



Land Use 101 and The Power of Planning: The Importance of Updated Land Use Regulations

Local Government Academy

Newly Elected Officials Course (NEOC)

February 28, 2026

Speaker



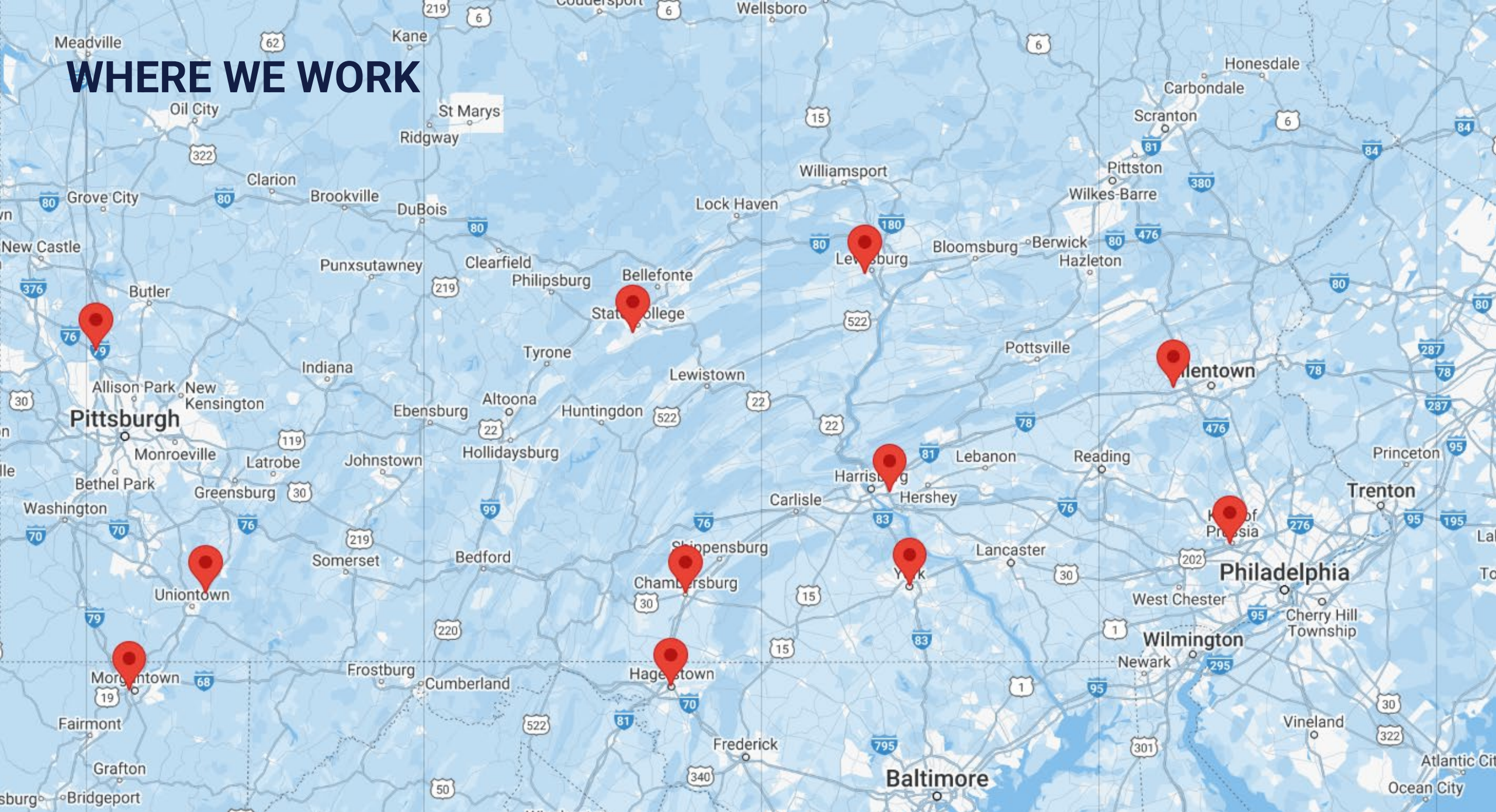
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Group Manager I Planning

- 20+ Years of Planning Experience
 - Non-profit community development
 - Consulting – housing and community development
 - Public sector – Community Development Director
 - Consulting – land use, zoning, public engagement, comprehensive planning, downtown revitalization, etc.

Who is HRG?

- Full-Service Engineering, Planning, & Related Services Firm
- 60+ Years of Experience
- 11 Offices
- 400+ Employees
- 100% Employee-Owned (ESOP)
- Pennsylvania Firm of Choice

WHERE WE WORK

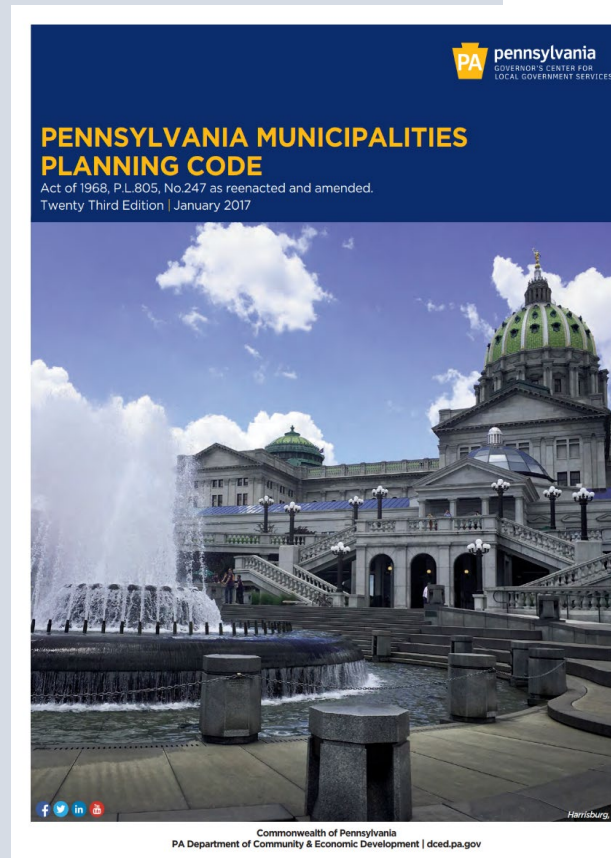


AGENDA

- PA MPC Review
- How Comprehensive Plans, Land Use Ordinances, and Official Maps Are Related
- Comprehensive Plans
- Official Maps
- Zoning Ordinances
- Subdivision and Land Development Ordinances
- Potential Funding Sources
- How to Get Started

PA MPC

- The Pennsylvania Municipalities Planning Code (PA MPC) is the uniform planning and land use enabling law for all municipalities and counties throughout Pennsylvania, including those under home rule (excluding the cities of Philadelphia and Pittsburgh!).



- It enables communities to create comprehensive plans, official maps, zoning ordinances, and subdivision and land development ordinances (SALDOs).
- It provides provisions and regulations for SALDOs, zoning ordinances, comprehensive planning, official maps, municipal capital improvement planning, impact fees, planned residential development (PRDs), and municipal zoning hearing boards, including variances from a zoning ordinance.

PA MPC

- The PA MPC took effect on January 1, 1986. It has since been amended a few times. February 2022 is most recent.
- It empowers municipalities to guide their development according to their community's vision and interests and to govern in a uniform and consistent way.
- The PA MPC also requires municipalities to follow certain processes and procedures so that developers know their applications will be considered fairly and in a timely manner.
- It outlines the duties and roles of the municipal Planning Commission and Zoning Hearing Board.



PA MPC

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- Processes and Procedures
 - Completeness Review – Municipal Staff or Engineer should be reviewing land development applications for completeness.
 - Application Review Period – Once an application is filed, a decision must be rendered within 90 days.
 - Once a decision is made, it must be delivered in writing to the applicant within 15 days.
 - A municipality may establish review fees including for reimbursement of its professional consultants (engineers, solicitors, etc.). Fees need to be adopted by the governing body by ordinance or resolution.
 - Financial Security – MPC states that municipalities should not approve a plan without this!

