

**Armstrong County Board of
Commissioners**
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Department of Planning and Development
402 Market Street
Kittanning, PA 16201
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**ARMSTRONG COUNTY
DEPARTMENT OF PLANNING AND**

Citizen's Guide to Subdivision and Land Development

Last updated in February 2019

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Minimum Lot Requirements & Setback Lines

For Unzoned Municipalities

		Public Water and Sewage	Public Sewage and Private Water	Public Water and Private Sewage	Private Water and Sewage
Single Family/ Single Occupancy	Detached	8,500 sq. ft. .195 acres	15,000 sq. ft. .344 acres	30,000 sq. ft. .688 acres	30,000 sq. ft. .688 acres
	Semi-Detached	8,500 sq. ft. .195 acres	15,000 sq. ft. .344 acres	30,000 sq. ft. .688 acres	30,000 sq. ft. .688 acres
	Attached	3,000 sq. ft. times No. of Units*	3,000 sq. ft. times No. of Units*	3,000 sq. ft. times No. of Units*	3,000 sq. ft. times No. of Units*
Two-Family/ Double Occupancy	Detached	8,500 sq. ft. .195 acres	15,000 sq. ft. .344 acres	30,000 sq. ft. .688 acres	30,000 sq. ft. .688 acres
	Semi-Detached	12,000 sq. ft. .275 acres	15,000 sq. ft. .344 acres	30,000 sq. ft. .688 acres	30,000 sq. ft. .688 acres
	Attached	2,000 sq. ft. times No. of Units*	2,000 sq. ft. times No. of Units*	2,000 sq. ft. times No. of Units*	2,000 sq. ft. times No. of Units*
Multi-Family/ Multi-Occupancy	Detached	3,000 sq. ft. times No. of Units*	3,000 sq. ft. times No. of Units*	3,000 sq. ft. times No. of Units*	3,000 sq. ft. times No. of Units*
	Semi-Detached	2,000 sq. ft. times No. of Units*	2,000 sq. ft. times No. of Units*	2,000 sq. ft. times No. of Units*	2,000 sq. ft. times No. of Units*
	Attached	2,000 sq. ft. times No. of Units*	2,000 sq. ft. times No. of Units*	2,000 sq. ft. times No. of Units*	2,000 sq. ft. times No. of Units*

* In no case shall the minimum lot size be less than the minimum outlined for a single family detached unit with appropriate water and sewage classification.

A complete copy of Armstrong County's Subdivision and Land Development Ordinance is available at:

<http://www.co.armstrong.pa.us/files/cd/saldo.pdf>

Lot Set back Lines

	Front	Side	Rear
Residential	*25'	10'	10'
Commercial	50'	25'	25'
Industrial	50'	25'	25'

*At least 50' is required from the edge of a right-of-way of an existing or proposed arterial (main route) street.

Surveyors

*The following is a list of surveyor who have submitted plans to Armstrong County's Department of Planning and Development in the past.

*Please note that Armstrong County does not recommend any surveyors.

Alpha Engineering
Anthony Males
(724) 339-2000
alphaengineering@
verizon.net

Eric Dougherty
814-279-4762
docerty68@gmail.com

(724)664-6032
mapep@windstream.net

EADS Group, Inc.
Brad Myers
(814) 764-5050

R. Doug Sedwick
(724) 355-9302
rdsfc170@aol.com

Applegate Services, Inc.
John Hudak
(724) 354-4772 ext 13
jhudak@
applegateservices.net

