

What is Subdivision and Land Development?

The definitions of "subdivision" and "land development" are set forth in the Pennsylvania Municipalities Planning Code (MPC), Act 247 of 1968, as reenacted and amended. These definitions and meanings, in addition to other common and necessary terms, should be used in a local subdivision and land development ordinance. A "subdivision," as defined by the MPC in Section 107, is:

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 including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development: Provided however, That the subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or any residential dwelling shall be exempted.

Land development, as defined in MPC Subsections 107 (1) (2) and (3) is any of the following activities:

(1) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:

(i) a group of two or more residential or nonresidential 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

(ii) 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) Development in accordance with Section 503 (1.1).