PA MPC

- The PA MPC is a very important document for municipal elected officials to know, understand, and reference.
- It provides guidance and regulations on several tools to help communities guide land use and development.
- We're going to talk more specifically about four of these today:
 - Comprehensive Plans
 - Official Maps
 - Zoning Ordinances
 - SALDOs

HOW THESE DOCUMENTS ARE RELATED

Comprehensive Plans

Creates a central vision for the community.

Official Maps, Zoning Ordinances & SALDOs

Tools for implementing the community's vision.



HRG

What is a comprehensive plan?

- A community's vision for what it wants to become/look like in next 10-15 years
- Statement of goals and objectives related to housing, economic development, land use, infrastructure, parks, recreation, community facilities, natural resources, etc.
- Road map and policy guide for decision making
- Helps to get funding for projects and initiatives

Planning
helps
communities
to envision
their future.

The Importance of a Plan

- A comprehensive plan establishes legal precedence for allowing or disallowing future actions. So, comprehensive plans can still influence, support, and/or inform future decisions.
 - The future land use map can support future rezoning or help to prevent unwanted development.
- A plan creates a transparent record of community engagement, a clear future vision, and a concise list of implementable projects, which can assist with future funding opportunities.
 - Funding sources may require consistency with a recently adopted plan and/or proof of community support or engagement.
- Due to external forces, you must plan even to stay the same.

COMPREHENSIVE PLANS

Key Deliverables

- Phase 1: Visioning, Outreach, Needs Assessment, and Strategy Development
 - Trends Report
 - Past Plans Review
 - Community Engagement
 - Community Survey
 - Neighborhood Pop-Up Events
 - Community Open Houses
 - Stakeholder Interviews
 - Online Engagement Opportunities
 - Theme Area Development
 - Goals, Objectives, and Strategies Development
 - Transformation Sketches
- Phase 2: Plan Development, Capacity Building, and Implementation
 - Implementation Plan and Matrix
 - Plan Development
 - MPC Compliant Plan Adoption

COMPREHENSIVE PLANS

- Regulated by **Article III** of the PA MPC.
 - Addresses County, Municipal, and Multi-Municipal Comprehensive Plans.
 - Outlines the elements that must be included in a plan.
 - Requires a 45-day review period for a complete plan update.
 - The draft plan is submitted to the County for review and made available to the public.
 - During this period, an advertised public meeting is held.
 - At the end of the 45-day period, a public hearing is held, after which the plan may be adopted by the governing body.

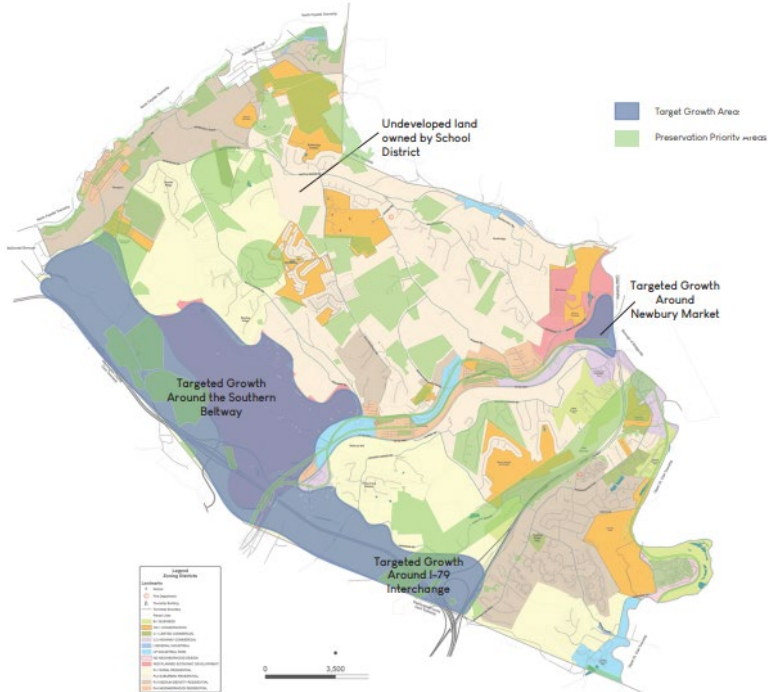
South Fayette Township, Allegheny County (2023)



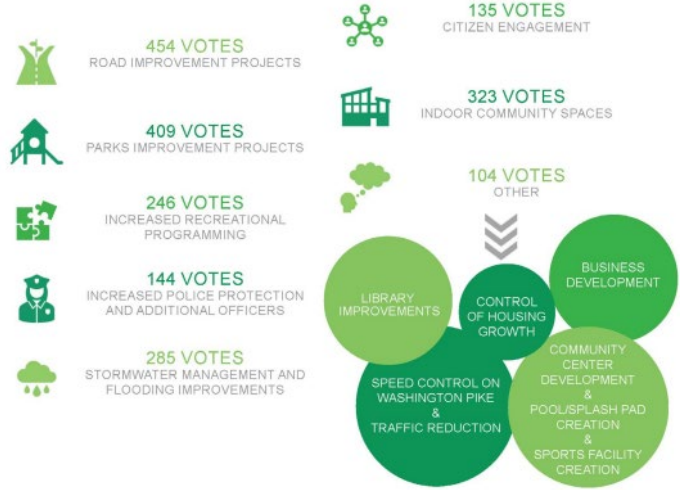
SOUTH FAYETTE
T O W N S H I P

COMPREHENSIVE PLAN
July 12, 2023

FUTURE PRESERVATION PRIORITY AREAS & TARGETED FUTURE GROWTH AREAS



IMPORTANT ISSUES FOR THE TOWNSHIP



and needs in the community. For example, the results of the survey confirmed that road improvement projects, stormwater management, recreational programming, and indoor community facilities were important issues moving forward. In addition, the survey results indicated desired development types and land uses include more restaurants, retail specialty stores, and sports and entertainment venues. In regard to land use around the new Southern Beltway, most people want to see retail and commercial uses in those areas as well as potentially mixed uses, including some residential units. The full survey analysis and results is provided in Appendix C of this Plan.

Key Stakeholder Interviews
A key stakeholder is a person who is actively involved in the community and has a vested interest in South Fayette. Several key stakeholders were interviewed to gauge

their opinions, thoughts, and comments on key issues, including strengths, opportunities, challenges, and issues to address in the South Fayette community. The list of key stakeholders was determined by Township staff and the Board of Commissioners and was representative of the Township as a whole, including business owners, property owners, residents, and volunteers that serve on area boards, commissions, or organizations. The results of the stakeholder interviews further solidified the findings from the survey and the public input received. Common findings included the South Fayette Township School District being a huge asset to the community, the vast potential for future growth and development, the need to balance growth and preservation, and the many reasons why people enjoy living in South Fayette. More detailed information on the key stakeholder interviews can be found in Appendix D.

Franklin Park Borough-Ohio Township Joint Comprehensive Plan, Allegheny County (2023)



Franklin Park Borough & Ohio Township Joint Comprehensive Plan

September 20, 2023



Theme Areas & Priorities

Overview

Through the visioning and public outreach processes, several key theme areas were identified that help to organize the 2023 Joint Comprehensive Plan. These key theme areas include the following:

- Greenspace and Preservation,
- Trails and Connectivity,
- Infrastructure,
- Managing the Impacts of Development,
- Stormwater and Environmental Issues,
- Places to Play, and
- Municipal Collaboration.

Each chapter is organized following one key theme areas. Theme statements summarizing the intent of each theme were developed, which guide the goals and objectives. The goals and objectives form the priorities for each theme. The Implementation Chapter and Table provide additional details to assist with making the priorities a reality after the adoption of the plan. The following section provides an overview of the priorities for each theme, which are expanded on in the Action Items sub-section of each chapter.

Greenspace & Preservation

Theme Statement

Greenspace provides critical ecosystem services, like natural flood management and mitigation, water filtration, carbon sequestration, and many others. Universal access to greenspace is recommended for its positive impact on both physical and mental health. While both Franklin Park Borough and Ohio Township currently have greenspace, it is important to consider the ongoing preservation and expansion of

these areas, to support the proper function of natural services and the health of the residents.

Priorities

- Expand preservation areas in the Franklin Park Borough and Ohio Township.
- Mitigate flooding through the preservation of flood-prone areas and natural flood ways.
- Integrate more forms of active and passive preservation initiatives in the communities.

