

Town of McCandless, PA
Tuesday, July 1, 2025

Article 1302. Zoning Districts

§ 1302.240. Corridor District (M-C).

[Ord. No. 1540, 6-26-2023]

- (A) Purpose. The Corridor District is established to respond to the existing condition for Lots on busier roads where traffic and topography make walkable connectivity difficult. Mixed Uses are encouraged. Larger Setbacks create easy access for auto-oriented Uses. Flexibility is allowed and encouraged for small Buildings to respond to market demand.
- (B) Building Form Regulations. Figure 1302.F specifies the district's Building Form Regulations.

Figure 1302.F Corridor District - M-C

- A. Use. (See Article 1303, Zoning Uses.)
- B. Building Configuration.

Building Configuration. The following diagram illustrates the Principal and Accessory Building Height standards in the table (B).

1. Principal Building Height	3 stories and 45 feet maximum	
2. Principal Building Ground Floor Height	a. 12 feet minimum b. 16 feet maximum	
3. Upper Floor Height	12 feet maximum	
4. Accessory Building Height	2 stories and 24 feet maximum	
5. Impervious Coverage	80% maximum	
6. Lot Width	50 feet minimum	
7. Lot Area	5,000 square feet minimum	

- C. Setbacks: Principal Building.

Setbacks. The following diagrams illustrate the Principal and Accessory Building Build-to Area and Setback standards in the table (C and D).

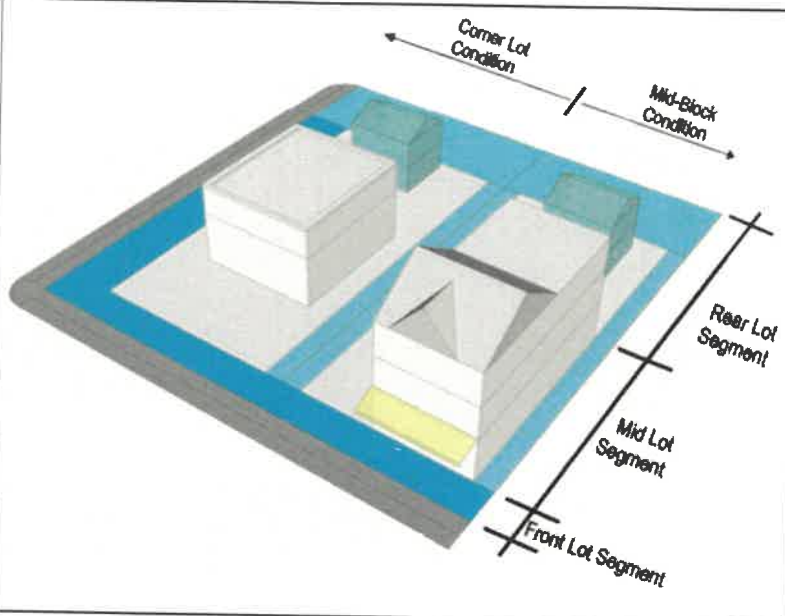
1. Front Setback	20 feet minimum	<p>Secondary Street</p> <p>C.1 C.2 C.3 C.4</p> <p>Corner Lot Condition</p> <p>Mid-Block Condition</p> <p>Lot Line: -----</p> <p>Principal Build-to Area: minimum maximum</p> <p>Principal Setback: minimum</p> <p>Accessory Setbacks: minimum</p>
2. Secondary Street Setback	20 feet minimum	
3. Side Setback	10 feet minimum	
4. Rear Setback	20 feet minimum	

D. Setbacks: Accessory Building.

1. Front Setback	60 feet minimum	<p>Secondary Street</p> <p>D.1 D.2 D.3 D.4</p> <p>Corner Lot Condition</p> <p>Mid-Block Condition</p> <p>Lot Line: -----</p> <p>Principal Build-to Area: minimum maximum</p> <p>Principal Setback: minimum</p> <p>Accessory Setbacks: minimum</p>
2. Secondary Street Setback	20 feet minimum	
3. Side Setback	10 feet minimum	
4. Rear Setback	20 feet minimum	

