



LAND FOR SALE

22.66 Acres[±]
Residential Land

McClelland Road
Finleyville, PA 15332

- ✓ Zoning: R-D Rural Development District
- ✓ Union Township
- ✓ Washington County
- ✓ All utilities closeby

CBRE



South Park

Finleyville



88

88

88

30 Min. to Pittsburgh

LIBRARY RD.

CARDOX ROAD

FINLEYVILLE RD.



22.66 Acres±

SUGARCAMP ROAD

TIRAX RD.

TURKEYFOOT RD.

MCCLELLAND ROAD

CHURCH HILL RD.

CHURCH HILL ROAD

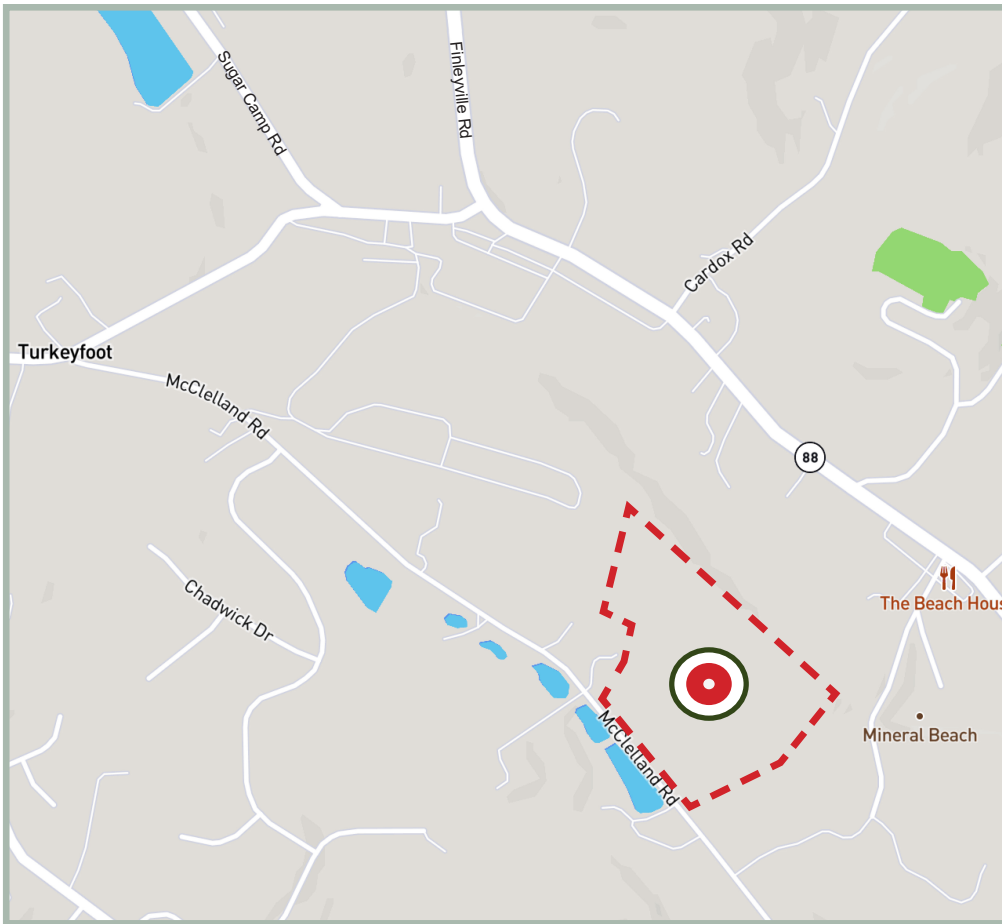
TURKEYFOOT ROAD



GOLF COURSE

Peters Township

Venetia



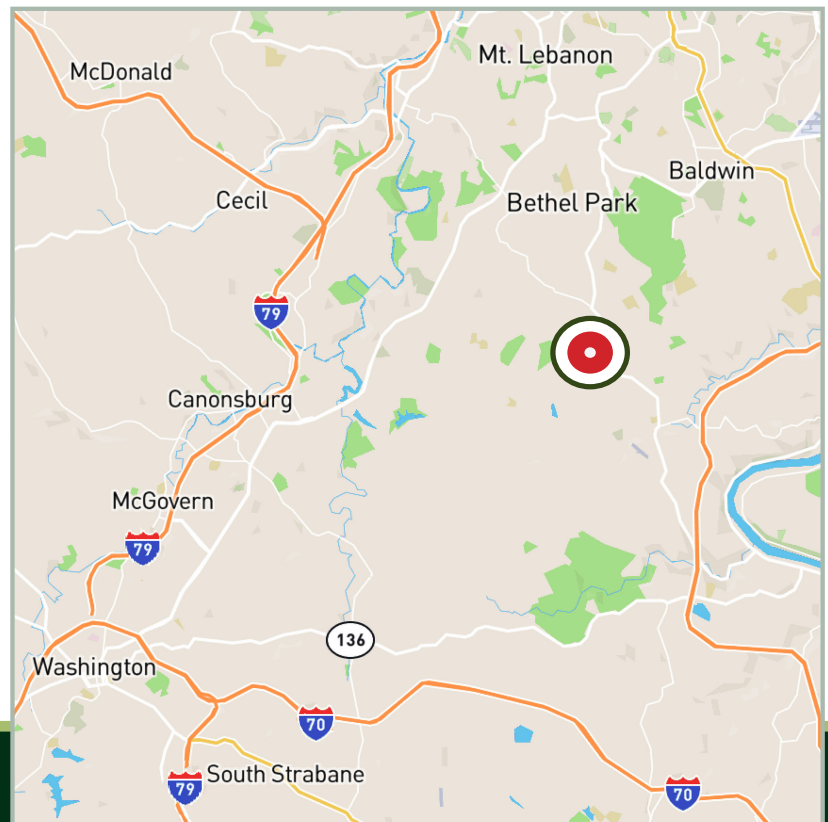
Location

- ✓ 30 min./17 miles from Washington, PA
- ✓ 23 min./10.5 miles from Canonsburg
- ✓ 5 min./2.3 miles from Finleyville
- ✓ 11 min./5.5 miles from Rt. 19 (Washington Rd.)
- ✓ 20 min. / 9.7 miles from Interstate 79
- ✓ 38 min./29 miles from the Pittsburgh International Airport
- ✓ 35 min./15.3 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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§ 280-12

Purpose.

The purpose of the R-D Rural Development District is to provide for agriculture and low-density single-family residential development in rural areas of the Township where public sewers are not available and to provide for accessory uses and compatible public and semipublic uses as conditional uses or uses by special exception.

§ 280-13

Authorized uses.

In the R-D Rural Development District only the following uses are authorized.

A) Permitted Uses

(1) Principal uses

- (a) Agriculture, subject to § 280-111.
- (b) Animal hospital, subject to § 280-102A(2).
- (c) Boarding stable, subject to § 280-111.
- (d) Kennel, subject to § 280-111.
- (e) Garden nursery or greenhouse, subject to § 280-111.
- (f) Golf course.
- (g) Single-family dwelling.
- (h) Secondary dwelling for resident farm workers, subject to § 280-114.
