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Pennsylvania Municipalities Planning Code

Quick Guide

Official Map (Article IV)

<p>Grant of power</p> <p>401</p>	<ul style="list-style-type: none"> A municipality may make an official map of all or a portion of the municipality which may show public lands and facilities included in an adopted comprehensive plan: Existing and proposed public streets, grounds, parks, watercourses, and open space reservations Pedestrian, railroad, and transit ways Flood and stormwater areas and facilities
<p>Adoption of official map or amendments</p> <p>402, 403, 408</p>	<ul style="list-style-type: none"> Proposed official map or amendment, and ordinance, must be referred to the planning agency and subject up to 45 days for recommendations by the planning agency, county, adjacent municipalities, and, if requested, local authorities, park boards, and similar bodies Governing body holds public hearing after public notice Official map or amendment is adopted by ordinance Copies shall be recorded, sent to the county planning agency, and sent to any adjacent municipality into which the official map shows a street or public lands leading Counties may also adopt an official map or amendments by same process after referral to every municipality in the county; county official map authority is limited to land and watercourses in municipalities without an official map and to county streets, grounds, and facilities After adoption, all relevant streets and public grounds/ facilities, when approved on final, recorded plats, shall be deemed amendments to the official map
<p>Effect of the official map</p> <p>404, 405, 406, 407</p>	<ul style="list-style-type: none"> The official map does not constitute or obligate the municipality to opening streets or taking lands No permit shall be issued for any building within streets, watercourses, or public grounds on the official map; if such is constructed, the builder may not recover damages and must remove said building unless granted an encroachment permit by procedure in Section 405 Streets, watercourses, and public grounds on the official map may be reserved for future taking; however, the public grounds reservation lapses one year after property owner notifies of intent to build or develop, unless the municipality acquires the property or begins to condemn