E. Private Frontages.

Building Form. The following diagram illustrates the Principal and Accessory Building configuration, Build-to Area and Setback, Private Frontages, and parking placement standards in the table (B, C, D, E, and F)



C.1 and 2 Front and Secondary Street Setback
C.3 Side Setback
C.4 Rear Setback
E. Private Frontages
Buildable Area

1. Terrace	Not permitted
2. Forecourt	Not permitted
3. Stoop	Permitted
4. Shopfront	Permitted
5. Gallery	Not permitted

F. Parking Placement.

1. Front Lot Segment	Parking permitted, provided that it meets the Principal Building Front Setback (Subsection C1)
2. Mid Lot Segment	Parking permitted
3. Rear Lot Segment	Parking permitted

G. Buffering. (See Part 11.)

1. A Screening Buffer must be used along all Lot Lines shared with a Lot in a Residential Zoning District
2. A Filtering buffer must be used along all lot lines across a Right-of-Way from a Lot in a Residential Zoning District

Article 1303. Zoning Uses

§ 1303.140. Principal Uses: Residential and Lodging Uses.

[Ord. No. 1540, 6-26-2023]

Table 1303.A									
Principal Uses: Residential and Lodging Uses									
Key:									
P = Permitted by-Right									
SE = Permitted by Special Exception									
C = Conditional Use									
Blank Cell = Non-Permitted Use									

Uses	Mapped Zoning Districts								
	Civic District	Very Low Density Neighborhood	Low Density Neighborhood	Moderate Density Neighborhood	Neighborhood Center	Corridor District	Urban District	Town Center	Special District
	CD	R-VL	R-L	R-M	M-N	M-C	M-U	TC	SD
Assisted Living Facility					P	P	P	P	
Bed-and-Breakfast				C	C	C			
Community Residence		P	P	P	P	P			
Dwelling, Single-Family Detached		P	P	P	P	P			
Dwelling, Single-Family Semi-Attached				P	P	P			
Dwelling, Two-Family			P	P	P	P			
Dwelling, Townhouse				P	P	P			
Dwelling, Multifamily					P	P	P	P	
Halfway House					C	C	C		
Hotel/Apartment Hotel						P	P	P	
Manufactured Home Community				C					
Motel						P			
Short-Term Rental					C	C	C	C	
Temporary Shelter Facility					C	C	C	C	

This category of Uses encapsulates those for residential and overnight accommodations.

- (A) Assisted Living Facility. Any Premises in which food, shelter, assisted living services, assistance or supervision and supplemental health care services are provided for a period exceeding 24 hours for four or more adults who are not relatives of the operator, who require assistance or supervision in matters such as dressing, bathing, diet, financial management, evacuation from the residence in the event of an Emergency or medication prescribed for self-administration.
- (B) Bed-and-Breakfast. A private residence providing temporary lodging to the public consisting of no more than 10 sleeping rooms and in which breakfast is the only meal served and is included in the lodging charge. The following Use regulations apply:
 - 1. The residential nature of the neighborhood or the character of the Dwelling as a residence must not be altered.
 - 2. Kitchen facilities must comply with the requirements of the Allegheny County Health Department.
 - 3. Access to guest rooms must be via a main entrance, lobby, or foyer within the Building. No guest room must have a separate exterior access, except as may be required by applicable fire or building codes.
 - 4. No employees who are not otherwise eligible to be a member of the same household with the Owner of the Bed-and-Breakfast may live On-Site.
 - 5. A Bed-and-Breakfast may have a Sign in accordance with Article 1305 of this Part.
 - 6. Off-street parking requirements must comply with the Parking And Loading Standards of the Town Subdivision and Land Development Ordinance (Part 11 on the Town Municipal Code).
- (C) Community Residence. A Single-Family Dwelling Unit occupied on a relatively permanent basis in a family-like environment by a group of unrelated Persons with Disabilities plus paid professional support staff provided by a sponsoring agency, either living with the residents on a twenty-four-hour basis, or present whenever residents with disabilities are present at the dwelling. A Community Residence must be licensed where required by any appropriate government agencies, and a copy of any such licenses must be delivered to the Town prior to beginning the Use. A Community Residence includes Group Home and Recovery Community Uses as defined below. The maximum capacities for each shall be the total number of residents who are permitted to reside in Community Residence at any time.
 - 1. Group Home. A Single-Family Dwelling Unit occupied as a single housekeeping unit in a family-like environment by Persons with Disabilities plus support staff. Residents are supervised by a sponsoring entity or its staff which furnishes habilitative services to the group home residents. A Group Home is owned or operated under the auspices of a nonprofit association, private care provider, government agency, or other legal entity, other than the residents themselves or their parents or other individuals who are their legal guardians. Interrelationships between residents are an essential component of a group home. A group home imposes no time limit on how long an individual can reside in the group home. A Group Home is a relatively permanent living arrangement where tenancy is measured in years.
 - 2. Recovery Community. A temporary residential living arrangement for Persons leaving an institutional setting and in need of a supportive living arrangement to readjust to living outside the institution. Interrelationships between residents is an essential component of a Halfway House. Residency is limited to a specific number of weeks or months. Residents are receiving therapy and counseling from support staff who are present when residents are present to help them recuperate from the effects of drug or alcohol addiction.
- (D) Dwelling. A Building containing one or more Dwelling Units. The term Dwelling or any phrase including Dwelling does not include Hotel, Rooming House and Boardinghouse, Hospital, or other accommodations used for transient occupancy.

