

PITTSBURGH

RIVERFRONT ZONING

RIV DISTRICT OVERVIEW
DECEMBER 2017

Agenda

- ✓ Presentation (30 minutes)
 - ✓ Overview of RIV District
 - ✓ Next Steps / Calendar
 - ✓ Display Stations
- ✓ Display Station Discussion

RIV District Overview

What is in the **District**?

- ✓ Purpose & Subdistricts
- ✓ Required Site Plan Review
- ✓ Uses
- ✓ Dimensional Standards
- ✓ Stormwater Management
- ✓ Design Standards
- ✓ Accessory Structures & Encroachments
- ✓ Parking
- ✓ Landscape & Green Infrastructure
- ✓ Signs (*cross-reference; no new standards*)
- ✓ Bonus Structure

RIV District Purpose

Emphasize the importance of the **Allegheny, Monongahela, & Ohio Rivers**, & their city-wide & regional significance

- ✓ Acknowledge diversity
- ✓ Facilitate mixed-use development
- ✓ Maintain & create connections
- ✓ Protect industrial
- ✓ Create multi-modal transportation
- ✓ Promote sustainable development
- ✓ Incentivize ecological health
- ✓ Conserve & enhance natural features
- ✓ Conserve, restore, & enhance riverbank
- ✓ Improve scenic qualities



RIV District Subdistricts

Created **Five Subdistricts** to acknowledge different characters

RIV-RM Mixed Residential Subdistrict

Single-unit attached & multi-family residential development



Photo courtesy Pearl District Properties



Photo courtesy
Union Real Estate

RIV District Subdistricts

Created **Five Subdistricts** to acknowledge different characters

RIV-MU Mixed-Use Subdistrict

Mixed-use environment both vertically within a single development or horizontally within a larger area



Photo courtesy
housespittsburghpa.com

RIV District Subdistricts

Created **Five Subdistricts** to acknowledge different characters

RIV-NS North Shore Subdistrict

The North Shore and its unique mix of uses



Photo courtesy Carnegie Science Center

Photo courtesy SEA



Photo courtesy Nate
Guidry / Post-Gazette

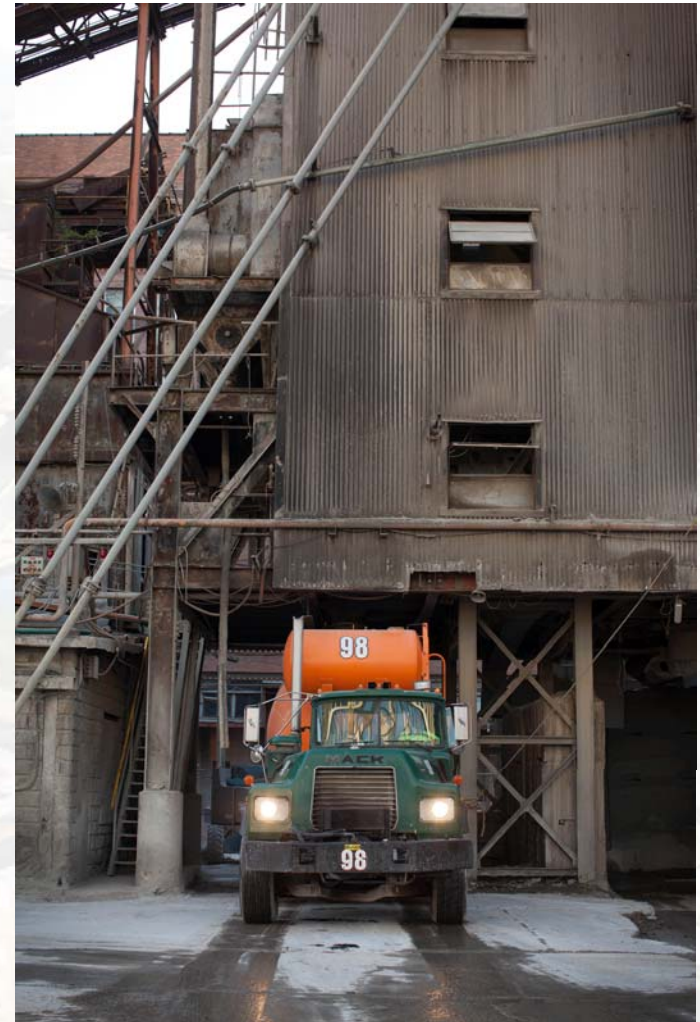


RIV District Subdistricts

Created **Five Subdistricts** to acknowledge different characters

RIV-GI General Industrial Subdistrict *A variety of industrial uses*

Photo courtesy Frank Bryan, Inc.



RIV District Subdistricts

Created **Five Subdistricts** to acknowledge different characters

RIV-IMU Industrial Mixed-Use Subdistrict

Areas diversifying from original industrial: light industrial, commercial, high density residential, R&D, tech



Photo courtesy 3 Crossings



Photo courtesy Fort Willow Development

// ZONING - OHIO RIVER

This map illustrates the zoning designations along the Ohio River waterfront. The river itself is shown as a blue winding feature. Land parcels are color-coded according to their zoning or planned development status.

