



Executive Order Phase 1 Zoning Amendments

July 2026

Agenda

- Background on the Executive Order
- Timeline
- Details on the proposed Zoning Code Amendments in this Phase 1 Amendments
- Next Steps



Executive Order Directive

[Executive Summary](#) for City of Pittsburgh Permitting Process Reform Initiative: Executive Order 2026-01:

- The City's Zoning Code is outdated and makes it harder to build housing and bring economic opportunities to Pittsburgh. Zoning can be a tool to encourage affordability, growth, and responsible, equitable development in all parts of Pittsburgh. The City will begin the long overdue process of updating its Zoning Code.



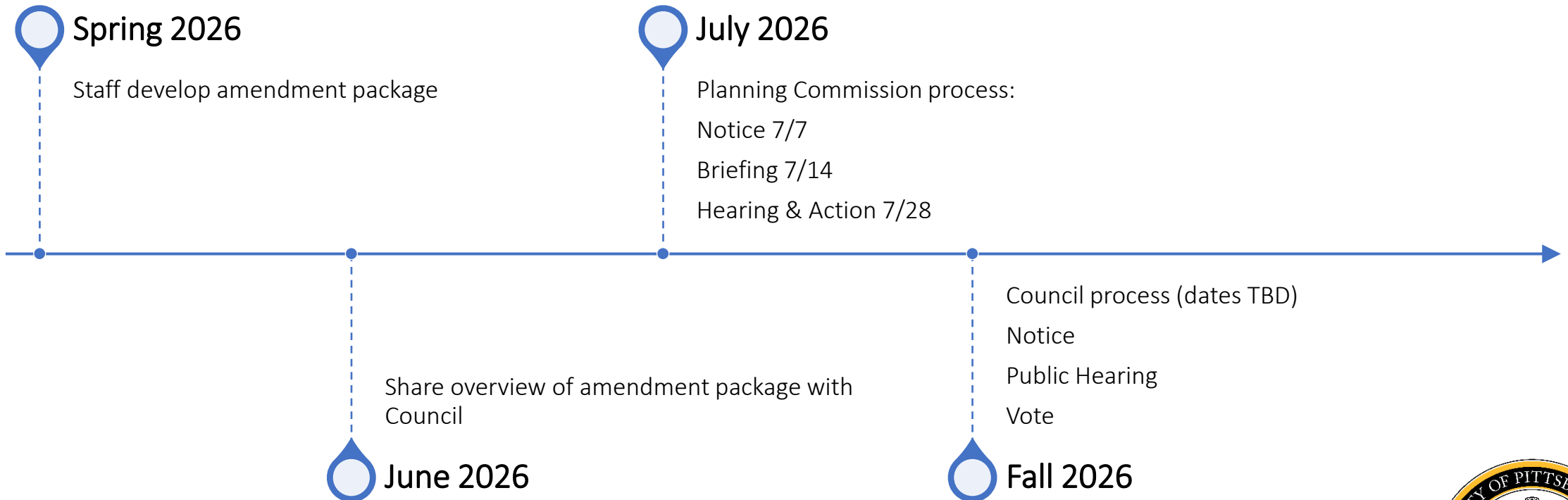
Executive Order Directive

Zoning Amendment Actions Identified in Phase 1:

- 1.27: Remove obsolete sections and language
- 1.26: Small, targeted changes
- 1.28: Revise dimensional standards
- 1.29: Simplify height requirements in UNC and elsewhere
- 1.30: Adjust residential compatibility standards



Timeline



1.27 - Remove obsolete sections and language to make the Zoning Code easier to understand and use for and by everyone.



1.27 Summary

- Remove View Protection Overlay text
 - Text added to the code in 1990s, but no overlay ever mapped
 - Perhaps because of the difficulty in administering non-objective criteria
- Remove Oakland Public Realm text
 - These districts were replaced with the new Mixed-Use (Form-Based) Districts
- Remove SP District text where SP replaced with a base zoning district
 - SP-6 Palisades Park is now a P (Parks) District
 - SP-7 Oakland Planned Unit Development is now a UC-MU (Urban Center Mixed Use) District
- Remove duplicate SP-8 Riverfront Landing text
- Restore use definitions deleted without legislation intended to remove them
- Remove Chapter 913 – the entirety of which is either redundant or obsolete
- Incorporate proofreading edits providing by the Clerk's Office based on General Code's project to review the entire City Code



1.26 - Begin to Reform the Zoning Code with smaller, targeted changes to help bring it in line with the standards of comparable cities

