

## **City of Pittsburgh**

510 City-County Building 414 Grant Street Pittsburgh, PA 15219

### Master

File ID: 2024-0701 Type: Ordinance Status: In Standing

Committee

Version: 1 Page In Control: Commission -

Number: Planning

Commission

File Created: 07/05/2024

Subject: Final Action:

Title: Ordinance amending the Pittsburgh Code, Title Nine - Zoning, Article V, Section 911.02

- Use Table, Section 911.04 - Use Standards - by changing use types and review procedures regarding Residential Uses in Residential Districts, City of Pittsburgh. (Sent to the Planning Commission for a report & recommendation on 7/18/24)

#### **Internal Notes:**

Agenda Date: 07/09/2024

Indexes: PGH. CODE ORDINANCES TITLE 09 - ZONING

Agenda Number:

Sponsors: Council Member Kail-Smith^ Enactment Date:

Attachments: 2024-0701 Attachment Enactment Number:

Volume: Hearing Date:

Drafter: louise.criss@pittsburghpa.gov Effective Date:

**Related Files:** 

### **History of Legislative File**

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	07/09/2024	Read and referred	Committee on Land Use and Economic Development			
	Action Text: Read a	nd referred to the	Committee on Land Us	e and Economic Deve	lopment		
1	Standing Committee	07/17/2024	Referred for Report and Recommendation	Commission - Planning Commission			Pass

Action Text: A motion was made that this matter be Referred for Report and Recommendation to the Commission - Planning Commission. The motion carried.

### Text of Legislative File 2024-0701

Ordinance amending the Pittsburgh Code, Title Nine - Zoning, Article V, Section 911.02 - Use Table, Section 911.04 - Use Standards - by changing use types and review procedures regarding Residential Uses in Residential Districts, City of Pittsburgh.

(Sent to the Planning Commission for a report & recommendation on 7/18/24)

### The Council of the City of Pittsburgh hereby enacts as follows:

**Section 1.** The Pittsburgh Code, Title Nine - Zoning, Article V, Section 911.02 - Use Table, Section 911.04 - Use Standards - is hereby amended as follows:

# A. Amend Section 911.02 - Use Table by changing the following use types (See Attached Use Table):

### Residential Districts (R1D, R1A, R2, R3, RM)

Community Home [special exception] <u>conditional use</u>

### **SEE ATTACHEMNT**

### 911.02. Use Table.

Use C	lassific	cation	The	Pittsb	urgh	Urban Zor	ning Co	ode P	= Per	rmitte	d By	Right	A = A	Admir	istrat	or Ex	ceptio	on S =	=				
Spec	ial Exc	eptio	n C=	Cond	itiona	ıl Use		Base	e Zoni	ing Di	strict	s*	Stan	dard	See	Sec	tion 9	911.04	4.x				
Re	sident	ial	Mix	ced Us	e	Special	DT	RIV															
* As B	ase Zo	ning [	Distric	t Regi	ulatio	ns, all uses	may	be su	bject 1	to ado	dition	al reg	gulatio	ns im	pose	d by a	applic	able					
Over	lay Zo	ning [	Distric	cts.		R1D	R1A		R2	R3	RM	ND	С	LNC	NDI	UN	С	HC	GI	UI	UC-	MU	
UC	-E	R-M	IU	Р	Н	EMI	GT		RM	MU	NS	GI	IMU	l									
Reside	ntial	Uses																					
Single	-Unit I	Detacl	ned R	Reside	ntial	means the	use of	f a zoı	ning lo	ot for	one c	detac	hed ho	ousin	g unit					Р	Р	Р	Р
Р	Р	Р	Р	Р					Р	Р	Α	Р								A.69	€		
Single	-Unit	Attach	ed R	esider	ntial r	neans the	use of	a zor	ning lo	t for	one d	welli	ng uni	t that	is att	ache	d to o	ne or					
more	e dwe	lling u	nits b	у а ра	rty w	all or sepa	rate a	buttir	ng wal	ll and	that i	s loca	ated o	n its o	own s	epara	ate lot	. (Ord	1.				
32/N	lovem	ber 23	3, 200	)5)		P/S P	Р	Р	Р	Р	Р	Р	Р				Р		Р		S		
	Р	Р				A.69; A.6	9A																
Two-U	Init Re	esiden	tial n	neans	the u	se of a zon	ing lo	t for t	wo dv	wellin	g unit	s tha	t are o	conta	ned v	vithir	n a sin	gle					
build	ling. (0	Ord. 3	2/No	vembe	er 23,	2005)				Р	Р	Р	Р	Р	Р	Р				Р		Р	
		Р		Р	Р		Р																
Three-	Unit F	Reside	ntial	mean	s the	use of a zo	ning l	ot for	three	e dwe	lling ι	units	that a	re cor	ntaine	d wit	thin a	single	•				
build	ling. (	Ord. 3.	2/No	vembe	er 23,	2005)					Р	Р	Р	Р	Р	Р				Р		Р	
		Р		Р	Р		Р																
Multi-	Unit R	Reside	ntial	means	the	use of a zo	ning lo	ot for	four o	or mo	re dw	/ellin	g units	that	are c	ontai	ned w	ithin	a				
singl	e buil	ding.					Р	Р	Р	Р	Р			S	Р	Α	Р			Α	Р		Р
Р	Р		Р	A.85	5																		
Assiste	ed Livi	ing me	eans a	a facili	ty for	the accom	nmoda	tion (	of con	vales	cents	or ch	ronica	ally ill	perso	ons, i	n whic	ch					