Robert Farster
(724) 545-6470

Senate Engineering
Terry Siefers
(412)826-5454
trsiefers@
senateengineering.com

Bankson Engineers
Ken Howard
(412) 767-5100

Fike Associates, Inc.
(814) 226-7880
Fikeassoc@verizon.net

Carl Waugaman
(724) 297-5303

David Beale
(724) 354-3086

Fox and Fox, Inc.
Ronald Fox
(814) 745-2861
ronaldlfox@foxandfoxinc.us

DEM Surveying P.C.
Bradley Myers
814-849-8230 ext 301
Bjmyers@demsurveying.com

S. D. Graff
Professional Surveying
Stanley Graff
info@graffsurveying.com
(724) 352-3811

Bothell Surveying
Gregg Bothell
(724)568-1680
Bothellsurveying
@comcast.net

Jesse Hickman
jhhsurvey@comcast.net
(724) 548-4722

Breski Surveying
Harry Breski
(724) 297-5171
hbreski@comcast.net

Robert Jackson
(724) 478-1250
Jacksonfamily4@comcast.net

Cagle Surveying, Inc.
William Cagle
(724) 548-8632

WD Mohney & Associates
(724) 543-1023

Construction Layout
Services, Inc.
Marlowe Houllion
(724) 297-5627

Parker Surveying
Jim Shellenbarger
724-349-2544
gparker@
parkersurveying.com

Al Pepling

Introduction

What is the Subdivision and Land Development Ordinance?

- The Commonwealth of Pennsylvania gives municipalities the authority to regulate subdivisions and land development within their boundaries. This authority is granted by the Pennsylvania Municipalities Planning Code. Armstrong County adopted its first subdivision and land development ordinance in 1958.
- All municipalities in Armstrong County, with the exception of Apollo Borough, are subject to this ordinance. Apollo Borough adopted it's own SALDO in 1999.

What is a Subdivision?

- The division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts or parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development: Provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

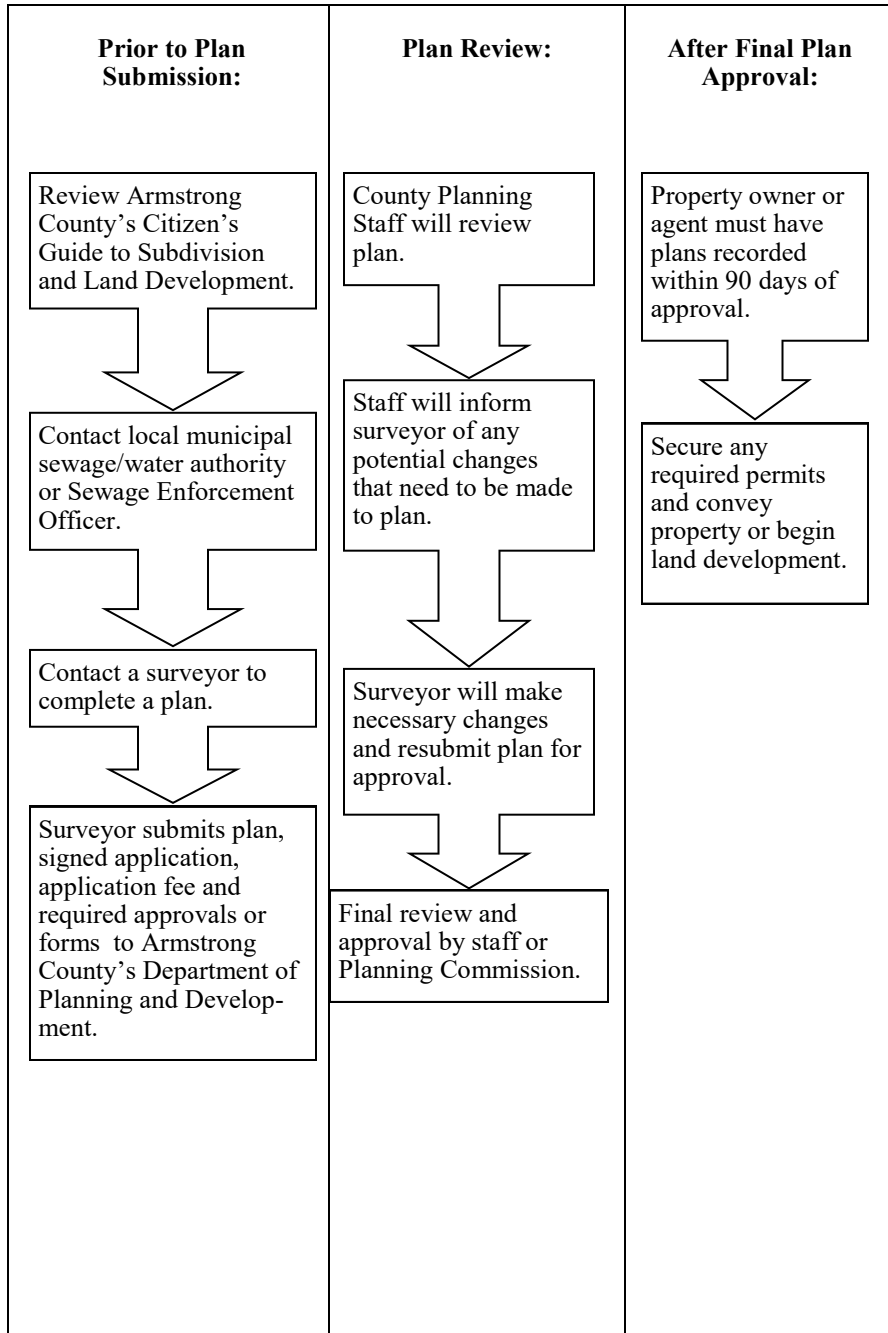
What is a Land Development?