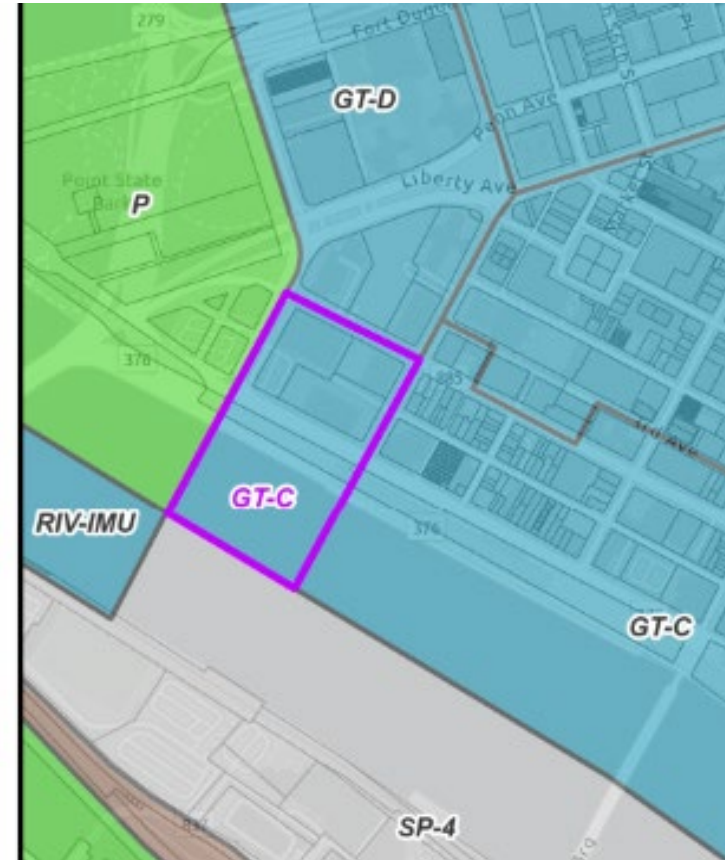
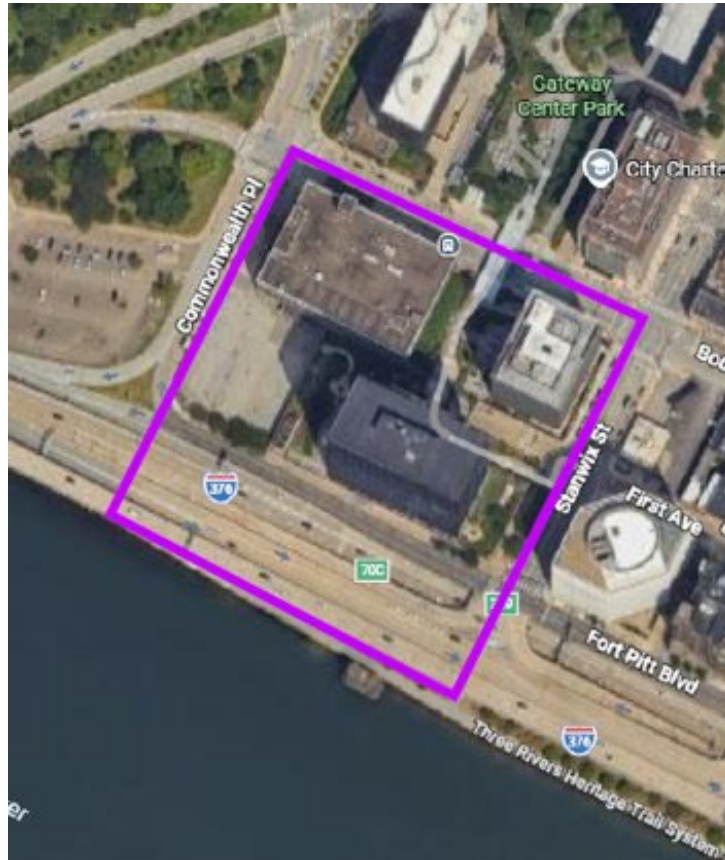


1.26 Summary

- Rezone a portion of the GT-D to GT-C to enable housing development in this part of downtown
 - Block bounded by Stanwix, Fort Pitt Blvd, Commonwealth Pl, and Blvd of the Allies
- Clarify Street Tree requirements in alignment with current policy