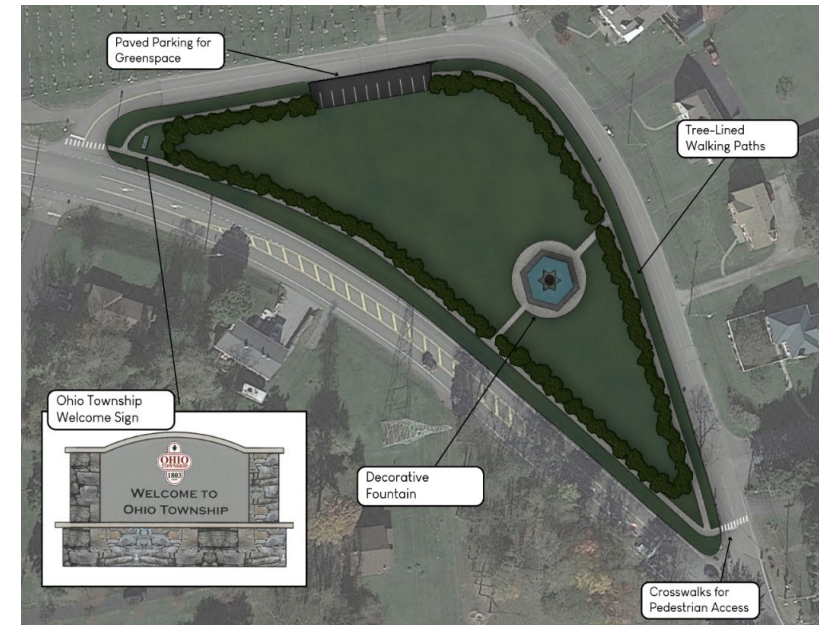
Trails & Connectivity

Theme Statement

Public engagement indicated that there is demand for additional walking and biking facilities in both Franklin Park Borough and Ohio Township. Residents would like to be able to walk and bike for recreation and fitness, as well as a primary mode of transportation. Improvements should be made to increase walking and biking connectivity to all resources, especially parks. This may be facilitated by the development of a Joint Connectivity plan, which will provide greater detail on potential connections, refined bicycle and pedestrian infrastructure, and anticipated impacts.

Priorities

- Improve multi-modal connectivity between parks and neighborhoods; between regional parks; within neighborhoods; between neighborhoods; and between neighborhoods and schools.
- Improve walking and biking throughout the municipalities by expanding walking and biking infrastructure.



Hempfield Township, Westmoreland County (2023)

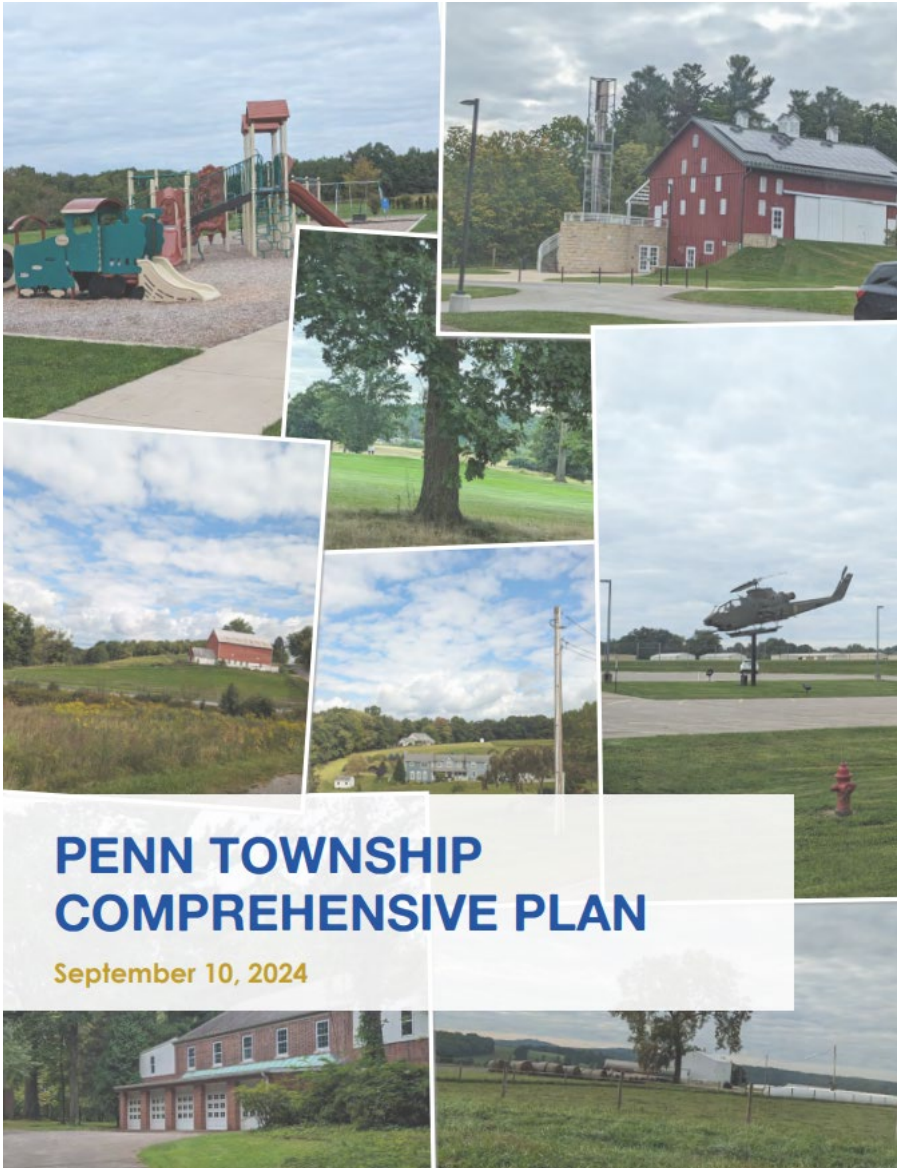


BALANCING DEVELOPMENT AND PRESERVATION

Goal No.	Goal Description	Obj. No.	Objective Description	Potential Partners	Opinion of Probable Cost	Timeframe for Implementation	Potential Funding Strategy
1	Promote the Township's agricultural heritage and continue with preservation efforts as appropriate.	1.1	Review the municipal land use ordinances to ensure that preservation, open space, and other requirements promote a balance between development and greenspace.	Municipal Government, Third Party Consultant	Minimal Cost	Immediate 1-2 yrs	Staff time, Meeting time
		1.2	Promote the Township's Agricultural Security Area (ASA) program and add any interested property owners to the ASA as needed.	Municipal Government, PA Department of Agriculture, WeConservePA, Westmoreland County Conservation District	Minimal Cost	Ongoing	Staff time, Meeting time
2	Improve and expand infrastructure to support future development.	2.1	Expand water, sanitary sewer, and other utilities in targeted areas for growth and development.	Municipal Government, Municipal Authority of Westmoreland County, DEP, SPC, Private Developers	\$-\$\$\$	Short term 2-5 yrs	SPC, ARPA Infrastructure Funds, CFA - PA Small Water and Sewer Program, CFA - Sewage Facilities Program, PennVEST
3	Attract commercial, retail, and industrial users to Hempfield Township in targeted areas that support such development.	3.1	Work with area real estate brokers, property management companies, the Chamber of Commerce, and other organizations to recruit and retain businesses in the Township.	Westmoreland County Chamber of Commerce, Real Estate Brokers, Westmoreland County Industrial Development Corporation, Property Management Companies	\$	Ongoing	Staff time, Meeting time
4	Remediate blight, promote redevelopment of, and reinvest in the Township's Patchtowns.	4.1	Work with the County Redevelopment Authority, County Planning, and other entities to offer incentive programs to remediate blight and promote infill and redevelopment of the area's Patchtown communities.	Westmoreland County Redevelopment Authority, Westmoreland County Planning Department	\$-\$\$	Short term 2-5 yrs	Staff time, Meeting time
5	Promote additional housing growth and development where appropriate.	5.1	Identify target areas for housing growth and development in the Township.	Municipal Government, Area Property Owners, Area Developers	Minimal Cost	Ongoing	Staff time, Meeting time

