



Zoning Code Updates

Phase One Zoning Code Text and Map Amendment (DCP-MPZC-2026-00169) in
response to Executive Order 2026-01 regarding Permitting Process Reform

Planning Commission Hearing

July 28th, 2026

Ordinance amending the Pittsburgh Code, Title Nine, Zoning Code, Article I, Introduction and Establishment, Chapter 901 General Provisions; Chapter 902 Zoning Districts in General; Article II, Base Zoning District Chapter 903 Residential Zoning Districts; Chapter 904 Mixed Use Zoning Districts; Chapter 905 Special Purpose Districts; Article III, Overlay Zoning Districts, Chapter 906 Environmental Overlay Districts; Chapter 907 Development Overlay Districts; Article IV, Planning Districts, Chapter 908 Public Realm Districts; Chapter 909 Planned Development Districts; Chapter 910 Downtown Districts; Article V, Use Regulations; Chapter 911 Primary Uses; Chapter 912 Accessory Uses and Structures; Chapter 913 Use Exceptions and Conditions Not Listed in Use Table; Article VI, Development Standards, Chapter 915 Environmental Performance Standards; Chapter 916 Residential Compatibility Standards; Chapter 918 Landscaping and Screening Standards; Chapter 919 Signs; Chapter 920 Child Care Regulations; Article VII, Nonconformities, Chapter 921 Nonconformities; Article VIII, Review and Enforcement, Chapter 922 Development Review Procedures; Article IX Measurements and Definitions, Chapter 925 Measurements; Chapter 926 Definitions.

Section 1. The Pittsburgh Code, Title Nine, Zoning Code, Article I Introduction and Establishment, is hereby amended as follows:

A. Chapter 901, General Provisions.

(1) Section 901.09, Zoning of Annexed Areas, is amended as indicated:

Any area annexed to the City shall be classified into the ~~RSD-I~~ R1D-VL district immediately upon annexation, unless a different zoning plan for the newly annexed area is established in accordance with the Zoning Map Amendment procedures of Section 922.05.

B. Chapter 902, Zoning Districts in General.

(1) Section 902.01, Establishment of Zoning Districts, is amended as indicated:

(a) Subsection 902.01A.3(a) is amended as indicated:

EMI, Educational/Medical Institution~~at~~.

(b) Subsection 902.01C(2) is amended as indicated:

~~Oakland~~ Uptown.

(c) Subsection 902.01D.1(g) is amended as indicated:

~~SP-7, Oakland Planned Unit Development District.~~ (Reserved)

(2) Section 902.03, Zoning Map, is amended as indicated:

Rezone the area bounded by the Monongahela River to the south, the Boulevard of the Allies to the north, Commonwealth Place to the west, and Stanwix Street to the east from GT-D (Golden Triangle Subdistrict D) to GT-C (Golden Triangle Subdistrict C) in the 1st Ward and 2nd Ward of the Central Business District neighborhood.

Section 2. The Pittsburgh Code, Title Nine, Zoning Code, Article II Base Zoning District, is hereby amended as follows:

A. Chapter 903, Residential Zoning Districts.

(1) Section 903.03, Development Subdistricts, is amended as indicated:

(a) The table in subsection 903.03A is amended as indicated:

<i>Site Development Standard</i>	<i>Very-Low Density Subdistrict</i>
<i>Minimum Lot Size</i>	<i>6,000 s.f.</i>
<i>Minimum Front Setback</i>	
<i>R1D, R1A, R2 & R3 Subdistricts</i>	<i>30 ft.</i>
<i>RM Subdistrict</i>	<i>30 ft.</i>
<i>Minimum Rear Setback</i>	
<i>R1D, R1A, R2 & R3 Subdistricts</i>	<i>30 ft.</i>
<i>RM Subdistrict</i>	<i>30 ft.</i>
<i>Minimum Exterior Sideyard Setback</i>	
<i>R1D, R1A, R2 & R3 Subdistricts</i>	<i>30 ft.</i>
<i>RM Subdistrict</i>	<i>30 ft.</i>
<i>Minimum Interior Sideyard Setback</i>	
<i>R1D, R2 & R3 Subdistricts</i>	<i>5 ft. on one side; 10 ft. on the other side</i>
<i>R1A Subdistrict</i>	<i>5 ft.</i>
<i>RM Subdistrict</i>	<i>30 ft.</i>
<i>Maximum Height</i>	
<i>R1D, R1A, R2 & R3 Subdistricts</i>	<i>40 ft. (not to exceed 3 stories)</i>
<i>RM Subdistrict</i>	<i>40 ft. (not to exceed 3 stories)</i>

(b) The table in subsection 903.03B is amended as indicated:

<i>Site Development Standard</i>	<i>Low Density Subdistrict</i>
<i>Minimum Lot Size</i>	<i>3,000 s.f.</i>
<i>Minimum Front Setback</i>	
<i>R1D, R1A, R2 & R3 Subdistricts</i>	<i>30 ft.</i>
<i>RM Subdistrict</i>	<i>25 ft.</i>
<i>Minimum Rear Setback</i>	
<i>R1D, R1A, R2 & R3 Subdistricts</i>	<i>30 ft.</i>
<i>RM Subdistrict</i>	<i>25 ft.</i>
<i>Minimum Exterior Sideyard Setback</i>	
<i>R1D, R1A, R2 & R3 Subdistricts</i>	<i>30 ft.</i>
<i>RM Subdistrict</i>	<i>30 ft.</i>
<i>Minimum Interior Sideyard Setback</i>	
<i>R1D, R2 & R3 Subdistricts</i>	<i>5 ft</i>
<i>R1A Subdistrict</i>	<i>5 ft.</i>
<i>RM Subdistrict</i>	<i>25 ft.</i>
<i>Maximum Height</i>	
<i>R1D, R1A, R2 & R3 Subdistricts</i>	<i>40 ft. (not to exceed 3 stories)</i>
<i>RM Subdistrict</i>	<i>40 ft. (not to exceed 3 stories)</i>

(c) The table in subsection 903.03C is amended as indicated:

<i>Site Development Standard</i>	<i>Moderate Density Subdistrict</i>
<i>Minimum Lot Size</i>	<i>2,400 s.f.</i>
<i>Minimum Front Setback</i>	
<i>R1D, R1A, R2 & R3 Subdistricts</i>	<i>30 ft.</i>
<i>RM Subdistrict</i>	<i>25 ft.</i>
<i>Minimum Rear Setback</i>	
<i>R1D, R1A, R2 & R3 Subdistricts</i>	<i>30 ft.</i>
<i>RM Subdistrict</i>	<i>25 ft.</i>
<i>Minimum Exterior Sideyard Setback</i>	
<i>R1D, R1A, R2 & R3 Subdistricts</i>	<i>30 ft.</i>
<i>RM Subdistrict</i>	<i>25 ft.</i>
<i>Minimum Interior Sideyard Setback</i>	
<i>R1D, R2 & R3 Subdistricts</i>	<i>5 ft.</i>
<i>R1A Subdistrict</i>	<i>5 ft.</i>
<i>RM Subdistrict</i>	<i>10 ft.</i>
<i>Maximum Height</i>	
<i>R1D, R1A, R2 & R3 Subdistricts</i>	<i>40 ft. (not to exceed 3 stories)</i>
<i>RM Subdistrict</i>	<i>55 ft. (not to exceed 4 stories)</i>

(d) The table in subsection 903.03D is amended as indicated:

<i>Site Development Standard</i>	<i>High Density Subdistrict</i>
<i>Minimum Lot Size</i>	<i>1,200 s.f.</i>
<i>Minimum Front Setback</i>	
<i>R1D, R1A, R2 & R3 Subdistricts</i>	<i>15 ft.</i>
<i>RM Subdistrict</i>	<i>25 ft.</i>
<i>Minimum Rear Setback</i>	
<i>R1D, R1A, R2 & R3 Subdistricts</i>	<i>15 ft.</i>
<i>RM Subdistrict</i>	<i>25 ft.</i>
<i>Minimum Exterior Sideyard Setback</i>	
<i>R1D, R1A, R2 & R3 Subdistricts</i>	<i>15 ft.</i>
<i>RM Subdistrict</i>	<i>25 ft.</i>
<i>Minimum Interior Sideyard Setback</i>	
<i>R1D, R2 & R3 Subdistricts</i>	<i>5 ft.</i>
<i>R1A Subdistrict</i>	<i>5 ft.</i>
<i>RM Subdistrict</i>	<i>10 ft.</i>
<i>Maximum Height</i>	
<i>R1D, R1A, R2 & R3 Subdistricts</i>	<i>40 ft. (not to exceed 3 stories)</i>
<i>RM Subdistrict</i>	<i>85 ft. (not to exceed 9 stories)</i>

(e) The table in subsection 903.03E is amended as indicated:

