

JEFFERSON COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
REVISIONS TO JULY 23, 2026 DRAFT

September 29, 2026

CHANGES MADE RESPONDING TO PUBLIC COMMENTS:

Changed the number of lots defining a minor subdivision from five (5) to ten (10).

- Page 12, definitions of SUBDIVISION, MINOR and SUBDIVISION, MAJOR.
- Page 16, Table 402.
- Page 17, Section 403.1 Minor subdivision limit
- Notes – Change matches PA DEP’s threshold for submission of a Planning Module Component 1 Exception (a lesser submission than a full Planning Module Component 2).

Revised the language prescribing who may prepare a subdivision or land development plan and who may prepare a survey.

- Page 21, Section 501.1, A.3. in the Preliminary Plan Checklist.
- Page 24, Section 502.1, A.3. in the Final Plan Checklist.
- Page 28, PROFESSIONAL CERTIFICATION
- Notes – The revised language is broader, relies on a reference to the Municipalities Planning Code, and replaces incomplete language that caused confusion. To clarify what is required by the MPC and PA registration laws, only a registered land surveyor may undertake a *survey* for a subdivision or land development plan. A registered landscape architect may prepare a land development plan (or part thereof) not including a survey or design of structures and engineered facilities.

Added a requirement for an HOP (highway occupancy permit) notice to be placed on Preliminary and Final Plans which involve access to a state highway.

- Page 23, Section 501.1, B.16. in the Preliminary Plan Checklist.
- Page 26, Section 502.1, B.16. in the Final Plan Checklist.
- Notes: A commenter recommended requiring an approved HOP permit as a condition for SALDO approval. Instead, the SALDO revision requires a plan to include a notice that an HOP permit will be required prior to driveway access being installed. (This is an MPC requirement that was overlooked in the earlier drafts of the SALDO.)

Changed the minimum diameter of a survey marker pin from 5/8” to 1/2”

- Page 38, Section 613.2, 2.
- Notes: This was purported to be the “standard” for surveying. It is a common standard in other SALDOs.

Added the words “prepared by a qualified professional” to the requirement to submit an impact statement for a high impact land development application

- Page 42, Section 706.1, 3.

Changed the setback standard for other high impact land developments from 1.5 to 1.1 times the height of a structure or facility on the site

- Page 42, Section 706.2, 2., b.
- Notes: The 1.1 standard is recommended in the PA Model Ordinance for Wind Energy Facilities and is reasonable for other high impact land developments.

Added the word “security” to reinforce that the required fence is for security not for screening.

- Page 43, Section 706.3, 2.

CHANGE MADE BY THE PLANNING COMMISSION WITH ITS APPROVAL OF A DRAFT FOR PRESENTATION TO THE COUNTY COMMISSIONERS

Added an exception to decommissioning requirements for high impact land developments where state law pre-empts county and municipal ordinances.

- Page 44, Section 706.5, 1.
- Notes: The change is made to address a new law passed by the state legislature and signed by the governor (Act 44 of 2026) which sets state standards for decommissioning of solar facilities and pre-empts local regulation of same.

MINOR, NON-SUBSTANTIVE CHANGES

Removed the definition of MONUMENT.

- Page 9.
- Notes: It was discovered, after Planning Commission approval, that the definition of MONUMENT has elements inconsistent with provisions for monuments in Section 613. The provisions in Section 613 are adequate for describing the nature and purpose of monuments. The definition is not needed and is removed to eliminate the inconsistencies. Removal of the definition does not affect or alter the provisions in Section 613.

Removed two superfluous words in the provision for a water use plan for data centers.

- Page 44, Section 706.4, 6., b.
- The word “from” is removed between “a” and “is” in the first line, and the word “the” is removed between “has” and “capacity” in the third line. Removal created an extra line of space to add the new provision addressing state law pre-emption of solar facility decommissioning without need to add another page to the document.