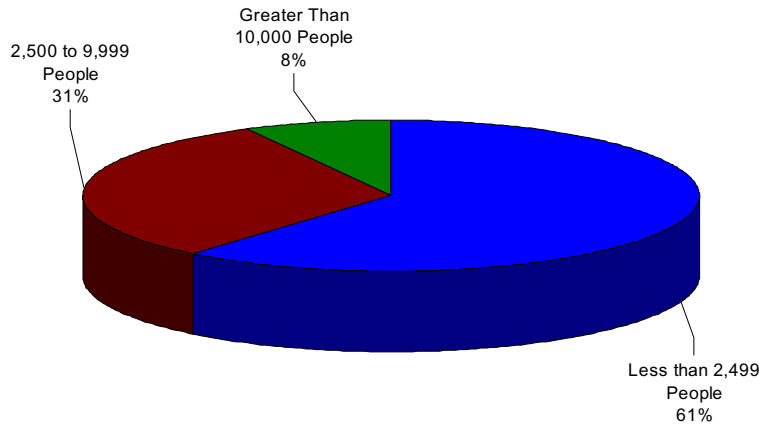


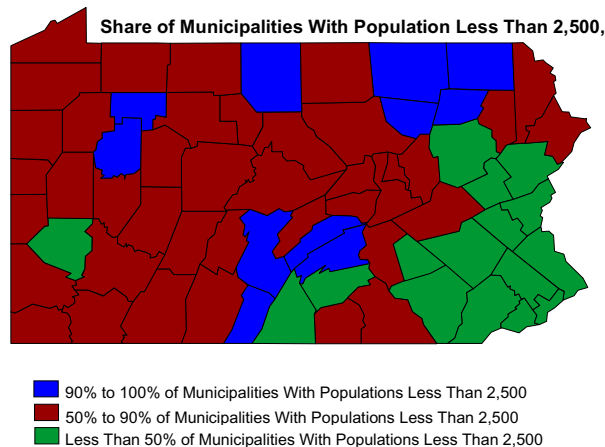
Number And Size of Municipalities



Note: This chart is based on 1998 data
 Source: Governor's Center for Local Government Services,
 Department of Community and Economic Development

In Pennsylvania, the power and responsibility for land use planning and controls lies exclusively with county and local governments, as granted by the Pennsylvania Municipalities Planning Code and the respective municipal and county codes. Plumbing, electrical, fire safety or building codes are also enacted and enforced at the local level. Municipalities in Pennsylvania are self-governing and taxing units that consist of cities, boroughs, and townships.

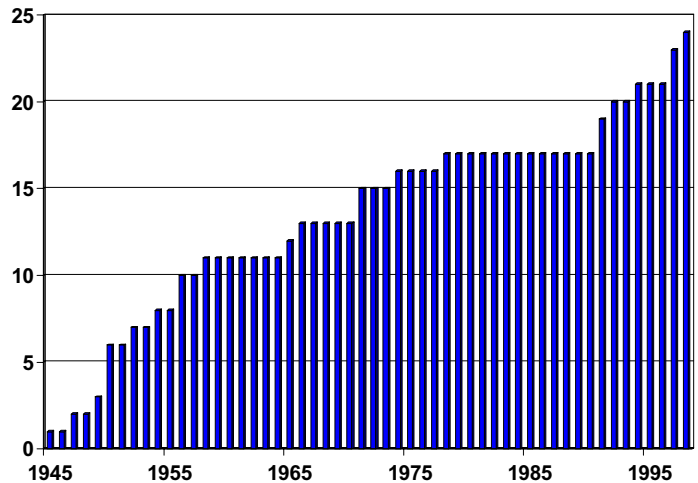
There are 67 counties and 2,568 municipalities in Pennsylvania. The median population of a municipality is 1,800. When broken down further, roughly 61% or 1,566 municipalities have a population of less than 2,500 people, 31% or 799 municipalities have a population between 2,500 and 9,999 people, and the remaining 203 municipalities have a population greater than 10,000. The four largest municipalities are the cities of Philadelphia, Pittsburgh, Erie, and Allentown. Fifty-one or 76% of Pennsylvania's counties have more than 50% of their municipalities with populations of less than 2,500. These are primarily non-eastern counties. All of the municipalities in Forest, Fulton, Sullivan, and Susquehanna Counties have populations of less than 2,500 people.



