



City of Pittsburgh

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

Master

File ID: 2024-0701

Type: Ordinance

Status: In Standing
Committee

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**Page
Number:**

In Control: Commission -
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 and referred to the Committee on Land Use and Economic Development						
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] conditional use

SEE ATTACHEMNT

911.02. Use Table.

Use Classification The Pittsburgh Urban Zoning Code P = Permitted By Right A = Administrator Exception S = Special Exception C = Conditional Use **Base Zoning Districts*** Standard See Section 911.04.x

Residential Mixed Use Special DT RIV

* As Base Zoning District Regulations, all uses may be subject to additional regulations imposed by applicable

Overlay Zoning Districts. R1D R1A R2 R3 RM NDO LNC NDI UNC HC GI UI UC- MU
UC-E R-MU P H EMI GT RM MU NS GI IMU

Residential Uses

Single-Unit Detached Residential means the use of a zoning lot for one detached housing unit. P P P P P A.69

Single-Unit Attached Residential means the use of a zoning lot for one dwelling unit that is attached to one or more dwelling units by a party wall or separate abutting wall and that is located on its own separate lot. (Ord. 32/November 23, 2005) P/S P P P P P P P P P P S
P P A.69; A.69A

Two-Unit Residential means the use of a zoning lot for two dwelling units that are contained within a single building. (Ord. 32/November 23, 2005) P P P P P P P P P P
P P P P

Three-Unit Residential means the use of a zoning lot for three dwelling units that are contained within a single building. (Ord. 32/November 23, 2005) P P P P P P P P P P
P P P P

Multi-Unit Residential means the use of a zoning lot for four or more dwelling units that are contained within a single building. P P P P P S P A P A P P
P P P A.85

Assisted Living means a facility for the accommodation of convalescents or chronically ill persons, in which

Assisted Living Class A means an Assisted Living use with less than 9 patient beds.

S S S A

S S S

C S S

correctional facility. [S] C [S] C [S] C [S] C [S] C S S S S S S S S S

S S S S S S S A.84

S S A.23

S

S S S S

A.35

S

A.35

C A P P P P A P S P

S A A A P A P S P

S A A A P A P

persons including clients, operator (any person responsible for the day-to-day operation and supervision of the home) and family of the operator. An operator may also be the householder. Clients shall be limited to no more than seventeen (17) Persons.

S S S S S S S S S S S S

and no fewer than three (3) persons including clients, operator (any person responsible for the day-to-day operation and supervision of the home) and family of the operator. An operator may also be the householder.

A A A A A A A A A A

A A A.95B

..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.