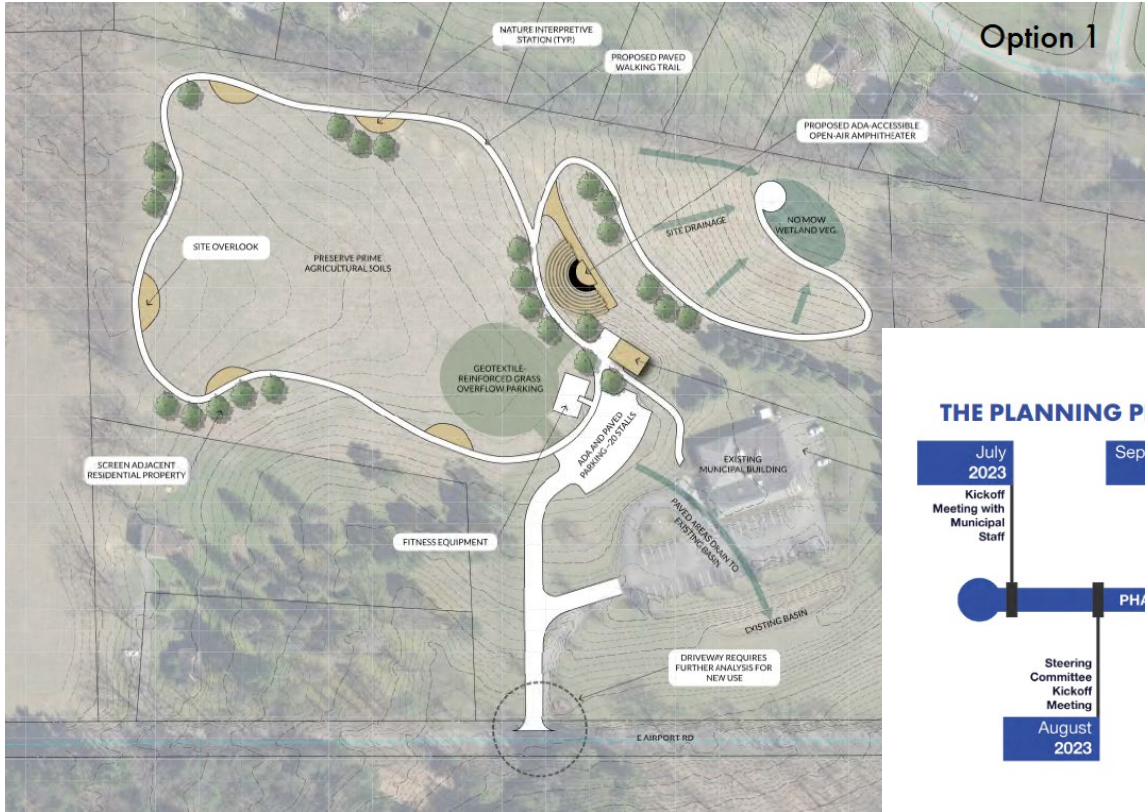


Penn Township, Butler County (2024)

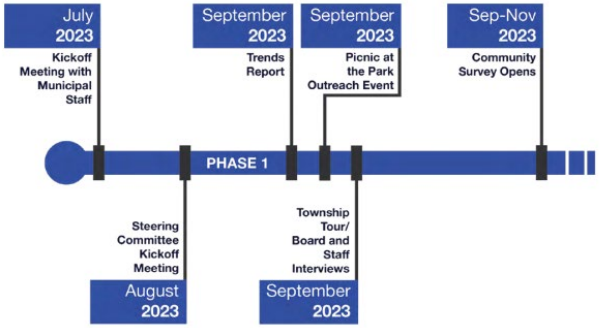


PENN TOWNSHIP COMPREHENSIVE PLAN

September 10, 2024



THE PLANNING PROCESS



The Importance of Official Maps

- An official map allows a municipality to designate areas for use as public lands or facilities and can express a municipality's interest in acquiring these lands for public use in the future.
- As part of an official map, the following elements can be shown:
 - Existing and proposed public streets, watercourses and public grounds, including widenings, narrowings, extensions, diminutions, openings or closing of same.
 - Existing and proposed public parks, playgrounds and open space reservations.
 - Pedestrian ways and easements.
 - Railroad and transit rights-of-way and easements.
 - Flood control basins, floodways and flood plains, storm water management areas, and drainage easements.
 - Support facilities, easements, and other properties held by public bodies.

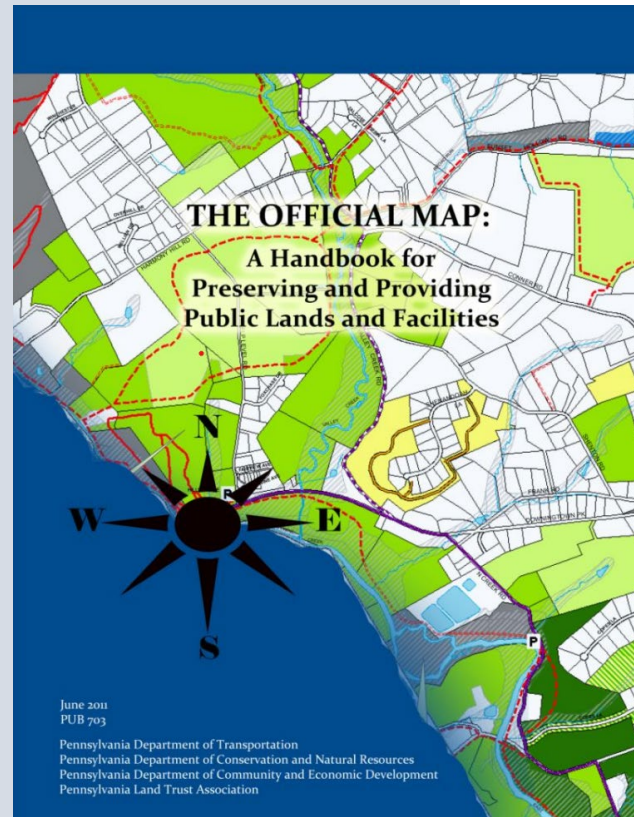
OFFICIAL MAPS

- The process for creating an official map will vary depending on if it is created as part of the comprehensive planning process or developed after.
- In general, it is a simple process that require visioning/discussion, the creation of the map, and the official MPC compliant adoption process.

OFFICIAL MAPS

- Regulated by **Article IV** of the PA MPC.
 - A governing body can create an official map showing relevant areas **shown in the Comprehensive Plan.**
- Same 45-day review process as a Comprehensive Plan.