- (1) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving: (a) a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or(b) the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features. (2) A subdivision of land. (3) Development in accordance with Section 108 of this Ordinance.

Who Benefits?

- All parties either directly or indirectly involved in the subdivision process derive benefits such as:
 - Orderly development that protects the value of property.
 - The assurance that subdivision and land development do not pose threats to the health, safety, and welfare of the public.
 - The creation of accurate descriptions of land sold.

General Process for your Plan



Fee Schedule

Subdivisions

Single Lot Subdivisions (1 or 2 lots)	\$30.00
Minor Subdivision (3-9 lots)	\$50.00
Major Subdivision (10+ lots)	\$80.00 + \$5.00/lot

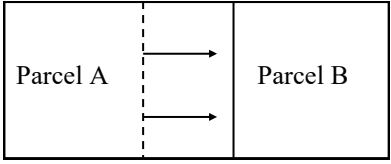
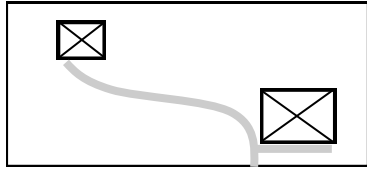
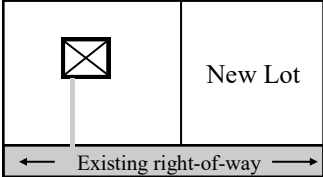
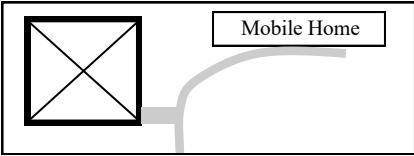
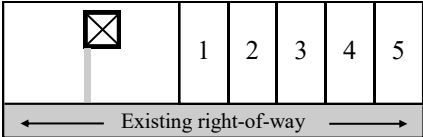

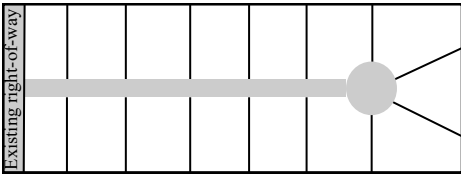
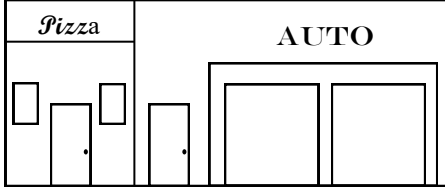
Land Developments

