



# Land Development Definition

**A. Land development shall include the improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:**

- (1) 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;
- (2) The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants or landowners by means of or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features; or
- (3) A subdivision of land.

**B. The following development shall be excluded from the definition of land development:**

- (1) The conversion of an existing building into not more than three residential units, unless such units are intended to be a condominium.
- (2) The conversion of an entire lot, parcel or tract of real estate into condominiums shall not, in and of itself, constitute a subdivision or land development for purposes of this chapter where the conversion involves no land development activities, including no division or allocation of land or space or change in lot lines, but simply memorializes a change in the form of ownership. This exclusion is adopted pursuant to 68 Pa.C.S.A. § 3106 of the Pennsylvania Uniform Condominium Act, 68 Pa.C.S.A. § 3101 et seq.
- (3) The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park.
- (4) The combining of two or more adjacent lots or tracts of land under the same ownership.