1.26 Downtown Rezoning



GT-C and GT-D Comparison Chart

	GT-C DISTRICT	GT-D DISTRICT
PURPOSE (910.01.H.1)	Purpose 910.01.H.1(b) : To encourage residential development of relatively high-density, high-rise dwelling structures among which properly integrated commercial facilities designed primarily to service such residential development may be intermingled.	Purpose 910.01.I.1(b) : To encourage new development to follow the pattern which has been established of predominantly office uses in high-rise structures with spacious park-like open area at ground level, commercial facilities to serve such development and some mixture of residential uses;
MAXIMUM FAR	Nonresidential : maximum FAR of 7.5. Residential or hotel/motel : maximum FAR of 7.5, with increase to 10:1 with PC approval and if qualifying bonus floor area standards are met.	Maximum FAR of 7.5 for all development.
URBAN OPEN SPACE REQUIREMENT	Required only on lots of 20,000 sq. ft. or more. Minimum amount is 10% of lot area. Projects with FAR of 4 or less are exempt.	Required at ground level in an amount equal to at least 60% of the lot area.
SUMMARY	More development-intensive district with higher flexibility for residential and hotel density and significantly lower open space requirements.	More open-space-oriented district with substantially greater urban open space requirements and less FAR flexibility.



1.26 Street Tree Update

- Clarifies tree pit size is 30 square feet with a minimum width of three feet.
- Requires trees to be spaced 30 feet apart.
- Clarifies that species of street trees must be from a list of recommended species, as per the City's Forester.



1.28 - Eliminate redundant dimensional standards by modernizing floor-area-ratio requirements where feasible and regulating height in feet rather than stories **to provide new, denser housing opportunities across Pittsburgh** while clarifying design expectations.



1.28 Summary

- Remove Height in Stories where redundant
 - All Residential Density Subdistricts
 - All Mixed-Use (Euclidean) Districts
 - P (Parks) & H (Hillside) Districts
 - Accessory Uses regulations
- Remove FAR requirements where redundant
 - All Mixed-Use (Euclidean) Districts
 - P (Parks) District
- Replace Height in Stories with Height in Feet consistent with changes above
 - GPR (Grandview Public Realm) Districts
- Update Bonus Height criteria in the Performance Points system to align with the changes above



1.28 Example

Site Development Standard	NDO District
Minimum Lot Size	0
Maximum Floor Area Ratio	3:1
Maximum Lot Coverage	90%
Minimum Front Setback	none required
Minimum Rear Setback	
when not adjacent to a way	20 ft.
when adjacent to a way	10 ft.
Minimum Exterior Sideyard Setback	none required
Minimum Interior Sideyard Setback	none required
Maximum Height	45 ft. (not to exceed 3 stories)



1.29 - Simplify height requirements in zoning districts like Urban Neighborhood Commercial and others that can support denser buildouts.

