

The *Pennsylvania Municipalities Planning Code* (MPC) requires municipalities to submit certain applications to the county planning agency for an advisory review. **Allegheny County Economic Development (ACED) is the County's designated planning agency.** The Planning Division of ACED reviews applications and provides comment to municipalities within a specified amount of time, which depends on the type of application. The MPC time limits also affects municipalities in regard to certain actions, such as approving subdivisions or holding public hearings. This chart summarizes MPC review requirements for the most common types of applications.

The MPC and the highly recommend MPC Planning Series are available at https://dced.pa.gov/library/?wpdmc=publications_and_documents.

Application Type	County Review?	MPC Section	Minimum Required Information	County Review Period	Municipal Action During County Review Period	Municipal Follow-Up Action
Preliminary site plans, subdivision plans, & tentative planned residential developments (PRD)	Yes	§502(b); §704(b)	1 set of plans at the original drawing scale.	30 days	Municipality cannot take action until County comments received, or 30 days has passed.	None Required.
Record plans of finally approved subdivisions, PRDs, and site developments	Yes; but not as a municipal submittal	§513; §711(d)	Plan prepared for recording with all req'd clauses signed sealed & dated, except for the County clauses.	3 to 7 days	Plan must be recorded within time limits specified by the MPC: w/in 90 days of date of municipal approval or the date any conditions attached to final approval were met. If plan is not recorded timely, the municipality must either re-approve the plan or grant an extension.	
New or substantially revised comprehensive plan, official map, zoning ordinance, or subdivision & land development ordinance	Yes	§304; 303.3; §402; 504(a); 607(e)	Copy of the draft document, and any supporting materials.	45 days	Municipality cannot hold public hearing or take action until 45 days from date application was forwarded to the County.	Must send copy of adopted ordinance w/ signed & dated enactment page to County within 30 days of adoption.
Amendment to zoning map	Yes	§304; §609	Copy of draft amendment with map showing the proposed rezoning	45 days	Must submit at least 30 days prior to public hearing; county has 45 days to review.	Same as above.

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Amendment to zoning ordinance or subdivision ordinance	Yes	§304; §505; §609	Copy of the draft amendment.	45 days	Must submit at least 30 days prior to public hearing; county has 45 days to review.	Same as above.
Land Use Assumptions Report for Transportation Impact Fee Ordinance.	Yes	§504-A (c)(3)	Copy of report w/maps & other supporting docs	30 days	Municipality cannot take action until receipt of County comments or 30 days has passed.	None Required.
The location, opening, vacation, extension, widening, narrowing, or enlargement of any street, public ground, pierhead, or watercourse.	Yes	§304	(1) copy of what is proposed (map and narrative)	45 days	Municipality cannot take action until receipt of County comments or 45 days has passed.	None Required.
The location, erection, demolition, removal, or sale of any public structures located within the municipality.	Yes	§304	See previous.	45 days	See previous.	None Required.
Governing body of any public school district proposes an action relating to the location, demolition, removal, sale, or lease of any district structure or land.	Yes	§305	1) set of full-scale plans plus any supporting materials.	45 days	See previous.	None Required.

- For more information, please contact the Planning Division at (412) 350-1030.
- Copies of this summary are available at <http://www.alleghenyplaces.com/implementation/implementation.aspx> ; choose Municipal Resources from the menu