Source: Governor's Center for Local Government
 Department of Community and Economic

Municipal Mergers and Consolidations

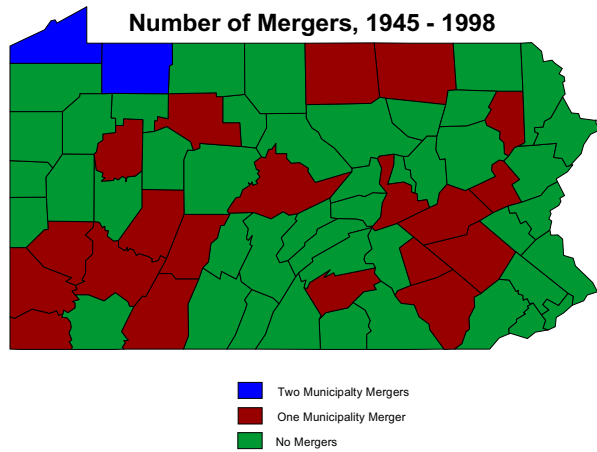
Cumulative Number of Municipal Mergers and Consolidations



Source: Governor's Center for Local Government Services, Department of Community and Economic Development

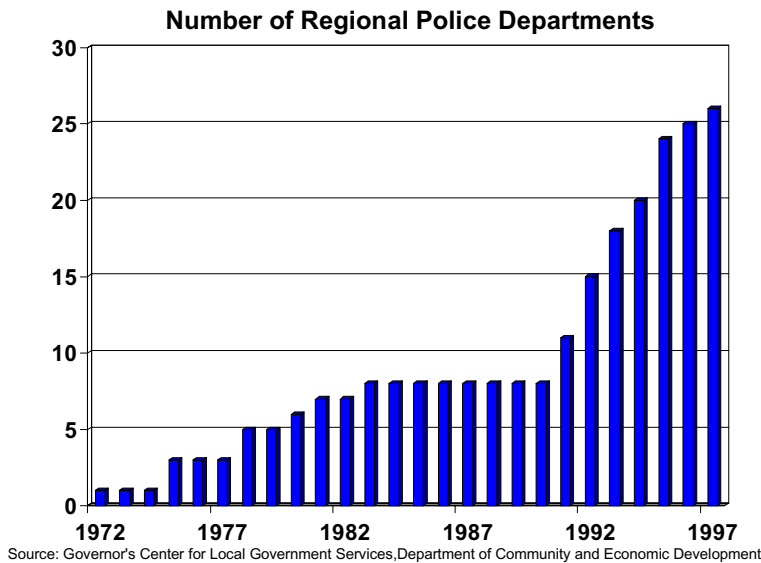
Increasing attention towards quality of life issues such as public health, safety, and land use is placing a greater burden on Pennsylvania's large number of very small municipalities. In response, a number of small municipalities have merged or consolidated. A merger is a boundary change where one unit goes out of existence and is absorbed by another, usually larger unit. Consolidation is a boundary change action where the corporate lives of two or more units terminate upon their combination to create a new and different municipal corporate entity. Enacted in 1994, the Municipal Consolidation or Merger Act provides the first uniform statutory process for combining municipalities.

Since 1945, twenty four of Pennsylvania's municipalities have merged or consolidated with another municipality. Seven or approximately 30% of these boundary changes occurred in the 1990s. At least one merger or consolidation has occurred in 22 out of Pennsylvania's 67 counties. Erie and Warren Counties have experienced the most merger activity with two mergers in each county since 1945. Most of the other mergers and consolidations occurred in the Southeast and Southwest, accounting for 6 and 7 municipality boundary changes, respectively.



