



Making Lot Line Adjustments With a Lot Add-On Plan

*A **Lot Add-On Plan** is a type of subdivision plan intended to “increase the lot area of an exiting lot, with no creation of a new lot”. Although the Subdivision and Land Development Ordinance applies to these plans, a separate set of streamlined criteria apply. A design professional licensed by the Commonwealth of Pennsylvania is required to survey the property and prepare the plan.*

◇ A Lot Add-On Plan Can Be Prepared If:

- All resulting lots meet the minimum design standards,
- Stormwater management facilities are not altered in any manner,
- Street locations and block sizes are not changed,
- Access to all affected lots are not changed, and
- No new lots are created.

◇ Landowner Certification

Since more than one property is involved in a lot add-on plan, multiple landowners may be affected. Therefore, notarized signatures from all property owners is necessary on the plans prior to being recorded in the Lancaster County Recorder of Deeds Office.

◇ New Deeds

In order to complete the process of making lot line adjustments, new descriptions of both the parcel being added (the add-on parcel) and the new lot created after the addition are required as part of the plan approval process. These legal descriptions become the basis for new deeds to be recorded with the plan.

Please note that this is intended to be general guidance and not an exhaustive list of requirements or permitting procedures.