Use Classification The Pittsburgh Urban Zoning Code P = Permitted By Right A = Administrator Exception S = Special Exception C = Conditional Use	Base Zoning Districts*																								Standard See Section 911.04.x	
	Residential					Mixed Use										Special			DT		RIV					
* As Base Zoning District Regulations, all uses may be subject to additional regulations imposed by applicable Overlay Zoning Districts.	R1D	R1A	R2	R3	RM	NDO	LNC	NDI	UNC	HC	GI	UI	UC-MU	UC-E	R-MU	P	H	EMI	GT		RM	MU	NS	GI	IMU	
Residential Uses																										
Single-Unit Detached Residential means the use of a zoning lot for one detached housing unit.	P	P	P	P	P	P	P	P	P						P	P	A	P								A.69
Single-Unit Attached Residential means the use of a zoning lot for one dwelling unit that is attached to one or more dwelling units by a party wall or separate abutting wall and that is located on its own separate lot. (Ord. 32/November 23, 2005)	P/S	P	P	P	P	P	P	P	P				P		P		S				P	P				A.69; A.69A
Two-Unit Residential means the use of a zoning lot for two dwelling units that are contained within a single building. (Ord. 32/November 23, 2005)			P	P	P	P	P	P	P				P		P				P		P	P			P	
Three-Unit Residential means the use of a zoning lot for three dwelling units that are contained within a single building. (Ord. 32/November 23, 2005)				P	P	P	P	P	P				P		P				P		P	P			P	
Multi-Unit Residential means the use of a zoning lot for four or more dwelling units that are contained within a single building.					P	P	P	P	P			S	P	A	P			A	P		P	P	P		P	A.85
Assisted Living means a facility for the accommodation of convalescents or chronically ill persons, in which such nursing care and medical services are prescribed or are performed under the general direction of persons licensed to provide such care or services in accordance with Commonwealth laws.																										
Assisted Living Class A means an Assisted Living use with less than 9 patient beds.			S	S	S	A	A	A	P	P		P	A	A	A			A	P		A	A	P		P	A.66
Assisted Living Class B means an Assisted Living use with 9 to 17 patient beds.					S	S	S	S	P	P		P	S	S	S			S	P		S	S	P		P	A.66
Assisted Living Class C means an Assisted Living use with 18 or more patient beds.					C	S	S	S	S			S	S	S	S			S	P			S	P		S	A.66
Community Home is a group of more than eight unrelated disabled persons living together as a single housekeeping unit with shared common facilities. If required, staff persons may reside on the premises. A Community Home may not be a Multi-Suite Residential use or an Assisted Living use as defined in Section 911.02. For the purposes of this definition, "disabled" means "handicapped" as defined according to the Fair Housing Act Amendments of 1988, 42 U.S.C.S. 3602(h), and any amendments thereto. This use	[S] C	[S] C	[S] C	[S] C	[S] C	S	S	S	S	S		S	S	S	S		S	S	S		S	S	S		S	A.84

does not include Custodial Care Facilities. This use includes halfway houses where persons are aided in readjusting to society following a period of hospitalization or institutionalized treatment for a medical, psychiatric, developmental, emotional, or other disability or handicap. This does not include halfway houses for people leaving a correctional facility.																										
Dormitory means the use of a zoning lot for occupancy by groups of people who are not defined as a family and who are registered students at a college, university or other institution of higher learning, on a weekly basis or longer, and is managed by the institution at which the students are registered. (Ord. 32/November 23, 2005) (Ord. 24/August 21, 2000/A.U-23)																	S	S								A.23
Fraternity/Sorority means the use of a zoning lot for occupancy by groups of people who are not defined as a family and who are registered students at a college, university or other institution of higher learning, and who are members of a fraternal or other organization which take sits membership from the student population of the institution at which the students are registered, on a weekly basis or longer. (Ord. 32/November 23, 2005)																	S									A.23
Housing for the Elderly (Limited) means a Housing for the Elderly use with less than 30 units.	S	S	S	S	S	A	A	A	A	A		A	P	A	A			A	A		S	A	A		A	A.35
Housing for the Elderly (General) means a Housing for the Elderly use with 30 or more units.				S	S	A	S	S	S	S		S	S	S	S			A			S	S	S		S	A.35
Multi-Suite Residential (Limited) means a Multi-Suite Residential use with less than 8 sleeping rooms. (Ord. 32/November 23, 2005)					C		A	P	P			P	P	A	P			S	P		A	P	P		P	A.41
Multi-Suite Residential (General) means a Multi-Suite Residential use with 8 or more sleeping rooms. (Ord. 32/November 23, 2005)							S	A	A			A	P	A	P			S	P		S	A	P		A	A.41
Personal Care Residence (Large) is a personal care residence that is limited to no more than nineteen (19) persons including clients, operator (any person responsible for the day-today operation and supervision of the home) and family of the operator. An operator may also be the householder. Clients shall be limited to no more than seventeen (17) Persons.			S	S	S	S	S	S	S	S	S	S	S	S				A	S		S	S	S		S	A.95A
Personal Care Residence (Small) is a personal care residence that is limited to no more than ten (10) persons and no fewer than three (3) persons including clients, operator (any person responsible for the day-to-day operation and supervision of the	A	A	A	A	A	A	A	A	A	A		A	A		A		A	A	A		A	A	A		A	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.

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