





South Park

Finleyville



30 Min. to Pittsburgh

88

88

88

LIBRARY RD.

GARDOK ROAD

FINLEYVILLE RD.



42.12 Acres ±

TIRAX RD.

SUGAR CAMP ROAD

TURKEYFOOT RD.

MCCLELLAND ROAD

CHURCH HILL RD.

CHURCH HILL ROAD

TURKEYFOOT ROAD



GOLF COURSE

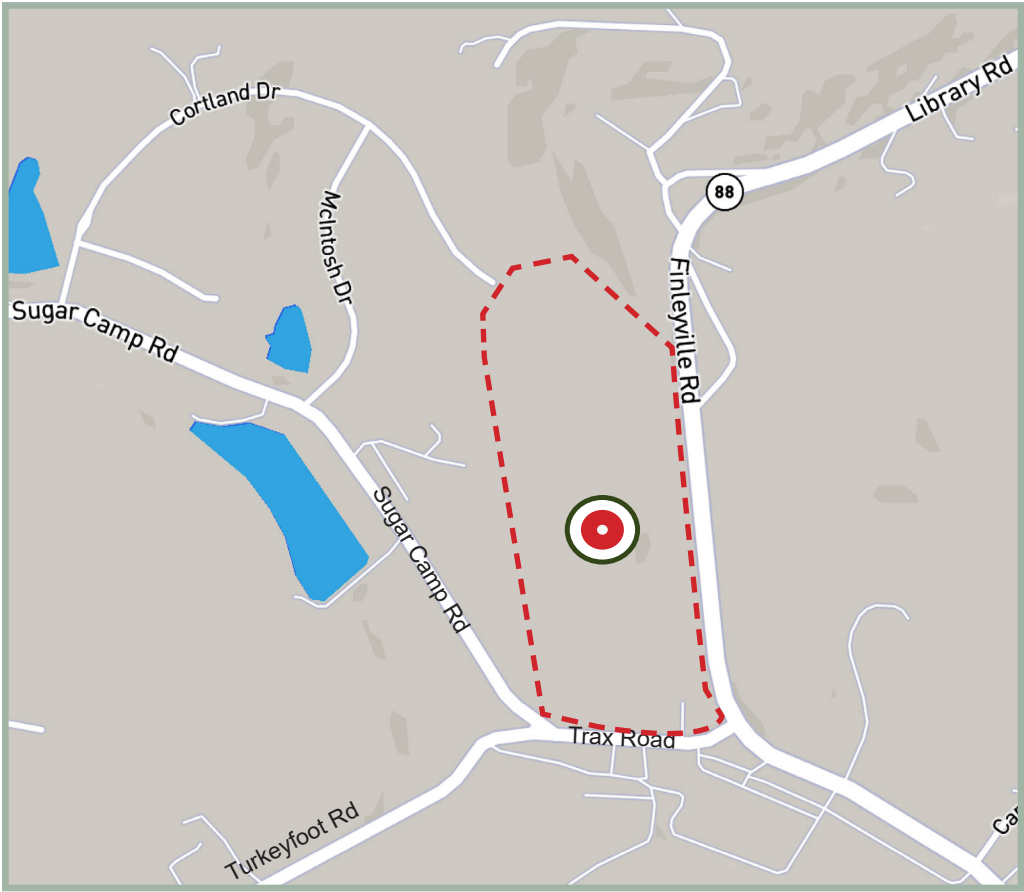
Peters Township

Venetia









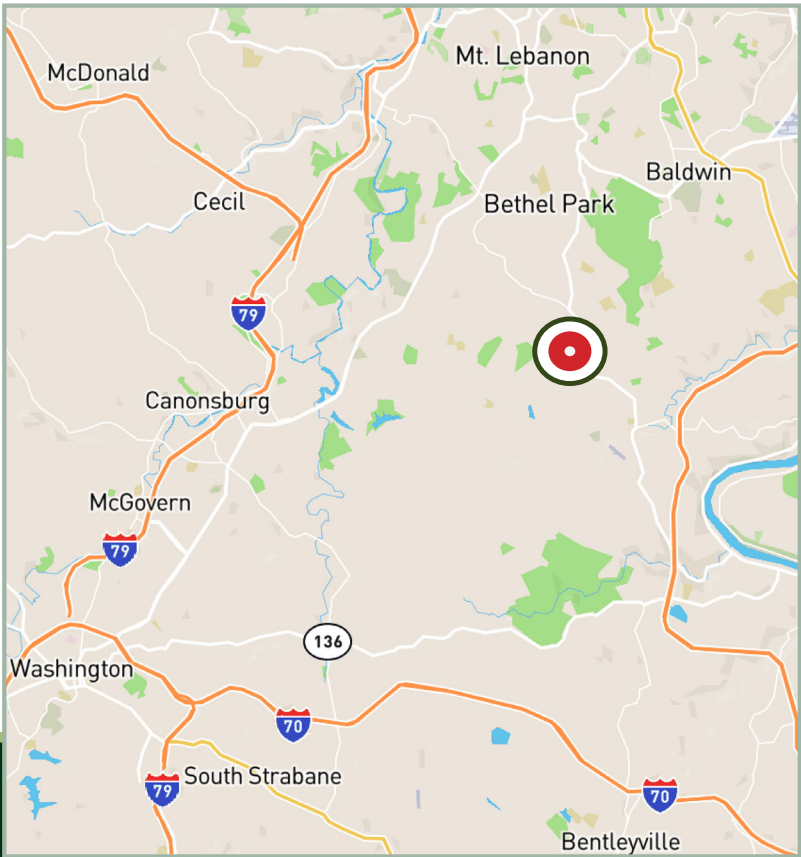
## Location

- ✓ 30 min./17.2 miles from Washington, PA
- ✓ 22 min./10.2 miles from Canonsburg
- ✓ 5 min./2.7 miles from Finleyville
- ✓ 11 min./5.8 miles from Rt. 19 (Washington Rd.)
- ✓ 19 min. / 9.4 miles from Interstate 79
- ✓ 36 min./29 miles from the Pittsburgh International Airport
- ✓ 33 min./14.2 miles from downtown Pittsburgh

## Demographics

	1 Mile	3 Miles	7 Miles
Population	3,558	41,798	214,334
Households	1,435	16,776	87,669
Avg. HH Income	\$124,850	\$129,442	\$128,701

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**KIM CLACKSON**  
 Executive Vice President  
 412.471.3018  
 kim.clackson@cbre.com

**MATT CLACKSON**  
 Senior Vice President  
 412.471.4069  
 matt.clackson@cbre.com

One Oxford Centre | 301 Grant Street, Suite 4000  
 Pittsburgh, PA 15219 | cbre.com

### § 280-47

#### **Purpose.**

The purpose of this district is to provide opportunities for commercial development which meets the general needs of the population within the market area for shopping and services and which allows for an integrated shopping center on one or more larger sites which have access to the regional highway network.

### § 280-48

#### **Authorized uses.**

In the C-2 General Commercial District only the following uses are authorized.

#### **A) Permitted Uses**

##### (1) Principal uses

- (a) Bakery
- (b) Business services
- (c) Business or professional offices
- (d) Candy or ice cream store
- (e) Commercial school
- (f) Contracting business
- (g) Convenience store
- (h) Custom crafting, including, inter alia, on-site  
woodwork and assembly with mail order  
service and retail with storage
- (i) Daycare center
- (j) Delicatessen
- (k) Financial institutions
- (l) Garden nursery
- (m) Health club
- (n) Indoor amusement
- (o) Laundry or dry cleaning establishment
- (p) Motel/hotel
- (q) Personal services