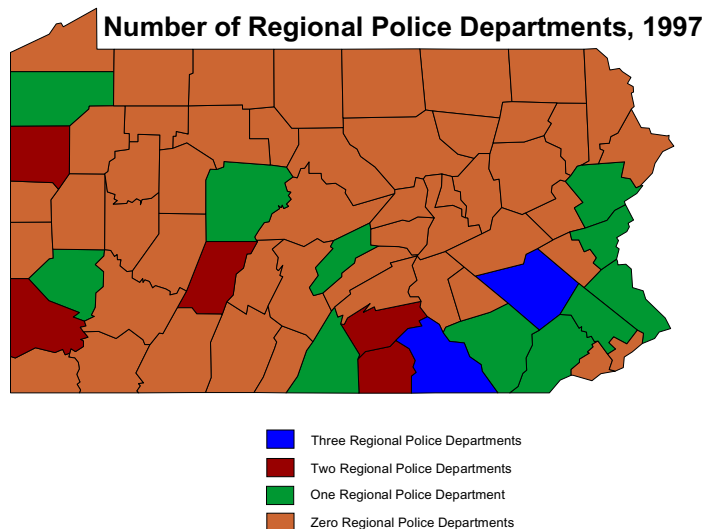
Source: Governor's Center for Local Government Services, Department of Community and Economic Development

Regional Police

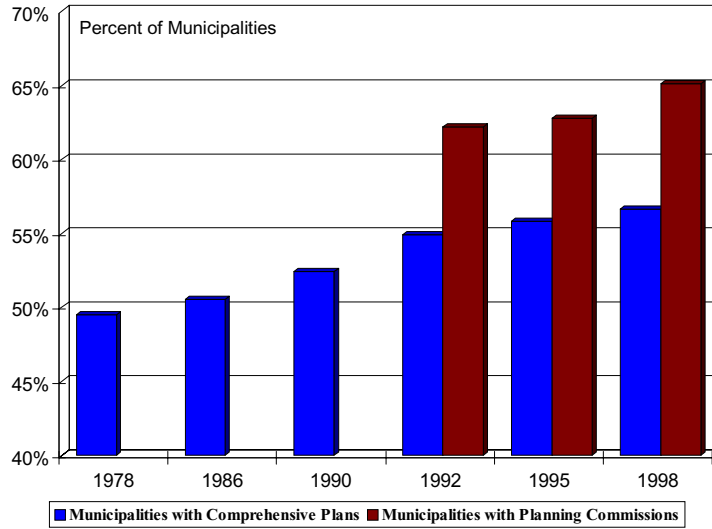


Local police forces are consolidating in response to the increasing burden of safeguarding the general welfare of the population. Regional cooperation is advantageous, as small municipalities are better able to deal with the impact of a growing population and infrastructure as a combined unit than separate entities. Larger police departments are more effective in terms of the cost of maintaining a certain level of public safety. A regional police force has jurisdiction over two or more municipalities.

There are 26 regional police departments in Pennsylvania. This number has more than tripled since 1990. Most of the consolidations between police forces (17 out of 26) are occurring in Southeastern and Southcentral Pennsylvania. These are the most rapidly growing areas in the Commonwealth. All but five of the 18 consolidations since 1990 have occurred in these areas. The remaining five police department consolidations occurred in Western Pennsylvania in Washington, Crawford, and Mercer counties.



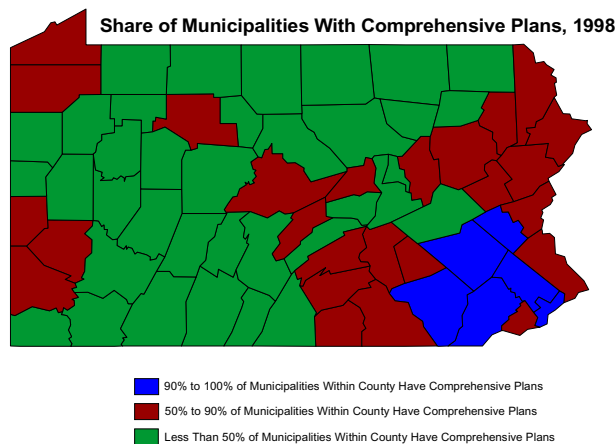
Municipal Planning



Source: Governor's Center for Local Government Services, Department of Community and Economic Development

