

**LAND DEVELOPMENT:**

- (1) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:
  - (a) A group of two or more residential or non-residential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
  - (b) The division or allocation of land or space whether initially or cumulatively, between or among two or more existing or prospective occupants by means of or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
- (2) A subdivision of land.
- (3) This term shall exclude:
  - (a) the conversion of an existing single-family detached dwelling or single family semi-attached dwelling into not more than three (3) residential units; unless such units are intended to be a condominium;
  - (b) the addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building; or
  - (c) the addition or conversion of buildings and rides within the confines of an amusement park enterprise consistent with the terms of 53 P.S. §10503(1.1) as amended.

**SUBDIVISION, LOT LINE REVISION/SIDE LOT ADDITION:** The subdivision of property for the conveyance of a lot, parcel or portion of property between adjoining property owners where:

- 1) no new construction is being proposed for the parcel or parcels being conveyed;
- 2) no sanitary sewer facilities are proposed for the parcels conveyed; and
- 3) such conveyance is exempt from sewage planning under the Pennsylvania Sewage Facilities Planning Act.

**SUBDIVISION, MAJOR:**

- 1) A subdivision of more than six (6) lots, tracts, or parcels of land, for immediate or future transfer of ownership and/or development;
- 2) A subdivision containing more than one single-family detached dwelling per lot;

- 3) A subdivision that proposes the construction of a new multi-family dwelling on a lot;
- 4) A subdivision that causes the extension or installation of any new public street, community or public water system, public sewer system or any other public improvements required under this Ordinance;
- 5) A subdivision containing a non-residential use;
- 6) A phased development; or
- 7) Any subdivision that does not file within the definition of a Minor Subdivision or a Lot Line Revision / Side Lot Addition as defined herein.

**SUBDIVISION, MINOR:**

- 1) The subdivision of a single lot, tract, or parcel of land into no more than six (6) lots, tracts, or parcels of land, for immediate or future transfer of ownership and/or development, which does not cause or require the extension or installation of any new public street, community or public water system, public sewer system or any other public improvements required under this Ordinance;
- 2) A subdivision which creates no more than six (6) lots, tracts or parcels which requires sewage facilities planning under the Pennsylvania Sewage Facilities Planning Act, but which does not cause or require the extension or installation of any new public street, community or public water system, public sewer system or any other public improvements required under this Ordinance may be considered a “Minor Subdivision”.