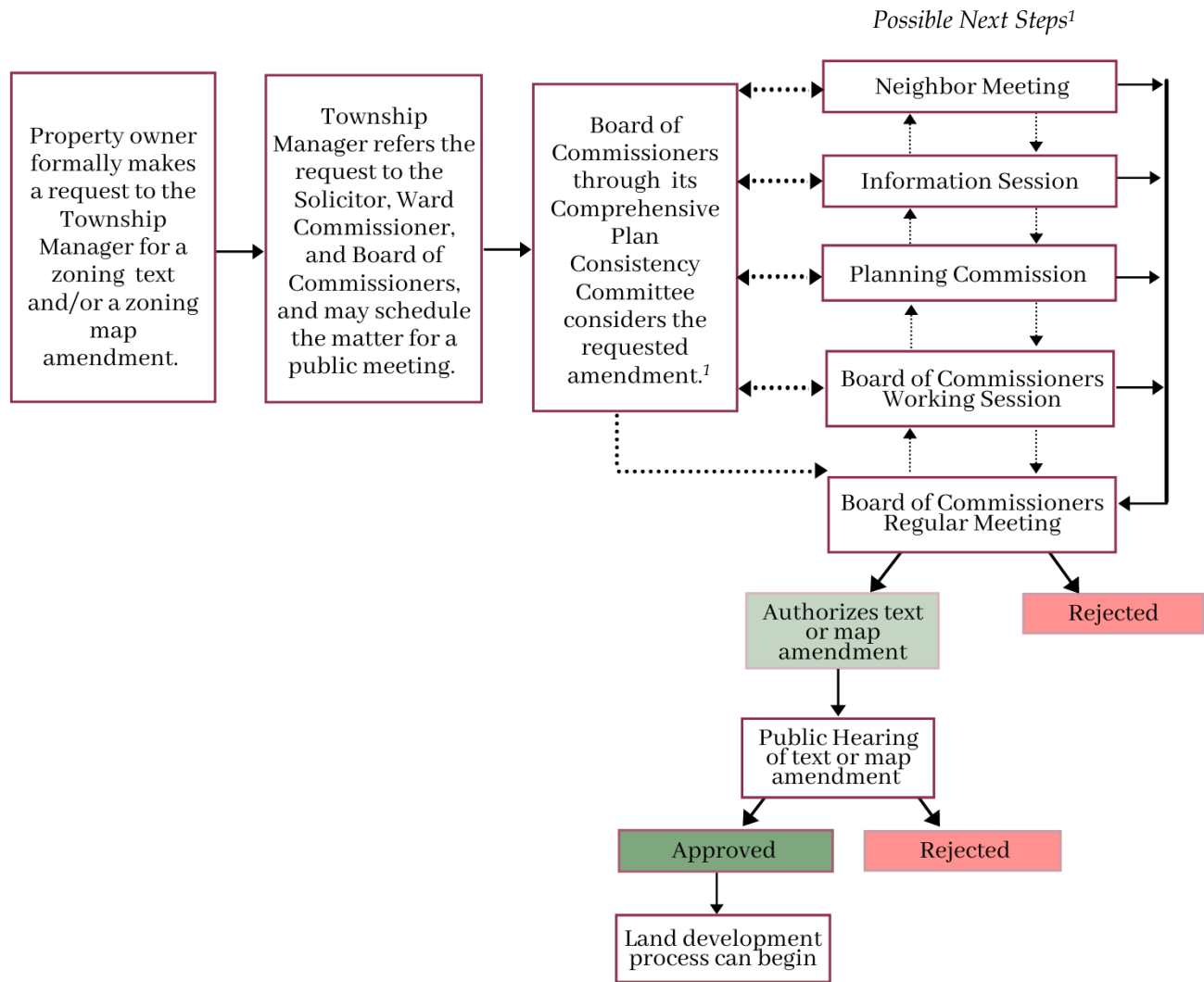




ZONING ORDINANCE
TEXT AND/OR MAP AMENDMENT PROCESS

This document provides information about making a zoning text and/or a zoning map amendment in Abington Township. Such requests are made to the Township by the property owner when a desired use of the property is not an allowable use within the Township’s Zoning Ordinance. The Township’s current Zoning Ordinance can be viewed at www.abingtonpa.gov/2017ZoningOrdinance.

Zoning Ordinance Text and/or Map Amendment Process Flow Chart



¹Please note, the Board of Commissioners will make a determination on next steps and may determine other processes prior to acting upon a zoning amendment request.



Zoning Ordinance Text and/or Map Amendment Process Description

- The property owner seeks a text and/or map amendment to the Township Zoning Ordinance for a desired use of the property that is not permitted within the current zoning of the property.
- The property owner submits a formal request to the Township Manager for a text and/or map amendment to the Township's Zoning Ordinance. The request will include a summary of the proposed amendment with a description of the amendment and any available supporting plans and documentation.
- The Township Manager refers the request to the Township Solicitor, Ward Commissioner, and the Board of Commissioners.
- The Township Manager may place the amendment request on the Board of Commissioners Comprehensive Plan Consistency Committee agenda for discussion at a public meeting, but such consideration is entirely discretionary, and the Township is under no obligation to do so.¹
- The Board of Commissioners Comprehensive Plan Consistency Committee hears the proposed amendment. If it determines the matter should be given due consideration, then it will be referred to: (a) a neighbor meeting, (b) a public information meeting, (c) the Planning Commission, (d) the Board of Commissioners Working Session, (d) Board of Commissioners Regular Meeting for a formal vote and/or (e) other processes prior to acting upon a zoning amendment request. The Board of Commissioners may determine the above actions shall occur simultaneously or consecutively. For example, the Board of Commissioners may request neighbor meeting(s) be held prior to the amendment being reviewed by the Planning Commission.¹
- Once the proposed amendment completes the processes outlined by the Board of Commissioners, then the request will be considered by the Board of Commissioners at a public meeting. At the Board of Commissioners public meeting, the Board will vote on whether the proposed amendment will be authorized to go to a public hearing or rejected.
- If authorized, the Board of Commissioners will hold a duly advertised public hearing to consider and act on the amendment. If approved, the applicant can choose to proceed with a land development application. If denied, no map and/or text amendment will be adopted.
- Land Development is a separate process and requires multiple Township reviews and opportunities for public input. The land development process does not begin until a land development application is submitted. [The land use and development guidance manual can be viewed by clicking here.](#) [The Township also maintains a land development web page with current land development applications, which can be accessed by clicking here.](#)