

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2045 Session of 2024

INTRODUCED BY SIEGEL, KHAN, MADSEN AND N. NELSON,  
FEBRUARY 20, 2024

REFERRED TO COMMITTEE ON LOCAL GOVERNMENT, FEBRUARY 20, 2024

AN ACT

1 Amending the act of July 31, 1968 (P.L.805, No.247), entitled  
2 "An act to empower cities of the second class A, and third  
3 class, boroughs, incorporated towns, townships of the first  
4 and second classes including those within a county of the  
5 second class and counties of the second through eighth  
6 classes, individually or jointly, to plan their development  
7 and to govern the same by zoning, subdivision and land  
8 development ordinances, planned residential development and  
9 other ordinances, by official maps, by the reservation of  
10 certain land for future public purpose and by the acquisition  
11 of such land; to promote the conservation of energy through  
12 the use of planning practices and to promote the effective  
13 utilization of renewable energy sources; providing for the  
14 establishment of planning commissions, planning departments,  
15 planning committees and zoning hearing boards, authorizing  
16 them to charge fees, make inspections and hold public  
17 hearings; providing for mediation; providing for transferable  
18 development rights; providing for appropriations, appeals to  
19 courts and penalties for violations; and repealing acts and  
20 parts of acts," in zoning, further providing for ordinance  
21 provisions.

22 The General Assembly of the Commonwealth of Pennsylvania  
23 hereby enacts as follows:

24 Section 1. Section 603 of the act of July 31, 1968 (P.L.805,  
25 No.247), known as the Pennsylvania Municipalities Planning Code,  
26 is amended by adding a subsection to read:

27 Section 603. Ordinance Provisions.--\* \* \*

1     (m) The following apply:

2     (1) Zoning ordinances shall allow duplex housing, triplex  
3 housing or quadplex housing as a permitted use on a lot where a  
4 single-family residence is a permitted use, in a city, borough,  
5 town or township with a population of at least 5,000 residents.  
6 Zoning regulations that apply to the development or use of  
7 duplex housing may not be more restrictive than zoning  
8 regulations that are applicable to single-family residences.

9     (2) As used in this subsection:

10    (i) "Duplex housing" shall mean a parcel or lot with two  
11 dwelling units that are designed for residential occupancy by  
12 not more than two family units living independently from each  
13 other.

14    (ii) "Quadplex housing" shall mean a separate or detached  
15 residence with four dwelling units designed and arranged for use  
16 by four occupants separated by a horizontal or vertical wall,  
17 each of which is heated independently of the others and has its  
18 own separate, private means of ingress and egress.

19    (iii) "Single-family residence" shall mean a structure  
20 maintained and used as a single dwelling unit. A dwelling unit  
21 that shares one or more walls with another dwelling unit is a  
22 single-family residence if it has direct access to a street or  
23 thoroughfare and does not share heating facilities, hot water  
24 equipment or any other facility or service with another dwelling  
25 unit.

26    (iv) "Triplex housing" shall mean a separate or detached  
27 residence with three dwelling units, designed and arranged for  
28 use by three occupants separated by a horizontal or vertical  
29 wall, each of which has an independent entrance to the outside  
30 and is heated independently of the others.

1       Section 2.   This act shall take effect in 60 days.