

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2571 Session of
2000

INTRODUCED BY VITALI, M. COHEN, EVANS, FREEMAN, CAWLEY, CURRY,
GRUCELA, KIRKLAND, MICHLOVIC, MUNDY, PISTELLA, RAMOS, RUBLEY,
STEELMAN, STURLA, THOMAS, WALKO, WILLIAMS AND YOUNGBLOOD,
MAY 15, 2000

REFERRED TO COMMITTEE ON LOCAL GOVERNMENT, MAY 15, 2000

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," authorizing municipalities to fix standards
21 and conditions for traditional neighborhood development.

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

24 Section 1. Section 107 of the act of July 31, 1968 (P.L.805,
25 No.247), known as the Pennsylvania Municipalities Planning Code,
26 reenacted and amended December 21, 1988 (P.L.1329, No.170), is

1 amended by adding a definition to read:

2 Section 107. Definitions.--(a) The following words and
3 phrases when used in this act shall have the meanings given to
4 them in this subsection unless the context clearly indicates
5 otherwise:

6 * * *

7 "Traditional neighborhood development," an area of land,
8 controlled by a landowner, to be developed as a single entity
9 for a compatible mixture of residential units for various income
10 levels and nonresidential uses in the form of commercial and
11 office, including residential or office use above the ground
12 floor of the commercial and office uses. The objective of a
13 traditional neighborhood development is to establish a community
14 which is pedestrian-oriented with parks, a central commons or
15 square and civic buildings for social activity, recreation and
16 community functions. Generally, there is a hierarchy of streets
17 laid out in a grid or network that serves the needs of the
18 pedestrian and automobile equally.

19 * * *

20 Section 2. Section 705 of the act is amended by adding a
21 subsection to read:

22 Section 705. Standards and Conditions for Planned
23 Residential Development.--* * *

24 (k) The governing body of each municipality may enact, amend
25 and repeal provisions of a zoning ordinance in order to fix
26 standards and conditions for traditional neighborhood
27 development.

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