

# DELAWARE COUNTY

## SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO) – USER GUIDE

### Process for a Subdivision and/or Land Development Review\*\*



### Definition of Subdivision and Land Development:

**SUBDIVISION** – The division or redivision of a lot, tract, or parcel of land into two (2) or more lots, tracts, parcels, or other divisions of land, including changes in existing lot lines. \*

**LAND DEVELOPMENT** – The improvement of one (1) lot or two (2) or more contiguous lots, tracts, or parcels of land for any purpose involving a group of two (2) or more residential or nonresidential buildings, or a single nonresidential building on a lot or lots. \*

### Differences between a Subdivision and Land Development Ordinance and a Zoning ordinance:

#### SUBDIVISION AND LAND DEVELOPMENT

- Lot layout and design
- Required infrastructure improvements
- Approval process requirements

#### ZONING

- Type and location of permitted land uses
- Density of uses and sites
- Building and site impervious coverage

### Components of Delaware County’s Subdivision and Land Development Ordinance:

- Article I: **General Provisions**  
 Article II: **Interpretations and Definitions**  
 Article III: **Application Procedure**  
 Article IV: **Sketch Plan** – An optional, schematic submission indicating the general layout of a proposed subdivision or land development which represents an opportunity for informal discussion between an applicant and a municipality concerning a proposed plan.  
 Article V: **Preliminary Plan** – A required submission filed as a basis for consideration and approval of a subdivision or land development plan, prior to final approval.  
 Article VI: **Final Plan** – A required submission prepared for official recording, which constitutes formal approval of a subdivision or land development plan.  
 Article VII: **Minor Subdivision and/or Land Development** – Streamlined process for minor subdivisions and land developments.  
 Article VIII: **General Design Standards** – Design parameters for lots, blocks, roads, utilities, stormwater management and other infrastructure, land disturbance activities and preservation of natural features.  
 Article IX: **Mobile Home Parks**  
 Article X: **Improvements**  
 Article XI: **Additional Provisions**



Delaware County  
Planning Department

\* Please refer to the [Subdivision and Land Development Ordinance](#) for the complete, unabridged definitions of subdivision and land development.

\*\* Act 537 review for sewage facility planning is required for all subdivisions as well as certain land developments. Pennsylvania Department of Environmental Protection approval is required for all subdivisions prior to municipal approval and/or the issuance of permits. Please contact your local municipality for further information regarding the Act 537 review process and review the guidance on the [Planning Department’s Website](#).