII [Parking and Transportation], Section 2304 [Parking Use Requirements], Subsection D [Industrial Uses], is hereby restated and to delete the struck-through language (~~example~~) and add the underlined language (example) as follows:

**D. Industrial Uses:**

1. Industrial Uses Not Otherwise Listed Herein: 1 parking space for every 1,000 square feet of gross leasable floor area devoted to industrial use, including storage area; plus 1 parking space for every 300 square feet of gross leasable floor area.
2. Use D-18: Medical Marijuana Grower/Processor: One (1) off-street parking space per 500 square feet of gross floor area devoted to the manufacturing area, storage area and utility area, plus one (1) off-street parking space for every 300 square feet of gross floor area devoted to sales or office area.

**SECTION 8.**            **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 9. 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.

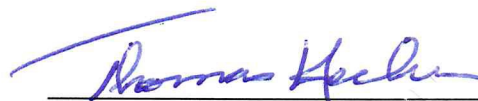
**SECTION 10. Effective Date.**

This Ordinance shall become effective immediately.

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**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:

  
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CHRISTOPHER S. CHRISTMAN  
*Township Manager & Secretary*