



# No Impact Subdivision and/or Land Development

## Subdivision Plan shall NOT be required for:

- Joining of two or more contiguous lots of record (under the same ownership) into one lot where no site improvements are planned.
- Corrections to bearings and distances as a result of new survey data or a boundary line agreement that corrects previous errors.

## Land Development Plan shall NOT be required for:

- Construction of accessory buildings.
- Building additions with footprints of not more than 400 sq.ft.
- The conversion of an existing building into not more than three residential units, unless such units are intended to be a condominium.
- 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.
- The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park.
- Division of land or space between or among two or more existing or prospective occupants provided that the construction or division of land or space does not result in the following:
  1. Installation of new access drives
  2. Submission of storm water management site plan.
  3. Development within flood-prone areas.
  4. Increase in water consumption or sewage discharge exceeding 350 gallons/day.
  5. Changes in utilities services.
  6. Vertical expansion more than two stories above the existing structures.
  7. A requirement of additional parking.
  8. Impact of development meeting any of the thresholds set forth in §§265-26D-4

**Applicant:**

- Request an administrative waiver of preliminary and final plan filing requirements with the appropriate application form.
- Fees shall be paid in accordance with the Fee Schedule adopted by City Council on November 10, 2020.

**Planning Bureau:**

- Determine the eligibility for No Impact Subdivision/Land Development in accordance with SALDO §265-20 and §265-26D (4).
- Declares “No Impact Subdivision and land Development”
- Grants an administrative waiver of preliminary and final plan filing requirements.