

# SUBDIVISION AND LAND DEVELOPMENT ORDINANCE



County SALDO Implementation

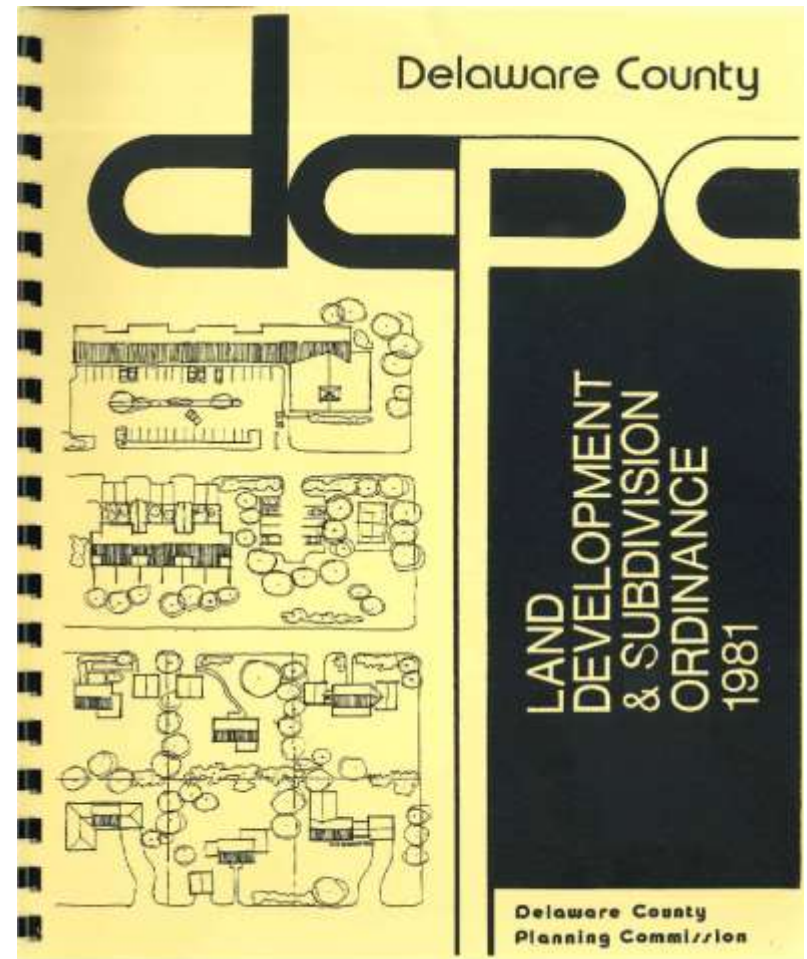
# Agenda

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- SALDO Background
  - What is a SALDO?
  - Where is the SALDO used?
- SALDO Structure
- Resources
- Questions

# Current SALDO

- Adopted by the County on August 3, 2016
- Used by 21 Municipalities which don't have locally adopted SALDO
- Replaced 1981 SALDO



# SALDO vs. Zoning Ordinance

## SALDO

- Lot layout and design
- Required infrastructure improvements
- Approval Process Requirements

## ZONING Ordinance

- Location of land uses
- Density of uses and sites
- Building and impervious coverage
- Requirements for parking and signs

