



The *Pennsylvania Municipalities Planning Code* (MPC) requires municipalities to submit certain land use 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 time limit affects municipalities in regard to certain actions, such as approving subdivisions or holding public hearings to consider zoning amendments¹. This chart summarizes MPC review requirements for the most common types of applications.

The MPC is available at <http://www.newpa.com/download/pennsylvania-municipalities-planning-code-act-247-of-1968/?wpdmdl=56205>.

Application Type	County Review?	MPC Section	Minimum Required Information	County Review Period	Municipal Action During County Review Period	Municipal Follow-Up Action
Preliminary site development and subdivision plans; tentative applications of PRDs (planned residential developments)	Yes	§502(b); §704(b)	(1) set of full-scale plans; (1) copy of the Allegheny Co. subdivision & development application	30 days	Municipality cannot take action until receipt of County comments or until County fails to review within 30 days.	None Required.
Record plans of finally approved subdivisions and PRDs	Yes, but not as a municipal submittal	§513; §711(d)	Properly executed mylar and one print	3 to 5 days	None; but if mylar not recorded w/in specified time limit, municipality must either re-approve or grant extension of approval.	None; applicant must record plans w/ Dept. of Real Estate within 90 days of date of municipal approval or date that conditions for a conditional final approval are met.
Adoption, amendment, or repeal of any comprehensive plan, subdivision & land development ordinance, zoning ordinance, PRD provisions or official maps.	Yes	§304;	(1) copy of the proposed document, plus any supporting materials.	45 days	Municipality cannot take action until receipt of County comments or until County fails to review within 45 days.	Must send (1) copy of adopted ordinance, including signed and dated enactment page, to County within 30 days of adoption.

¹ Failure to comply with the procedural requirements of the MPC could jeopardize the actions taken, leave the municipality vulnerable to challenge.



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Application Type	County Review?	MPC Section	Minimum Required Information	County Review Period	Municipal Action During County Review Period	Municipal Follow-Up Action
Amendment to zoning map	Yes	§304; §609	(1) copy of the amend.; (1) map showing the proposed zoning change in relation to surrounding zoning districts.	45 days	Must submit at least 30 days prior to public hearing; county has 45 days to review.	Same as above.
Amendment to zoning ordinance or subdivision ordinance	Yes	§304; §505; §609	(1) copy of the amendment.	45 days	Must submit at least 30 days prior to public hearing; county has 45 days to review.	Same as above.
New or substantially revised comprehensive plan, zoning ordinance, or subdivision & land development ordinance	Yes	§304; 303.3; 504(a); 607(e)	(1) copy of the proposed ordinance or plan	45 days	Must submit at least 45 days prior to public hearing; county has 45 days to review.	Same as above.
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 until County fails to act within 45 days.	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.



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Application Type	County Review?	MPC Section	Minimum Required Information	County Review Period	Municipal Action During County Review Period	Municipal Follow-Up Action
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 www.alleghenyplaces.com . Go to Implementation; choose Consistency from the menu