1. Single-Family Detached Dwelling. A Building used by one Family, having only one Dwelling Unit, and surrounded by open space or Yards and which is not attached to any other Dwelling by any means. Only one Single-Family Detached Dwelling is permitted for each legally subdivided Lot.
 2. Single-Family Semi-Attached Dwelling. One of two Buildings arranged or designed as a Dwelling, located on Abutting Lots, and separated from each other by a solid partition, without openings, extending from the Basement floor to the highest portion of the Roof along the dividing Lot Line and separated from any other Building or Structure by space on all sides.
 3. Two-Family Dwelling. A Building located on one Lot containing not more than two Dwelling Units, arranged one above the other or side by side, and not occupied by more than two Families.
 4. Townhouse Dwelling. One of a series of a minimum of three and a maximum of eight attached Dwelling Units separated from one another by continuous vertical solid partitions without opening from Basement floor through the Roof.
 5. Multifamily Dwelling. A Building containing three or more Dwelling Units and occupied by three or more Families.
- (E) Halfway House. A temporary residential living arrangement for persons leaving an institutional setting and in need of a supportive living arrangement to readjust to living outside the institution. Interrelationships between residents is an essential component of a Halfway House. Residency is limited to a specific number of weeks or months. Residents are receiving therapy and counseling from support staff who are present when residents are present, for one or more of the following purposes:
1. To help them reenter society while housed under supervision while under the constraints of alternatives to imprisonment including, but not limited to, prerelease, work release, or probationary programs (not a Disability).
 2. To help Persons with family or school adjustment problems that require specialized attention and care to achieve personal independence (not a Disability).
- (F) Hotel/Apartment Hotel. A facility offering temporary lodging to the public consisting of 10 or more sleeping rooms with a bathroom for each room and providing daily room cleaning services and other guest services. In-room kitchen facilities may or may not be provided. Secondary service Uses may also be provided, such as restaurants and meeting rooms. This Use includes Apartment Hotel, which is a Hotel where at least 50% of the Gross habitable Floor Area is used by permanent residents. The following Use regulations apply:
1. A private lobby shall be included.
 2. Rooms shall be accessed from the interior of the Building, including from interior courtyards, lobbies, or halls.
- (G) Manufactured Home Community. A parcel or contiguous parcels of land that has been so designed and improved that it contains three or more Manufactured Home spaces for the placement thereon of Manufactured Homes. A Manufactured Home Community shall be developed pursuant to Article 1107, Manufactured Home Park Standards of the Town Subdivision and Land Development Ordinance (Part 11 of the Town Municipal Code).
- (H) Motel. A Building or group of Buildings, whether detached or in connected units, used as individual sleeping or dwelling units, designed with separate exterior entrances, and designed for year-round occupancy, primarily for transient automobile travelers and providing for accessory off-street parking facilities. Motel includes Buildings designated as tourist courts, tourist cabins, motor lodges, and similar terms.
- (I) Short-Term Rental. A Principal Use of a Dwelling Unit where, for compensation, temporary lodging is provided for transient guests for less than 30 consecutive days and meals are not provided. This