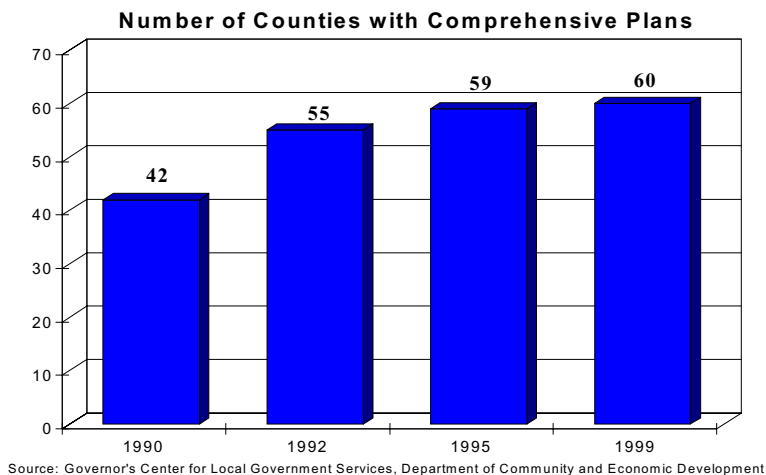
The responsibility for land use planning in Pennsylvania resides primarily with municipal governments. Not all municipalities have planning commissions, and not all municipalities with planning commissions have prepared and adopted comprehensive plans. The creation of a planning commission, however, is an important step for municipalities to take toward the development of a comprehensive plan.

The number of municipalities with planning commissions is steadily rising, although nearly one-third of Pennsylvania's municipalities still do not have planning commissions. Currently, 65% have commissions, up from 62% in 1992, the earliest data available. The number of municipalities with comprehensive plans is also rising, yet only 57% currently have such plans. Based on the 1999 Municipal Survey, the average age of municipal plans is 13 years. Most of these plans were created or revised since 1990, however 211 date from the 1970's. Based on the 1999 County Survey, a greater share of municipalities in the East has comprehensive plans. Counties where more than 90% of their municipalities have plans are concentrated in the Southeast. In contrast, less than 50% of municipalities in the Northwest, Northcentral, Southwest, and Southern Alleghenies counties have adopted comprehensive plans.



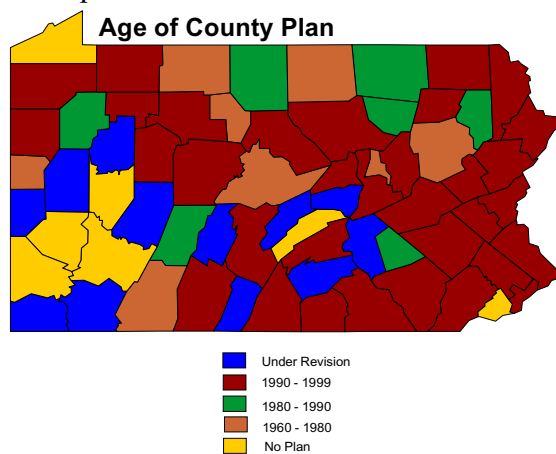
Source: Governor's Center for Local Government Services, Department of Community and Economic Development

County Planning



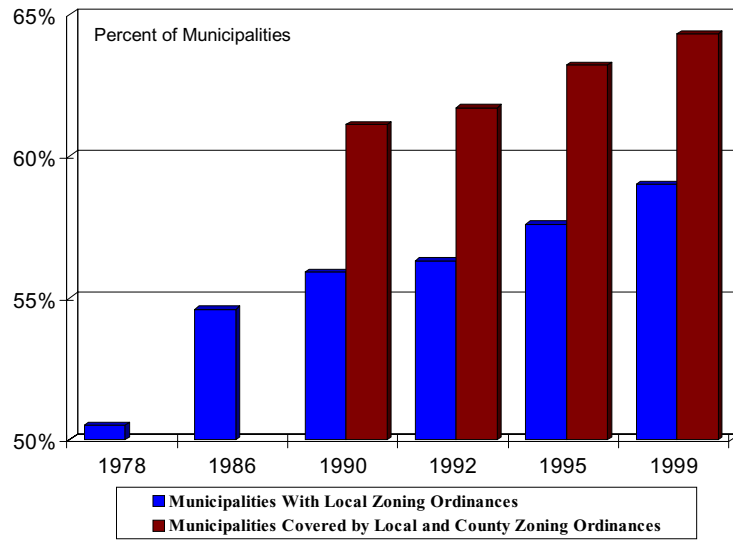
A county comprehensive plan is an overall policy document that may be used as a guide for short and long-term physical development in a county. It outlines the general goals and objectives for community development and provides a general pattern for future land use, transportation, housing and community facilities. A comprehensive plan can provide a tool for ensuring consistency between all policies and regulations regarding land use and community development.