		ing care ai					_														
		censed to										th lav	WS.								
Assi	sted Liv	ing Class	<b>A</b> mean	s an As	sisted Liv	ing us	e with	less th	an 9 pat	ient bed	ds.							S	S	S	Α
P	A A	P P		Р	A A	Α		A	. Р		Α /	Α	Р		Р	A.66	,				
Assi	sted Liv	ing Class	<b>B</b> mean	s an Ass	sisted Liv	ing us	e with 9	9 to 17	patient	beds.									S	S	S
5	5 P	Р	Р	S	S S			S P		S	S I	Р		Р	A.6	6					
Assi	sted Liv	ing Class	C means	s an Ass	sisted Liv	ing use	e with :	18 or n	nore pat	ient be	ds.								С	S	S
9	s s		S	S	S S			S P			S I	Р		S	A.6	6					
Com	munity	Home is	a group	of mor	e than ei	ight ur	related	d disab	led pers	ons livi	ng tog	gethe	er as	a sing	gle						
		ping unit v														: A					
		ty Home r							-		-										
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		or the pur												_	-						
	•	ct Amend			•				•								iae				
		Care Facil					-						_	_		-					
fol	lowing	a period c	of hospit	alizatio	on or inst	itutior	nalized	treatm	ent for	a medic	cal, ps	ychia	atric,	deve	lopm	ental,					
en	notional	l, or other	disabili	ty or ha	andicap.	This do	oes not	includ	e halfw	ay hous	es for	peo	ple le	eavin	g a						
со	rrection	nal facility.		[S] <u>C</u>	[S]	С	[S] <u>C</u>	[:	s] <u>c</u>	[S] <u>C</u>		S	S	S	S	S		S	S	S	S
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		August 21,	2000//	I.U-23)																	
5						A.23															
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..Title

Ordinance amending the Pittsburgh Code, Title Nine - Zoning, Article V, Section 911.02 - Use Table, Section 911.04 - Use Standards - by changing use types and review procedures regarding Residential Uses in Residential Districts, City of Pittsburgh.