- Riverfront Subdistricts:**
 - RIV-RM Mixed Residential (Yellow)
 - RIV-MU Mixed-Use (Orange)
 - RIV-NS North Shore (Dark Orange/Brown)
 - RIV-GI General Industrial (Light Purple/Pink)
 - RIV-IMU Industrial Mixed-Use (Red)
- Existing Zoning Districts:**
 - P Parks and Open Space (Green)
 - GT Golden Triangle (Tan/Beige)
- Existing PUD & Specially Planned Districts:**
 - H Hillside (Green outline)
 - SP-1 Pittsburgh Technology Center (Blue outline)
 - SP-2 Washington's Landing (Pink outline)
 - SP-4 Station Square (Brown outline)
 - SP-5 Southside Works (Teal outline)
 - SP-10 Almondo (Purple outline)
 - RP Residential Planned Unit Development (Yellow outline)
 - CP Commercial Planned Unit Development (Red outline)
 - AP Residential/Commercial Planned Development (Orange outline)

The map includes various street names such as HORSE ROCK, TRACY, WEST HALL, DOGAR, CARROLL ISLAND, BEYHOUR, BRANCHPORT, BEAVER, WEST END BRG, CASINO DR, ALBION ST, REEDS DALE, WEST END, WEST SHORE, NORTH SHORE, WEST OHIO, RIDGE, NORTH COMMONS, WEST COMMONS, LACOCK, WASHINGTON, and KENNY STREET. A scale bar at the bottom left indicates distances from 0 to 0.5 miles.

RIV District Site Plan

Certain developments subject to **Site Plan Review**

- ✓ All new construction of principal structures
- ✓ Any expansion or any exterior renovation to existing principal structure
- ✓ All new construction of parking lots or parking structures
- ✓ The expansion of any existing parking lot

Reviewed & Approved administratively, with exception of those that require **Planning Commission** review & approval:

- ✓ Developments that exceed permitted base height
- ✓ Any development located fully or partially within 200' of ordinary high water line (unless separated by a street)

Existing single-family detached exempt

Transportation Study may be required:

- ✓ Development project in excess of 50,000sf GFA
- ✓ Projects with detrimental impacts on the transportation network, as determined by the Zoning Administrator

RIV District Uses

Uses allowed by subdistrict

- ✓ Utilizing the current use structure
- ✓ Existing single-family detached deemed conforming, subject to R1D-H standards *New single-family prohibited*

P = Permitted By Right A = Administrator Exception S = Special Exception C = Conditional Use	RIV					Standard Section 911.04.x
	RM	MU	NS	GI	IMU	
Library (General) means a Library with a gross floor area of 5,000 square feet or more.		P	P		P	A.38
Manufacturing and Assembly means an establishment engaged in the manufacture or products or parts, predominantly using previously prepared material, including processing, fabrication, assembly, treatments, and packaging of such products, and incidental storage, sales and distribution of such products.						
Manufacturing and Assembly (Limited) means a Manufacturing and Assembly use with a gross floor area of less than 20,000 square feet.		S	A	P	P	A.39
Manufacturing and Assembly (General) means a Manufacturing and Assembly use with a gross floor area of 20,000 square feet or more.			A	P	P	A.39; A.40
Medical Office/Clinic means an establishment providing therapeutic, preventative, corrective, healing and health-building treatment services on an out-patient basis by physicians, dentists and other practitioners. Typical uses include medical and dental offices and clinics and out-patient medical laboratories.						
Medical Office/Clinic (Limited) means a Medical Office/Clinic use with a gross floor area of less than 5,000 square feet.		P	P		P	A.81
Medical Office/Clinic (General) means a Medical Office/Clinic use with a gross floor area of 5,000 square feet or more.		P	P		P	A.81
Nursery, Retail means the use of a zoning lot for the retail sale of plants and planting materials.						