<i>Site Development Standard</i>	<i>Very-High Density Subdistrict</i>
<i>Minimum Front Setback</i>	
<i>R1D, R1A, R2 & R3 Subdistricts</i>	<i>5 ft.</i>
<i>RM Subdistrict</i>	<i>25 ft.</i>
<i>Minimum Rear Setback</i>	
<i>R1D, R1A, R2 & R3 Subdistricts</i>	<i>15 ft.</i>
<i>RM Subdistrict</i>	<i>25 ft.</i>
<i>Minimum Exterior Sideyard Setback</i>	
<i>R1D, R1A, R2 & R3 Subdistricts</i>	<i>5 ft.</i>
<i>RM Subdistrict</i>	<i>25 ft.</i>
<i>Minimum Interior Sideyard Setback</i>	
<i>R1D, R2 & R3 Subdistricts</i>	<i>5 ft.</i>
<i>R1A Subdistrict</i>	<i>5 ft.</i>
<i>RM Subdistrict</i>	<i>10 ft.</i>
<i>Maximum Height</i>	
<i>R1D, R1A, R2 & R3 Subdistricts</i>	<i>40 ft. (not to exceed 3 stories)</i>
<i>RM Subdistrict</i>	<i>180 ft.</i>

B. Chapter 904, Mixed Use Zoning Districts.

(1) Section 904.01, NDO, Neighborhood Office District, is amended as indicated:

(a) The table in subsection 904.01C is amended as indicated:

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

(2) Section 904.02, LNC, Local Neighborhood Commercial District, is amended as indicated:

(a) The table in subsection 904.02C is amended as indicated:

<i>Site Development Standard</i>	<i>LNC District</i>
<i>Minimum Lot Size</i>	<i>0</i>
<i>Maximum Floor Area Ratio</i>	<i>2:1</i>
<i>Maximum Lot Coverage</i>	<i>90%</i>
<i>Minimum Front Setback</i>	<i>none required</i>
<i>Minimum Rear Setback</i>	
<i>when not adjacent to a way</i>	<i>20 ft.</i>
<i>when adjacent to a way</i>	<i>none required</i>
<i>Minimum Exterior Sideyard Setback</i>	<i>none required</i>
<i>Minimum Interior Sideyard Setback</i>	<i>none required</i>
<i>Maximum Height</i>	<i>45 ft. (not to exceed 3 stories)</i>

(3) Section 904.03, NDI, Neighborhood Industrial District, is amended as indicated:

(a) The table in subsection 904.03C is amended as indicated:

<i>Site Development Standard</i>	<i>NDI District</i>
<i>Minimum Lot Size</i>	<i>0</i>
<i>Maximum Floor Area Ratio</i>	<i>2:1</i>
<i>Maximum Lot Coverage</i>	<i>90%</i>
<i>Minimum Front Setback</i>	<i>none required</i>
<i>Minimum Rear Setback</i>	
<i>when not adjacent to a way</i>	<i>20 ft.</i>
<i>when adjacent to a way</i>	<i>none required</i>
<i>Minimum Exterior Sideyard Setback</i>	<i>none required</i>
<i>Minimum Interior Sideyard Setback</i>	<i>none required</i>
<i>Maximum Height</i>	<i>45 ft. (not to exceed 3 stories)</i>

- (4) Section 904.04, UNC, Urban Neighborhood Commercial District, is amended as indicated:

- (a) The table in subsection 904.04C is amended as indicated:

<i>Site Development Standard</i>	<i>UNC District</i>
<i>Minimum Lot Size</i>	<i>0</i>
<i>Maximum Floor Area Ratio</i>	
<i>when not located within 1,500 ft. of a Major transit facility</i>	<i>3:1</i>
<i>when located within 1,500 ft. of a Major Transit Facility</i>	<i>4:1</i>
<i>Maximum Lot Coverage</i>	
<i>Minimum Front Setback</i>	<i>none required</i>
<i>Minimum Rear Setback</i>	
<i>when not adjacent to a way</i>	<i>20 ft.</i>
<i>when adjacent to a way</i>	<i>none required</i>
<i>Minimum Exterior Sideyard Setback</i>	<i>none required</i>
<i>Minimum Interior Sideyard Setback</i>	<i>none required</i>
<i>Maximum Height</i>	<i><u>60 ft.</u></i>
<i>when not located within 1,500 ft. of a Major transit facility</i>	<i>45 ft. (not to exceed 3 stories)</i>
<i>when located within 1,500 ft. of a Major Transit Facility</i>	<i>60 ft. (not to exceed 4 stories)</i>

- (b) Subsection 904.04C is amended as indicated:

4. *Special Exception for Height in UNC District. Additional height above ~~three (3) stories~~ 60 feet in the UNC district shall be allowed in accordance with Special Exception procedures of Section 922.07 with the following standards:*
 - (i) *The maximum height of the structure shall be eighty-five (85) feet, ~~not to exceed six (6) stories~~;*

(5) Section 904.05, HC, Highway Commercial District, is amended as indicated:

(a) Subsection 904.05.C is amended as indicated:

Article VI and Chapter 925 ~~contains~~ contain a complete description of site development standards and listing of exemptions to various standards.

(b) The table in subsection 904.05C is amended as indicated:

<i>Site Development Standard</i>	<i>HC District</i>
<i>Minimum Lot Size</i>	<i>0</i>
<i>Maximum Floor Area Ratio</i>	
<i>when not located within 1,500 ft. of a Major transit facility</i>	<i>2:1</i>
<i>when located within 1,500 ft. of a Major Transit Facility</i>	<i>3:1</i>
<i>Maximum Lot Coverage</i>	
<i>Minimum Front Setback</i>	<i>none required</i>
<i>Minimum Rear Setback</i>	
<i>when not adjacent to a way</i>	<i>20 ft.</i>
<i>when adjacent to a way</i>	<i>none required</i>
<i>Minimum Exterior Sideyard Setback</i>	<i>none required</i>
<i>Minimum Interior Sideyard Setback</i>	<i>none required</i>
<i>Maximum Height</i>	<i>75 feet (not to exceed 5 stories)</i>

(6) Section 904.06, GI, General Industrial District, is amended as indicated:

(a) The table in subsection 904.06C is amended as indicated:

<i>Site Development Standard</i>	<i>GI District</i>
<i>Minimum Lot Size</i>	<i>0</i>
<i>Maximum Floor Area Ratio</i>	<i>3:1</i>
<i>Maximum Lot Coverage</i>	
<i>Minimum Front Setback</i>	<i>none required</i>
<i>Minimum Rear Setback</i>	
<i>when not adjacent to a way</i>	<i>20 ft.</i>
<i>when adjacent to a way</i>	<i>none required</i>
<i>Minimum Exterior Sideyard Setback</i>	<i>10 ft.</i>
<i>Minimum Interior Sideyard Setback</i>	<i>10 ft.</i>
<i>Maximum Height</i>	<i>75 ft. (not to exceed 5 stories)</i>

(7) Section 904.07, UI, Urban Industrial District, is amended as indicated:

(a) The table in subsection 904.07C is amended as indicated:

<i>Site Development Standard</i>	<i>UI District</i>
<i>Minimum Lot Size</i>	<i>0</i>
<i>Maximum Floor Area Ratio</i>	<i>-</i>
<i>when not located within 1,500 ft. of a Major Transit Facility</i>	<i>3:1</i>
<i>when located within 1,500 ft. of a Major Transit Facility</i>	<i>4:1</i>
<i>Maximum Lot Coverage</i>	
<i>Minimum Front Setback</i>	<i>none required</i>
<i>Minimum Rear Setback</i>	
<i>when not adjacent to a way</i>	<i>20 ft.</i>
<i>when adjacent to a way</i>	<i>none required</i>
<i>Minimum Exterior Sideyard Setback</i>	<i>10 ft.</i>
<i>Minimum Interior Sideyard Setback</i>	<i>10 ft.</i>
<i>Maximum Height</i>	<i>60 ft. (not to exceed 4 stories)</i>

(b) Subsection 904.07.C is amended as indicated:

4. *Special Exception for Height in the UI District. Additional height above 60 feet ~~four (4) stories~~ in the UI District shall be allowed in accordance with the Special Exception procedures of Section 922.07 with the following standards:*

- (i) The site shall not be within two hundred (200) feet of any property which is zoned Residential;*
- (ii) The site shall be sufficiently separated from property zoned Residential for the Board to determine that the additional height will not create detrimental impact on such properties through consideration of the additional traffic impacts caused by the additional height and density, the impacts on views from such residential properties, and the impacts of the bulk of the buildings on such residential properties.*
- (iii) The Maximum FAR must not exceed 10:1.*

~~5. Special Exception for FAR Adjustment in the UI District. Where at least seventy five (75) percent of the building will be used for multi-unit residential purposes, the Maximum Floor Area Ratio ("FAR") may be increased, provided the applicant meets the Special Exception procedures of Section 922.07 and satisfies the following standards:~~

~~(i) The Maximum FAR shall not exceed 10:1.~~

~~(ii) The site shall not be within two hundred (200) feet of any property which is zoned residential.~~

~~(iii) The site shall be situated so that the upward adjustment of the Maximum FAR will not create detrimental impact on neighboring properties through consideration of the additional traffic impacts caused by the adjusted FAR, including consideration of height and density.~~

(8) Section 904.10, R-MU, Residential Mixed Use is amended as indicated:

(a) Subsection 904.10C.1.c(2) is amended as indicated:

Height Design Standards. To exceed ~~the height~~ the base height as permitted in the Height Map, buildings must meet the following design standards (See ~~Figure 3~~ Figure 1):

(b) Subsection 904.10C.3(1) is amended as indicated:

When abutting a Street, a build-to zone is imposed between zero (0) and twenty (20) feet inward from the property line (See ~~Figure 4~~ Figure 2).