Sixty of Pennsylvania's 67 counties have comprehensive plans. Those without plans are concentrated in the Southwest. The average age of a county comprehensive plan is 8 years. Of the 60 county plans, 33 were created or revised since 1990 and 12 are due to be revised in 2000. Fifteen were adopted in the 1980's and 8 date from the 1970's or earlier. Given the often-lengthy process of achieving consensus on a comprehensive plan, it is remarkable at how current most county plans are. Within the comprehensive plan, 40 counties have linked the transportation element to the long-range transportation plan in their region and 33 counties have integrated Act 537 sewage facilities plans into their plans. Sixteen counties have adopted growth areas as a technique to manage growth. In most of these counties, the county encourages municipalities to direct development to areas where infrastructure exists or is planned. In addition, twenty-eight counties have a park, recreation, and open space plan and twenty-four counties have adopted a greenways plan to ensure open space for public use.



Source: Governor's Center for Local Government Services, Department of Community and Economic Development

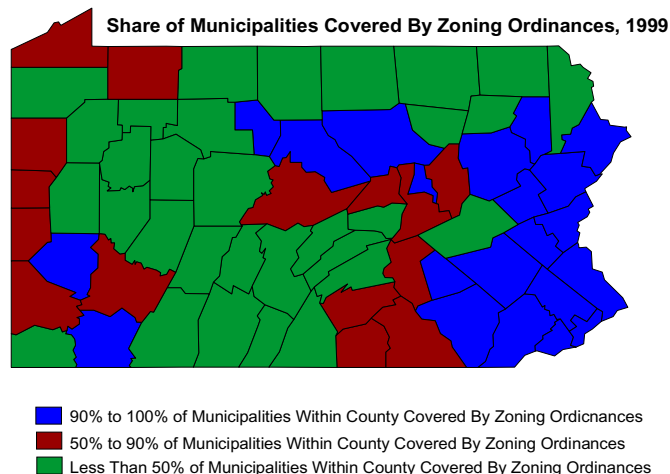
Zoning



Source: Governor's Center for Local Government Services, Department of Community and Economic Development

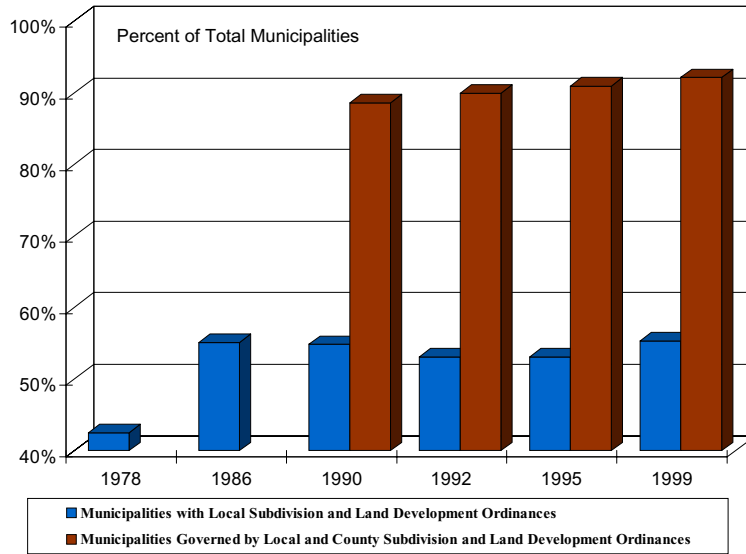
Zoning ordinances describe what land uses are permissible on a plot of land and to what density the land may be developed. If there is no local zoning ordinance, a county zoning ordinance may apply within a municipality. Thirteen counties have adopted zoning ordinances.

Approximately 64% or 1,650 municipalities are covered by a zoning ordinance and 1,516 of these municipalities have their own zoning ordinance. Based on the 1999 Municipal Survey, the average age of a municipal zoning ordinance is eight years. According to the 1999 County Survey, natural resources and open space are protected in approximately 22% of the municipalities in Pennsylvania by techniques, such as clustering and/or environmental performance zoning, which preserve environmentally important parts of property, usually in exchange for higher density development elsewhere on the property. The greatest share of municipalities covered by zoning ordinances is in the east. All of these eastern counties have 100% of their municipalities covered by zoning ordinances except Berks, Lackawanna, Northampton, Monroe, and Pike.