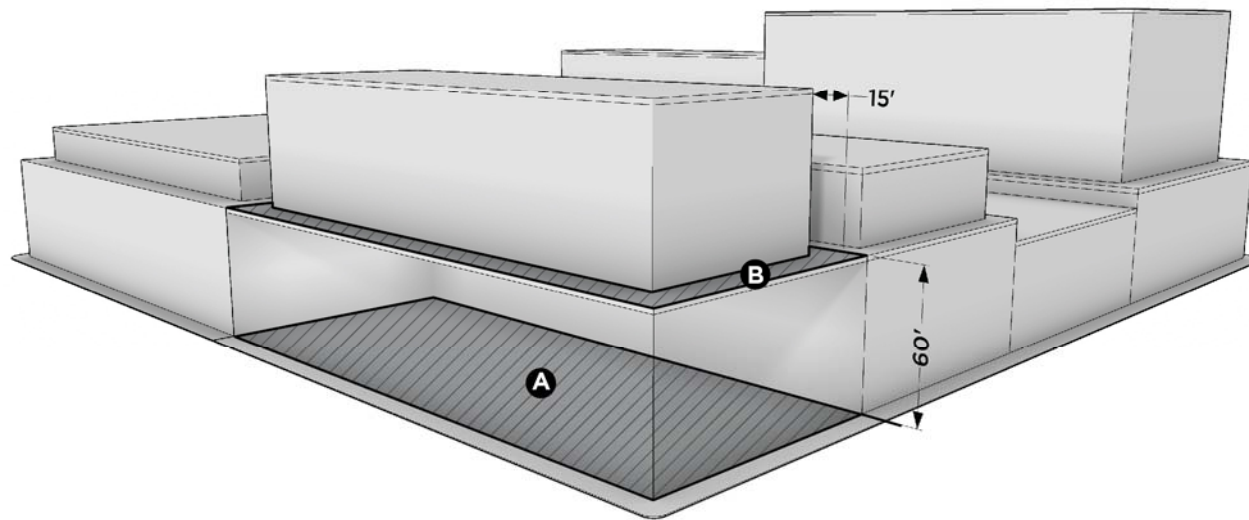
RIV District Dimensional Standards

Building Height

- ✓ Base height permission of 45'
- ✓ Minimum height of 24'
- ✓ Certain lots may exceed height based on Height Map
- ✓ To exceed 45' requires Bonus Actions
- ✓ Buildings that exceed 45' have additional design standards:
 1. Over 60': require 15' stepback & limited to 30,000sf footprint
 2. Shadow study required
- ✓ Any structures required by state or federal rules required to exceed 45' may do so without a bonus & do not have to meet design standards

RIV District Dimensional Standards

Building Height



A Buildings over 60 feet in height are limited to a maximum building footprint of 30,000 square feet. This limit applies to the portion of the building from ground level to a height of 60 feet.

B Where a building exceeds 60 feet in height, a minimum additional setback of 15 feet from the building line is required on upper-story side façades.

[illegible]

RIV District Dimensional Standards

Impervious Surface Limitation

That portion of a site occupied by structures, pavement, & other surfaces that do not allow for the absorption of water

- ✓ Applies to development located fully or partially within 200' of ordinary high water line

Does not apply when separated by a street

- ✓ Maximum impervious surface coverage of 75%
- ✓ Permeable pavers not included in calculation for up to 25% of total paved surface
- ✓ Green roof may be used as a reduction in total impervious surface on a 2:1 basis.

Example: 10,000sf green roof would deduct 5,000sf from impervious surface of building footprint

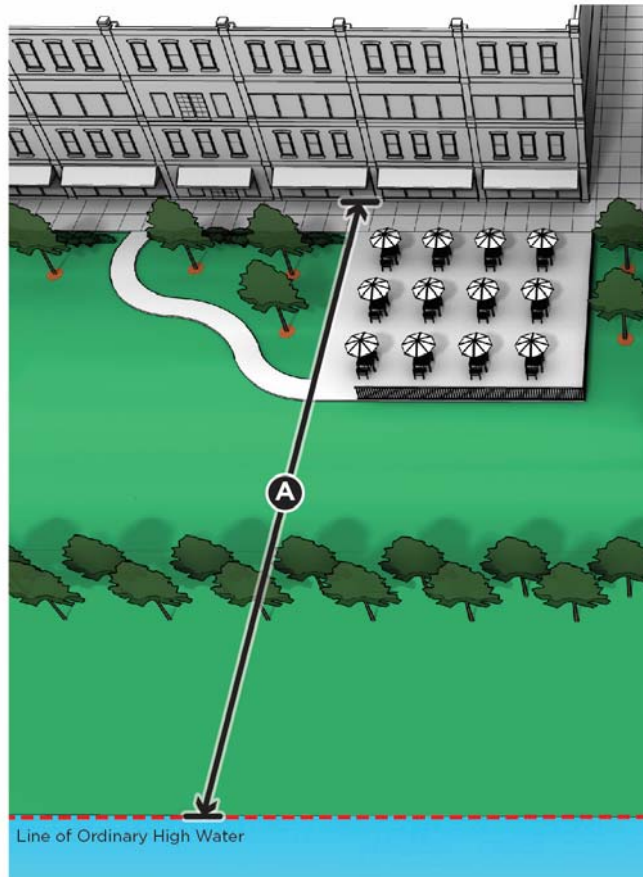
RIV District Dimensional Standards

Riparian Buffer Zone

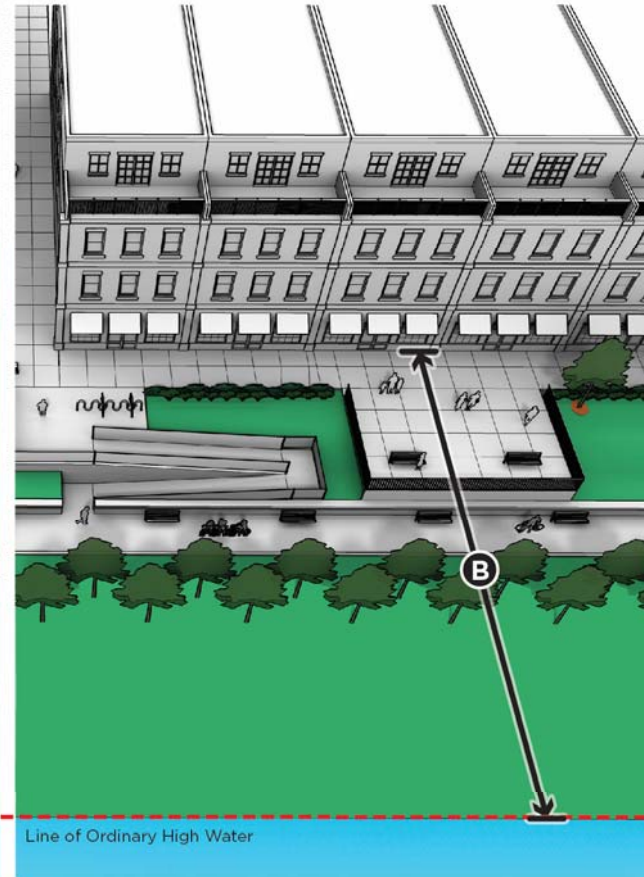
- ✓ 125 feet of the ordinary high water line
- ✓ Reduce to 95' with Bonus Actions
- ✓ Exemptions:
 1. Water-dependent facilities or uses
 2. Water-enhanced facilities or uses
 3. Open space amenities (bike rental stations, fishing areas)
- ✓ Native or naturalized vegetation is required
- ✓ Only remove vegetation in limited circumstances

RIV District Dimensional Standards

Riparian Buffer Zone



- A** Non-exempt structures must be set back 125 feet from the line of ordinary high water of the river.