C. Chapter 905, Special Purpose Districts.

(1) Section 905.01, P, Parks District, is amended as indicated:

(a) The table in subsection 905.01C is amended as indicated:

<i>Site Development Standard</i>	<i>P District</i>
<i>Minimum Lot Size</i>	<i>3,200 s.f.</i>
<i>Maximum Floor Area Ratio</i>	<i>1:1</i>
<i>Minimum Front Setback</i>	<i>30 ft.</i>
<i>Minimum Rear Setback</i>	<i>20 ft.</i>
<i>Minimum Exterior Sideyard Setback</i>	<i>20 ft.</i>
<i>Minimum Interior Sideyard Setback</i>	<i>5 ft.</i>
<i>Maximum Height</i>	<i>40 ft. (not to exceed 3 stories)</i>

(2) Section 905.02, H, Hillside District, is amended as indicated:

(a) The table in subsection 905.02C is amended as indicated:

<i>Site Development Standard</i>	<i>H District</i>
<i>Minimum Lot Size</i>	<i>3,200 s.f.</i>
<i>Minimum Front Setback</i>	<i>none</i>
<i>Minimum Rear Setback</i>	<i>none</i>
<i>Minimum Exterior Sideyard Setback</i>	<i>none</i>
<i>Minimum Interior Sideyard Setback</i>	<i>none</i>
<i>Maximum Height</i>	<i>40 ft. (not to exceed 3 stories)</i>
<i>Maximum Area of Disturbance:</i>	<i>50% of total lot area</i>

(3) Section 905.04, RIV, Riverfront, is amended as indicated:

(a) Subsection 905.04C.1 is amended as indicated:

The following development actions are subject to Site Plan Review and approval per Section 922.04, unless such actions meet the thresholds of Section ~~905.04.C.2~~ 905.04.C.3, in which case they are subject to Project Development Plan review and approval:

(b) Subsection 905.04E.4.b(4) is amended as indicated:

The Build-To Zone requirements of Section ~~905.04.E.b.i-ii~~ 905.04.E.4.b(1)-(2) and the pedestrian sidewalk requirements of Section ~~905.04.E.3.b.iii~~ 905.04.E.4.b(3) shall be applied concurrently. If a sidewalk ten (10) feet wide is placed entirely on a development parcel, the Build-To Zone shall begin at ten (10) feet from the lot line.

(c) Subsection 905.04I.2.c(2) is amended as indicated:

A Certificate of Occupancy for a temporary surface parking Lot shall expire after a period of three (3) years from the date of issuance. One (1) extension for an additional three (3) years may be permitted as a Special Exception in accordance with Section 922.07. ~~At the~~ At that time the temporary surface parking lot expires and the use shall be deemed ~~to be~~ abandoned in accordance with Section 921.02.B.

(d) Subsection 905.04I.2.d(3) is amended as indicated:

A Certificate of Occupancy for a temporary surface parking Lot shall expire after a period of three (3) years from the date of issuance. One (1) extension for an additional three (3) years may be permitted as a Special Exception in accordance with Section 922.07, with a contribution to a mobility improvement trust at a higher rate than the initial payment. ~~At the time the temporary surface parking lot expires and the use shall be deemed to be abandoned in accordance with Section 921.02.B.~~ At that time the temporary surface parking lot expires and the use shall be deemed ~~to be~~ abandoned in accordance with Section 921.02.B.

(e) Subsection 905.04K.1 is amended as indicated:

a. ~~On-Site Energy Consumption—New Construction:~~ Zero Energy or Zero Carbon Buildings Section 915.07.D.1.a—1.c; points as listed.

b. On-Site Energy Generation Section 915.07.D.3.a-3.c; ~~On-Site Energy Consumption—Existing Buildings: Section 915.07.D.2.a—2.e; points as listed.~~

c. Reserved. ~~On-Site Energy Generation: Section 915.07.D.3.a—3.c; points as listed.~~

Section 3. The Pittsburgh Code, Title Nine, Zoning Code, Article III Overlay Zoning Districts, is hereby amended as follows:

A. Chapter 906, Environmental Overlay Districts.

- (1) Section 906.01, Purpose of Environmental Overlay Zoning Districts, is amended as indicated:

- (a) Subsection 906.01F is amended as indicated:

Carry out the mandates imposed upon governments in Pennsylvania by Article I, Section 27 of the Commonwealth's constitution, which states, "The people have a right to clean air, pure water and to the preservation of the natural, scenic, historic and aesthetic values of the environment. ... As trustee of these resources, the Commonwealth shall conserve and maintain them for the benefit of all of the people."

- (2) Section 906.02, FP-O, Floodplain Overlay Zoning Districts, is amended as indicated:

- (a) Subsection 906.02F.1(a)(3) is amended as indicated:

In addition, FEMA and the Pennsylvania ~~Department of Community and Economic Development~~ Department of Environmental Protection, shall be notified prior to any alteration or relocation of any watercourse.

- (b) Subsection 906.02F.2(a)(2) is amended as indicated:

In A Zones, where there are no Base Flood Elevations specified on the FIRM, any new construction or substantial improvement shall have the lowest floor (including basement) elevated up to, or above, the regulatory flood elevation determined in accordance with Section ~~906.02.E.2.b~~ 906.02.E.2.c.

- (c) Subsection 906.02F.1(a)(3) is amended as indicated:

In addition, FEMA and the Pennsylvania ~~Department of Community and Economic Development~~ Department of Environmental Protection, shall be notified prior to any alteration or relocation of any watercourse.

- (d) Subsection 906.02F.4(a) is amended as indicated:

In accordance with the Pennsylvania Flood Plain Management Act, and the regulations adopted by the ~~Department of Community and Economic Development~~ Pennsylvania Department of Environmental Protection as required by the Act, any new or substantially improved structure which:

- (e) Subsection 906.02F.4(b) is amended as indicated:

Within any Floodway Area, any structure of the kind described in Subsection A(a), above, shall be prohibited. Where permitted within any Identified Floodplain Area, any new or substantially improved residential structure of the kind described in Section 906.02.F.4.a. above, shall be elevated to remain completely dry up to at least one and one-half (1½) feet above base flood elevation and built in accordance with Sections 906.02.F.1, 906.02.F.2, and 906.02.F.3.

- (f) Subsection 906.02G.1 is amended as indicated:

General. In accordance with the administrative regulations promulgated by the ~~Department of Community and Economic Development~~ Pennsylvania Department of Environmental Protection to implement the Pennsylvania Flood Plain Management Act, the following activities shall be prohibited within any Identified Floodplain Area unless a Special Permit has been issued by the City.

- (g) Subsection 906.02G.2 is amended as indicated:

Application Requirements for Special Permits. Applicants for Special Permits shall ~~provide five copies of the following items~~ shall be submitted in a form established by the Zoning Administrator, and include the following:

- (h) Subsection 906.02G.2(c) is amended as indicated:

Detailed Site Plan of the entire site that meets the requirements of Section ~~922.01.D.2-A~~ 922.01.D.2, clearly and legibly drawn at a scale of one (1) inch being equal to one hundred (100) feet or less, showing the following:

- (i) Subsection 906.02G.3 is amended as indicated:

Application Review Procedures. Upon the Zoning Administrator's receipt of an application for a Special Permit the following procedures shall apply in addition to those of Section 906.02.D:

(a) Promptly upon determining that an application is complete, the Zoning Administrator shall schedule a public hearing before the Planning Commission and notify the applicant of the hearing date. The application shall be reviewed as a Project Development Plan as per Section 922.10 except that the criteria for review shall be provisions 906.02.F of this section.

(b) If the Planning Commission and/or City approves an application, it shall file written notification, together with the application and all pertinent information, with the ~~Department of Community and Economic Development~~ Pennsylvania Department of Environmental Protection, by registered or certified mail, within five (5) working days after the date of approval.

(c) Before issuing the Special Permit, the Zoning Administrator shall allow the ~~Department of Community and Economic Development~~ Pennsylvania Department of Environmental Protection thirty (30) days, after receipt of the notification by the Department, to review the application and decision made by Council.