Source: Governor's Center for Local Government Services,
Department of Community and Economic Development

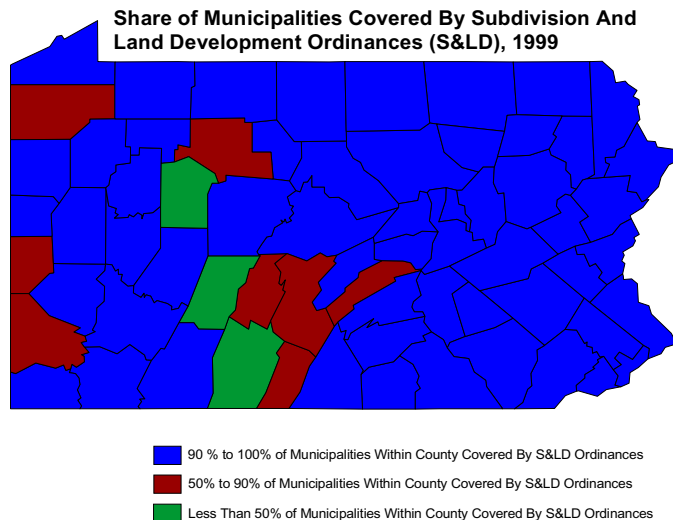
Subdivision and Land Development



Source: Governor's Center for Local Government Services, Department of Community and Economic Development

Subdivision and land development ordinances are the basic laws that establish the standards to be followed in creating subdivisions and other land developments. They set design standards that must be met before permission is granted and building permits issued. If there is no local subdivision and local development ordinance, a county ordinance may apply within a municipality. Forty-nine counties have adopted subdivision and land development ordinances.

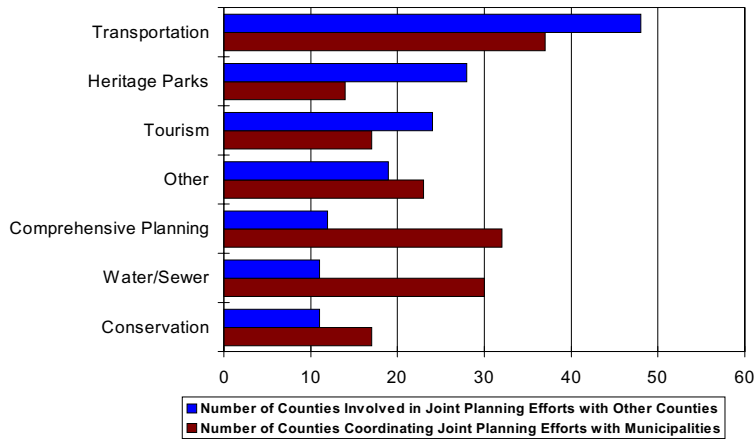
Fifty-seven percent of Pennsylvania's 2,568 municipalities have their own subdivision and land development ordinance. This is nearly as many as have zoning ordinances. Most municipalities without a subdivision ordinance, however, are governed by countywide ordinances. Over 93% of municipalities are subject either to local or county ordinances. Based on the 1999 Municipal survey, the average age of a subdivision ordinance is 10 years.



Source: Governor's Center for Local Government Services, Department of Community and Economic Development

Joint Planning and Zoning

County Cooperation and Coordination, 1999

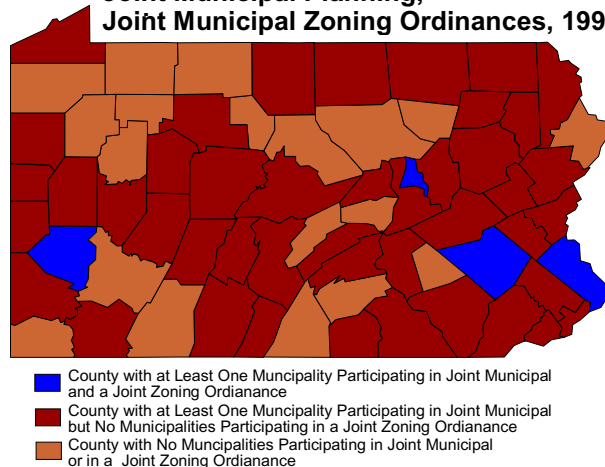


Source: Governor's Center for Local Government Services, Department of Community and Economic Development

The impact of development crosses county and municipal boundaries. Thus, coordination between counties and municipalities is an important tool for successful land management planning, especially for transportation corridors and natural resources.