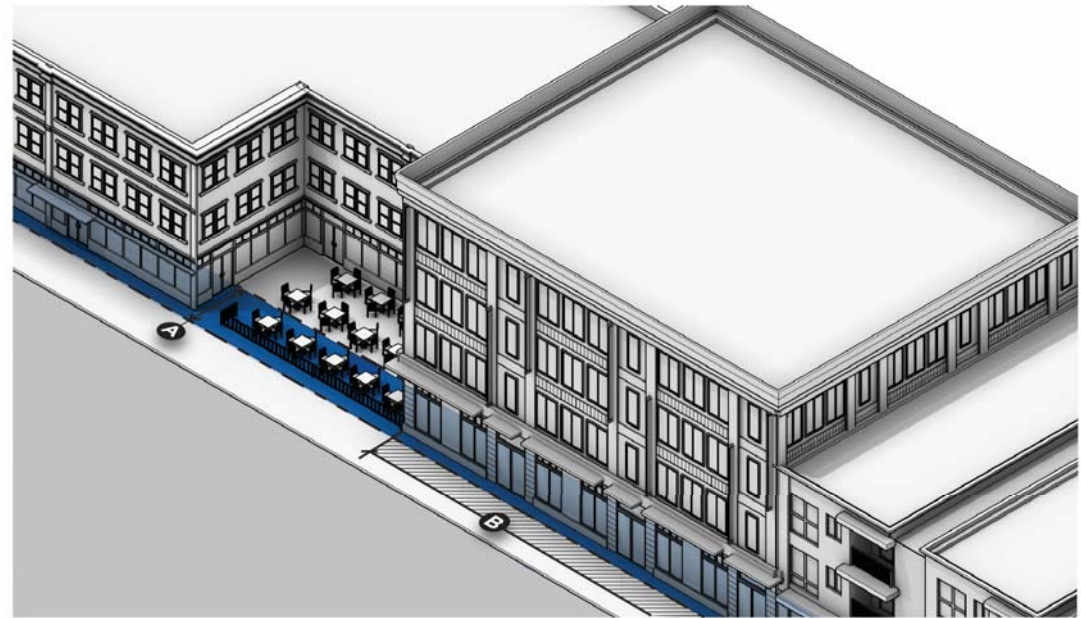


- B** The riparian buffer zone may be reduced to no less than 95 feet for a structure if it provides one or more bonus actions.

RIV District Dimensional Standards

Street Build-To Zone

- ✓ Zero to 10' from the street lot line
- ✓ Minimum distance of 10' required from back of curb to façade to facilitate pedestrian access
- ✓ Minimum build-to percentage of 60%
- ✓ RIV-GI exempt



A Structures must meet a build-to zone of zero to 10 feet from any public street, with a minimum build-to percentage of 60%.

B A minimum of 60% of the building façade must be located within the build-to-zone of zero to 10 feet.