(d) If the Zoning Administrator does not receive any communication from the ~~Department of Community and Economic Development~~ Pennsylvania Department of Environmental Protection during the thirty (30) day review period, it may issue a Special Permit to the applicant.

(e) If the ~~Department of Community and Economic Development~~ Pennsylvania Department of Environmental Protection should decide to disapprove an application, it shall notify the Zoning Administrator and the applicant, in writing, of the reasons for the disapproval, and the Zoning Administrator shall not issue the Special Permit.

(j) Subsection 906.02G.4(c) is amended as indicated:

All hydrologic and hydraulic analyses shall be undertaken only by professional engineers or others of demonstrated qualifications, who shall certify that the technical methods used correctly reflect currently accepted technical concepts. Studies, analyses, computations, etc. shall be submitted in sufficient detail to allow a thorough technical review by the Zoning Administrator, Planning Commission, and the ~~Department of Community and Economic Development~~ Pennsylvania Department of Environmental Protection.

(3) Section 906.04, LS-O, Landslide-Prone Overlay District is amended as indicated:

(a) Subsection 906.04B.3 is amended as indicated:

Review by the ~~Chief of the Bureau of Building Inspection~~ Director of the Department of Permits, Licenses, and Inspections. No building permit or land operations permit application shall be approved for any structure or for any use of land requiring excavation, fill or removal of vegetation in a Landslide-Prone District until construction plans and land operations plans for the site in question have been approved by the ~~Chief of the Bureau of Building Inspection~~ Director of the Department of Permits, Licenses, and Inspections, based on findings and recommendations of the site investigation required under Section ~~906.03.B.2~~ 906.04.B.2. In the implementation of this requirement, the Chief of the Bureau of Building Inspection may require that construction and land plans be prepared or approved by a registered professional as defined in the Land Operations Ordinance or a geotechnical consultant with appropriate professional insurance certification and the appropriate academic credentials and professional association.

- (4) Section 906.05, UM-O, Undermined Area Overlay District is amended as indicated:

- (a) Subsection 906.05B.4 is amended as indicated:

Review by Chief. If the site ~~investigations~~ investigation required under the UM-O District includes recommendations for any special construction techniques to ensure safe construction on an undermined site, no building permit or land operations permit shall be issued until construction plans have been approved by the Chief of the Bureau of Building Inspection as safe for the site in question, based upon the findings and recommendations of the site investigation. In the implementation of this requirement, the Chief of the Bureau of Building Inspection may require that construction plans be prepared or approved by a registered professional as defined in the Land Operations Ordinance or a geotechnical consultant with appropriate professional insurance certification and the appropriate academic credentials and professional association.

- (5) Section 906.06, VO, View Protection Overlay District is removed in its entirety and Section 906.06 is [Reserved] for future use.

B. Chapter 907, Development Overlay Districts.

- (1) Section 907.01, AS-O, Advertising Sign Overlay District, is amended as indicated:

- (a) Subsection 907.01B is amended as indicated:

Effect of AS-O District Regulations. The AS-O District regulations apply in combination with all other applicable standards and requirements of this Code. Notwithstanding the provisions of ~~Section 901.07.A~~ 901.08.A, when the standards of the AS-O District conflict with the regulations of the underlying zoning district, or when they conflict with other standards of this Code, the regulations of the AS-O District shall always control. When no AS-O standards are specified, all other applicable regulations of this Code shall control.

- (2) Section 907.03, NSCPO, North Side Commercial Parking Area Overlay District, is amended as indicated:

- (a) Subsection 907.03C is amended as indicated:

With the exception of two (2) districts zoned "LNC: Local Neighborhood Commercial" identified as the North Avenue Federal Street "LNC" District and the Western Avenue, Allegheny Avenue "LNC" District.

- (3) Section 907.04, IZ-O, Inclusionary Housing Overlay District is amended as indicated:

- (a) Subsection 907.04A.4, the definition of “DEVELOPMENT PROJECT,” is amended as indicated:

DEVELOPMENT PROJECT – means one (1) or more Developments (as defined in Title 9, Section ~~926.67~~ 926.01(67)) that are located in whole or in part within IZ-O that meet the Applicability Requirements of Section 907.04.A.5.

- (b) Subsection 907.04A.6(h) is amended as indicated:

Except as provided in Section ~~902.04.A.5(j)~~ 907.04.A.6(g), on-site Inclusionary Units shall be equivalent to market-rate units within the building in all ways, including appliances, finishes, and square footage.

Section 4. The Pittsburgh Code, Title Nine, Zoning Code, Article IV Planning Districts, is hereby amended as follows:

A. Chapter 908, Public Realm Districts.

- (1) Section 908.02, Grandview Public Realm District, is amended as indicated:

- (a) Subsection 908.02D.1(d) is amended as indicated:

Exceptions. Use exceptions are the same as those found in Chapter 903 for the ~~RT-3~~ R2-M, Residential Two-Unit, Moderate Density district.

- (b) Subsection 908.02D.2(a) is amended as indicated:

Accessory uses in accordance with the ~~Accessory Use regulations of Chapter 913~~ provisions of Chapter 912, Accessory Uses.

- (c) Subsection 908.02D.2(b)(1) is amended as indicated:

Main Structure. The maximum height of primary structures in GPR-B shall be forty (40) feet. see Section ~~908.02.H~~ 908.02.E for Special Exception to permit Main Structure height of ~~nine (9) stories~~ 100 feet.

- (d) Subsection 908.02D.2(d) is amended as indicated:

Exceptions. Use exceptions are the same as those found in Chapter 903 for the ~~RTS-3~~ R3-M, Three-Unit Residential, Moderate Density district.

- (e) Subsection 908.02D.3(a) is amended as indicated:

Accessory uses in accordance with the ~~Accessory Use regulations of Chapter 913~~ provisions of Chapter 912, Accessory Uses.

- (f) Subsection 908.02D.3(b) is amended as indicated:

Uses Permitted By Administrator Exception. The following uses shall be allowed as in accordance with the review procedures of Section ~~922.04~~ 922.08 and the standards listed below:

- (g) Subsection 908.02D.3(c)(1) is amended as indicated:

Main Structure. The maximum height of primary structures in GPR-C shall be forty (40) feet. (see Section ~~908.02.H~~ 908.02.E for Special Exception to permit Main Structure height of ~~nine (9) stories~~ 100 feet).

- (h) Subsection 908.02D.3(e) is amended as indicated:

Exceptions. Use exceptions are the same as those found in Chapter 903 for the ~~RTS-3~~ R3-M, Three-unit Residential, Moderate Density District.

- (i) Subsection D.4(a)(6) is amended as indicated:

Accessory uses in accordance with the ~~Accessory Use regulations of Chapter 913~~ provisions of Chapter 912, Accessory Uses.

- (2) Section 908.03, Oakland Public Realm District, is removed in its entirety and Section 908.03 is [Reserved] for future use.

- (3) Section 908.04. Uptown Public Realm District, is amended as indicated:

- (a) Subsection 908.04C.3.a-b is amended as indicated:

a. ~~On-site energy consumption—New construction:~~ Zero Energy or Zero Carbon Buildings Section 915.07.D.1.a—1.c.; points as listed.

b. Reserved. ~~On-site energy consumption—Existing buildings:~~ Section 915.07.D.2.a—2.c.; points modified as follows: Subsection 2.a is two points, Subsection 2.b is three points and Subsection 2.c is four points.

- (b) Subsection 908.04C.3.f is amended as indicated:

Building Reuse: Section 915.07.~~D.5~~D.6; points as listed.

- (c) Subsection 908.04C.4 is amended as indicated:

Bonus height earned through the Performance Points System may not be applied in addition to any other height ~~or FAR~~ bonus or exception. These bonuses may not be applied in addition to any additional height ~~or FAR~~ variances or special exceptions granted by the Zoning Board of Adjustment.

- (d) Subsection 908.04D.1.b is amended as indicated:

Uses are the same as those found in ~~Chapter 903~~ § 910.01 for the GT, Golden Triangle District, except where modified below.

...

Outdoor Retail Sales and Service ~~[Non-Accessory Use]~~ (Primary Use)

- (e) Subsection 908.04D.2.b is amended as indicated:

Uses. Uses are the same as those found in Chapter ~~903~~ § 904.02 for the LNC, Local Neighborhood Commercial District, except where modified below.

B. Chapter 909, Planned Development Districts.

- (1) Section 909.01, SP, Specially Planned District, is amended as indicated:

- (a) Subsection 909.01E is amended as indicated:

Establishment of SP Districts. The following SP Districts are hereby established:

(a) *SP-1, Pittsburgh Technology Center.*

~~(b) SP-2, Herr's Island.~~

~~(c) SP-3, Public Safety Complex.~~

~~(b) (d) SP-4, Station Square.~~

~~(c) (e) SP-5, South Side Works.~~

~~(d) (f) SP-6, Palisades Park.~~ SP-8 Riverfront Landing.

(e) SP-9 Bakery Square.

(f) SP-10 Hazlewood Green.

