

# **WHEN IS A LAND DEVELOPMENT PLAN REQUIRED ?**

**The following developments shall require the submission and approval of a Land Development Plan:** *(Section 1301, Hermitage Subdivision & Land Development Ordinance)*

**1. Major Land Development - All nonresidential development, excepting those in the Light Industrial or Heavy Industrial Zoning Districts, which meet the following criteria:**

- (a) Any new nonresidential principal building
- (b) Any addition to a nonresidential principal building equal or greater than 100% increase in floor area, or 10,000 sq. feet.
- (c) Renovation of an existing nonresidential principal building, with a building area of 10,000 sq. ft. or more. For purposes of this section, renovation is defined as rebuilding or remodeling of all or portions of the building interior or exterior, where the project requires approval from the PA Department of Labor & Industry, is undertaken to accommodate a new tenant or use, and has a project cost of at least \$50,000 as certified by a professional architect or engineer using the R.S. Means Building Construction Cost Data method, current edition.

**2. Minor Land Development - All nonresidential development, excepting those in the Light Industrial or Heavy Industrial Zoning Districts, which meet the following criteria:**

- (a) Any addition to a nonresidential principal building of 5,000 sq. ft. or more (unless otherwise classified as a Major Land Development). Separate additions occurring after the date of this ordinance shall be cumulative, and upon reaching a total area of 10,000 sq. feet, shall be classified as a Major Land Development.
- (b) Renovation of an existing nonresidential principal building between 5,000 sq. ft. and 10,000 sq. ft. For purposes of this section, renovation is defined as rebuilding or remodeling of all or portions of the building interior or exterior, where the project requires approval from the PA Department of Labor & Industry, is undertaken to accommodate a new tenant or use, and has a project cost of at least \$50,000 as certified by a professional architect or engineer using the R.S. Means Building Construction Cost Data method, current edition.
- (c) Conversion of an existing residential building to a nonresidential use.
- (d) Any increase to the impervious area of the lot of 5,000 sq. ft. or more. Separate increases in impervious area occurring after the date of this ordinance shall be cumulative, and upon reaching a total area of 5,000 sq. ft., shall require submission and approval of a Land Development Plan.
- (e) Nonresidential accessory building or buildings with a building area of 5,000 sq. ft. or more.

**3. Industrial Land Development - Any development in the Light Industrial or Heavy Industrial Zoning Districts which meet the following criteria:**

- (a) Any new principal building
- (b) Any accessory building of 10,000 sq. ft. or more.
- (c) Any addition to an existing industrial building of 10,000 sq. ft. or more.
- (d) Any increase in parking, loading, or vehicular storage or circulation areas of 1 acre or more (whether paved or unpaved)

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**4. Residential Land Development:**

- (a) A group of two (2) or more residential buildings, whether proposed initially or cumulatively, on a lot or lots regardless of the number of occupants or tenure.
- (b) The division or allocation of land or space, whether initially or cumulatively, between or among two(2) or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features. This shall include any development which proposes the construction of more than one dwelling unit on a single lot or parcel.
- (c) Land Development does not include the conversion of an existing single-family detached dwelling or single-family semi-detached dwelling into not more than three (3) residential units, unless such units are intended to be a condominium.

**5. Any other residential or nonresidential development which meets the definition of "Land Development" contained in the Pennsylvania Municipalities Planning Code.**