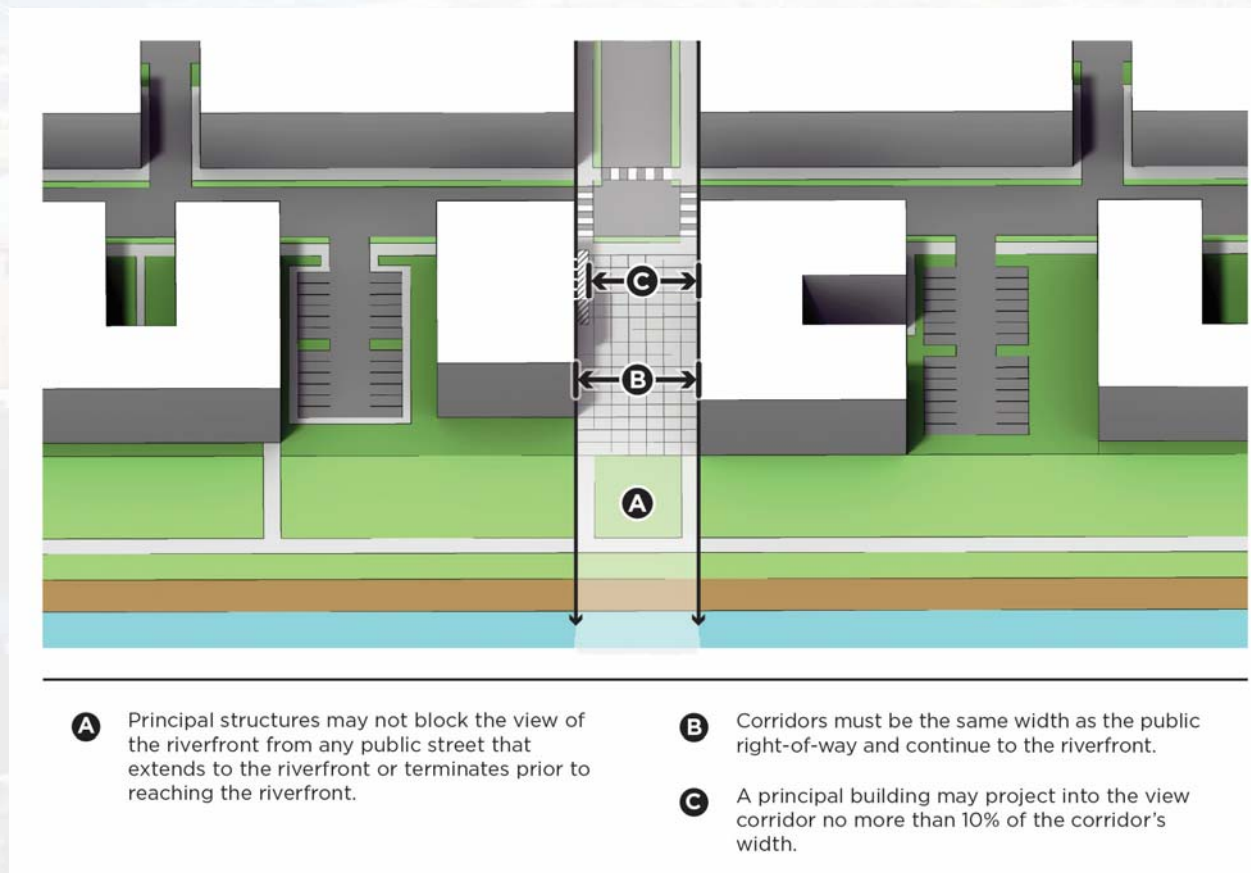
Rear Setback

Single-family attached dwellings: 5'

RIV District Dimensional Standards

View Corridors

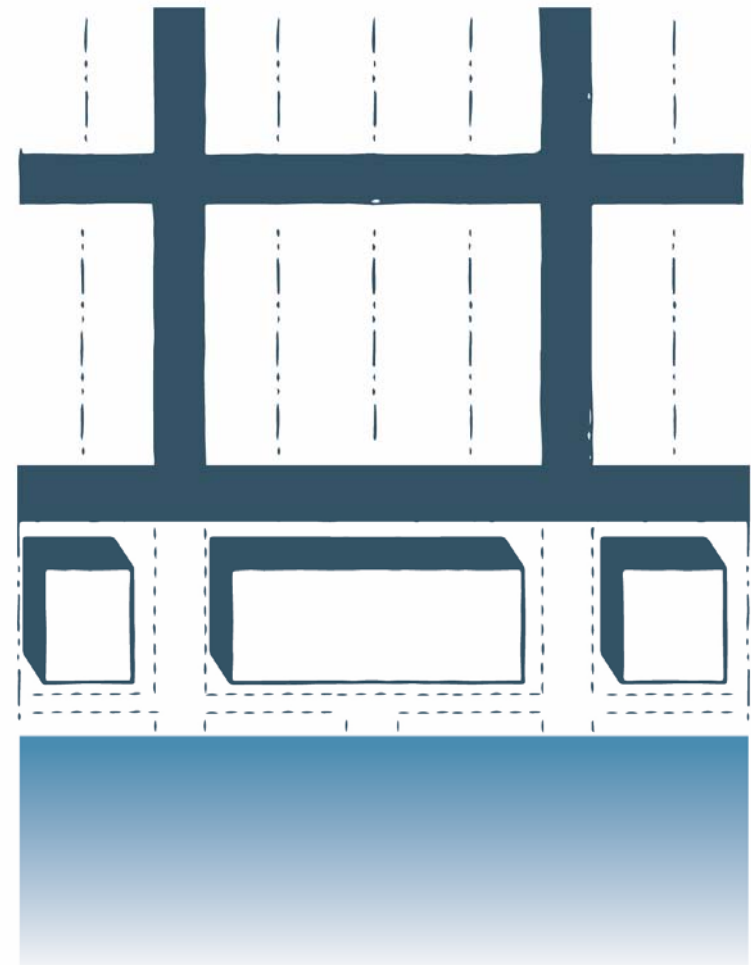
- ✓ Continue views created by public ROW that terminate at the river
- ✓ 10% of principal building can project into view corridor



RIV District Dimensional Standards

Building Length Maximum

- ✓ 500' maximum
- ✓ Prevent “walling off” riverfront



RIV District Stormwater

Stormwater Performance Standard

- ✓ Stormwater standards (Chapter 1003) apply to all development projects equal to or greater than 5,000sf
- ✓ Small Project Stormwater Standards (Section 915.03) apply to a land disturbance greater than 500sf but less than 5,000sf



RIV District Design Standards

Single-Family Attached & Multi-Family



- A** Façades must be designed with consistent building materials and a unifying architectural theme.
- B** Building façades must be articulated using architectural elements occurring at intervals no greater than 50 linear feet.

- C** Developments are required to provide building articulation elements such as projections, indentations, prominent entries, changes in material, or building ornamentation.