(g) *SP-11, Lower Hill Planned Development District.*

- (b) Subsection 909.01I.4(j) is amended as indicated:

Signage. All business signs and identification signs permitted in the GT and ~~DR RIV-NS~~ zoning districts pursuant to Section 919.03.M.7 and Section 919.03.M.8 shall be permitted in the SP-4(IV) subdistrict, except that only ground signs no higher than ten (10) feet in height and no greater than eighty (80) square feet in area (single face) are permitted within fifty (50) feet of the northern boundary of the SP-4(IV) subdistrict Lot and Block Number 4-D-60 at the time of this ordinance adoption, and no wall-mounted signs are allowed

within fifty (50) feet of the northern boundary of Lot and Block Number 4-D-60 at the time of this ordinance adoption.

- (c) Subsection 909.01J.2(b) is amended as indicated:

Height Exceptions. Exceptions to the Height regulations of Section ~~909.01.J.1(a)~~ 909.01.J.2(a) are authorized by the Zoning Administrator, according to the following:

- (d) Subsection 909.01K (SP-6 Pittsburgh Palisades Park) is repealed in its entirety, to read as follows:

(Reserved)

- (e) Subsection 909.01L (Establishment of SP-7 District) is repealed in its entirety, to read as follows:

(Reserved)

- (f) Subsection 909.01M (SP-7 Oakland Planned Unit Development District) is repealed in its entirety, to read as follows:

(Reserved)

- (g) Subsection 909.01N (Establishment of SP-8 District) duplicate is repealed in its entirety, to read as follows:

(Reserved)

- (h) Subsection 909.01O (SP-8, Riverfront Landing) duplicate is repealed in its entirety, to read as follows:

(Reserved)

- (i) Subsection 909.01Q.6.

- (i) The definition of “PLDP” is amended as indicated:

PLDP – shall mean the Hazelwood Green Preliminary Land Development Plan Special Planned District 10 (SP-10)-~~dated~~_____.

- (ii) The definition of “STEPBACK LINE” is amended as indicated:

STEPBACK LINE – shall mean the required distance from the Development Lot Line pursuant to Section ~~909.01.Q.5.D.iii(b)~~ 909.01.Q.5.D.iii(b).

- (j) Subsection 909.01R.3(b)(iv) is amended as indicated:

Manufacturing and Assembly (Limited), subject to the use standards set forth in Section ~~911.04.A.40~~ 911.04.A.39;

- (k) Subsection 909.01R.4(d) is amended as indicated:

The parking ratios in Section 914.02.A shall not apply to parking structures or any use that seeks to provide off-street parking in a parking structure, provided that the parking spaces are shared by multiple users and are not designated at all times as accessory parking to a ~~principle~~ primary use.

- (l) Subsection 909.01R.4(f) is amended as indicated:

Nothing herein shall be deemed to supersede the provisions of Section 914.02.C ~~of this chapter~~.

- (m) Subsection 909.01R.5(d)(i) is amended as indicated:

All buildings within the SP-11 District shall comply with the setback requirements of the Preliminary Land Development Plan, as amended, but in no event shall the maximum setback within the SP-11 District exceed twenty (20) feet, except for buildings with forecourts, which shall be permitted to have a maximum forecourt setback of fifty (50) ~~feet~~ feet.

For purposes of this Section, the term "forecourt" shall mean the portion of the building facade that has a deeper setback from the front lot line than the remaining portion of the building facade. Forecourts shall not exceed forty (40) percent of the building facade.

- (n) Subsection 909.01S title is amended as indicated:

SP-8, Riverfront Landing Specially Planned District.

- (2) Section 909.02, PUD, Planned Unit Development District is amended as indicated:

- (a) Subsection 909.02C.2(b)(2)(ii) is amended as indicated:

If the proposed PUD district adjoins a CP district, the floor area ratio associated with the adjoining CP district shall be the actual floor area ratio for the adjoining CP development.

The floor area ratios associated with the base zoning districts of this Code are shown in the following table:

<i>Floor Area Ratio</i>	<i>Zoning District</i>
<i>0.25</i>	<i>H</i>
<i>0.40</i>	<i>P</i>
<i>0.50</i>	<i>R1D</i>

0.60	RIA, R2
0.70	R3
0.80	HC, NDO
1.00	NDI
1.20	LNC, GI
1.50	RM
2.00	UI
3.00	UNC, EMI
4.00	DR RIV-NS
8.30	GT-C, GT-D
10.80	GT-A, GT-B

- (b) Subsection 909.02C.2(d) is amended as indicated:

~~h_a~~ h_a = height of existing adjacent structure or maximum height permitted in adjacent district, whichever is less

...

~~h_p~~ h_p = maximum allowed height of structures in the proposed PUD at any horizontal distance "x"

- (c) Subsection 903.02D.6(a) is amended as indicated:

Conditional Uses which are permitted after a public hearing and recommendations by the Planning ~~Commissions~~ Commission and after approval by City Council in conformity with the provisions of Section 922.06, which are incorporated in the approved unit development plan and recorded improvement subdivision site plan:

C. Chapter 910, Downtown Districts.

- (1) Section 910.01, GT, Golden Triangle District is amended as indicated:

- (a) Subsection 910.01D.1(c) is amended as indicated:

For any permitted use on the receiving lot, development rights may be transferred from a site containing an historic structure, designated pursuant to the Pittsburgh Code, ~~Section 1007.02 (Section 513.0)~~ Title 11;

- (b) Subsection 910.01I.2(c) is amended as indicated:

Height. The following maximum height standards shall apply in the GT-D Subdistrict.

...

(3) *Tall Building Bulk Reduction. See Tall Building Bulk Reduction regulations of GT-C Subdistrict, Section ~~910.01.H.2(d)(3)~~ 910.01.H.2(c)(3).*

(4) *Design Flexibility. See Design Flexibility regulations of GT-C Subdistrict, Section ~~910.01.H.2(d)(4)~~ 910.01.H.2(c)(4).*

(5) *Scale Transitions. See Scale Transition regulations of GT-C Subdistrict, Section ~~910.01.H.2(d)(5)~~ 910.01.H.2(c)(5).*

Section 5. The Pittsburgh Code, Title Nine, Zoning Code, Article V Use Regulations, is hereby amended as follows:

A. Chapter 911, Primary Uses.

(1) Section 911.02, Use Table, is amended as indicated:

- (a) The Use Table is amended to reinsert the following parent definition above Housing for the Elderly (Limited):

Housing for the Elderly means a building, or portion thereof, with dwelling units and shared facilities for residents, designed specifically for occupancy predominantly of persons or heads of households who are 55 or more years of age.

- (b) The Use Table is amended to reinsert the following parent definition above Multi-Suite Residential (Limited):

Multi-Suite Residential means a building or portion thereof, containing rooms rented as sleeping or living quarters, without private kitchens and with or without private bathrooms. Lodging or meals or both are provided for compensation on a weekly or monthly basis. Multi-Suite Residential uses shall not include Dormitory and Fraternity/Sorority.

- (c) The Use Table is amended to reinsert the following parent definition above Personal Care Residence (Large):

Personal Care Residence is a building where food, shelter and personal assistance or supervision are provided for at least one full day for three or more adults who are not relatives of the operator and who may require assistance or supervision in the matters as dressing, bathing, diet, or medication prescribed for self administration but do not require hospitalization or care in a Nursing Home.

- (d) The Use Table is amended to reinsert the following parent definition above Bank or Financial Institution (Limited):

Bank or Financial Institution means an establishment engaged in deposit banking. Typical uses include commercial banks, savings institutions and credit unions.

- (e) The Use Table is amended to reinsert the following parent definition above Bed and Breakfast (Limited):

Bed and Breakfast means an occupied dwelling unit in which rooms are let on an overnight basis as the temporary abiding place of persons who have residences elsewhere.

- (f) The entry for “Fraternity/Sorority” is amended as indicated:

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~~ takes its membership from the student population of the institution at which the students are registered, on a weekly basis or longer.

- (g) In the entry for “Communication Tower, Class C,” the column UC-E is amended as indicated:

↔ C

- (h) The entry for “Excavation/Grading/Fill, Major” is amended as indicated:

Excavation/Grading/Fill, Major means any operation, other than in connection with the construction of a foundation for a structure, involving:

1. ~~Strip of~~ or other mining of coal or other minerals, excavating of sand or rock and the crushing of rock, sanitary and other fills, recovery of metal or other natural resources and similar operations; or

2. A volume of earth movement exceeding 16,000 cubic yards; or

3. A change in ground elevation exceeding 25 feet.

- (i) The entry for “Firearms Business Establishment” is amended as indicated:

Firearms Business Establishment means any business establishment, duly licensed by the appropriate agencies of the United States of America and the Commonwealth of Pennsylvania, that engages in the sale of firearms (“firearms” as defined by § ~~607.01~~ 695.01 of the City Code), either by wholesale or retail, mail order or any other manner.

