



**TOWNSHIP OF SOUTH FAYETTE  
ALLEGHENY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 03 OF 2023**

**AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 240, ZONING OF THE SOUTH FAYETTE CODE, ARTICLE II, DEFINITIONS, SECTION 240-9 PARTICULAR MEANINGS, TO DELETE THE TERM EXTENDED STAY FROM THE DEFINITION OF A MOTEL AND HOTEL AND TO PROVIDE FOR A DEFINITION OF AN EXTENDED STAY HOTEL, MOTEL AND FACILITY; AMENDING CHAPTER 240, ZONING OF THE SOUTH FAYETTE CODE, ARTICLE IX C-2 HIGHWAY COMMERCIAL DISTRICT, SECTION 240-50 AUTHORIZED USES, SECTION B., CONDITIONAL USES, SUBSECTION(1) PRINCIPAL USES, TO PERMIT AN EXTENDED STAY HOTEL, MOTEL AND FACILITY AS A CONDITIONAL USE IN THE C-2 HIGHWAY COMMERCIAL DISTRICT; AND AMENDING CHAPTER 240 ZONING, OF THE SOUTH FAYETTE CODE, ARTICLE XV, EXPRESS STANDARDS AND CRITERIA GRANTING CONDITIONAL USES AND USES BY SPECIAL EXCEPTION, SECTION 240-95 STANDARDS FOR SPECIFIC USES, SUBSECTION A. TO PROVIDE FOR SPECIFIC CRITERIA FOR APPROVAL OF AN EXTENDED STAY HOTEL, MOTEL AND FACILITY IN A C-2 HIGHWAY COMMERCIAL DISTRICT**

**WHEREAS**, the Township Board of Commissioners have determined that the health, safety, and welfare of the South Fayette community, as well as the inhabitants of extended stay lodging in the Township, is promoted by the adoption of the requirements set forth in this Ordinance; and

**WHEREAS**, the Township Board of Commissions, after consultation with Township staff, believe that the requirements of this Ordinance enhance, promote, and protect the health, safety, and welfare of the South Fayette Community as well as the inhabitants of extended stay lodging in the Township.

**NOW THEREFORE, BE IT ORDAINED AND ENACTED** by the Township Commissioners of the Township of South Fayette as follows:

1. The recitals set forth hereinabove are incorporated herein by reference thereto.
2. Chapter 240, Zoning, of the South Fayette Code, Article II, Definitions, §240-9 Particular meanings, is amended by the deletion of the terms “including extended stays” from the Definition of “Motel or Hotel”.
3. Chapter 240, Zoning, of the South Fayette Code, Article II, Definitions, §240-9 Particular meanings, is amended by the inclusion of a definition for a “Extended stay hotel, motel, and facility” as follows:

“Extended stay hotel, motel, and facility shall be defined as a facility where rooms or suites may be rented by guests for periods of 14 days or longer; provided that this definition shall not apply to single-family or multi-family residences that are leased for a period of one month or longer.”

4. Chapter 240, Zoning, of the South Fayette Code Article IX C-2 Highway Commercial District, Section 240-50 Authorized Uses, Section B., Conditional uses, subsection (1) Principal Uses is amended to include the following subsection (u):

(u) Extended stay hotel, motel, and facility, subject to **§240-95A(61)**

5. Chapter 240 Zoning, of the South Fayette Code, Article XV, Express Standards and Criteria Granting Conditional Uses and Uses by Special Exception, Section 240-95 Standards for Specific Uses, subsection A. is amended to include the following subsection (61) providing for specific criteria for approval of an Extended stay hotel, motel, and facility as a conditional use:

(61) Extended stay hotel, motel, and facility

**Extended stay room equipment and service requirements.**

- (a) All extended stay rooms shall have facilities for both storage and preparation of food (kitchens and kitchenettes).
- (b) All extended stay rooms with less than 300 square feet of floor area are limited to a maximum capacity of two persons per such room.
- (c) All extended stay rooms with more than 300 square feet of floor may allow an additional person per each additional 75 square feet of floor area.
- (d) No exterior access to extended stay rooms is permitted. This requirement shall only apply to buildings and structures built after the date of the adoption of this section.
- (e) Each extended stay room containing a stove-top unit or other type burner unit shall be required to also include a maximum 60-minute automatic power off timer for each room containing such stove-top unit or other type burner.
- (g) A hard-wired smoke detector with battery backup shall be provided and installed in each extended stay room as required under the Uniform Construction Code as adopted by the Township. It shall be a violation of

this Code for any person to disable, tamper with or modify any type of smoke detector or other safety device installed in each extended stay room.

- (h) No extended stay hotel, motel, or facility shall rent or provide a room for any number of persons greater than the sleeping accommodations provided within the particular rental unit or temporary sleeping accommodations provided by the extended stay hotel, motel, or facility.
- (i) Housekeeping shall be included within the standard extended stay room rate of any extended stay hotel, motel, or facility. At a minimum, rooms must be cleaned before each new guest checks in and no less frequently than twice every seven days.
- (j) Each extended stay hotel, motel and facility must maintain a log that documents when each room is serviced and cleaned. The log must be maintained for 120 days. Any extended stay hotel, motel, or facility must make these records available to the Township within a reasonable time upon request.
- (k) All extended stay hotels, motels, and facilities must have in place laundry facilities consisting of washer and dryer machines available to patrons. The equipment shall be maintained and in good repair at all times. Washers and dryers shall be provided at a ratio of one washer and dryer for every 20 rooms or fraction thereof.

**General property requirements and restrictions.**

- (a) A minimum lot size of one (1) acre is required to construct an extended stay hotel, motel, or facility or to convert an existing hotel, motel or facility into an extended stay hotel, motel, or facility in the Township.
- (b) No building may be placed within three hundred (300) feet of the property line of any residentially zoned property.
- (c) No extended stay hotel, motel, or facility shall provide lodging at an hourly rate.
- (e) Extended stay hotels, motels, or facilities shall include, on any public facing entry points to the premises, a magnetic or electronic keyboard/locking device for access.
- (f) All entry point doors shall have operating automatic closures, key entry and shall remain locked at all times between the hours of 9:00 p.m. and 6:00 a.m.
- (g) All entry point doors shall be equipped with an alarm or other device that will alert security, attendants, or other employees that the door has been opened or remains open.
- (h) These requirements are not applicable to entry points that enter directly into the lobby of the extended stay hotel, motel, or facility as long as the lobby

is manned by a bona fide employee 24 hours a day.

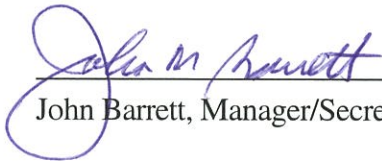
6. All ordinances and parts of ordinances inconsistent with the terms of this ordinance are hereby repealed; provided, however, that such repeals shall be only to the extent of such inconsistency and in all other aspects, this ordinance shall be cumulative of the other ordinance regulating and governing the subject matter covered by this ordinance.


7. If any section, provision, or parts hereof in this ordinance shall be adjudged invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the ordinance as a whole or any other section or provision or part thereof.

8. This Ordinance shall become effective upon passage.

ADOPTED AND APPROVED this 12 day of July 2023.

ATTEST:

  
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John Barrett, Manager/Secretary

TOWNSHIP OF SOUTH FAYETTE  
  
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Gwen Rodi, Chairman Board of Commissioners