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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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**HOUSE BILL**  
**No. 1023** Session of  
1985

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INTRODUCED BY HERSHEY, BATTISTO, ARTY, DeLUCA, GEIST,  
E. Z. TAYLOR, GODSHALL, BARLEY, J. J. TAYLOR, COLAFELLA,  
CIVERA, DISTLER, FISCHER, RYBAK, SEMMEL, BURD, SCHULER,  
BROUJOS, J. L. WRIGHT, CLYMER, BELFANTI AND JOHNSON,  
APRIL 23, 1985

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REFERRED TO COMMITTEE ON LOCAL GOVERNMENT, APRIL 23, 1985

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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 class A  
6 through eighth classes, individually or jointly, to plan  
7 their development and to govern the same by zoning,  
8 subdivision and land development ordinances, planned  
9 residential development and other ordinances, by official  
10 maps, by the reservation of certain land for future public  
11 purpose and by the acquisition of such land; to promote the  
12 conservation of energy through the use of planning practices  
13 and to promote the effective utilization of renewable energy  
14 sources; providing for the establishment of planning  
15 commissions, planning departments, planning committees and  
16 zoning hearing boards, authorizing them to charge fees, make  
17 inspections and hold public hearings; providing for  
18 appropriations, appeals to courts and penalties for  
19 violations; and repealing acts and parts of acts," providing  
20 for retirement communities.

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

23 Section 1. Section 107 of the act of July 31, 1968 (P.L.805,  
24 No.247), known as the Pennsylvania Municipalities Planning Code,  
25 is amended by adding a clause to read:

1       Section 107. Definitions.--As used in this act, except where  
2 the context clearly indicates otherwise, the following words or  
3 phrases have the meanings indicated below:

4       \* \* \*

5       (18.2) "Retirement community," any group of structures  
6 designed as an integrated development for the purpose of  
7 providing primary residential living quarters for retired  
8 individuals; and which may include such amenities and facilities  
9 as recreational areas, nursing homes, medical center or other  
10 health care related facilities or both.

11       \* \* \*

12       Section 2. Section 604 of the act is amended by adding a  
13 clause to read:

14       Section 604. Zoning Purposes.--The provisions of zoning  
15 ordinances shall be designed:

16       \* \* \*

17       (4) To promote, protect and facilitate the development of  
18 retirement communities within the municipality. Retirement  
19 communities are recognized as a legitimate residential use and  
20 the same shall be permitted either by right, by special  
21 exception or as a conditional use in any district within the  
22 municipality which allows the construction and erection of  
23 single family homes.

24       Section 3. This act shall take effect in 60 days.