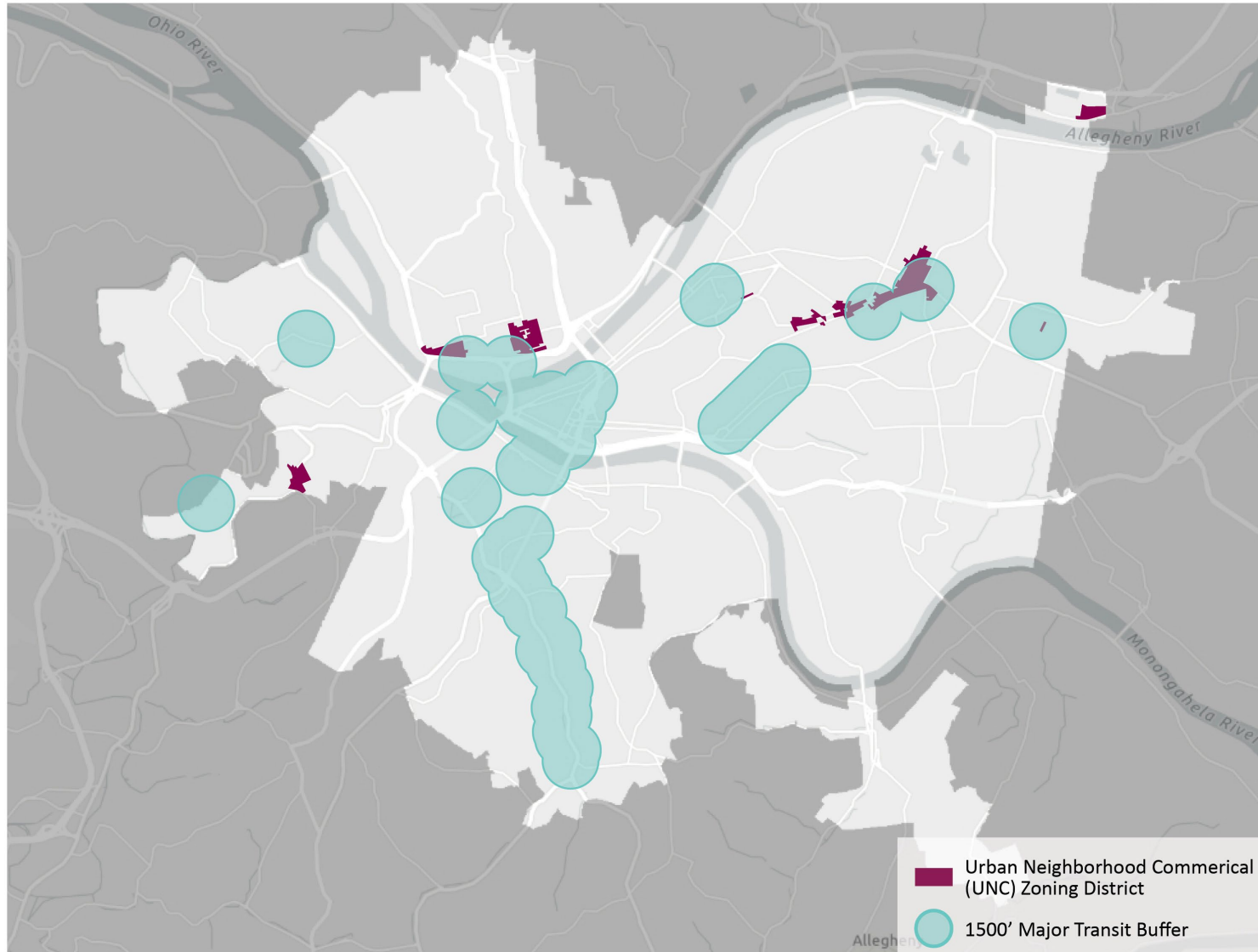


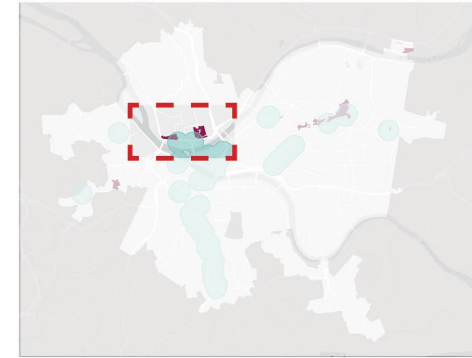
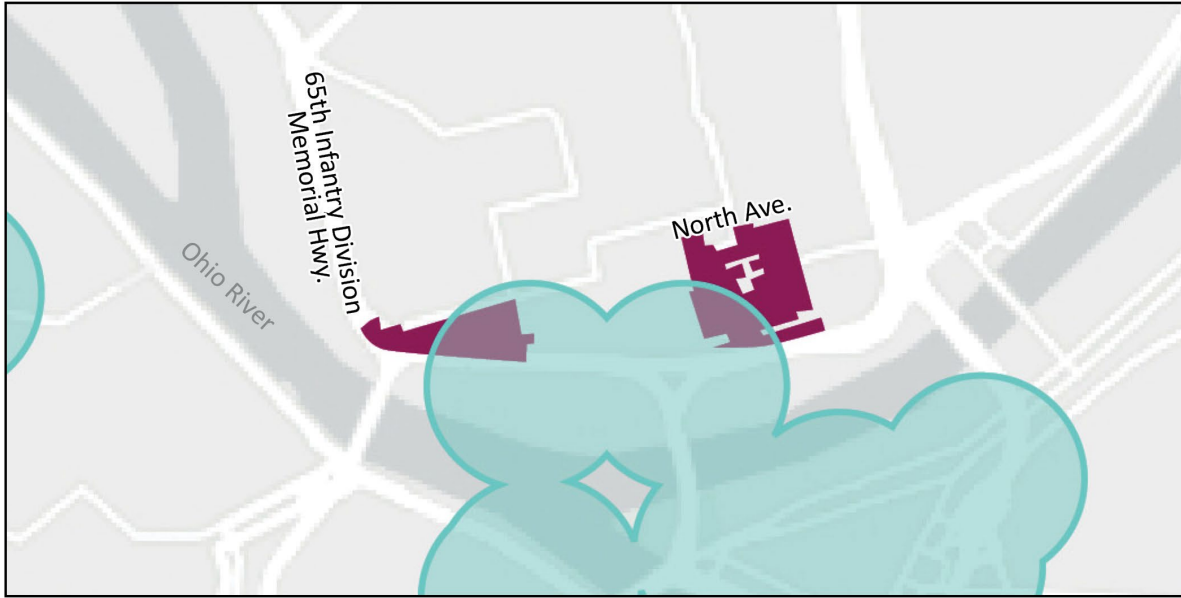
1.29 Summary

