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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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HOUSE BILL

No. 1976 Session of  
2024

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INTRODUCED BY SIEGEL, KHAN, KINSEY, HANBIDGE, MAYES, MADDEN,  
SANCHEZ, HILL-EVANS, SHUSTERMAN, HOHENSTEIN, N. NELSON,  
PIELLI, GUZMAN, MADSEN, WEBSTER, OTTEN, KRAJEWSKI, GREEN,  
CEPEDA-FREYTIZ, CERRATO, ISAACSON AND POWELL,  
JANUARY 31, 2024

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REFERRED TO COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT,  
JANUARY 31, 2024

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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,

1 is amended by adding subsections to read:

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

3 (m) In a municipality with a population over 5,000 as of the  
4 most recent census, the municipality shall allow as a permitted  
5 use multiple-unit dwellings and mixed-use developments that  
6 include multiple-unit dwellings on a parcel or lot that:

7 (1) has a will-serve letter from both a municipal water  
8 system and a municipal sewer system; and

9 (2) is located in a commercial zone.

10 (n) Zoning regulations in municipalities meeting the  
11 requirements of subsection (m) may not include a requirement to  
12 provide more than:

13 (1) one off-street parking space for each unit and  
14 accessible parking spaces as required by the Americans with  
15 Disabilities Act of 1990 (Public Law 101-336, 104 Stat. 327);  
16 or

17 (2) an equivalent number of spaces required under  
18 paragraph (1) provided through a shared parking agreement.

19 (o) As used in this section, the following words and phrases  
20 shall have the meanings given to them in this subsection unless  
21 the context clearly indicates otherwise:

22 "Mixed-use development." A development consisting of  
23 residential and nonresidential usage in which the nonresidential  
24 usage is less than 50% of the total square footage of the  
25 development and is limited to the first-floor buildings that are  
26 two or more stories.

27 "Multiple-unit dwelling." A building designed for five or  
28 more dwelling units in which the dwelling units share a common  
29 separation like a ceiling or wall and in which access cannot be  
30 gained between units through an internal doorway, excluding

1 common hallways.

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