- (i) 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) Private garages and storage buildings, subject to § 280-106.
- (e) Private residential swimming pools or tennis courts, subject to § 280-106.
- (f) Private stables, subject to § 280-111.
- (g) Fences, subject to § 280-106.
- (h) Temporary construction trailer, model home or sales office, subject to § 280-110.
- (i) Home gardening.
- (j) Home office.
- (k) Keeping of domestic pets.

B) Conditional Uses

(1) Principal uses

- (a) Cemetery, subject to § 280-102A(6).
- (b) Church, subject to § 280-102A(7).
- (c) Commercial communications tower, subject to § 280-102A(8).
- (d) Firehouse, subject to § 280-102A(7).
- (e) Mineral removal, subject to § 280-102A(20).
- (f) Mini warehouses or self-storage buildings, subject to § 280-102A(19).
- (g) Nursing home, subject to § 280-102A(16).
- (h) Personal care boarding home, subject to § 280-102A(15).
- (i) Planned residential development, subject to Article XV.
- (j) Private club, subject to § 280-102A(23).
- (k) Public recreation, subject to § 280-102A(25).
- (l) Public buildings, subject to § 280-102A(7).
- (m) Public utility installation, subject to § 280-102A(26).
- (n) Schools, subject to § 280-102A(7).

(2) Accessory Uses

- (a) Home occupation, subject to § 280-102A(39).
- (b) Private-use helipad, subject to § 280-102A(37).

C) Uses by special exception

(1) Principal uses

- (a) Day-care center or preschool facility in a church or school, subject to § 280-102A(12).
- (b) Temporary use or structure, other than a construction trailer, model home or sales office, subject to § 280-102A(33).

(2) Accessory uses: none.

For complete zoning information, visit the Union Township Zoning Website:
<https://ecode360.com/26795635#26795635>