- Simplify height in feet requirements in UNC (Urban Neighborhood Commercial) district from multiple base options to one base option.
 - Currently UNC limits height to 60 feet/4 stories within 1,500 feet of a Major Transit Facility and 45 feet/3 stories everywhere else
 - Proposal is for 60 feet in the UNC, regardless of proximity to Major Transit Facility.
 - Major Transit Facility means a platform or waiting area adjacent to a public mass transit system which utilizes an exclusive right-of-way.
- Update Special Exception for Height in UNC & UI (Urban Industrial) districts in alignment with the changes in EO 1.28 to simplify from height in feet, stories, and FAR to height and FAR only.

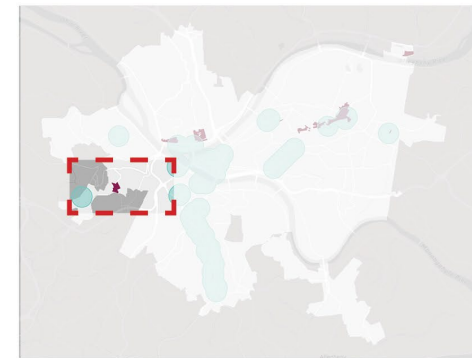
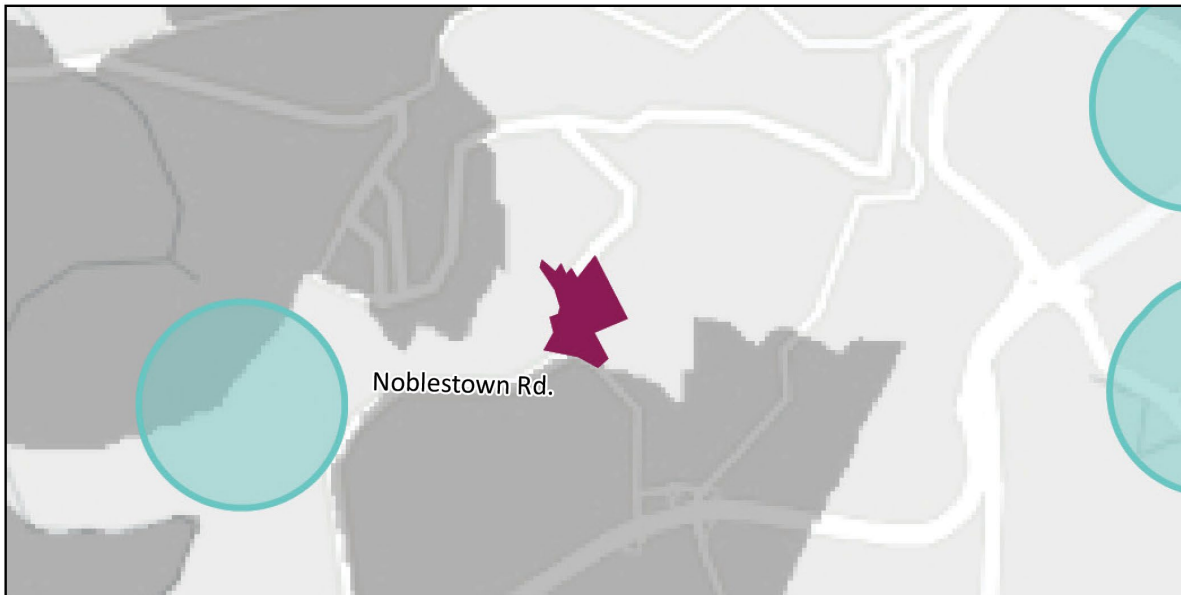


1.29 UNC Zoning & Major Transit Buffer





- Urban Neighborhood Commerical (UNC) Zoning District
- 1500' Major Transit Buffer

