IS A SUBDIVISION AND LAND DEVELOPMENT ORDINANCE THE SAME AS ZONING?

NO!

ZONING SUBDIVISION

WHERE HOW

Zoning is a tool a community may use to regulate the use of land and the location and intensity of development.

In contrast, a subdivision and land development ordinance regulates how the land is to be physically divided and developed.

WHAT IS A SUBDIVISION AND LAND DEVELOPMENT ORDINANCE?

A Subdivision and Land Development Ordinance (SALDO) is a local law passed by either a county or a municipality to regulate the subdividing and developing of land.

CLEARFIELD COUNTY PLANNING
Established November 23, 1962

Department - Professionally staffed
Commission - 8 member citizen body

Meetings: 3rd Monday of each month at 7:30 PM at the Clearfield County Planning Department Office:
650 Leonard Street, Clearfield, PA

Contact: Jodi Brennan, Director
650 Leonard Street - Suite 110
Clearfield, PA 16830-3243
jbrennan@clearfieldco.org
(814) 765-5149
FAX: (814) 765-6056

Mission Statement:
To provide appropriate planning services and to develop leadership so that all Clearfield County municipalities can begin to plan for their future.

Serving Clearfield County for over 40 years
WHY HAVE A SUBDIVISION AND LAND DEVELOPMENT ORDINANCE?

A subdivision and land development ordinance (SALDO) offers counties and municipalities a degree of protection against unwise, poorly planned growth. A SALDO also protects the property values of all land owners, as well as the interests of developers.

WHAT IS A SUBDIVISION?

A subdivision refers to the creation of lots or to the changing of lot lines.

EXAMPLES:

I want to give my child a piece of ground from my farm. Is this a subdivision?

YES

I want to build condominiums on my land. Is this a land development?

YES

WHAT IS A LAND DEVELOPMENT?

A land development involves the construction of public or private improvements to land.