RIV District Design Standards

Nonresidential/Mixed-Use

Table 2: RIV District Design Standards					
		RIV-MU	RIV-NS	RIV-GI	RIV-IMU
Façade Design					
1	The ground floor of a multi-story building must be a minimum of 16 feet in height, to promote mixed-use and accommodate a variety of ground-floor uses.	X	X		X
2	No building wall adjacent to a street or a riverfront can contain a non-articulated condition greater than 60 linear feet in length. Building wall articulation must be achieved through changes in the façade depth no smaller than six inches.	X	X		X
3	Façades must be designed with consistent building materials and treatments that wrap around all façades. There must be a unifying architectural theme for the entire development, using a common vocabulary of architectural forms, elements, materials, and colors.	X	X		X
Building Entry					
4	All buildings must maintain a public entrance from the sidewalk along the primary street façade.	X	X		X
5	Public entrances must be visually distinctive from the remaining portions of the façade where it is located. This also applies if a building maintains a public entrance from a riverfront façade.	X	X		X
Fenestration Design					
6	The ground floor of a street-facing façade must maintain a transparency of 50%, measured between three and ten feet in height from grade.	X	X		X
7	The ground floor of a riverfront façade, if abutting a riverfront trail, public open space, or private open space, must maintain a minimum transparency of 50%, measured between three and ten feet in height from grade.	X	X		X
8	Upper floors of a riverfront façade must maintain a transparency of 25% of the wall area of each story.	X	X		

RIV District Design Standards

Nonresidential/Mixed-Use



- A** The ground floor of a multi-story building must be at least 15 feet in height.
- B** Façades abutting a street or the riverfront cannot have blank wall areas that exceed 50 linear feet.
- C** Developments must have a unifying architectural theme and use consistent building materials throughout.
- D** Buildings must feature a public entrance from the sidewalk along the primary street frontage. All public entrances must be visually distinctive.
- E** Multi-building complexes must be designed using unifying visual links between buildings.
- F** Developments should provide pedestrian links to adjacent commercial uses.
- G** No more than 60% of plazas and open space areas maintained for visitors along the riverfront may be impervious.
- H** Security elements like bollards should be tied to the surrounding architectural or landscape theme.

RIV District Design Standards

Building Passages

- ✓ Break in ground floor façade to allow visual and/or physical access to the river
- ✓ Minimum of 15' wide; 30' width preferred
- ✓ Coordinated design within passage
- ✓ Standards for both public & private passages

RIV District Design Standards

Building Passages - General

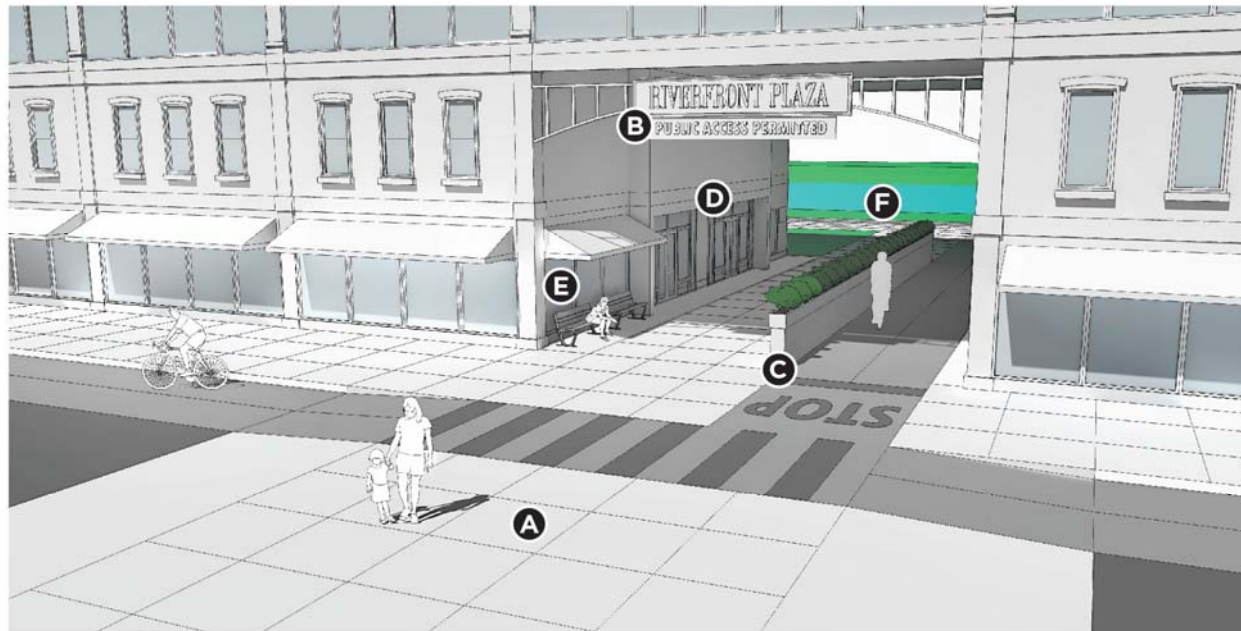


A Building passages must be at least 15 feet in width but a width of 30 feet or greater is preferred.

B Building passage design treatment must be coordinated and include paving design, lighting, landscaping, seating, or similar elements.