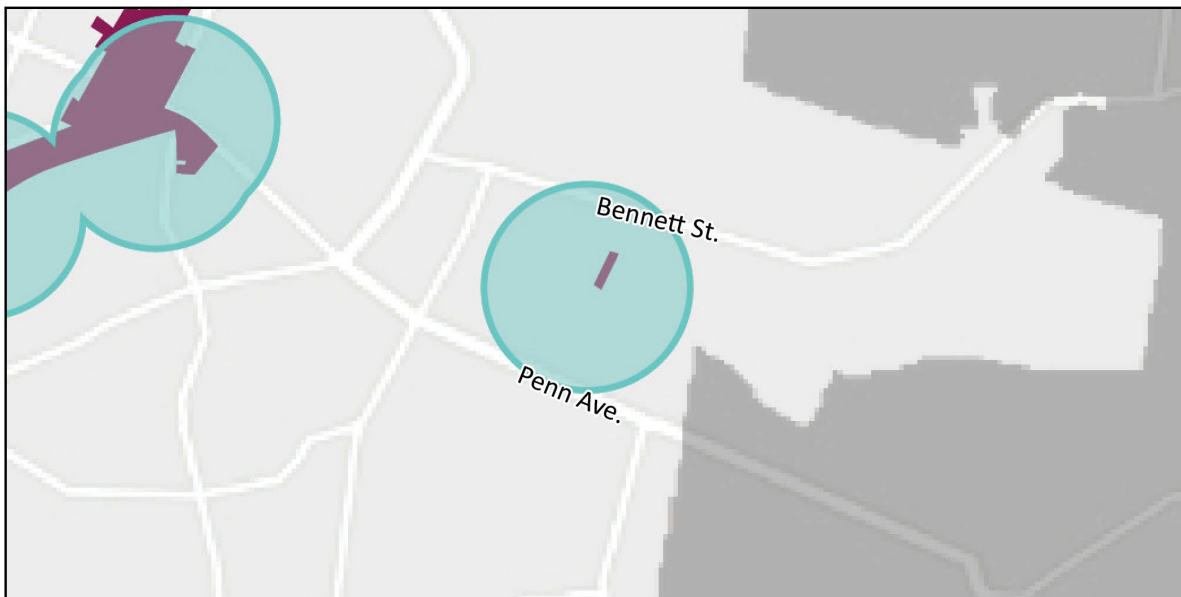


- Urban Neighborhood Commerical (UNC) Zoning District
- 1500' Major Transit Buffer



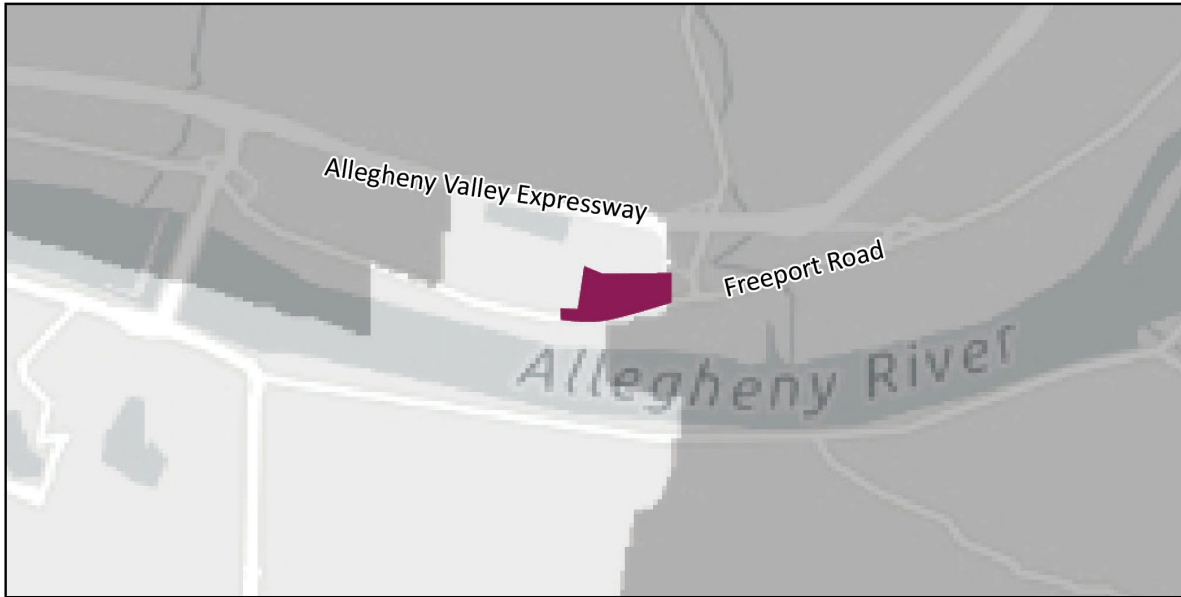


- Urban Neighborhood Commerical (UNC) Zoning District
- 1500' Major Transit Buffer



- Urban Neighborhood Commerical (UNC) Zoning District
- 1500' Major Transit Buffer





- Urban Neighborhood Commercial (UNC) Zoning District
- 1500' Major Transit Buffer



1.30 - Adjust outdated compatibility standards to make it easier to build **vibrant neighborhoods** with mixed-use amenities like small businesses and transit opportunities.