1 or 2 Units	\$30.00
3 – 9 Units	\$50.00
10 + Units	\$80.00 + \$5.00/lot

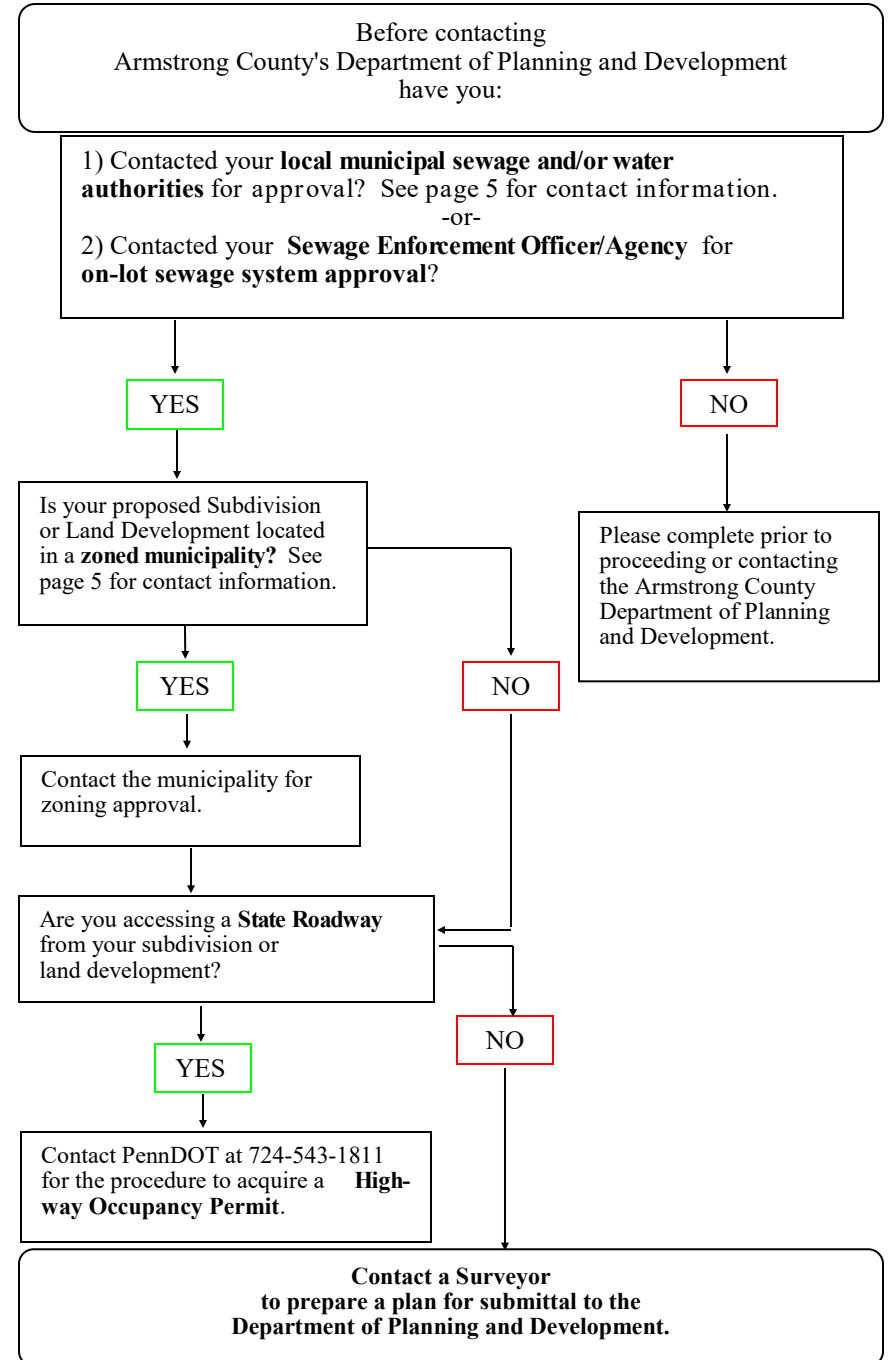
Commercial

\$50.00 + \$2.00 per 1,000 sq ft of all floor space over 5,000 sq ft.