OFFICIAL MAPS



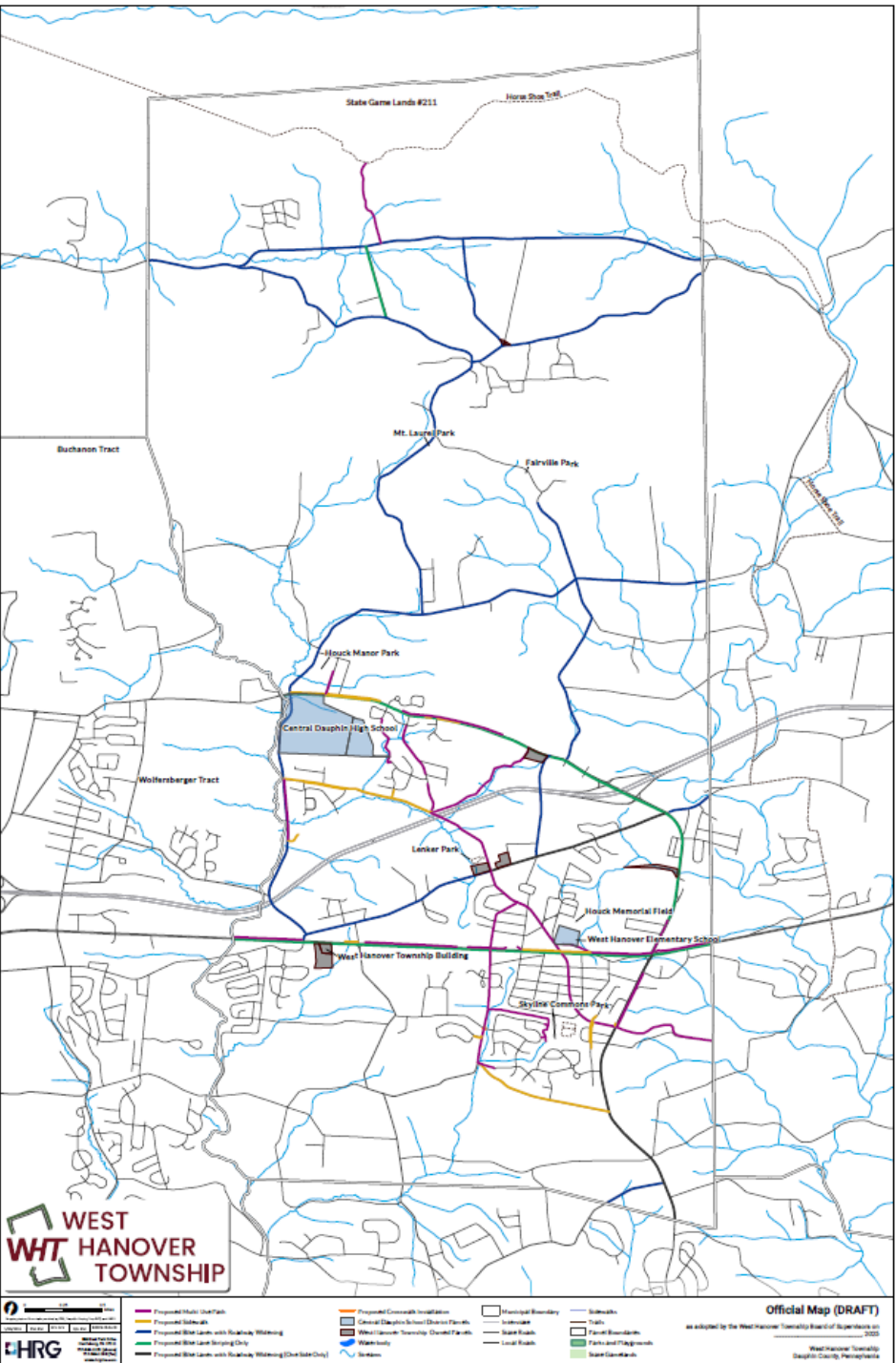
Additional Resources:

- *The Official Map: A Handbook for Preserving and Providing Public Lands and Facilities, The State of Pennsylvania*
- Chester County Planning Commission Official Map Guidance ([eTools: Official Map](#))
- Centre County Regional Council of Governments Official Map Guidance ([Chapter 8 - The Official Map.pdf](#))

West Hanover Township, Dauphin County (2025)

Legend

- Proposed Multi-Use Path
- Proposed Sidewalk
- Proposed Bike Lanes with Roadway Widening
- Proposed Bike Lane Striping Only
- Proposed Bike Lanes with Roadway Widening (One Side Only)
- Proposed Crosswalk Installation
- Central Dauphin School District Parcels
- West Hanover Township-Owned Parcels
- Waterbody
- Streams
- Municipal Boundary
- Interstate
- State Roads
- Local Roads
- Sidewalks
- Trails
- Parcel Boundaries
- Parks and Playgrounds
- State Gamelands



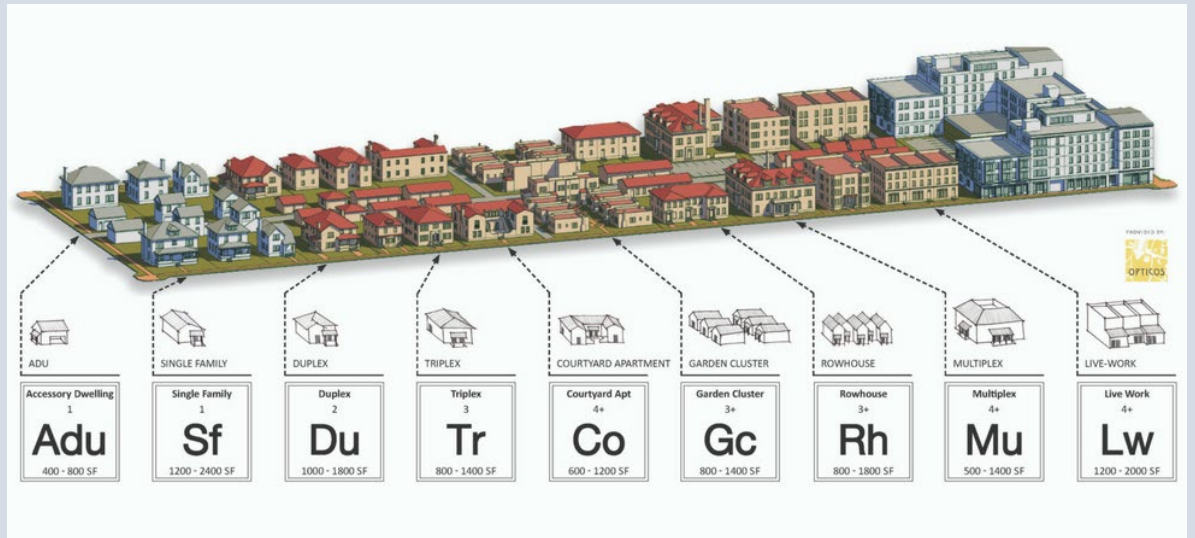
The Importance of Zoning

- A zoning ordinance is one of the most powerful tools for realizing a community's vision.
- This land use control can help to direct not only the type of development that you would like to see, but the form that it takes.
 - Updating dimensional requirements, like setbacks and lot sizes, can help to ensure that the community vision is realized.
- An up-to-date zoning ordinance helps to ensure that modern uses are addressed and regulated.
- An updated, user-friendly document can help to cut down on administrative time by reducing the need for variances and allowing the public to more easily utilize the document on their own.

POTENTIAL ZONING UPDATES

HOUSING

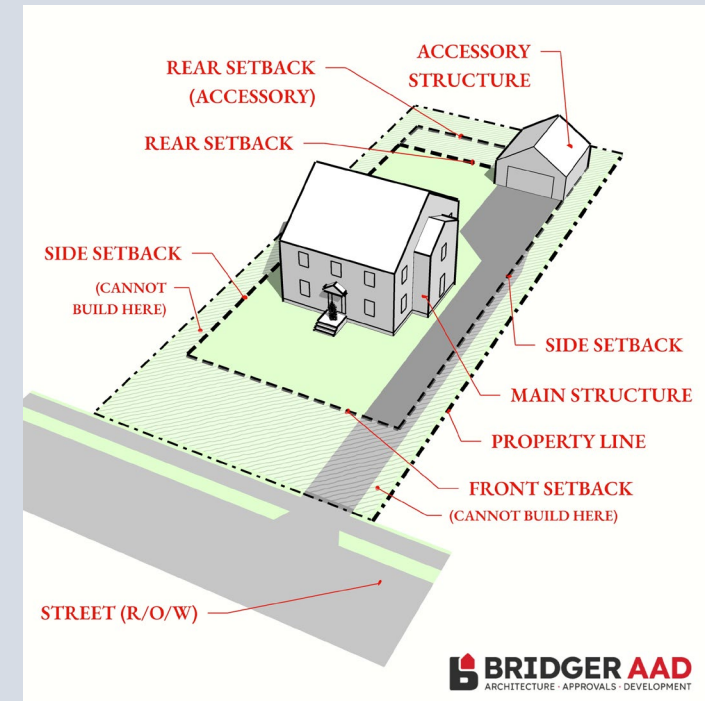
- “Missing Middle” Housing
 - Accessory dwelling units (ADU)
 - Higher-Density Housing Options
- Short-Term Rentals



POTENTIAL ZONING UPDATES

DIMENSIONAL STANDARDS

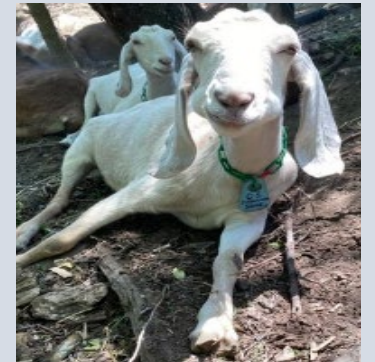
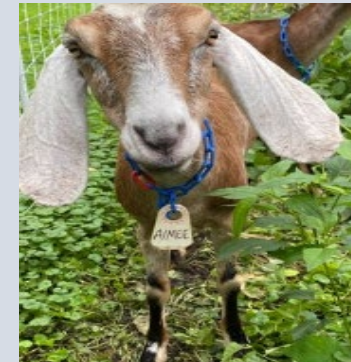
- Building Setbacks and Area and Bulk requirements that match your community's vision.