RIV District Design Standards

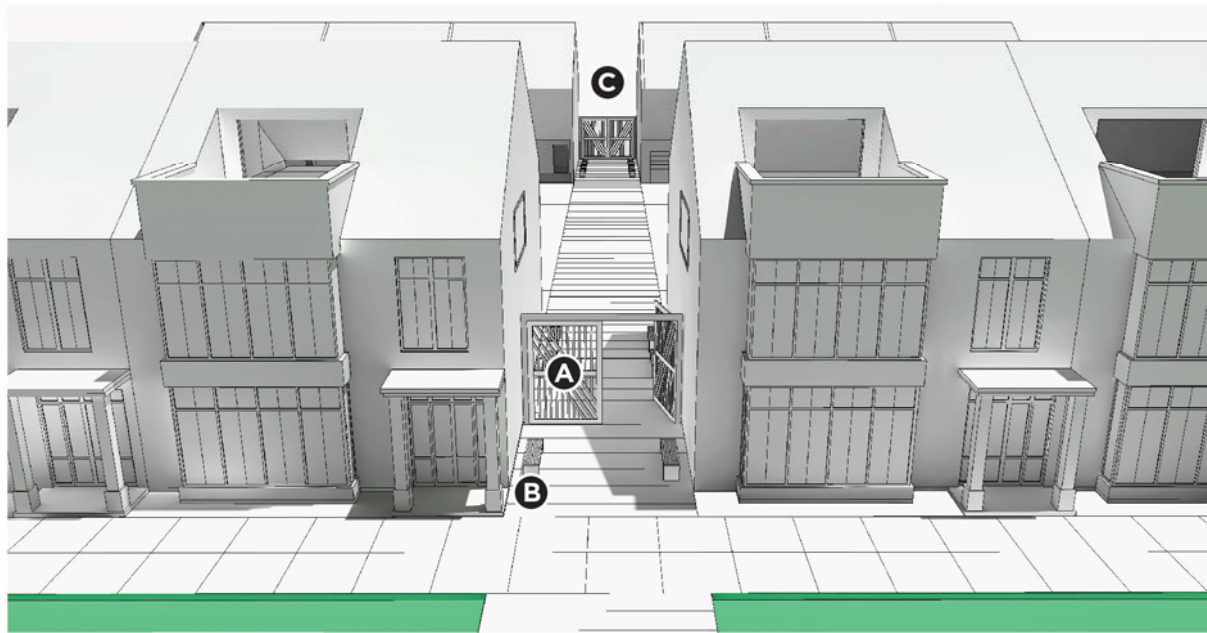
Building Passages - Public



- A** Building passages should align with public open space access points and pedestrian crosswalks.
- B** Signs indicating public access are required.
- C** Public access allowing both pedestrians and bicyclists must be delineated through distinct markings.
- D** In nonresidential and mixed-use buildings, ground floor uses and entrances must be oriented toward the building passage.
- E** Ground floor façades facing into passages in nonresidential and mixed-use buildings must have a minimum transparency of 35%.
- F** Passages providing a direct connection to the riverfront may not be obstructed by building or accessory features.

RIV District Design Standards

Building Passages - Private



A Non-retractable or permanently closed security gates may not be used to close off private passages.

B Private passages should include elements serving the site user, such as seating.

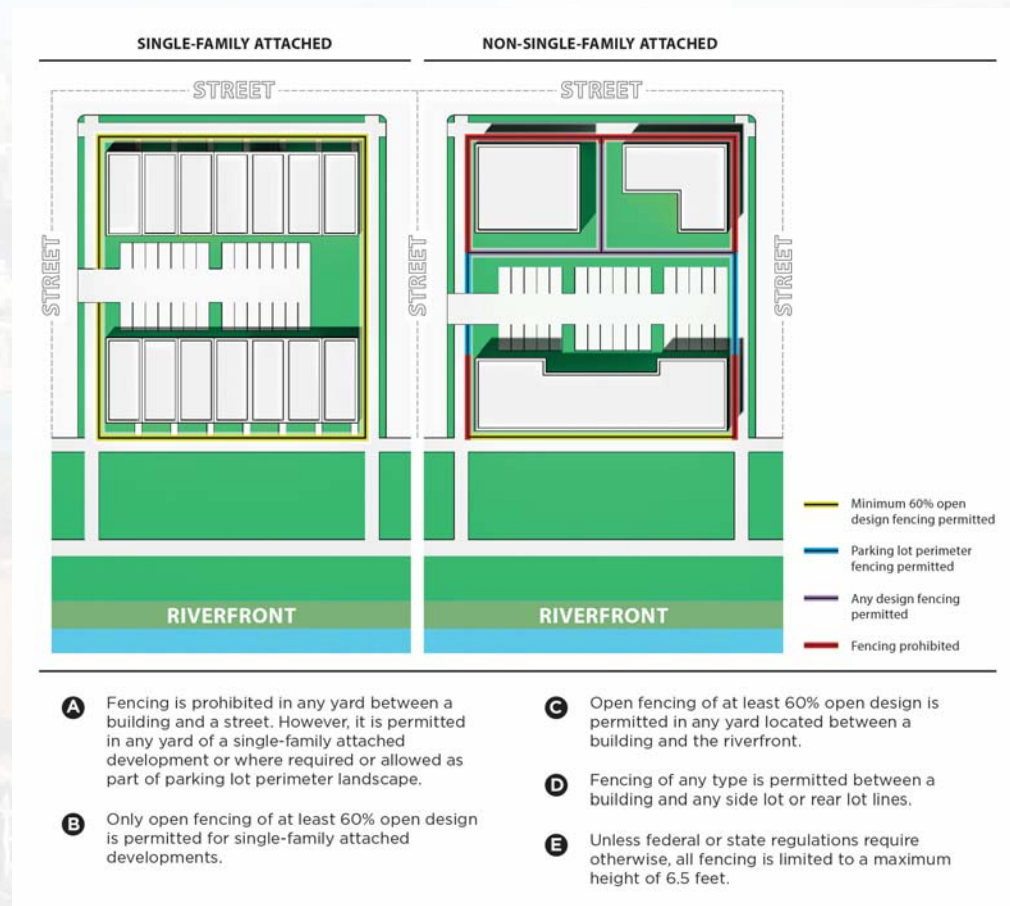
C Passages providing a visual connection from the street to the riverfront must be designed to maintain views from one end through to the other.