Use does not include Hotel/Apartment Hotel, Motel, or Bed-and-Breakfast. The following Use regulation apply:

1. Permit Required.

- a. A Zoning Permit or Certificate of Use is required for a Short-Term Rental Use the same as any other Principal Use. Operation of a Short-Term Rental without a Zoning Permit or Certificate of Use is a violation of this Part.
- b. Permit Application Requirements. In addition to the permit requirements of § 1301.220, Short-Term Rental permit applications must contain the following information:
 - (1) The name, address, telephone number, and email address of the Owner.
 - (2) The name, address, and twenty-four-hour telephone number of the designated Local Property Representative.
 - (3) Floor plan identifying rooms on all floors, specific location of bedrooms, and location of any pools labeled as either in-ground or aboveground.
 - (4) The total number of bedrooms.
 - (5) If the Building is a multiunit Structure, the total number of Dwelling Units in the Structure and the number of Dwelling Units being used as Short-Term Rentals.
 - (6) A diagram or aerial photograph showing the location and number of On-Site parking spaces.
 - (7) Copy of current permit or certificate identifying that the Short-Term Rental Owner is registered with the Allegheny County Treasurer's Office to collect Hotel Room Rental Tax.
 - (8) Copy of current Pennsylvania Sales and Use Tax Permit or signed attestation that a third party collects this on behalf of the Short-Term Rental Owner.
 - (9) Signatures of the Owner and the designated Local Property Representative.
 - (10) By signing the Short-Term Rental application, the Owner gives authorization to the Town to enter onto the property to inspect and ensure compliance with this Part and all applicable ordinances and regulations administered and enforced by the Town.
 - (11) Written notice to an applicable homeowners' association, indicating the intent to make the application for Use of the subject residential property for a Short-Term Rental, when applicable.
- c. A separate Short-Term Rental Zoning Permit or Certificate of Use is required for each Dwelling Unit being rented as a Short-Term Rental.

2. Operating Standards.

- a. Local Property Representative. The Property Owner must designate a Local Property Representative. The name, address, and telephone number of the Property Owner and Local Property Representative must be kept on file at the Town. The local property representative must be available 24 hours per day, seven days per week, for the following purposes:
 - (1) To respond within one hour to complaints regarding the condition, operation, or conduct of occupants of the Short-Term Rental.
 - (2) To take remedial action to resolve any such complaints.
 - (3) Failure to provide the contact information, failure to keep the contact information current, failure to respond in a timely manner to complaints, or the occurrence of

repeated complaints may result in the suspension or revocation of approval or civil or criminal penalties.

