

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

NO!

ZONING



WHERE

SUBDIVISION



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.

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
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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

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.

WHY HAVE A SUBDIVISION AND LAND DEVELOPMENT ORDINANCE?

???

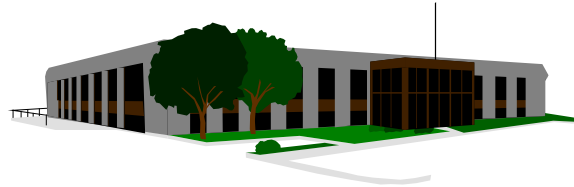
A subdivision and land development ordinance (SALDO) offers counties and municipalities a degree of protection against unwise, poorly planned growth. A SALDO also protects the property values of all land owners, as well as the interests of developers.

WHAT IS A SUBDIVISION?



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

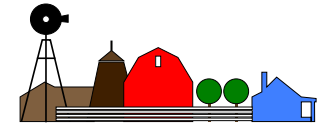
WHAT IS A LAND DEVELOPMENT?



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

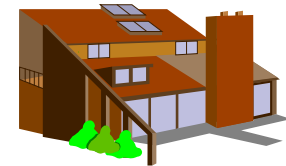
EXAMPLES:

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