# MPC and the County SALDO

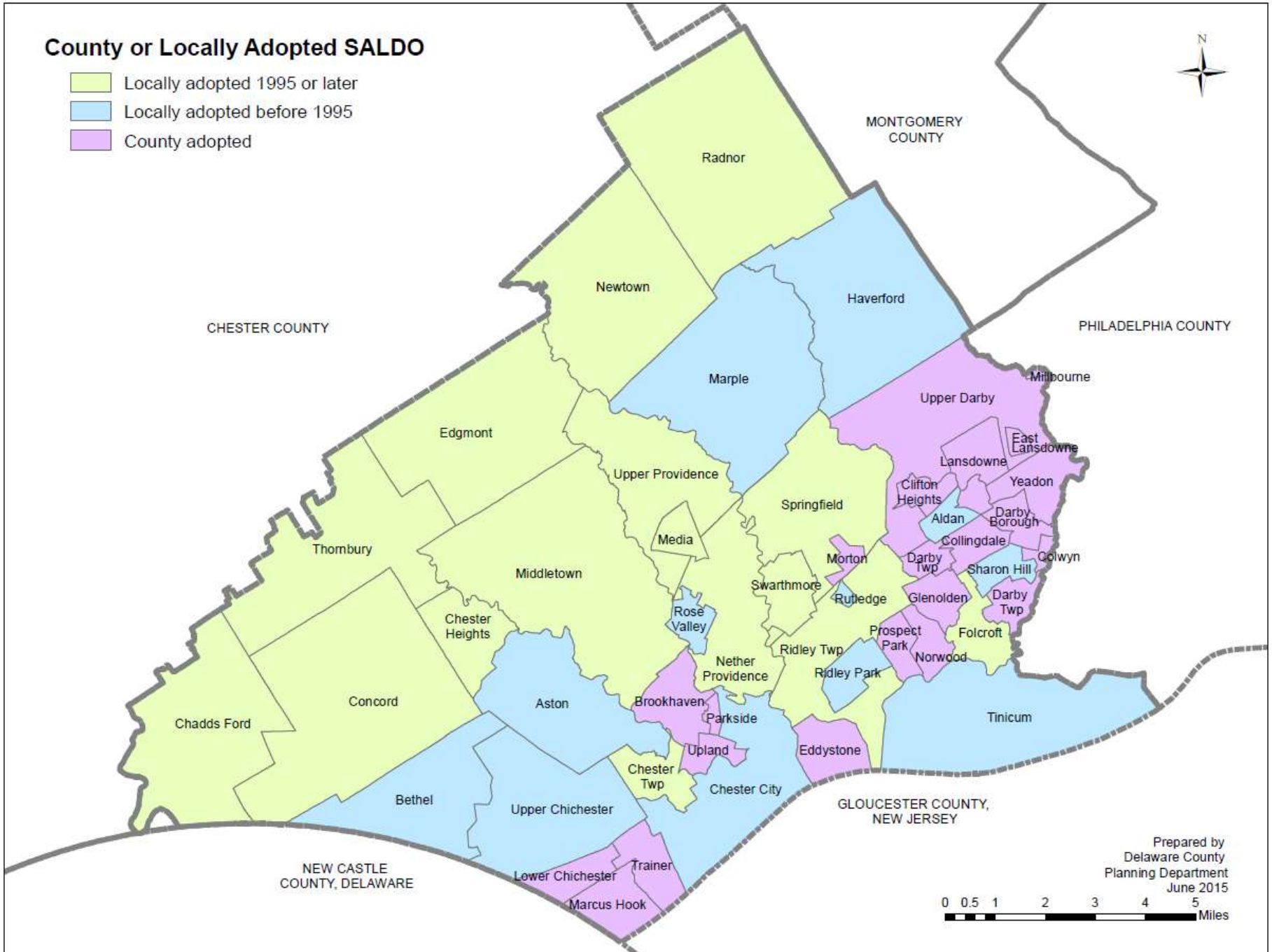
- County SALDO
  - “...shall be limited to land in those municipalities wholly or partly within the county which have no subdivision and land development ordinance in effect at the time a subdivision and land development ordinance is introduced...” (Section 502(a))

# SALDO use by Municipality

- County SALDO is enacted by default in municipalities without a SALDO
- Municipal SALDO adoption supersedes the County SALDO
- Municipal use of County SALDO with amendments
  - Consult your solicitor to see if the adoption of amendments supersedes the SALDO update

# County or Locally Adopted SALDO

- Locally adopted 1995 or later
- Locally adopted before 1995
- County adopted



# Target Audience

- Municipalities who have no adopted SALDO
- Municipalities which wish to repeal their SALDO because the County's is more contemporary

## Additional Audience

- Municipalities who wish to adopt portions of the updated SALDO to improve their locally adopted ordinance



