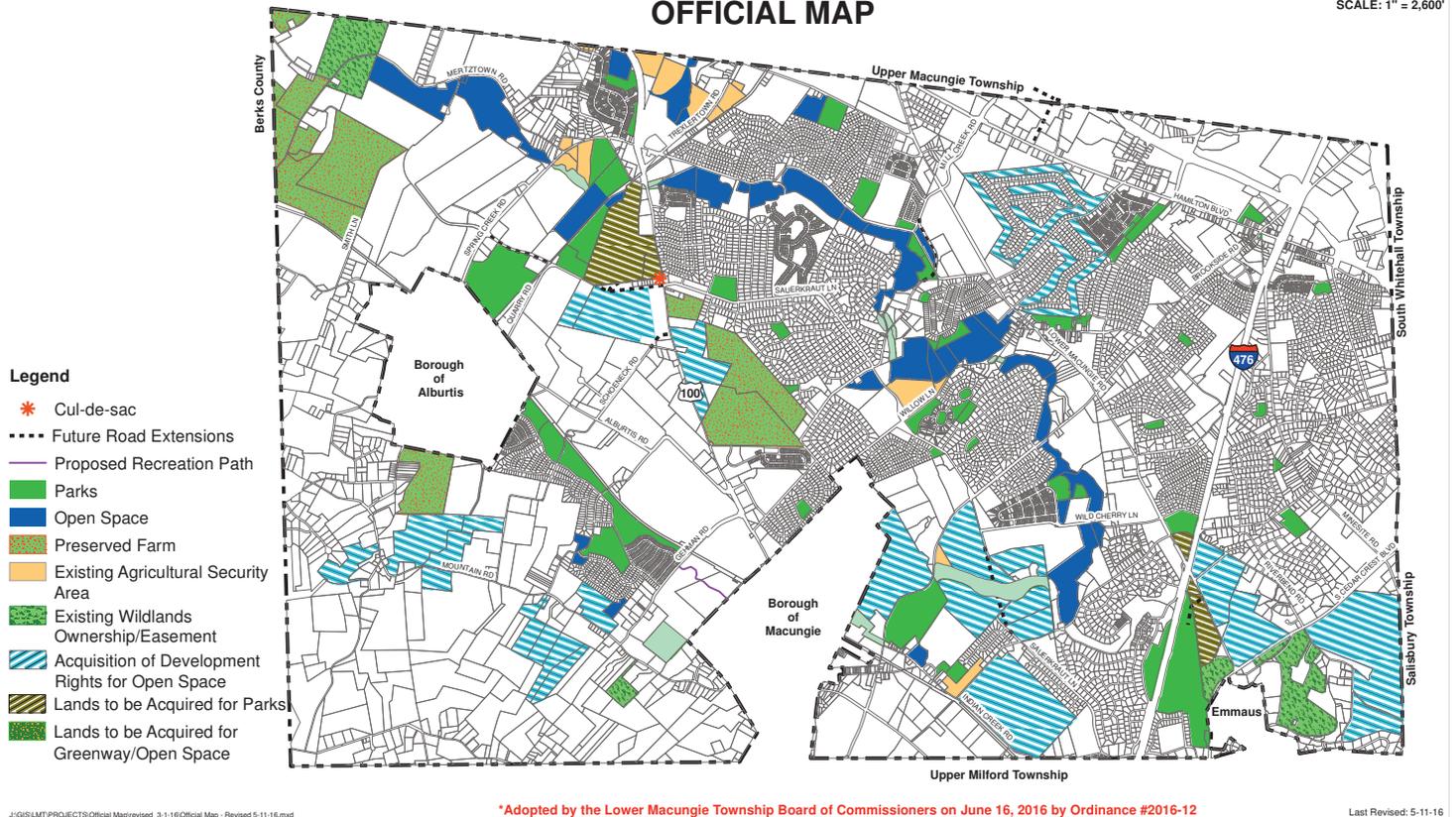


# OFFICIAL MAP

## PENNSYLVANIA LAND USE PLANNING

### LOWER MACUNGIE TOWNSHIP LEHIGH COUNTY, PENNSYLVANIA OFFICIAL MAP



\*Adopted by the Lower Macungie Township Board of Commissioners on June 16, 2016 by Ordinance #2016-12

Last Revised: 5-11-16

## WHAT CONSTITUTES AN OFFICIAL MAP?

**An Official Map is a combined map and ordinance that identifies the location of planned public lands and facilities.**

It is an official declaration by the governing body of a municipality's interest in acquiring private lands for public purposes sometime in the future. Public purposes may include proposed streets, parks, open spaces, trails, transit routes, and flood control and stormwater management facilities. Official Maps can be used by cities, boroughs, townships, and counties.

An Official Map is a land use ordinance authorized by the PA Municipalities Planning Code, Article IV. It is not to be confused with a municipal base map, street map, or zoning map, or maps in a municipal comprehensive plan.

## WHY ADOPT AN OFFICIAL MAP?

- ✓ **It is an effective tool** to help a municipality implement its comprehensive plan and achieve long-term goals
- ✓ **Helps make public improvements** like connecting the street network, protecting natural areas, and providing more recreation facilities, trails, sidewalks, and green space
- ✓ **Provides predictability and saves time and money** for property owners and developers by informing them of municipal intentions in advance of development plans
- ✓ **Helps manage growth** and ensures development supports community goals
- ✓ **Gives a competitive advantage in grant applications** by demonstrating a municipality's sound planning and commitment to projects seeking funding

# OFFICIAL MAP



Chambersburg, PA

## WHERE IS THE OFFICIAL MAP USED?

In Pennsylvania, more than 60 municipalities of all sizes and one county have enacted an Official Map ordinance. It is still an unfamiliar tool, but usage is growing. Examples of uses include:

- ✓ **Chambersburg Borough, Franklin County**, enacted an Official Map to help implement a plan of future traffic improvements including street widenings, extensions, new connectors, realignments, and traffic pattern changes throughout the borough.
- ✓ **Chestnuthill Township, Monroe County**, uses an Official Map to reserve lands for road and intersection upgrades for improved safety and traffic flow at multiple locations in the township and identify conservation lands of high priority for preservation by township acquisition or landowner donation.
- ✓ **East Bradford Township, Chester County**, has used an Official Map since 2002 as a primary tool for achieving its goals for open space, active and passive recreation, and trail development.

## HOW DOES AN OFFICIAL MAP WORK?

The enactment of an Official Map ordinance serves as notice of reservation of land for future public use. An Official Map gives a municipality an opportunity to acquire property, or rights thereto, for a public use before development or redevelopment occurs, and does not itself constitute a municipal taking of private property.

Once a property owner notifies a municipality of intention to subdivide or develop land that is identified on an Official Map, the municipality has one year to either purchase the land, come to an agreement with the developer, condemn the land through eminent domain, or choose not to pursue the acquisition. The municipality is not obligated to build the facilities shown on the Official Map. In cooperation with the municipality, the developer may decide to construct the improvement shown on the Official Map.

An Official Map is an ordinance. Enactment must follow procedures prescribed in the PA Municipalities Planning Code. Steps include review by the municipal and county planning agencies, a public hearing, and, in some instances, referral to adjacent municipalities.

For the full publication Planning Series #1: Local Land Use Controls in Pennsylvania, visit [dced.pa.gov/publications](http://dced.pa.gov/publications)