- (j) The entry for “Golf Course” is amended as indicated:

Golf Course means an area of land laid out for private or public golf recreation services and support facilities excluding driving ranges.

- (k) The entry for “Helistop” is amended as indicated:

Helistop means a Helicopter Landing Area limited to arrivals or departures only, with no parking or storage of aircraft. ~~Aircraft with~~

- (l) The entry for “Outdoor Retail Sales and Service” is amended as indicated:

Outdoor Retail Sales and Service ~~*Primary Use*~~ ***(Primary Use)*** means the sale of goods and services, including food items, situated outdoors on property other than public rights-of-way, not meeting the definition of an Accessory Use 926.01. Typical uses include food truck parks, farmers markets, and outdoor flea markets.

- (m) The blank column under the heading “DT” and between columns GT and RM is repealed.

- (6) Section 911.04, Use Standards, is amended as indicated:

- (a) Subsection 911.04A.3(a) is amended as indicated:

Location in Historic District Prohibited. The building shall not be located within a City Council designated "Historic District" per ~~Chapter 1007~~ Title 11 of the Pittsburgh Code of Ordinances.

- (b) Subsection 911.04A.4(a) is amended as indicated:

In the GT, ~~DR~~ RIV-NS and EMI Districts. Animal Care (Limited) uses in the GT, ~~DR~~ RIV-NS, and EMI Districts shall be subject to the following standards:

- (c) Subsection 911.04A.7(e)(3) is amended as indicated:

Strict compliance with ~~the local noise ordinance~~ Section 917.02 is maintained.

- (d) Subsection 911.04A.7(j) is amended as indicated:

The ~~Bureau of Building Inspection~~ Department of Permits, Licenses, and Inspections shall designate at least ~~on~~ one enforcement officer to be available during evening hours on weekdays and weekends to enforce the restrictions contained in this chapter.

- (e) Subsection 911.04A.7(k) is repealed in its entirety:

~~(k) A Bed and Breakfast Problem Solving Task Force is hereby created comprising Public Safety, Bureau of Building Inspection, City residents living adjacent to Bed and Breakfast, and representatives of Bed and Breakfast~~

~~Association to (1) receive complaints and mediate disputes and (2) initiate a report to City Council at the end of twelve (12) months with recommendations for legislative amendments if needed. This shall take effect upon the date of the Mayor's signature (March 26, 1999), and will expire one (1) year later.~~

- (f) Subsection 911.04A.14(a)(1)(iii) is amended as indicated:

The Approving Body shall determine that the Community Center use will not ~~be~~ create detrimental impacts to the neighborhood, taking into consideration the physical relationship of the proposed use to the surrounding structures, the probable hours of operation, social activities to be conducted and the number of people using the premises at any one (1) time; and

- (g) Subsection 911.04A.14(b)(1)(iii) is amended as indicated:

The Approving Body shall determine that the Community Center use will not ~~be~~ create detrimental impacts to the neighborhood, taking into consideration the physical relationship of the proposed use to the surrounding structures, the probable hours of operation, social activities to be conducted and the number of people using the premises at any one (1) time; and

- (h) Subsection 911.04A.22A(a)(1) is amended as indicated:

Such a plan must be drawn to scale and in addition to information required in Section ~~922.09~~ 922.01 of the Zoning Code depict: the location of trees to be cut and residual stands; the location of all skid roads, skid trails and log landings; the location of any streams or wetlands; the location of curb cuts; the location of public or private easements; the location of any residential structure within fifty (50) feet of the property line.

- (i) Subsection 911.04A.22A(a)(12) is amended as indicated:

Compliance with Environmental Overlay Districts (Chapter 906) requirements must be assured.

- (j) Subsection 911.04A.30 is amended as indicated:

Heliports shall be subject to the following standards in the GI-, RIV-GI- ~~and MP~~ Districts:

- (k) Subsection 911.04A.39(a) is amended as indicated:

In GT and ~~DR~~ RIV-NS Districts. Manufacturing and Assembly (Limited and General) uses shall be subject to the following standards in the GT and ~~DR~~ RIV-NS Districts:

- (l) Subsection 911.04A.60(a) is amended as indicated:

The use shall be located on the ground-floor of a building containing at least fifty (50) dwelling units;

- (m) Subsection 911.04A.69(a)(5) is amended as indicated:

Infrastructure. Public water and sewer must be available for connection at the lot line. If the lot in which the owner/applicant is requesting to build upon is determined to meet these five (5) conditions, the Zoning Administrator will then review the plot plan for compliance with the Development Standards in Sections 905.02.C; and 905.02.D; ~~and 905.02.E~~.

- (n) Subsection 911.04A.73(b) is amended as indicated:

In the ~~GT, DR~~, RIV-NS, RIV-IMU, and EMI Districts. Vehicle/Equipment Repair (Limited) uses shall be subject to the following standards in the GT ~~and DR~~, RIV-NS, RIV-IMU, and EMI Districts:

B. Chapter 912, Accessory Uses and Structures.

- (1) Section 912.04, Accessory Use and Structure Development and Operational Standards, is amended as indicated:

- (a) Subsection 912.04E is amended as indicated:

Height. No accessory structure shall exceed fifteen (15) feet ~~or one (1) story~~ in height in a residential zoning district or twenty (20) feet in height in a nonresidential zoning district.

- (b) Subsection 912.04G.3 is amended as indicated:

Wall-mounted Towers, Antennas, Stations and/or Communications Facilities forty (40) feet or higher above grade may be approved by ~~and an~~ an Administrator's Exception (Section 922.08). The Zoning Administrator's review will be limited to requiring that the Towers, Antennas, Stations and/or Communications Facilities be compatible with the architecture of the building and its surroundings, the character of the neighborhood, and sensitivity to the skyline;

- (c) Subsection 912.04G.10 is amended as indicated:

No Towers, Antennas, Stations and/or Communications Facilities located in an NDO, LNC, NDI, UNC, HC, OPR, GI, UI, EMI, GT, or ~~DR~~ RIV Zoning District shall exceed twenty (20) feet in height.

- (d) Subsection 912.04K is amended as indicated:

Fences and Walls. Fences; walls; hedges and landscaping architectural features; and similar features shall be permitted in all districts and shall be

subject to the Materials and Methods and Opacity Standards in Section 918.03.B.1 and 3, and the standards below, unless otherwise stated.

(2) Section 912.07, Urban Agriculture (Accessory Use), is amended as indicated:

(a) Subsection 912.07B(13) is amended as indicated:

For property between two thousand (2,000) square feet and ten thousand (10,000) square feet in size, the resident is permitted to keep no more than and no less than two (2) dehorned, adult, female or neutered male, miniature goats (and offspring less than twelve (12) weeks old) with no other livestock;

C. Chapter 913, Use Exceptions and Conditions Not Listed in Use Table.

(1) Chapter 913 is removed in its entirety and [Reserved] for future use.

Section 6. The Pittsburgh Code, Title Nine, Zoning Code, Article VI Development Standards, is hereby amended as follows:

A. Chapter 915, Environmental Performance Standards.

(1) Section 915.07, Performance Points System, is amended as indicated:

(a) Subsection 915.07C.7 is amended as indicated:

FRESH FOOD MARKET – shall mean an establishment (under Grocery Store - General) primarily engaged in the sale of grocery products and that provides all of the following:

(1) Section 915.08, Sustainable Development for City-Owned Facilities, amended as indicated:

(a) Subsection 915.08D is amended as indicated:

Exemptions. Section ~~915.06.B~~ 915.08.B shall be complied with fully unless one or more of the exemptions listed below applies to the project and reason for the exemption(s) is clearly documented by the City:

B. Chapter 916, Residential Compatibility Standards.

(1) Section 916.01, General, is amended as indicated.

(a) Subsection 916.01B.2(a) is amended as indicated:

Across the street from or adjacent to a property that is zoned R1D, R1A, R2, ~~R5~~ R3, RM, or H; or

(b) Subsection 916.01C.1 is amended as indicated:

Residential Compatibility Standards shall not be triggered by property that is public right-of-way, railroad track, roadway, median, or utility easement in an RSD, RSA, RT, RTS, R1D, R1A, R2, R3, RM, or H zoning district.

(2) Section 916.02, Building Height and Setback Standards, is amended as indicated:

(a) Subsection 916.02A is amended as indicated:

Building Setbacks. The Building Setback regulations of the Residential Compatibility Standards shall apply to the sides of properties that are adjacent to or across the street from properties that are zoned R1D, R1A, R2, R3, or H in accordance with the following regulations.

