

OFFICIAL MAPS

An “official map” is a combined map and ordinance that identifies the location of existing and planned future public lands and facilities. Official maps are legally enabled by the Pennsylvania Municipalities Planning Code (MPC) and may be adopted by townships, boroughs, cities and counties. The official map is designed to protect the health, safety and welfare of residents and to implement the vision and goals set forth in the comprehensive plan.

The official map and ordinance guide future development by expressing a community’s desired development pattern for public land and facilities. The official map is a municipal declaration that it may wish to acquire land or easements for access to designated areas sometime in the future. Developers benefit by being able to design in coordination with a clear community vision to expedite development approval.



Why Create an Official Map?






- Encourage desired development
- Implement public improvements
- Clearly show municipal goals
- Additional negotiation tool

Adoption of an official map does not constitute public acquisition of private land, which requires a municipal purchase, or mutual agreement with a developer to allow public access to the land. Rather, the official map establishes a reservation period for properties designated on the map, so that a municipality may pursue acquisition or negotiate with the developer for public purposes prior to a subdivision or land development.

The official map is not the same as the zoning map of a municipality, which shows the location and extent of zoning districts which are set forth in the zoning ordinance.

Official Maps: Designation of Existing and Future Public Uses



-  Streets, sidewalks, and trails
-  Parks, recreation facilities, and open space
-  Transit rights-of-way and easements
-  Floodplain and stormwater management facilities
-  Other public, community facilities

The Delaware County Planning Department is ready and able to help your community to prepare an Official Map.