POTENTIAL ZONING UPDATES

MISCELLANEOUS

- Parking Regulations
- Keeping of Chickens, Ducks, Bees & Goats
- Data Centers
- Solar & Wind Energy Production
- Agritourism & Associated Uses



Source: alleghenygoatscape.org

ZONING ORDINANCES

Key Deliverables

- Phase 1: Review, Audit, and Recommendations
 - In-depth Audit of the Existing Ordinance and Recommendations
 - Steering Committee Kickoff Meeting
- Phase 2: Development of Individual Articles
 - Steering Committee meetings
 - Ordinance Development
 - First Draft Ordinance
- Phase 3: Ordinance Review and Adoption
 - Draft Review Meeting
 - Final Ordinance Draft
 - MPC Compliant Zoning Ordinance Adoption

ZONING ORDINANCES

- Regulated by **Article VI** of the PA MPC.
 - Multi-Municipal Zoning Ordinances are regulated by **Article VIII-A**.
- Zoning Ordinances should:
 - Be consistent with the policy goals related to the statement of community development objectives and be overall consistent with the Comprehensive Plan.
 - Reflect the character of the municipality.
 - Consider the needs of residents.
 - Consider the sustainability and special nature of specific parts and neighborhoods of the municipality.

ZONING ORDINANCES

- Zoning Process:
 - Requires a 45-day review period for an ordinance update.
 - The draft ordinance is submitted to the County for review and made available to the public.
 - During this period, an advertised public meeting is held.
 - At the end of the 45-day period, a public hearing is held, after which the plan may be adopted by the governing body.

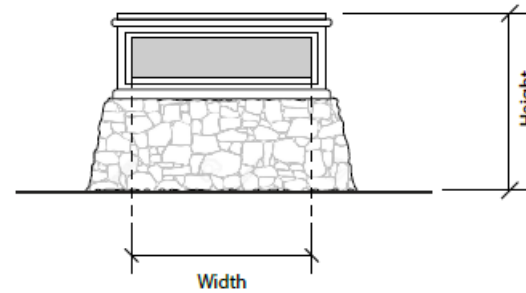
Aleppo Township Zoning Ordinance Update, Allegheny County (2022)

TABLE 6: TABLE OF AUTHORIZED PRINCIPAL AND ACCESSORY USES

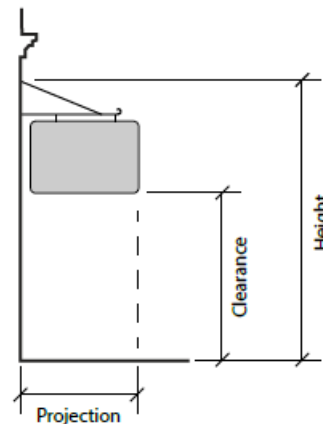
USE	R-1	R-2	R-3	MU	C-2
A = Accessory Use P = Permitted Use by Right	A	A	A	A	
Accessory Agricultural Building	A		A		
Accessory Dwelling Unit		A	A	A	
Adaptive Reuse				C	
Agricultural Operations			P		
Ambulance Station				P	P
Amphitheater				C	P
Amusement Arcade				C	C
Amusement Park					P
Animal Day Care				C	P
Animal Grooming Facility				P	P
Animal Hospitals and Veterinarian Services				P	P
Aquarium/Zoo					C
Art Gallery				P	P
Arts and Craft Studio				P	P
Asphalt/Concrete Plant					P
Auditorium		C		C	
Bank/Financial Institution				C	P
Barn			P		
Bed & Breakfast	C	C	C	C	
Beverage Distributor				P	P
Billboards	Subject to Article IX				
Boarding House				C	
Brewery				C	C
Bus or Truck Maintenance Facility				P	P
Business Services				P	P
Cabinet or Carpentry Shop			C	C	P
Call Center					P
Campground			C		
Carport	A	A	A	A	
Car Wash					P
Care Facilities and Senior Housing:					
Assisted Living Facility		C		C	C
Independent Living Facility		C		C	C
Life Care Community		C		C	C
Nursing Home		C		C	C
Retirement Housing Facility		C		C	C
Catering/Event Venue				C	P
Cemetery			C		
Club (Public or Private)		C	C		P
College/University					P
Commercial Equestrian Operations			C		C
Commercial Motor Vehicle Repair				C	C
Commercial School					P
Community Center				C	P
Community Food Bank				A	A

Sample Graphics for Calculating Sign Height

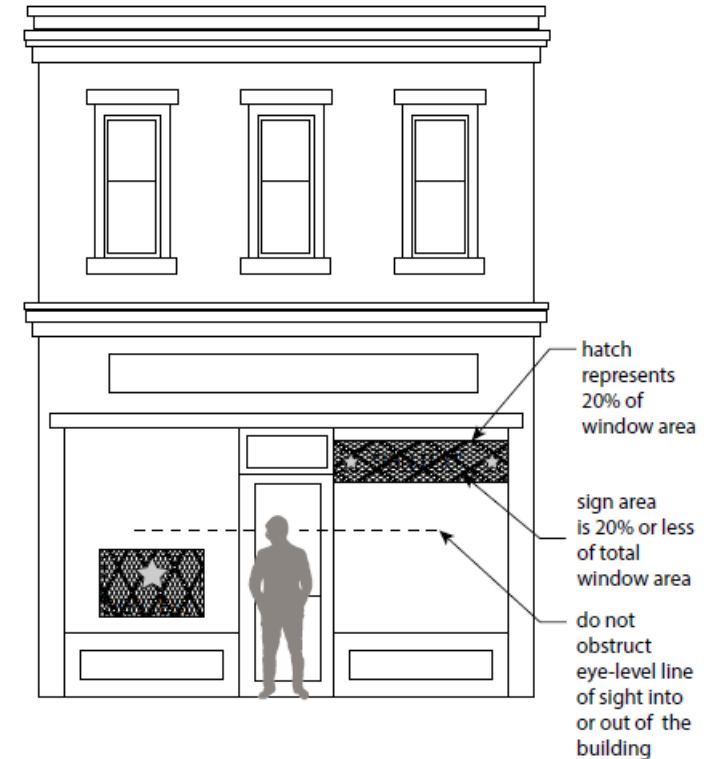
Dimensions of Ground/Monument Sign



Dimensions of Projecting/Bladed Sign



Wall Signs Mounted on a Structure



Glen Osborne Zoning Ordinance Update, Allegheny County (2023)

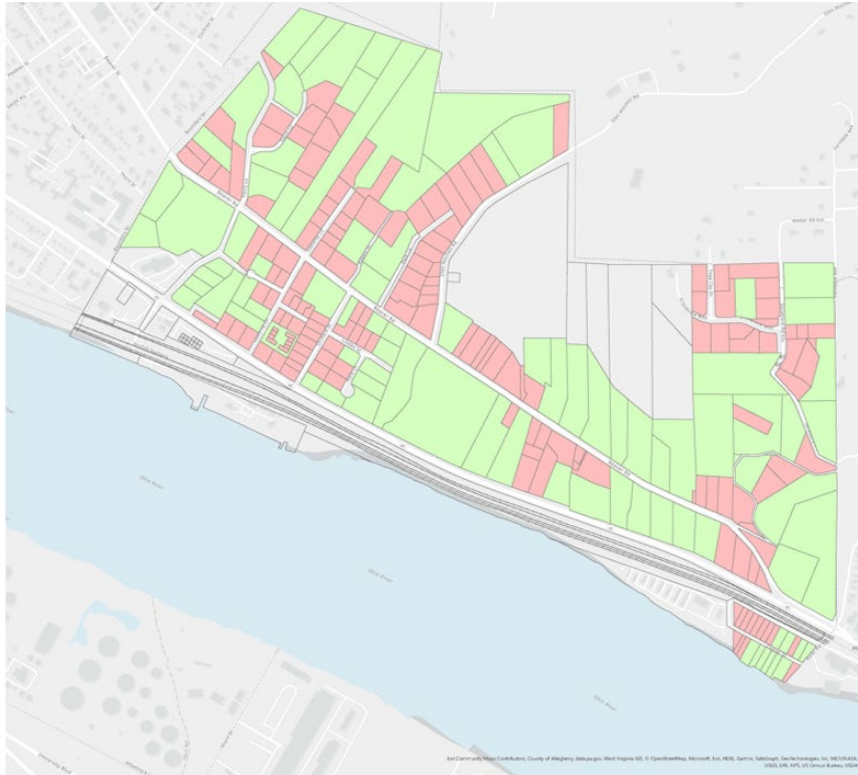
Existing Lot Area Minimum Compliance

Minimum Square Footage Compliance

- Yes
- No
- N/A
- Railroad

Minimum Area (sq. ft.)