- b. **Occupancy.** Maximum daytime and overnight occupancy of the Short-Term Rental must be based on the UCC standards. The Property Owner or Local Property Representative must be responsible for ensuring that the Dwelling Unit is in conformance with its maximum occupancy.
- c. **Restrictions on Use.** A renter may not Use a Short-Term Rental for a purpose not incidental to its Use for lodging or sleeping purposes. This restriction includes using the rental for a wedding, banquet, reception, bachelor or bachelorette party, concert, fundraiser, sponsored event, or any similar group activity.
- d. **Parking.** Outdoor parking for overnight and day guests shall be limited to available parking areas on the Short-Term Rental property. Parking for Short-Term Rental guests shall not include any lawns or vegetated areas or spaces in any Right-of-Way.
- e. **Overnight occupancy of recreational vehicles, camper trailers, and tents at the property where the Short-Term Rental is located is prohibited.** Outdoor overnight sleeping of occupants or guests of the Short-Term Rental is prohibited.
- f. **Signage.** No outdoor Signs related to the rental of the Dwelling Unit are permitted on the site.
- g. **Informational Packet.** A packet of information must be provided to renters and posted conspicuously in the common area of the Short-Term Rental summarizing guidelines and restrictions applicable to the Short-Term Rental Use, including:
 - (1) The physical Street address of the property.
 - (2) The maximum number of occupants permitted to stay in the Dwelling Unit and the maximum number of day guests permitted at any one time.
 - (3) Applicable noise and Use restrictions.
 - (4) Location of designated off-street parking and maximum number of vehicles allowed.
 - (5) The trash pick-up day and notification that trash and refuse must not be left or stored outside of designated receptacles on the exterior of the property.
 - (6) The name of the Owner of the unit and or the Local Property Representative and a telephone number at which that party can be reached on a twenty-four-hour basis.
 - (7) Evacuation routes.
 - (8) The renter's responsibility not to trespass on private property or to create disturbances.
 - (9) Notification that an occupant or guest may be cited and fined for creating a disturbance or for violating other provisions of the Town Municipal Code, including parking and occupancy limits.
 - (10) Notification that Short-Term Rental occupants and guests are required to make the property available for inspection by the Town upon request.
- h. A copy of the Town Short-Term Rental Permit must be posted within the Dwelling Unit.
- i. **Insurance.** The Property Owner shall maintain on file at the Town an up-to-date certificate of insurance documenting that the dwelling is insured as a short-term or vacation rental.
- j. Short-Term Rental occupants or guests shall not engage in disorderly conduct or disturb the peace and quiet of any nearby neighborhood or Person by loud, unusual, or excessive noise, by tumultuous or offensive conduct, public indecency, threatening, traducing,

quarreling, challenging to fight, or fighting, or creating a dangerous or physically offensive condition.

- k. The Owner or Local Property Representative shall use best efforts to assure that the occupants or guests of the Short-Term Rental do not create unreasonable noise or disturbances, engage in disorderly conduct, or otherwise violate provisions of the Town Municipal Code or any state law pertaining to noise or disorderly conduct including, but not limited to, notifying the occupants of the rules regarding Short-Term Rentals and responding when notified that occupants are violating laws, ordinances, or regulations regarding their occupancy.
 - l. The Owner or Local Property Representative shall, upon notification that occupants or guests of the Short-Term Rental have created unreasonable noise or disturbances, engaged in disorderly conduct, or otherwise violated provisions of the Town Municipal Code or state law pertaining to noise or disorderly conduct, promptly use best efforts to prevent a recurrence of such conduct by those occupants or guests.
 - m. A Short-Term Rental shall not have any outside appearance indicating a change of Use.
 - n. Fireworks and floating lanterns are prohibited.
 - o. Subleasing all or a portion of the Dwelling Unit is prohibited.
- (J) Temporary Shelter Facility. A public or nonprofit facility providing temporary, Emergency housing, and social, health, and related services for families or individuals 18 years of age or older, who are without resources and access to shelter. The following regulations apply:
- 1. The Use shall only be operated by or in conjunction with a governmental, nonprofit, welfare or charitable service.
 - 2. The maximum number of residents of the lodging shall be based upon a ratio of one Person for every 50 square feet of interior space devoted to sleeping area, not to exceed 100 residents.
 - 3. The facility shall have staffing On-Site during all hours of operation.
 - 4. At least one toilet and shower must be provided for every 15 shelter beds.
 - 5. New Temporary Shelter Facilities shall not be located within 2,000 feet of another Temporary Shelter, or a Community Home, Halfway House, Medical Clinic, Hospital, School, or Park.
 - 6. The Temporary Shelter Facility must be open to the individuals it serves for 24 hours per day, including the provision of an indoor waiting area for Use by individuals when a portion of the facility is not open for operation. Lodging must be provided on a reservation or referral basis so that clients will not be required or allowed to queue for services outdoors.
 - 7. All functions associated with the Temporary Shelter Facility, except for children's play areas, outdoor recreation areas, and parking must take place within the Building housing the shelter.