



Text File

Introduced: 7/6/2026

Bill No: 2026-0714, **Version:** 2

Committee: Commission - Planning Commission

Status: Reported from Standing Committee

Ordinance amending and supplementing the Pittsburgh Code of Ordinances, Title Nine, Zoning Code, Article V, Use Regulations, Chapter 911, Primary Uses, Section 911.04, Use Standards, Subsection A.41(b)(6), Multi-Suite Residential (General) in the UC-E District, is hereby amended to add a new Subsection, A.41(b)(6)(c).

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

Section 1. The Pittsburgh Code, Title Nine, Zoning Code, Article V, Use Regulations, Chapter 911, Primary Uses, Section 911.04, Use Standards, Subsection A.41(b)(6), Multi-Suite Residential (General) in the UC-E District, is hereby amended and supplemented to add a new Subsection A.41(b)(6)(c) as underlined as follows (Subsection A.41(b)(6) shall remain unchanged except as underlined):

(6) In the UC-E District, Multi-Suite Residential uses shall meet one (1) of the following standards in the UC-E District:

- (a) All residential units shall meet the requirements of Section 907.04.A.6 and shall otherwise follow the processes and procedures of Section 907.04.A, excluding Section 907.04.A.5 Applicability and Section 907.04.A.7 Off-Site Inclusionary Standards. One hundred (100) percent of the units shall be affordable and shall be located on site; or
- (b) Residential housing shall be less than fifty (50) percent of the Gross Floor Area in a mixed-use structure. For purposes of this calculation, shared spaces between residential uses and commercial shall be excluded from the calculation of Gross Floor Area.; or
- (c) For any zoning lot in the UC-E that is wholly or partially within 100 feet of an EMI District, 50-100% of the Gross Floor Area may be multi-suite residential provided the rooms are rented on a monthly basis or longer.

Section 2. Acknowledgement. It is hereby acknowledged that, as of the date of the passage of this ordinance, there are three (3) UC-E District areas (as such term is used in Section 1 of this ordinance), two (2) of which share at least one (1) district boundary line with the EMI District, as depicted on the exhibit attached to this ordinance.

Section 3. Repealer. All ordinances and parts of ordinances inconsistent with the terms of this ordinance are hereby repealed; provided, however, that such repeals shall be only to the extent of such inconsistency and in all other aspects, this ordinance shall be cumulative of the other ordinance regulating and governing the subject matter by this ordinance.

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Section 4. Savings Clause. If any section or provision or parts hereof in this ordinance shall be adjudged invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the ordinance as a whole or any section or provision or part thereof.

Section 5. Effective Date. This ordinance shall be in full force and effect from and after its passage.