R-1 35,000
 R-2 20,000
 R-3 12,000
 R-4 6,000



Amended Lot Area Minimum Compliance

Minimum Square Footage Compliance

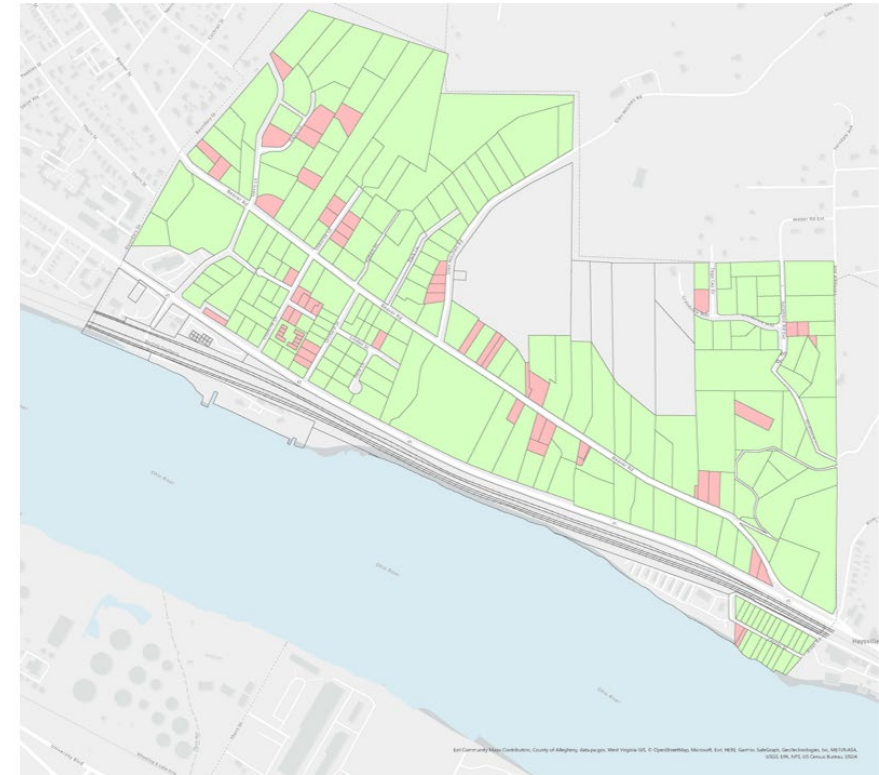
- Yes
- No
- N/A
- Railroad

Minimum Area (sq. ft.)

R-1 35,000
 R-2 20,000
 R-3 12,000
 R-4 6,000



R-1 25,000
 R-2 15,000
 R-3 7,500
 R-4 5,000



The Importance of a SALDO

- SALDO stands for Subdivision and Land Development Ordinance.
- A SALDO provides a framework for orderly and efficient development of land and helps to ensure that new developments are compatible with existing infrastructure.
- A SALDO is one of the primary land use controls, allowing the Township to ensure that the vision of the Comprehensive Plan is realized. This can include things like mitigating environmental impacts, promoting walkability, or ensuring access to essential services.
- An up-to-date SALDO helps to ensure that the most up to date standards are in place to ensure safety and provide legal protection.

Common Reasons to Update a SALDO

- Comprehensive plan updated/adopted (local or county)
- Substantial updates to zoning ordinance
- Changes made to other local/county ordinances
- Area is experiencing rapid/substantial growth
- Ordinance not effective in managing development/outcomes not what is wanted by the community
- Make consistent with other state laws/requirements:
 - Sewage facilities
 - Storm water management
 - Erosion/sedimentation
- Changes to the PA MPC

SUBDIVISION AND LAND DEVELOPMENT ORDINANCES

Key Deliverables:

- Phase 1: Review, Audit, and Recommendations
 - In-depth Audit of the Existing SALDO and Recommendations
 - Steering Committee Kickoff Meeting
- Phase 2: Development of Individual Articles
 - 3 Steering Committee meetings
 - SALDO Development
 - First Draft Ordinance
- Phase 3: Ordinance Review and Adoption
 - Draft Review Meeting
 - Final SALDO Draft
 - MPC Compliant SALDO Adoption

SUBDIVISION AND LAND DEVELOPMENT ORDINANCES

- Regulated by **Article V** of the PA MPC.
 - Prescribes the essential content of the Ordinance.
- Same 45-day review process as Comprehensive Plans and Zoning Ordinances.

Aliquippa SALDO Update

Aleppo SALDO Update

Section 402: Submission Requirements

- A. All buildings, structures, sites, signs, and public spaces shall be designed to include the requirements in Table 1.

Table 1 establishes the required contents for each application type based on the following legend:

- – Required
- – Required, if applicable
- Blank cells – Not required

- B. The City Engineer shall determine if the “required, if applicable” materials are mandatory with the submission.

CITY OF ALIQUIPPA

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

TABLE 1: SUBMISSION REQUIREMENT CHART

Submission Requirements	Ordinance Section	Lot Line Revisions & Simple Subdivisions	Minor Subdivisions	Reverse Subdivisions	Major Subdivisions and Land Development Preliminary Applications	Major Subdivisions and Land Development Final Applications
Formal Application & Project Narrative	§403	□	□	□	■	■
Required Statements included within Plan Set	§404		■		■	■
Existing Conditions Plan & Sealed Survey	§405	■	■	■	■	■
Site Layout Plan	§406		■		■	■
Phasing Plan and Schedules	§407				■	■
Circulation and Parking Plan	§408		□		■	■
Grading Plan	§409		□		■	■
Utility Plan	§410	■	■		■	■
Erosion and Sedimentation Plan and Report	§411		□		■	■

