

**LEHIGH TOWNSHIP
NORTHAMPTON COUNTY, PENNSYLVANIA
ORDINANCE NO. 2024-3**

AN ORDINANCE ENACTED BY THE BOARD OF SUPERVISORS OF LEHIGH TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP ZONING ORDINANCE TO AMEND CHAPTER 180-85.1 ENTITLED MEDICAL MARIJUANA FACILITIES TO ADD THE MEDICAL MARIJUANA USES TO SECTION 180-37 ENTITLED “OFF STREET PARKING REQUIREMENTS” AND TO AMEND SECTION 180-85.1 PARKING REQUIREMENTS FOR ACADEMIC CLINICAL RESEARCH CENTERS.

THE BOARD OF SUPERVISORS OF LEHIGH TOWNSHIP, County of Northampton, Commonwealth of Pennsylvania, hereby enacts and ordains the following amendments to Lehigh Township Zoning Ordinance as set forth in the Code of the Lehigh Township Zoning Ordinance Chapter 180 and as subsequently amended; and

WHEREAS, the Township adopted Ordinance No. 2017-03 which was incorporated into the Township Code of ordinances as Chapter 180-85.1 and which provided for the lawful adult use of cannabis and provided for the locations of the cannabis business establishments for the production of and distributing the sale of marijuana for medicinal purposes within the Township; and

WHEREAS, the Township adopted Ordinance No. 2023-5 placing Medical Marijuana Facility uses as set forth in Section 180-85.1(B) in the Industrial (I) Zoning District.

WHEREAS, the Township now wishes to add the Medical Marijuana facility uses and parking restrictions to Section 180-37 entitled “Off Street Parking Requirements”.

WHEREAS, the Township believes this amendment to Ordinance 2017-03 will better guide and regulate the orderly growth, development and redevelopment of the Township in accordance with the goals, objectives and plans for off street parking. These goals, objectives in plans are hereby incorporated as objectives of this Ordinance.

NOW THEREFORE, be it enacted and ordained by the Board of Supervisors of Lehigh Township, Northampton County, Pennsylvania, and the same is hereby ordained and enacted as follows:

1. SECTION 1: Section 180-37 entitled “Off Street Parking Requirements” will be amended by adding the below to the Industrial, Wholesale and Warehouse off street parking requirements as follows:

	Off Street Parking Requirements Basic Requirement (off street parking spaces)	Plus 1 Off-Street Parking Space Required for Each
Use		

Academic Clinical Research Centers (minimum of 3 required)	1 per each 300 square feet ³ or employee, whichever is greater	N/A
Medical marijuana grower/processors	1 per each company vehicle based at the site	Employee
Medical marijuana transport vehicle offices	1 per Vehicle based at the site	Employee
Medical marijuana dispensaries (minimum of 5 required)	1 per 150 square feet ³	Employee

2. **SECTION 2.** Section 180-85.1, Section D entitled “Use regulations” Subsection D(1) Academic Clinical Research Centers shall be amended by modifying Section D(1)(a) as follows:

a. Parking requirements will follow the parking schedule found in Article III, §180-37, Off Street parking and loading regulations ~~and/or listed for “Institutional and Educational Uses” as appropriate~~ under Industrial, wholesale and warehousing uses.

3. **SECTION 3.** Section 180-85.1 Section D entitled, “Use regulations” subsection D(2) entitled, “Marijuana grower/ processor” shall be amended by modifying subsection D(2)(j) as follows:

(2) Medical Marijuana grower/processor:

(j) Parking and loading facilities shall be designed in accordance with the requirements found in Article III, §180-38, entitled “Off street parking and loading” regulations under Industrial, wholesale, and warehouse uses.

4. **SECTION 4.** Section 180-85.1, Section D entitled, “Use regulations” subsection D(3) entitled, “Medical Marijuana transport vehicle service”, shall be modified by amending Section D(3)(b) as follows:

(b) Parking and loading requirements will follow the parking schedule found in Article III § 180-37 entitled, “Off street parking and loading”, ~~regulations for motorized~~

~~vehicle service parking shall be one vehicle and one employee~~ under Industrial, wholesale, and warehousing uses.

5. **SECTION 5.** Section 180-85.1 Section D, entitled, "Use regulations" subsection D(4) entitled, "Medical Marijuana dispensary" shall be modified by amending Section D(4)(o) as follows:

(o) Parking requirements will follow the parking schedule found in Article III §180-37, off street parking and loading, regulations as ~~listed for medical offices~~ under Industrial, wholesale and warehousing uses.

6. **SECTION 6. SEVERABILITY.**

The provisions of this Ordinance shall be severable, and if any provision hereof shall be declared unconstitutional, illegal or invalid, such decision shall not affect the validity of any of the remaining provisions of this Ordinance. It is hereby declared as a legislative intent of the Township that this Ordinance would have been amended as if such unconstitutional, illegal or invalid provision or provisions had not been included herein.

7. **SECTION 7. REPEALER.**

All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

ORDAINED AND ENACTED as an ordinance as a regular meeting of Board of Supervisors of Lehigh Township, Northampton County, Pennsylvania, this 10th day of December, 2024.

ATTEST:

LEHIGH TOWNSHIP


Secretary


Chairman, Board of Supervisors