Types of Subdivisions and Land Developments

<u>Subdivision</u>	<u>Land Development</u>
<p>Single Lot Subdivision (Change in Lot Line)</p>  <p>This graphic shows a lot-line revision where a property line of Parcel A is moved in one direction.</p>	<p>Residential Land Development (2 or more residential buildings on one tract of land)</p>  <p>This graphic shows two houses on one tract of land.</p>
<p>Single Lot Subdivision (1 or 2 Lots)</p>  <p>This graphic shows a single lot subdivision where the parent tract is subdivided into two separate lots.</p>	<p>Residential Land Development (2 or more residential buildings on one tract of land)</p>  <p>This graphic shows a residential home and a mobile home on one tract of land.</p>
<p>Minor Subdivision (3-9 Lots) without the creation of new roads, easements, or access.</p>  <p>This graphic shows minor subdivision where multiple lots were created with no new roads, easements, or access.</p>	<p>Residential/Commercial Development (Group of 2 or more residential or commercial, same tract of land)</p>  <p>This graphic shows one residential building and one commercial building on the same tract of land.</p>
<p>Major Subdivision (10 or more Lots)</p>  <p>This graphic shows a major subdivision where the parent tract was subdivided into 15 lots.</p>	<p>Non-Residential Land Development (One non-residential multi-tenant building)</p>  <p>This graphic shows one non-residential multi-tenant building on the same tract of land.</p>