Aleppo Township

Subdivision and Land Development Ordinance

B. Street and Right-of-Way Width

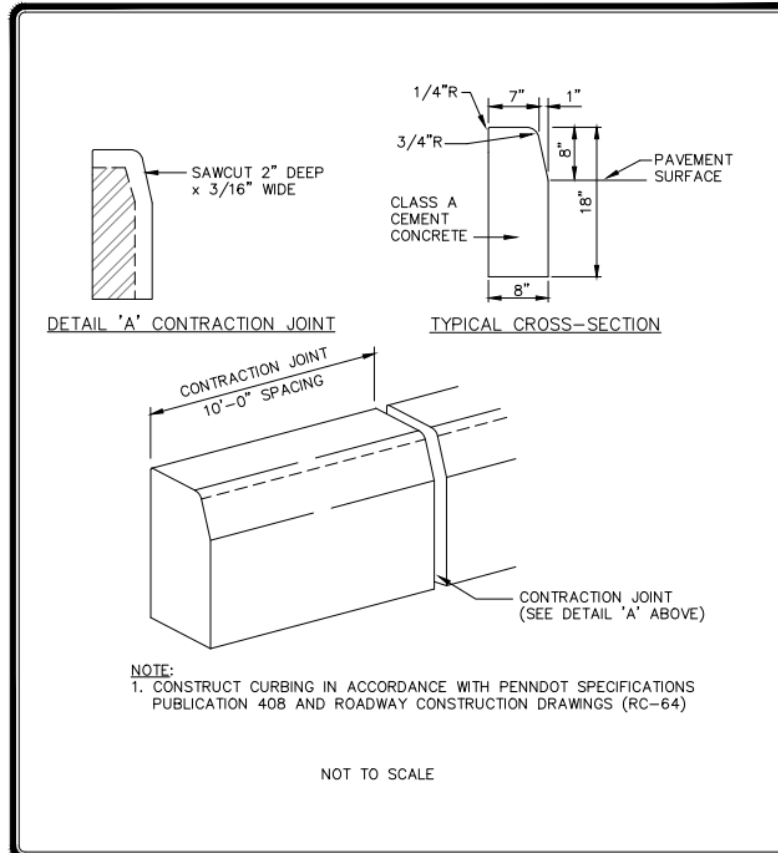
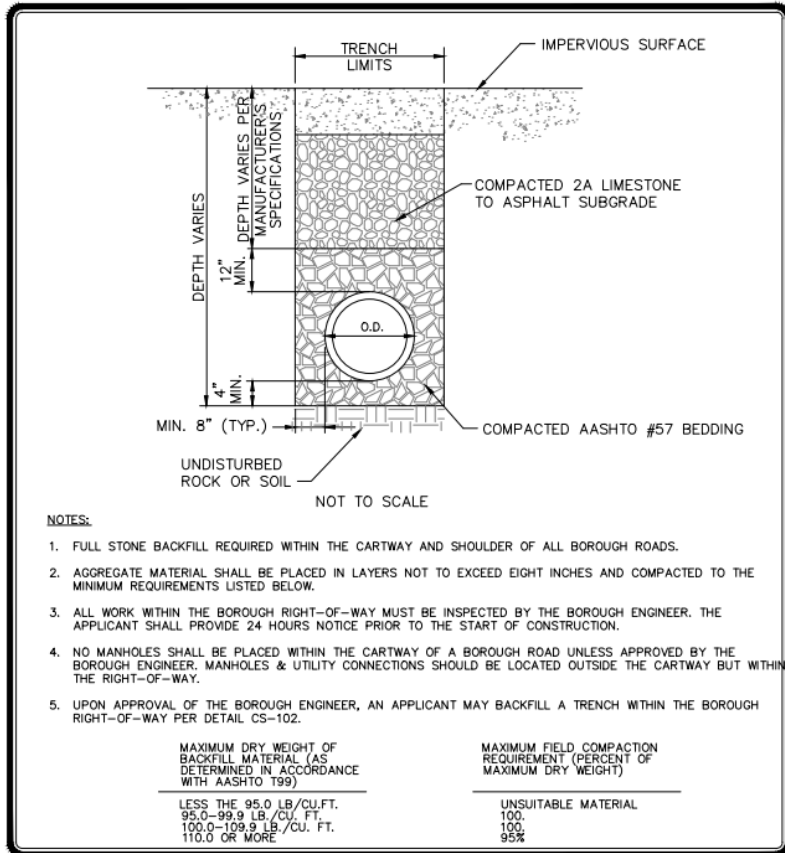
1. Minimum street right-of-way and cartway (pavement from curb face to curb face) widths shall be as follows:



TABLE IV-1. MINIMUM STREET RIGHT-OF-WAY AND CARTWAY WIDTHS

Street Type	Minimum Required Width	Feet
Collector	Right-of-way	50
	Cartway	24
Minor or Local	Right-of-way	50
	Cartway	20
Permanent cul-de-sac	Right-of-way (radius)	50
	Cartway (radius)	40
Split street (having a median with a separate lane of traffic for each direction)	Right-of-way	70
	Cartways (each)	16

Glen Osborne SALDO Update, Allegheny County (2023)



Borough of Glen Osborne Subdivision and Land Development Ordinance

- G. The standards and requirements contained in this Article shall apply as minimum design standards for subdivisions and/or land developments in the Borough. The Borough may require additional standards in unique situations to promote the purposes of this Ordinance as specified in §102.
- H. Any application fee for development shall conform to the standards set forth in this Article, unless a modification or waiver is granted under the provisions of this Ordinance.

Section 403. Land Requirements and Lot Grading

- A. Land shall be subdivided only for the purposes for which the subdivision has been approved or proposed.
- B. Preservation of Natural Features. A subdivider or developer shall make every effort to preserve shade trees, other salient natural features, keep cut-fill operations to a minimum, and ensure conformity with topography so as to create the least erosion potential and adequately handle the volume and velocity of surface water runoff. Whenever possible, the applicant shall preserve trees, scenic points, historic spots and other community assets and landmarks. All subdivisions over five acres in size shall include a comprehensive environmental analysis prepared by a qualified environmental engineer. Such environmental analysis shall include:
 - 1. A description of the project.
 - 2. A map indicating:
 - a. Limits of the following slope areas:
 - i. 0%-7%.
 - ii. 8%-15%.
 - iii. 15%-25%.
 - iv. 25%-35%.
 - v. Over 35%.
 - b. All natural watercourses and wetlands.
 - c. Undermined areas with less than 100 feet overburden.
 - d. Landslide-prone areas.
 - 3. An assessment of the impact of the proposed development on those items identified in Subsection A (2) above.
 - 4. A list of steps proposed to mitigate environmental damage to the site during construction.
 - 5. Evidence that the analysis was completed by a qualified environmental engineer and that the proposed subdivision or land development is consistent with the steep slope provisions in the Borough's Zoning Ordinance.

BOROUGH OF GLEN OSBORNE
 Berwick, Pa. Pop. 47
 Pennsylvania

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TYPICAL PIPE TRENCH DETAIL-IMPERVIOUS AREA

LAST UPDATED August 2023 CS-101

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TYPICAL CONCRETE CURB DETAIL

LAST UPDATED August 2023 CS-202

POTENTIAL FUNDING SOURCES



Local Share Account (LSA)

- Select Counties with Gaming Fund Revenues have their own LSA Funds.
- There is also a Statewide LSA Fund.
- May be used for economic development, neighborhood revitalization, community improvements, and planning related projects.
- Grant amounts vary based on the specific project requirements. Matching funds are not required.
- Statewide Program is administered through the CFA and DCED.
- Administration of County programs vary by county and can be administered by the County, Redevelopment Authority, etc.
- Application window is September 1st through November 30th.

POTENTIAL FUNDING SOURCES



Municipal Assistance Program (MAP)

- Community Planning grants available for:
 - Comprehensive plans
 - Area plans
 - Land use ordinances
 - Design Guidelines
 - Much more!
- Requires a 50% local match.
- Statewide program, administered by DCED.
- Typically, there are two rounds per year.
 - Spring and Fall funding rounds, with deadlines on April 1 and September 30, respectively.

POTENTIAL FUNDING SOURCES



Other Potential Funding Sources

- County Government
 - Planning and Development Dept.
 - Redevelopment Authority
- Regional Planning Commission or MPO
 - Southwestern Pennsylvania Commission (SPC)
 - Appalachian Regional Commission (ARC)
- Local or regional foundations

HOW TO GET STARTED

- Consider if your community needs an immediate zoning amendment to guarantee regulation of anticipated new uses.
 - Ideally, ordinances will be updated to be consistent with a new Comprehensive Plan, but is there anything urgent that is needed before that can happen?

HOW TO GET STARTED

- Best to start by creating or updating your Comprehensive Plan.
 - This creates a vision to be implemented through your ordinances.
 - Consistency with an adopted plan can help to gain funding for implementation projects, like a Zoning Ordinance or SALDO update.
 - 12-to-18-month process typically to update a comprehensive plan.

HOW TO GET STARTED

- An Official Map can be started at any time.
 - Identification of the areas involved should be coordinated with the Comprehensive Plan, whether they happen concurrently or the map is created after the Plan is adopted.
 - This process can take as little as 3 to 5 months, including the adoption process, depending on the amount of discussion needed.

HOW TO GET STARTED

- Once your Comprehensive Plan is updated, Zoning and SALDO can be updated.
 - Do you need a complete update or amendments?
 - This should be answered by your Comprehensive Plan.
 - Complete updates will take anywhere from 12 to 15 months, completed individually or simultaneously.
 - Amendment timing will vary.

Good to start talking about all these projects during budget season!

CONCLUSIONS

- Become familiar with the PA MPC and use it as a resource!
- Your Comprehensive Plan, Official Map, Zoning Ordinance, and SALDO work together to create a happy, healthy community.
 - While a comprehensive plan establishes a central vision, official maps and ordinances are the tools that implement it.
- Updating these documents creates a current plan for implementation and helps to ensure a solid legal and regulatory framework.
- There are a variety of funding sources available to help carryout these projects.

THANK YOU FOR YOUR PARTICIPATION!

QUESTIONS OR COMMENTS?

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