1.30 Summary

- Simplify Residential Compatibility Setback standards from 15 conditions to 3, consistent with peer cities
 - Replaces variable setback conditions with clearly defined setbacks
- Adjust Residential Compatibility Height stepbacks consistent with peer cities
- Peer cities studied included Austin, TX; Columbus, OH; and Portland, OR.



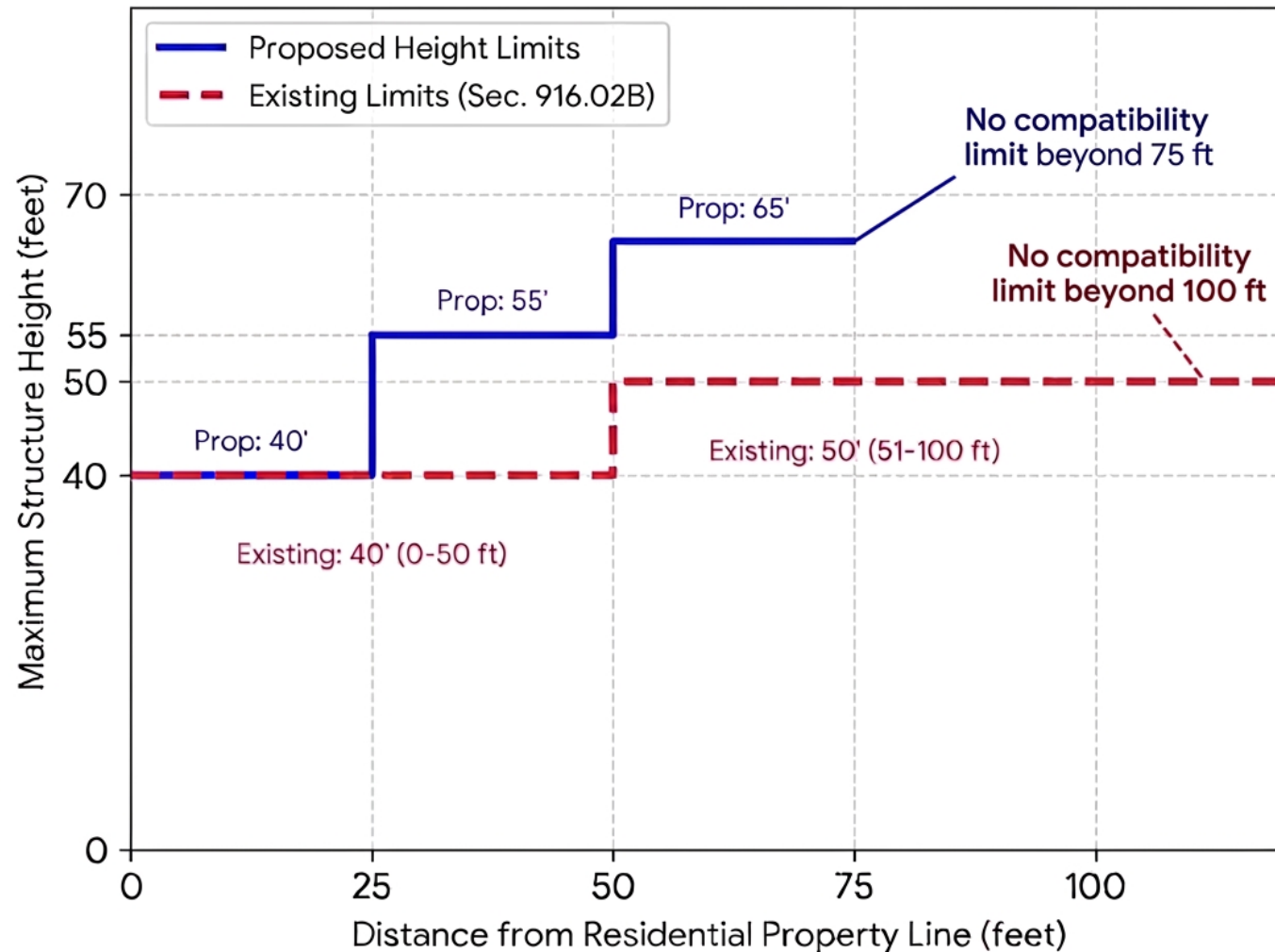
1.30 Setback Proposal

- Primary Structures subject to Residential Compatibility Standards must be setback from any property line adjacent to the R1D, R1A, R2, R3, or H Districts as follows:
 - 10 feet from any property line abutting one of these districts
 - 10 feet from any property line across a Way from one of these districts
 - 5 feet from any property line across a Street from one of these districts