Subdivision and Land Development Flowchart



Municipal Zoning, Sewage, and Building Permits

Municipality	Zoning	Phone Number	Sewage Enforcement Officer	Phone Number	Building Permit	Phone Number
Apollo	Y	724-478-4201	Kiski Valley WPCA*	724-568-3655	PA UCC contact Boro Manager	724-478-4201 x 1
Appelwold	Y	724-543-1224	West Hills Area WPCA*	724-545-9126	Bureau Veritas	724-548-1414
Atwood		724-354-3418	David Ice	724-894-2302	Bureau Veritas	724-548-1414
Bethel		724-763-1882	Armstrong County SEA*	724-354-6070	Bureau Veritas	724-548-1414
Boggs		724-868-2546	Armstrong County SEA*	724-354-6070	PA UCC contact Munic. Sect.	724-868-2546
Bradys Bend		724-526-5569	Armstrong County SEA*	724-354-6070	Bureau Veritas	724-548-1414
Burrell		724-845-6153	Armstrong County SEA*	724-354-6070	Bureau Veritas	724-548-1414
Cadogan		724-763-8750	Armstrong County SEA*	724-354-6070	Code. Sys	412-821-0337 x11
Cowanshannock		724-783-6257	Armstrong County SEA*	724-354-6070	Bureau Veritas	724-548-1414
Dayton		814-257-9826	Dayton Borough	814-257-9826	Bureau Veritas	724-548-1414
East Franklin	Y	724-548-2310	Armstrong County SEA*	724-354-6070	Bureau Veritas	724-548-1414
Elderton		724-354-4982	Eastern Armstrong County MA*	724-354-2540	Bureau Veritas	724-548-1414
Ford City	Y	724-763-3081	Ford City Borough MA*	724-763-1111	Jeff Richardson	724-748-3099
Ford Cliff		724-763-1381	Manor TWP Joint MA*	724-763-2511	Bureau Veritas	724-548-1414
Freeport Borough	Y	724-295-2251	Buffalo Township MA*	724-295-2703	Bureau Veritas	724-548-1414
Gilpin	Y	724-845-0981	Armstrong County SEA*	724-354-6070	Bureau Veritas	724-548-1414
Hovey		724-399-0013	Armstrong County SEA*	724-354-6070	Code. Sys	412-821-0337 x11
Kiskiminetas	Y	724-478-2737	Armstrong County SEA*	724-354-6070	Bureau Veritas	724-548-1414
Kittanning Boro	Y	724-543-2091	Kittanning Boro MA*	724-543-2091	Bureau Veritas	724-548-1414
Kittanning TWP		724-548-2898	David Ice	724-894-2302	Bureau Veritas	724-548-1414
Leechburg	Y	724-842-8511	Kiski Valley WPCA*	724-568-3655	B.I.U	412-766-2565
Madison		724-868-2722	Armstrong County SEA*	724-354-6070	Bureau Veritas	724-548-1414
Mahoning		814-275-4334	Armstrong County SEA*	724-354-6070	Bureau Veritas / Jackie Steffy**	724-548-1414/ 814-275-3059
Manor		724-763-9215	Armstrong County SEA*	724-354-6070	Bureau Veritas	724-548-1414
Manorville		724-763-8183	Manor TWP Joint MA*	724-763-2511	Bureau Veritas	724-548-1414
North Apollo	Y	724-478-4802	Kiski Valley WPCA*	724-568-3655	Bureau Veritas	724-548-1414
North Buffalo	Y	724-543-5035	Armstrong County SEA*	724-354-6070	Code. Sys	412-821-0337 x11
Parker		724-399-2800	Parker Area Authority	724-399-2971	Bureau Veritas	724-548-1414
Parks		724-567-7764	Armstrong County SEA*	724-354-6070	Bureau Veritas	724-548-1414
Perry		724-756-5515	David Ice	724-894-2302	Bureau Veritas	724-548-1414
Pine		724-868-2922	Armstrong County SEA*	724-354-6070	Code. Sys	412-821-0337 x11
Plumcreek		724-354-3583	David Ice	724-894-2302	Bureau Veritas	724-548-1414
Rayburn		724-548-1810	Armstrong County SEA*	724-354-6070	Bureau Veritas	724-548-1414
Redbank		814-365-5474	Armstrong County SEA*	724-354-6070	Bureau Veritas / Wendy Edmonds**	24-548-1414 /814-365-5266
Rural Valley		724-783-7621	Armstrong County SEA*	724-354-6070	Bureau Veritas	724-548-1414
South Bend		724-354-3443	David Ice	724-894-2302	Bureau Veritas	724-548-1414
South Bethlehem		814-275-1219	Armstrong County SEA*	724-354-6070	Bureau Veritas	724-548-1414
South Buffalo	Y	724-295-0455	Armstrong County SEA*	724-354-6070	Bureau Veritas	724-548-1414
Sugarcreek	Y	724-526-3261	Armstrong County SEA*	724-354-6070	Jeff Richardson	724-748-3099
Valley		724-783-6329	Armstrong County SEA*	724-354-6070	Bureau Veritas	724-548-1414
Washington		724-545-2560	Armstrong County SEA*	724-354-6070	Bureau Veritas / Brenda Nickel**	724-548-1414/ 724-545-2560
Wayne		814-257-8740	Armstrong County SEA*	724-354-6070	Code. Sys	412-821-0337 x11
West Franklin		724-297-3666	Armstrong County SEA*	724-354-6070	Bureau Veritas	724-548-1414
West Kittanning		724-548-8577	West Hills Area WPCA*	724-545-9126	Bureau Veritas	724-548-1414
Worthington		724-297-3233	WWFJMA*	724-297-5630	Bureau Veritas	724-548-1414

MA = Municipal Authority, WPCA = Water/Pollution Control Authority,
WWFJMA = Worthington/West Franklin Joint Municipal Authority

SEA = Sewage Enforcement Agency
** Permits under 1,000 ft²