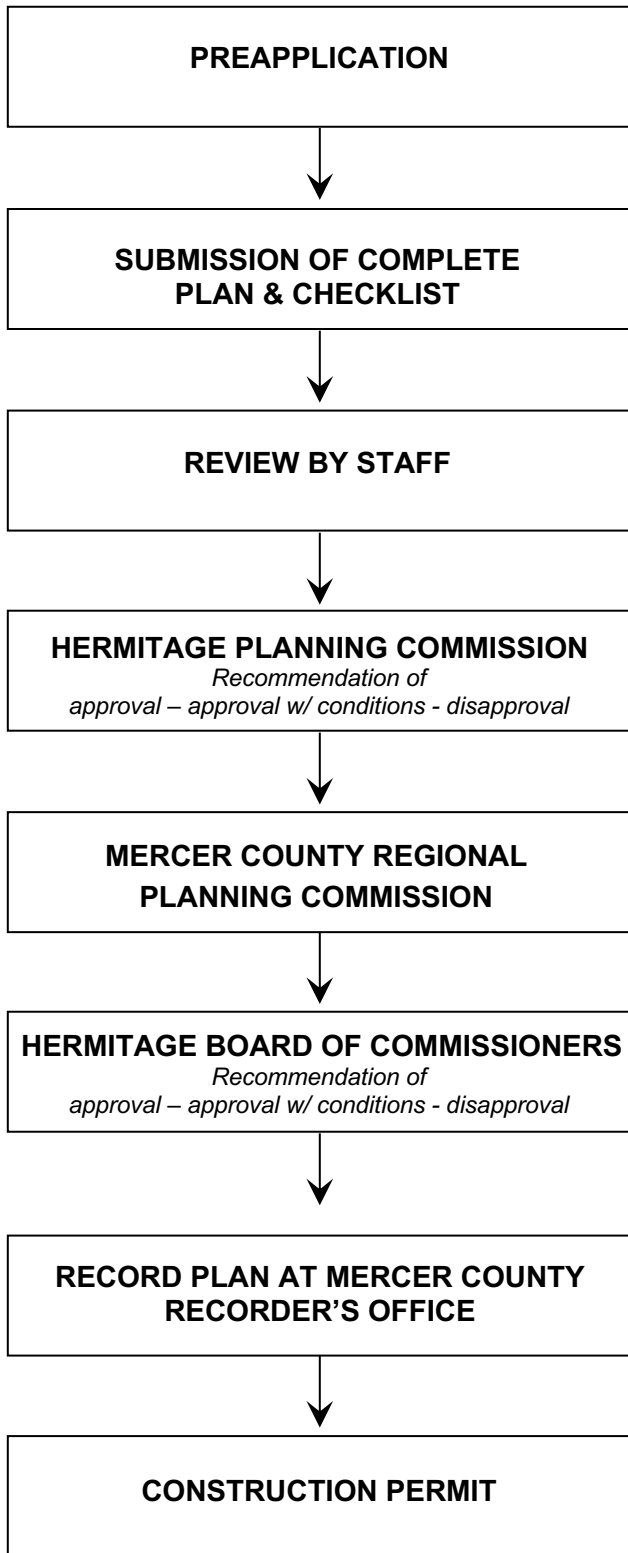
Provisions for exclusion of certain land development from the definition of land development involves:

- 1. The conversion of an existing single family detached dwelling or single family semi-detached dwelling into not more than 3 residential units, unless such units are intended to be a condominium.  
(Pennsylvania Municipalities Planning Code)
- 2. The addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building.  
(Pennsylvania Municipalities Planning Code)
- 3. The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park.  
(Pennsylvania Municipalities Planning Code)
- 4. Single family detached dwellings.  
(Hermitage Subdivision & Land Development Ordinance)
- 5. Additions to existing development which equal twenty-five percent (25%) or less of the floor area of the existing development, except any addition of five thousand (5,000) square feet or more.  
(Hermitage Subdivision & Land Development Ordinance)

**SHOULD YOU HAVE ANY QUESTIONS OR NEED A LAND DEVELOPMENT PLAN CHECKLIST, PLEASE CONTACT:**

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# PROCESSION OF A LAND DEVELOPMENT PLAN



A "Sketch Plan" meeting with City Staff is recommended if traffic and/or stormwater management design is complex.

The Land Development Plan and the Completeness Checklist must be submitted no less than three (3) weeks prior to the Hermitage Planning Commission's regularly scheduled monthly Meeting in order to be considered for placement on the agenda.

Review includes: Director of Planning, Police Department, Consulting Engineers, and other City departments and staff as needed. Depending on the type of proposed development, action may need to be taken by the Hermitage (Sewer) Municipal Authority which meets the first Wednesday of each month.

The Hermitage Planning Commission meets the first Monday of each month. If there are major questions unresolved or if submission was incomplete, the Planning Director will not recommend action on the plan to the Planning Commission.

The City Staff takes Plan to Mercer County Regional Planning Commission for review prior to the Hermitage Board of Commissioners' meeting.

The Hermitage Board of Commissioners meet the fourth Wednesday of each month. As many outstanding conditions as possible, as outlined in the Hermitage Planning Commission's approval, should be met before the plan will be placed on the Board's agenda. If there are many conditions still outstanding, Board action may be delayed.

If approved with conditions, developer has six (6) months from the date of the Board of Commissioners meeting to meet those conditions. The plan cannot be recorded until all conditions are met. Once conditions have been met, or if the plan was approved without conditions, the plan must be recorded within 90 days or approval becomes null and void.

The Land Development Plan must be recorded prior to issuance of a Construction Permit. Once the plan has been recorded, a copy of the County's recording receipt must be submitted to the building department. A Construction Permit can be issued following application, plan review, payment of fees, etc.

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