

What is Subdivision and Land Development?

The Municipalities Planning Code (MPC) of 1968 (Act 247) allows municipalities to regulate subdivision and land development within a municipality by enacting a Subdivision and Land Development Ordinance (SLDO). This allows municipalities to review subdivision or land development plans to ensure that they have provided the infrastructure and legal rights necessary for the development/subdivision to succeed with minimal impact on their neighboring properties.

Subdivision

Subdivision is defined by the Lycoming County SLDO as: “the division or redivision of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels, or other divisions of land.”

Essentially, any changes in the lot lines of a parcel; whether they are being added, deleted or moved; would qualify as a subdivision under the County SLDO.

Please be aware that municipalities who are not within county jurisdiction may have a different definition of the term “subdivision.” Please contact your municipality to verify if a subdivision plan is required.

Land Development

Land Development is defined by the Lycoming County SLDO as: “The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving a group of two or more residential or nonresidential buildings or a single nonresidential building.”

Accessory buildings and the first single family residence on one lot are exempted from land development.

Essentially, improvements involving a new or existing primary non-residential building would be considered land development under the County SLDO. The first single family residence on one lot is exempted from land development. Additional single family homes would be considered land development though.

Please be aware that municipalities who are not within county jurisdiction may have a different definition of the term “land development.” Please contact your municipality to see if a land development plan is required.