- (r) Pet grooming
- (s) Pharmacy
- (t) Repair shop
- (u) Restaurant
- (v) Retail sales
- (w) Tavern
- (x) Vehicle accessory sales and installation
- (y) Essential services

##### (2) Accessory Uses

- (a) Signs, subject to Article XIX
- (b) Off-street parking and loading, subject to  
Article XVIII
- (c) Accessory uses customarily incidental to and on  
the same lot with any permitted use, conditional  
use or use by special exception authorized in  
this district
- (d) Fences, subject to § 280-106
- (e) Home office or home occupation in a dwelling  
which is a nonconforming use
- (f) Drive-through facilities, subject to § 280-109
- (g) Temporary construction trailer, model home or  
sales office, subject to § 280-110

#### **B) Conditional Uses**

- (a) Billboards, subject to § 280-102A(4)
- (b) Commercial recreation, subject to § 280-102A(9)
- (c) Hospital, clinic or nursing home, subject to  
§ 280-102A(16)
- (d) Private club, subject to § 280-102A(23)
- (e) Public utility installation, subject to § 280-102A(26)
- (f) Mini warehouses or self-storage buildings, subject to  
§ 280-102A(19)
- (g) Large-scale commercial buildings, subject to  
§ 280-102A(30)  
[Added 5-12-2008 by Ord. No. 2008-4]

#### **C) Uses by Special Exception**

##### (1) Principal uses

- (a) Animal hospital, subject to § 280-102A(2)
- (b) Apartment above office or retail, subject to § 280-102A(3)
- (c) Car wash, subject to § 280-102A(5)
- (d) Funeral home, subject to § 280-102A(14)
- (e) Public parking lot or garage, subject to § 280-102A(24)
- (f) Service station, automobile, subject to § 280-102A(29). [1]  
Editor's Note: Former Subsection C1(g), Shopping Center,  
which immediately followed this subsection, was  
repealed 5-12-2008 by Ord. No. 2008-4
- (g) Temporary use or structure, other than a construction  
trailer, model home or sales office, subject to  
§ 280-102A(33)
- (h) Vehicle rental, sales and service, subject to  
§ 280-102A(35)
- (i) Vehicle repair garage, subject to § 280-102A(36)
- (j) Comparable uses not specifically listed, subject to  
§ 280-102A(10)

##### (2) Accessory uses: None

For complete zoning information, visit the Union Township  
Zoning Website: <https://ecode360.com/26796014>