(Needs to be send to the Planning Commission for a report & recommendation)

..body

The Council of the City of Pittsburgh hereby enacts as follows:

**Section 1.** The Pittsburgh Code, Title Nine - Zoning, Article V, Section 911.02 - Use Table, Section 911.04 - Use Standards – is hereby amended as follows:

A. Amend Section 911.02 - Use Table by changing the following use types (See Attached Use Table):

Residential Districts (R1D, R1A, R2, R3, RM)

Community Home [special exception] conditional use

## 911.02. Use Table.

	Base Z	oning D	Districts <sup>*</sup>	*																						Standard
Classification																										1_
The Pittsburgh Urban																										See
Zoning Code																										Section
P = Permitted By Right																										911.04.x
A = Administrator Exception																										
S = Special Exception																										
C = Conditional Use																										
	Reside	ntial				Mixed	Use									Specia	al		DT		RIV					
	R1D	R1A	R2	R3	RM	NDO	LNC	NDI	UNC	НС	GI	UI	UC-	UC-E	R-	P	Н	EMI	GT		RM	MU	NS	GI	IMU	
be subject to additional regulations imposed by													MU		MU											
applicable Overlay Zoning Districts.																										
Residential Uses				1	1						1		1	ı	1	1	1						1	ı	1	
	Р	Р	Р	Р	Р	Р	Р	Р	Р						Р	Р	Α	Р								A.69
a zoning lot for one detached housing unit.		ľ	l	1	1	'	l '	1	'						1	'	'`	ľ								74.05
	P/S	P	Р	P	P	D	P	P	P								S				D	P				A.69; A.69A
a zoning lot for one dwelling unit that is attached to	1/3		'	'	Ι'	'	'	'	'								ľ				'	'				A.05, A.05A
one or more dwelling units by a party wall or																										
													D		D											
separate abutting wall and that is located on its																										
own separate lot. (Ord. 32/November 23, 2005)			D	D	D	D	D	D	D						1				D		D	D			D	
Two-Unit Residential means the use of a zoning lot			P					۲					1_						P		Р	P				
for two dwelling units that are contained within a													P		P											
single building. (Ord. 32/November 23, 2005)																										
Three-Unit Residential means the use of a zoning				P	Р	Р	Р	Р	Р										Р		Р	Р			Р	
lot for three dwelling units that are contained													P		P											
within a single building. (Ord. 32/November 23,																										
2005)																										
Multi-Unit Residential means the use of a zoning					Р	Р	Р	Р	Р			S	Р	Α	Р			Α	Р		Р	Р	Р		Р	A.85
lot for four or more dwelling units that are																										
contained within a single building.																										
<b>Assisted Living</b> means a facility for the accommodation accordance with Commonwealth laws.	n of cor	nvalesce	ents or o	chronica	ılly ill pe	rsons, ir	which :	such nu	rsing car	e and m	edical s	ervices	are pres	cribed c	or are pe	erformed	d under	the gen	eral dire	ction of	person	license	d to pro	ovide su	ch care	or services in
Assisted Living Class A means an Assisted Living use			S	S	S	Α	Α	Α	Р	Р		Р	Α	Α	Α			Α	Р		Α	Α	Р		Р	A.66
with less than 9 patient beds.																										
Assisted Living Class B means an Assisted Living use					S	S	S	S	Р	Р		Р	S	S	S			S	Р		S	S	Р		Р	A.66
with 9 to 17 patient beds.																										
Assisted Living Class C means an Assisted Living use					С	S	S	S	S			S	S	S	S			S	Р			S	Р		S	A.66
with 18 or more patient beds.																										
·	[S] <u>C</u>	[S] C	[S] C	[S] <u>C</u>	[S] C	S	S	S	S	S		S	S	S	S		S	S	S		S	S	S		S	A.84
unrelated disabled persons living together as a	<u>, =</u>	<u>, -</u>	<u>, _</u>	<del>  -   -</del>	[- <u>]-</u>	1	1	1	1				-	]	-		1				-		-		1	
single housekeeping unit with shared common																										
facilities. If required, staff persons may reside on																										
the premises. A Community Home may not be a																										1
Multi-Suite Residential use or an Assisted Living use																										
as defined in Section 911.02. For the purposes of																										1
this definition, "disabled" means																										
"handicapped" as defined according to the Fair																										
Housing Act Amendments of 1988, 42 U.S.C.S.				1	1									I	1			Ī				Ī				
3602(h), and any amendments thereto. This use																										

A.23
A.23
A.35
4.55
A.35
4.55
A.41
7.41
A.41
A.95A
A.95B

home) and family of the operator. An operator may													
also be the householder. Clients shall be limited to													
no more than eight (8) persons.													