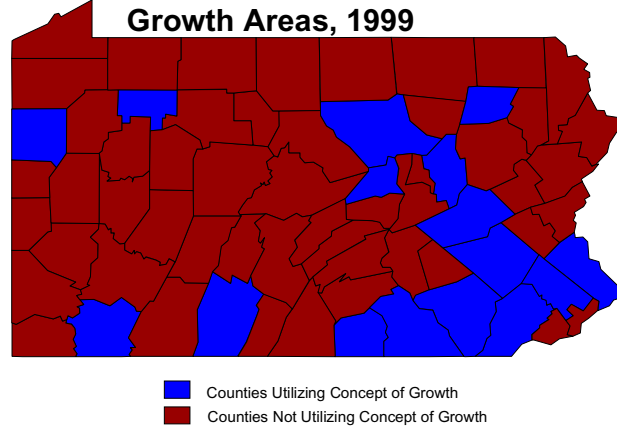
Sixty-one counties are involved in some form of joint planning with other counties. Most of these joint efforts, as illustrated in the chart above, involve transportation planning, but other regional efforts include planning for heritage parks, tourism, conservation, and/or water or sewer, as well as comprehensive planning. In addition, counties frequently coordinate regional planning efforts within their municipalities, most often helping with transportation, comprehensive or water and sewer planning. Moreover, as illustrated in the map below, municipalities are engaged in joint planning efforts in 48 counties. In addition, there are four joint zoning ordinances in Pennsylvania: one in Allegheny County between Rosslyn Farms, Crafton, and Thornburgh Boroughs; one in Berks County between Centre Township and Center Port Borough; one in Bucks County between Newtown, Upper Makefield, and Wrightstown Townships; and one in Montour County between West Hemlock, Derry, and Limestone Townships.

**Joint Municipal Planning,
Joint Municipal Zoning Ordinances, 1999**



Source: Governor's Center for Local Government
Department of Community and Economic

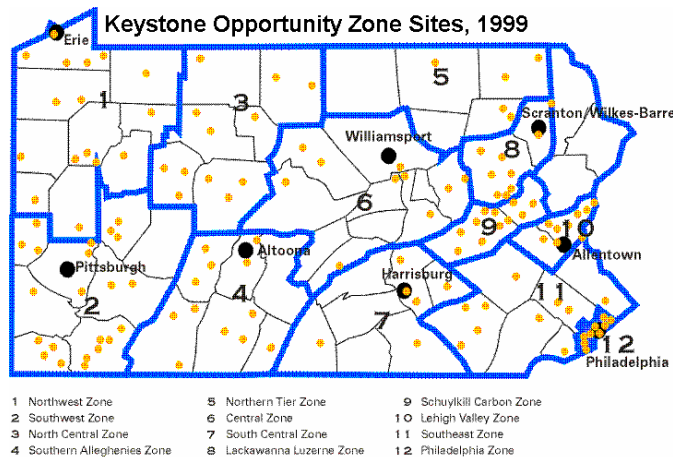
Growth Areas



Source: Governor's Center for Local Government
Department of Community and Economic

In an effort to better manage rapid growth while preserving the natural integrity of the area, Lancaster County, in the late 1980's, began working with municipalities on a regional basis to direct growth where infrastructure exists or where it is planned for in the future. Recognizing that counties are primarily advisory bodies, the county designated growth boundaries as a key growth management tool for municipalities. Twenty-three of Lancaster's 26 municipalities have adopted urban growth boundaries.

In addition to Lancaster County, fifteen other counties have adopted or are in the process of adopting growth areas as a technique in managing growth. In most of these counties, the county encourages municipalities to direct development to areas where infrastructure exists or is planned. In Forest County, where there is an abundance of public land, the county has identified growth areas where it would like to promote economic development and an expanded tax base by preventing further government purchases of the land. Through the Commonwealth's Keystone Opportunity Zone (KOZ) Program, counties and local communities across the Commonwealth have identified areas where they want growth (indicated by the yellow dots on the map). This program uses tax abatement to foster private and residential investment in designated areas to regain the economic stability of these communities.



Source: Strategic Planning and Operations Office, Department of Community and Economic Development