

**Appendix 1**  
**Multi-Municipal Land Use Regulatory Approach**  
**Enabling Sections from the Pennsylvania Municipalities Planning Code**

- **Section 1102. Intergovernmental Cooperation Planning and Implementation Agreements.** For the purpose of developing, adopting and implementing a comprehensive plan for the entire county or for any area within the county, the governing bodies of municipalities located within the county or counties may enter into intergovernmental cooperative agreements, as provided by 53 Pa C.S. Ch. 23 Such. A (relating to intergovernmental cooperation), except for any provisions permitting initiative and referendum...
  
- **Section 1104. Implementation Agreements.**
  - (a) In order to implement multimunicipal comprehensive plans, under section 1103 counties and municipalities shall have authority to enter into intergovernmental cooperative agreements.
  
  - (b) Cooperative implementation agreements shall **(Note: the agreement would be between the participating municipalities; the County would not be involved.):**
    - (1) Establish the process that the participating municipalities will use to achieve general consistency between the county or multimunicipal comprehensive plan and zoning ordinances, subdivision and land development and capital improvement plans within participating municipalities, including adoption of conforming ordinances by participating municipalities within two years and a mechanism for resolving disputes over the interpretation of the multimunicipal comprehensive plan and the consistency of implementing plans and ordinances. **(Note: key phrases are general consistency, adoption of conforming ordinances, two-year timeframe, and dispute resolution.)**
  
    - (2) Establish a process for review and approval of developments of regional significance and impact that are proposed within any participating municipality. Subdivision and land development approval powers under this act shall only be exercised by the municipality in which the property where the approval is sought. Under no circumstances shall a subdivision or land development applicant be required to undergo more than one approval process. **(Note: Key phrases are development of regional significance and one approval process.)**
  
    - (4) Require a yearly report by participating municipalities to the county planning agency and by the county planning agency to the participating municipalities concerning activities carried out pursuant to the agreement during the previous year. Such reports shall include summaries of public infrastructure needs in growth areas and progress toward meeting those needs through capital improvement plans and implementing actions, and reports on development applications and dispositions for residential, commercial, and industrial development in each participating municipality for the purpose of evaluating the extent of provision for all categories of use and housing for all income levels within the region of the plan. **(Note: Key phrases are yearly municipal reports to county and region, reports on development application, and analysis for the continued provision for all categories of uses and housing.)**

The joint zoning ordinance would be developed in accordance with Article VIII-A of the PAMPC - Joint Municipal Zoning. Excerpts from the act:

**Section 801-A. General Powers.**

- (a) For the purpose of permitting municipalities which cooperatively plan for their future to also regulate future growth and change in a cooperative manner, the governing body of each municipality, in accordance with the conditions and procedures set forth in this act, may cooperate with one or more municipalities to enact, amend and repeal joint municipal zoning ordinances in order to implement joint municipal comprehensive plans and to accomplish any of the purposes of this act.
- (b) A joint municipal zoning ordinance shall be based upon an adopted joint municipal comprehensive plan and shall be prepared by a joint municipal planning commission established under the provisions of this act. **(Note: Assumes the creation of a joint planning commission.)**

**Section 815-A. Administration.**

- (a) The governing bodies of the municipalities adopting the joint municipal zoning ordinance may establish a joint zoning hearing board pursuant to the authority of section 904, except that:
  - (1) The joint municipal zoning ordinance shall either create a joint zoning hearing board to administer the entire joint municipal zoning ordinance or provide for the retention or creation of individual zoning hearing boards in each of the individual participating municipalities to administer the new joint municipal zoning ordinance as to properties located within each of the individual participating municipalities... **(Note: Provides a choice of joint or individual zoning hearing boards)**
- (b) The joint municipal zoning ordinance shall specify the number of zoning officers to be appointed to administer the ordinance pursuant to section 614. One zoning officer may be appointed by each municipality to administer the ordinance within the municipal boundaries or a single zoning officer may be appointed to administer the ordinance throughout the jurisdiction of the ordinance. **(Note: Provides a choice of joint or individual zoning officers.)**