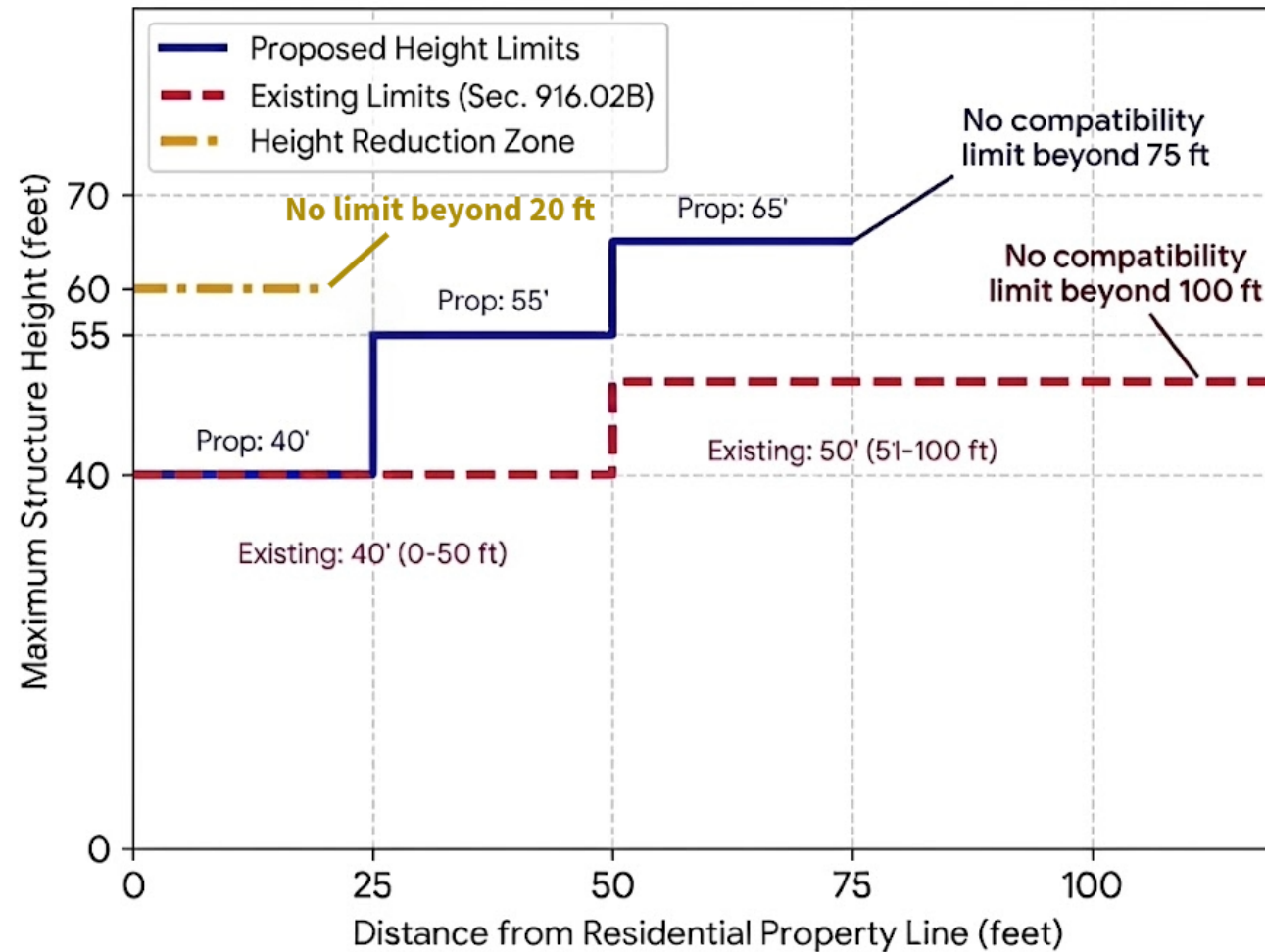
1.30 Height Proposal

Residential Compatibility Height: Proposed vs. Existing (916.02B)



1.30 Height Proposal

Residential Compatibility Height: Proposed vs. Existing (916.02B)



Next Steps

- EO Phase 1 - Zoning Amendments
 - Notice of these amendments has occurred, including mailed and posted notice for the Zoning Map Amendment
 - Planning Commission Hearing July 28th at 2 pm or later
 - City Council hearing to be scheduled in the fall, after August recess
- EO Phase 2 - Zoning Code Overhaul
 - Undertake comprehensive zoning code overhaul
- EO Phase 3 - Zoning Maintenance
 - Adopt the new zoning code
 - Implement process for regular maintenance of the new code





Thank You!

WE APPRECIATE YOUR TIME