~~1. Interior Sideyard Abuts Interior Sideyard of "R" Property. If the Interior Sideyard of a zoning lot of the subject property abuts the Interior Sideyard of a zoning lot zoned "R", the following setback requirements shall apply:~~

~~(a) Minimum Front Setback. The Front Setback of the subject property shall be the same as the required Front Setback of the abutting Residential zoning district for the first fifty (50) feet adjacent to the Residential zoning lot.~~

~~(b) Minimum Rear Setback. The Rear Setback of the subject property shall be the same as the required Rear Setback for the abutting Residential Zoning district or fifteen (15) feet, whichever is greater.~~

~~(c) Minimum Interior Sideyard Setback. The Interior Sideyard Setback of the subject property shall be a minimum of fifteen (15) feet.~~

~~2. Interior Sideyard Abuts Rear of "R" Property. If the Interior Sideyard of a zoning lot (the subject property) abuts the Rear Yard of a zoning lot zoned "R", the following setback requirements shall apply:~~

~~(a) Minimum Front Setback. The Front Setback of the subject property shall be the same as the required Exterior Sideyard Setback of the abutting Residential zoning district for the first fifty (50) feet adjacent to the Residential zoning lot.~~

~~(b) Minimum Rear Setback. The Rear Setback of the subject property shall~~

~~(c) Minimum Interior Sideyard Setback. The Interior Sideyard Setback of the subject property shall be a minimum of fifteen (15) feet.~~

~~3. Street Sideyard Across Street or Way from Front of "R" Property. If the Street Sideyard of a zoning lot of the subject property is across a~~

~~street or way from the Front Yard of a zoning lot zoned "R", the following setback requirements shall apply:~~

~~(a) Minimum Street Sideyard Setback. The Street Sideyard Setback of the subject property shall be a minimum of fifteen (15) feet.~~

~~4. Street Sideyard Across Street or Way from Street Sideyard of "R" Property. If the Street Sideyard of a zoning lot of the subject property is across a street or way from the Street Sideyard of a zoning lot zoned "R", the following setback requirements shall apply:~~

~~(a) Minimum Front Setback. The Front Setback of the subject property shall be the same as the required Front Setback of the abutting Residential zoning district for the first fifty (50) feet adjacent to the Residential zoning lot.~~

~~5. Street Sideyard Across Street or Way from Rear of "R" Property. If the Street Sideyard of a zoning lot (the subject property) is across a street or way from the Rear of a zoning lot zoned "R", the following setback requirements shall apply:~~

~~(a) Minimum Front Setback. The Front Setback of the subject property shall be the same as the required Street Sideyard Setback of the abutting Residential zoning district for the first fifty (50) feet adjacent to the Residential zoning lot.~~

~~(b) Minimum Street Sideyard Setback. The Street Sideyard Setback of the subject property shall be a minimum of fifteen (15) feet.~~

~~6. Rear Across Street or Way from Front of "R" Property. If the Rear of a zoning lot of the subject property is across a street or way from the Front of a zoning lot zoned "R", the following setback requirements shall apply:~~

~~(a) Minimum Rear Setback. The Rear Setback of the subject property shall be the same as the required Front Setback of the abutting Residential zoning district or fifteen (15) feet, whichever is greater.~~

~~7. Rear Abuts Interior Sideyard of "R" Property. If the Rear of a zoning lot of the subject property abuts the Interior Sideyard of a zoning lot zoned "R", the following setback requirements shall apply:~~

~~(a) Minimum Rear Setback. The Rear Setback of the subject property shall be a minimum of fifteen (15) feet.~~

~~(b) Minimum Street Sideyard Setback. The Street Sideyard Setback of the subject property shall be the same as the required Front~~

~~Setback of the abutting Residential zoning district for the first fifty (50) feet adjacent to the Residential zoning lot.~~

~~8. Rear Across Street or Way from Street Sideyard of "R" Property. If the Rear of a zoning lot of the subject property is across a street or way from the Street Sideyard of a zoning lot zoned "R", the following setback requirements shall apply:~~

~~(a) Minimum Rear Setback. The Rear Setback of the subject property shall be the same as the required Street Sideyard Setback of the abutting Residential zoning district or fifteen (15) feet, whichever is greater.~~

~~9. Rear Abuts Rear of "R" Property. If the Rear of a zoning lot of the subject property abuts the Rear of a zoning lot zoned "R", the following setback requirements shall apply:~~

~~(a) Minimum Rear Setback. The Rear Setback of the subject property shall be the same as the required Rear Setback of the abutting Residential zoning district or fifteen (15) feet, whichever is greater.~~

1. The primary structure is required to be setback a minimum of 10 feet from any property line that abuts a property zoned R1D, R1A, R2, R3, or H.

2. The primary structure is required to be setback a minimum of 10 feet from any property line located across a way from a property zoned R1D, R1A, R2, R3, or H.

3. The primary structure is required to be setback a minimum of 5 feet from any property line located across a street from a property zoned R1D, R1A, R2, R3, or H.

(b) Subsection 916.02B is amended as indicated:

Building Heights.

~~1. Within 50 Feet of Residential. Structures or portions of structures shall not exceed forty (40) feet or three (3) stories in height when located within fifty (50) feet of property zoned R1D, R1A, R2, R3, or H.~~

~~2. 51 to 100 Feet from Residential. Structures or portions of structures shall not exceed fifty (50) feet or four (4) stories in height when located fifty one (51) to one hundred (100) feet from property zoned R1D, R1A, R2, R3, or H.~~

~~3. More Than 100 Feet from Residential. No compatibility-related height restrictions shall be imposed on structures located more than one hundred (100) feet from property zoned R1D, R1A, R2, R3, or H.~~

1. Within 25 feet of Residential. Structures or portions of structures must not exceed 40 feet in height when located within 25 feet of property zoned R1D, R1A, R2, R3, or H.
2. 26 to 50 feet of Residential. Structures or portions of structures must not exceed 55 feet in height when located 26 to 50 feet from property zoned R1D, R1A, R2, R3, or H.
3. 51 to 75 feet of Residential. Structures or portions of structures must not exceed 65 feet in height when located 51 to 75 feet from property zoned R1D, R1A, R2, R3, or H.
4. More than 75 feet from Residential. No compatibility related height restrictions shall be imposed on structures located more than 75 feet from property zoned R1D, R1A, R2, R3, or H.

(3) Section 916.07, Lighting, is amended as indicated:

All lights used by development that is subject to Residential Compatibility Standards shall be arranged and controlled so as to deflect light away from any lot that is zoned ~~RSD, RSA, RT~~ R1D, R1A, R2, R3, RM, or H. Any light or combination of lights that casts light on a public street shall not exceed one (1) foot-candle (meter reading) as measured from the centerline of such street. Any light or combination of lights that cast light on a lot zoned R1D, R1A, R2, R3, RM, or H shall not exceed 0.4 foot-candles (meter reading), as measured no more than three (3) feet inside the lot line of a lot that is zoned R1D, R1A, R2, R3, RM, or H.

C. Chapter 918, Landscaping and Screening Standards.

(1) Section 918.02, Landscaping Requirements, is amended as indicated:

(a) Subsection 918.02C is amended as indicated:

Street Trees.

1. ~~At least one (1)~~ One street tree ~~shall~~ must be provided for each ~~thirty (30)~~ linear feet of property adjoining a public street.
2. Street trees ~~shall~~ must be planted between the sidewalk and street curb. If there are obstructions or other site specific conditions that prohibit planting in that area planting in that area is not possible, street trees ~~shall~~ must be installed within ~~twenty (20)~~ feet of street curb.
3. Trees planted between a sidewalk and street curb must have a minimum nonpaved planting area of ~~thirty (30)~~ square feet 3 feet by 10 feet, with a minimum depth of ~~three (3)~~ feet.

4. Trees must be spaced 30 feet apart.
5. Tree species must be selected from the list of recommended tree species maintained by the City Forester.
6. In cases where there is an existing pattern of street trees, as determined by the Zoning Administrator, compatible new trees shall must be planted according to the existing tree spacing and pattern to the greatest extent possible.

~~In cases where street trees are to be provided by the Department of Public Works, applicant shall provide proof of application through the Street Tree Program to the Zoning Administrator.~~

(2) Section 918.03, Screening Requirements, is amended as indicated:

(a) Subsection 918.03B is amended as indicated:

Standards. Required screening shall comply with the following standards. All items noted in Section 918.03.A. above shall be located such that the access location is not on the street side of any residential lot, and does not face on to the street side of any other residential lot. All items noted in ~~Section 918.03.A.1~~ Section 918.03.A above are required to be screened from view from adjacent property and right of ways, with a visual barrier as defined in this section.

(3) Section 918.05 title is amended as indicated:

Installation, Maintenance, and Replacement.

(4) Section 918.06, Alternative Compliance, is amended as indicated:

~~The Zoning Administrator may approve an Administrator's Exception, according to the provisions of Section 922.08, for Alternative Compliance to the provisions of this chapter, subject to the following standards. The Zoning Administrator may authorize an exception to the provisions of this Chapter through an Alternative Compliance Plan, subject to the following standards. The Administrator shall give favorable consideration to designs that attempt to preserve and incorporate existing vegetation in excess of the minimum standards and plans that demonstrate innovative design and use of plant materials.~~

D. Chapter 919, Signs.

(7) Section 919.01, General, is amended as indicated:

(a) Subsection 919.01C.20 is amended as indicated:

GROUND SIGN – means a ~~free-standing~~ free-standing sign that is not attached to any building and is supported by uprights, braces or a type of object that is anchored within the ground or ~~if~~ located above ground.