# SALDO Structure

- Arranged in 12 Articles
  - ▣ More user friendly arrangement
  - ▣ Less references between sections
- Appendices
  - ▣ Model agreement language
  - ▣ Review checklists

# Articles I & II: General Provisions

- **Article I: General Provisions**
  - Indicates effective date, purposes, authority, jurisdiction, & severability
  
- **Article II: Interpretations and Definitions**
  - Lays out the language used throughout the SALDO

# Article III: Application Procedure

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- Requirements of review
- How to submit and review each classification of subdivision and/or land development
- Agreements are defined
- Information on recording the final and as-built plans

# Articles IV – VII: Plans

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Purpose and requirements for:

- Article IV: Sketch Plan
- Article V: Preliminary Plan
- Article VI: Final Plan
- Article VII: Minor Subdivision and/or Land Development

# Article VIII & IX: Design Standards

- Design Standards are laid out by type in sections
  - Article VIII: General Design Standards
    - Detailed articles for blocks, lots, streets, driveways, utilities, and more
  - Article IX: Design Standards for Mobile Home Parks
    - Largely referring to the detailed text in Article VIII, but with special provisions for Mobile Home Parks
- Appendices provide detailed checklists to assist in review

# Article X - XI: Additional Provisions

- Article X: Improvements
  - Detail on improvements and recording the as-built plans
- Article XI: Additional Provisions
  - Coordination with contiguous areas
  - Inspection
  - Public hearing
  - Notice to contractors
  - Modification of site plan requirements

# Article XII: Administration

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- Fees are provided for at the county and municipal level
- Jurisdiction is outlined
- Enforcement remedies are provided for
- Provides for ordinance amendments

# Appendices

- Model documents to assist municipalities in implementation
- Appendix A: Subdivision and/or land development agreement model
  - Provided in Microsoft Word on our website
  - Formatted to allow for easy merging with database text



# Appendices

- Appendix B: Sketch Plan Checklist
- Appendix C: Preliminary Plan Checklist
- Appendix D: Final Plan Checklist
- Appendix E: Minor Subdivision and/or Land Development Checklist

SKETCH SUBDIVISION AND/OR LAND DEVELOPMENT PLAN CHECKLIST			
Subdivision and/or Land Development Name:		Checklist Completed By:	
Applicant Name:		Date Completed:	
Sketch Plan Requirements	Concurrence		
	Yes	No	N/A
1) Plan sheet sizes between 11 inches by 17 inches and 30 inches by 42 inches.			
2) Location map with the tract outlined.			
3) Plan scale not more than 1 inch equals 100 feet.			
4) Name of the subdivision and/or land development.			
5) Name and address of the landowner.			
6) Name and address of the applicant.			
7) Name and address of the person who prepared the plan.			
8) The degree to which the plan conforms to zoning requirements.			
9) The degree to which plan conforms to municipal comprehensive plan.			
10) Proposed intensity of use.			
11) North arrow and date.			
12) Written and graphic scale.			
13) Tract boundaries.			
14) Tract acreage, including gross and net lot area for each lot.			
15) Existing man-made features depicted.			
16) Significant natural features within the tract.			
17) Significant historic structures within the tract, including changes to them.			
18) Boundaries of all contiguous properties with owner names.			
19) Proposed lot layout with building setback lines and buildable areas.			
20) Proposed open space and/or recreational areas, including improvements.			
21) Proposed method of water supply.			
22) Proposed method of sanitary sewage disposal and anticipated flows.			
23) Proposed method of stormwater drainage.			
24) Proposed streets with consideration to the existing street network.			
25) 1% annual chance flood and floodway.			
26) Proposed number, type, and location of all structures.			
27) Proposed location of parking areas and parking lots.			
28) Map at an appropriate scale showing the successive plan phases.			
For Municipal Use Only			Reviewed by:
Application #			Review Date:

# Resources

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- On our website
  - ▣ PDF of the full document
  - ▣ Downloadable appendices
  - ▣ This presentation
- Contact us with questions

# Questions?

Please contact us!

[www.co.Delaware.pa.us/planning](http://www.co.Delaware.pa.us/planning)

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