
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 855 Session of
2015

INTRODUCED BY SCAVELLO, ARGALL, SCHWANK, RAFFERTY AND BAKER,
MAY 29, 2015

REFERRED TO LOCAL GOVERNMENT, MAY 29, 2015

AN ACT

1 Amending the act of July 31, 1968 (P.L.805, No.247), entitled,
2 as amended, "An act to empower cities of the second class A,
3 and third class, boroughs, incorporated towns, townships of
4 the first and second classes including those within a county
5 of the second class and counties of the second through eighth
6 classes, individually or jointly, to plan their development
7 and to govern the same by zoning, subdivision and land
8 development ordinances, planned residential development and
9 other ordinances, by official maps, by the reservation of
10 certain land for future public purpose and by the acquisition
11 of such land; to promote the conservation of energy through
12 the use of planning practices and to promote the effective
13 utilization of renewable energy sources; providing for the
14 establishment of planning commissions, planning departments,
15 planning committees and zoning hearing boards, authorizing
16 them to charge fees, make inspections and hold public
17 hearings; providing for mediation; providing for transferable
18 development rights; providing for appropriations, appeals to
19 courts and penalties for violations; and repealing acts and
20 parts of acts," in comprehensive plan, further providing for
21 preparation of comprehensive plan.

22 The General Assembly of the Commonwealth of Pennsylvania
23 hereby enacts as follows:

24 Section 1. Section 301(a) (7) of the act of July 31, 1968
25 (P.L.805, No.247), known as the Pennsylvania Municipalities
26 Planning Code, reenacted and amended December 21, 1988
27 (P.L.1329, No.170) and amended June 22, 2000 (P.L.495, No.68),

1 is amended and the section is amended by adding a subsection to
2 read:

3 Section 301. Preparation of Comprehensive Plan--(a) The
4 municipal, multimunicipal or county comprehensive plan,
5 consisting of maps, charts and textual matter, shall include,
6 but need not be limited to, the following related basic
7 elements:

8 * * *

9 (7) In addition to any other requirements of this act, a
10 county comprehensive plan shall:

11 (i) Identify land uses as they relate to important
12 natural resources and appropriate utilization of existing
13 minerals.

14 (ii) Identify current and proposed land uses which
15 have a regional impact and significance, such as large
16 shopping centers, major industrial parks, mines and
17 related activities, office parks, storage facilities,
18 large residential developments, regional entertainment
19 and recreational complexes, hospitals, airports and port
20 facilities.

21 (iii) Identify a plan for the preservation and
22 enhancement of prime agricultural land and encourage the
23 compatibility of land use regulation with existing
24 agricultural operations.

25 (iv) Identify a plan for historic preservation.

26 (v) Identify, by name and physical location, the
27 residential and mixed-use condominiums, cooperatives and
28 planned communities, as well as the total land area, lot
29 size and number of units of each; and, to the extent
30 available, the infrastructure of each, including, but not

1 limited to, information concerning the presence and
2 condition of sanitary sewer, water and storm water
3 systems, recreation facilities and roadways.

4 * * *

5 (e) As used in this section, the following words and phrases
6 shall have the meanings given to them in this subsection:

7 "Condominium," as defined under 68 Pa.C.S. § 3103
8 (relating to definitions).

9 "Cooperative," as defined under 68 Pa.C.S. § 4103
10 (relating to definitions).

11 "Planned community," as defined under 68 Pa.C.S. § 5103
12 (relating to definitions).

13 Section 2. This act shall take effect in 60 days.