(2) Section 919.02, Advertising Signs, is amended as indicated:

(a) Subsection 919.02C.3 is amended as indicated:

New Electronic Advertising Signs. Electronic Signs as defined in Section ~~919.01.C.3~~ 919.01.C.5 shall be permitted within AS-O - Subdistrict A only, and shall be approved by the Zoning Board of Adjustment as Special Exceptions, according to the Special Exception Review Standards of Section 922.07, and subject to the following criteria:

(3) Section 919.03, Nonadvertising Signs, is amended as indicated:

(a) Subsection 919.03M.8(c)(i)-(xviii) is amended as indicated:

(i) ~~NDO/Neighborhood~~ NDO, Neighborhood Office.

(ii) ~~LNC/Local~~ LNC, Local Neighborhood Commercial.

(iii) ~~NDI/Neighborhood~~ NDI, Neighborhood Industrial.

(iv) ~~UNC/Urban~~ UNC, Urban Neighborhood Commercial.

(v) ~~HC/Highway~~ HC, Highway Commercial.

(vi) ~~UI/Urban~~ UI, Urban Industrial.

(vii) ~~EMI/Educational/Medical Institute~~ EMI, Educational/Medical Institution.

(viii) ~~GPR-C,~~ Grandview Public Realm Subdistrict C.

(ix) ~~OPR/Oakland Public Realm (Subdistrict B)~~ (Reserved)

(x) ~~SP-4/Station~~ SP-4, Station Square.

(xi) ~~SP-5/South~~ SP-5, South Side Works.

(xii) ~~CP/Commercial~~ CP, Commercial Planned Unit Development.

(xiii) ~~AP/Mixed~~ AP, Mixed Use Planned Unit Development.

(xiv) ~~GT/Golden~~ GT, Golden Triangle.

(xv) ~~RIV/Riverfront~~ RIV, Riverfront.

(xvi) UC-MU₂ Urban Center - Mixed Use.

(xvii) UC-E₂ Urban Center - Employment.

(xviii) R-MU₂ Residential - Mixed Use.

(b) Subsection 919.03O.3 is amended as indicated:

New Electronic Non-Advertising Signs. Electronic signs as defined in Section ~~919.01.C.3~~ 919.01.C.5 shall be permitted within the HC, UI, and GI only, and shall be approved by the Zoning Board of Adjustment as Special Exceptions, according to the Special Exception Review Standards of 922.07, and subject to the following criteria:

E. Chapter 920, Child Care Regulations.

(1) Section 920.01, General, is amended as indicated:

(a) Subsection 920.01A.1(c) is amended as indicated:

Any mixed-use structure, where the component uses contained therein are less than the threshold sizes established in Sections 920.01.A.1(a) and 920.01.A.1(b), but where the sum of the otherwise required child day care facilities for each component use is greater than or equal to one thousand two hundred sixty (1,260) square feet gross floor area. The sum of such otherwise required facilities shall be calculated as follows:

(2) Section 920.03, Location, is amended as indicated:

(a) Subsection 920.03A is amended as indicated:

The required child day care facility shall be located on the same zoning lot as the subject structure and in accordance with the standards of the Pennsylvania Department of ~~Public Welfare~~ Human Services and the Pittsburgh ~~Bureau of Building Inspection~~ Department of Permits, Licenses, and Inspections, except as specified in Section 920.05.B.

Section 7. The Pittsburgh Code, Title Nine, Zoning Code, Article VII, Nonconformities, is hereby amended as follows:

A. Chapter 921, Nonconformities.

(1) Section 921.02, Nonconforming Uses, is amended as indicated:

(a) Subsection 921.02A.4 is amended as indicated:

In addition, in determining whether a proposed change to another nonconforming use is more or less intensive than the existing use, the Zoning Board shall use the Use Classification System of Section ~~911.02~~ 902.02,

wherein all residential and mixed use zoning districts are listed in hierarchical order of intensity, with ~~RSD~~ H being the least intensive and GI being the most intensive. This hierarchy of zoning districts shall not apply to Special Districts or Downtown districts. Within the Use Classification System, the Zoning Board shall use the following criteria:

- (2) Section 921.06, Certificates of Occupancy, is amended as indicated: Subsection B is amended as indicated:

Deadlines. For nonconformities existing on the date of adoption of this Code, property owners shall obtain a valid Certificate of Occupancy according to the provisions of Section ~~921.04~~ 922.02. For nonconformities arising because of an amendment to this Code or because of a change in jurisdictional boundaries, property owners shall have one (1) year from the date on which the situation first became nonconforming to obtain a valid Certificate of Occupancy. Subject to the verification procedures established by the Zoning Administrator, nonconformities with a valid Certificate of Occupancy shall be deemed to be lawful nonconformities, to the extent documented. All rights to continuance, maintenance, repair and other continuation of the nonconformity shall apply.

Section 8. The Pittsburgh Code, Title Nine, Zoning Code, Article VIII, Review and Enforcement, is hereby amended as follows:

A. Chapter 922, Development Review Procedures.

- (1) Section 922.02, Record of Zoning Approval and Certificate of Occupancy, is amended as indicated:

- (a) Subsection 922.02H.4 is amended as indicated:

Project Development Plan Approval. If an applicant submits an application to the Zoning Administrator for approval of a Record of Zoning Approval or Certificate of Occupancy more than three (3) years after the date of approval of the Project Development Plan, the Zoning Administrator may require that planning studies be conducted to determine the current impact of the proposed development on the neighborhood and on the City. The Zoning Administrator may choose to have the Planning Commission review the development as a new application in accordance with the review criteria of Section 922.10.E.2 as per Section 922.10.E.1.

- (2) Section 922.04, Site Plan Review, is amended as indicated:

- (a) Subsection 922.04E.6.j.i is amended as indicated:

Surface parking shall be permitted for no more than three hundred (300) spaces except in the GT, ~~DR~~ RIV, EMI and SP Districts, where surface parking shall be permitted for no more than one hundred fifty (150) spaces.

- (b) Subsection 922.04E.6.j.ii is amended as indicated:

All parking in excess of three hundred (300) spaces shall be structured except in the GT, ~~DR~~ RIV, EMI and SP Districts, where all parking in excess of one hundred fifty (150) spaces shall be structured.

- (3) Section 922.10, Project Development Plans, is amended as indicated:

- (a) Subsection 922.10E.1 is amended as indicated:

Action by the Planning Commission. The Zoning Administrator shall schedule a review by the Planning Commission when all the requirements established during the preliminary review have been fulfilled. The Planning Commission shall review the Project Development Plan application and act to approve, approve with conditions, or deny the application. The Planning Commission shall approve a Project Development Plan if it finds that the plan complies with the review criteria of Section 922.10.E.2 and if the proposal complies with all applicable Zoning Code requirements and adopted plans and policy documents, including all applicable standards of the GT, ~~DR~~ RIV and Public Realm zoning districts. The Planning Commission shall deny approval of a Project Development Plan if it finds that the plan is not in conformance with this Zoning Code or with adopted plans and policy documents. In acting upon a Project Development Plan, the Planning Commission shall include a description of specific site improvements and development characteristics upon which its approval is conditioned. Such conditions shall be binding upon the applicant.

Section 9. The Pittsburgh Code, Title Nine, Zoning Code, Article IX, Measurements and Definitions, is hereby amended as follows:

A. Chapter 925, Measurements.

- (1) Section 925.06, Setbacks, is amended as indicated:

- (a) Subsection 925.06H.2 is amended as indicated:

Conditions of Special Exception. Installation of one (1) parking stall for a noncommercial automobile when accessory to a residential use shall be limited to ~~RSD~~ R1D, Single-Unit Detached Residential, ~~RSA~~ R1A, Single-Unit Attached Residential, and ~~RT~~ R2, Two-Unit Residential Use Subdistricts when located in an overlay Front Yard Parking District as designated by the Planning Commission, as specified under Section 925.06.H.1, provided:

B. Chapter 926, Definitions.

- (1) Section 926.01, Definitions, is amended as indicated:

Words and terms used in this Code shall be given the meanings set forth in this section except where otherwise provided in this Title. All words not defined in this section shall be given their common, ordinary meanings, as the context may reasonably suggest.

...

207. RESTRICTED ACCESS HIGHWAY – means a major traffic thoroughfare or part thereof which when open to public use is:

(a) Constructed or maintained pursuant to the Federal Aid Highway Act of 1956, or any amendment or supplement thereto, as an interstate highway;

(b) A limited access highway under the Pennsylvania Limited Access Highway Act of May 29, 1945 (P. L. 1108), as amended (~~36 P.S. Section 2391-1~~ 36 P.S. § 2391.1 et seq.); or