RIV District Accessory Structures

Controls on select **Accessory Structures & Encroachments**

Ordinance regulations control unless specifically cited in this section

- ✓ Fences
- ✓ Mechanical equipment
- ✓ Flat roof features
- ✓ Wind turbines



RIV District **Parking**

Distinct RIV District **Parking** provisions

Required Parking

- ✓ The RIV District will see a reduction to the current minimum parking required (per Section 914.02.A), and the establishment of a parking maximum.
- ✓ Additional reduction to minimums may be available by contributing to a transportation improvement trust

Surface Parking Lot Restriction

- ✓ No surface parking can exceed 75 total spaces
- ✓ Any surface parking lot between a building and the riverfront is limited to 15 spaces

RIV District **Parking**

Distinct RIV District **Parking** provisions

Parking Structure Design

- ✓ In RIV-MU, RIV-NS, and RIV-IMU Subdistricts must include nonresidential uses along 50% of the ground floor
- ✓ Structured parking must be designed to allow for conversion to other uses

Applicant may provide analysis that identifies reason they cannot meet this requirement, including engineering diagrams and/or other schematics

RIV District **Landscape**

Distinct RIV District **Landscape** provisions

Site Landscape

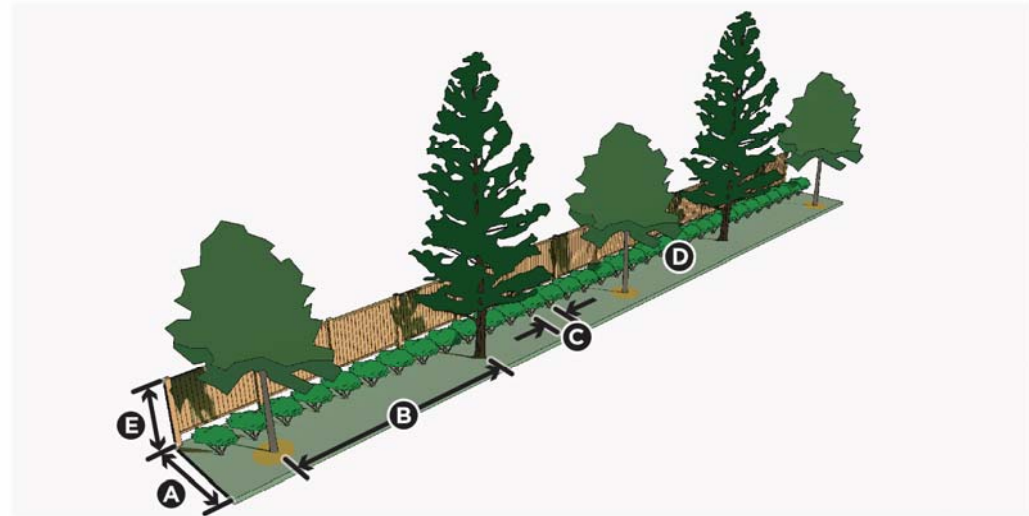
- ✓ All areas outside structures & paving must be landscaped
- ✓ Landscaping must consist primarily of native or naturalized species
- ✓ Landscape should incorporate species from the DCNR's Native Wild Plant Species Accounts
- ✓ All species listed on the PA Department of Conservation and Natural Resources (DCNR) Invasive Plants List are prohibited

RIV District Landscape

Distinct RIV District
Landscape provisions

Buffer Yards

- ✓ Required only where RIV-GI Subdistrict lot line abuts other subdistrict or other zoning district
- ✓ Rear & interior side yards
- ✓ Specific planting requirements



- A** A buffer yard must be at least 10 feet in width.
- B** One shade or evergreen tree must be planted for every 25 feet of buffer yard length, spaced linearly.
- C** One evergreen shrub must be planted for every three feet of buffer yard, spaced linearly.

- D** 60% of landscape area outside of shrub and tree masses must be planted in live groundcover, perennials, or ornamental grasses.
- E** A solid fence or wall between six feet and eight feet in height must be erected along 100% of the buffer yard length.

RIV District **Bonus Actions**

Similar to new Uptown District, **Bonus Actions** allowed

Bonuses for **Height & Riparian Buffer Zone**

- ✓ Affordable Housing and Rainwater measures adopted from the recently-adopted Uptown Public Realm Zoning
- ✓ Riverfront or Riverfront-Adjacent Public Access Easements & Amenities
- ✓ Neighborhood Ecology
- ✓ Mobility Improvements (P4)
- ✓ Public Art (P4)

Next Steps

What comes **Next?**

- ✓ **Now:** Early Feedback Period
- ✓ **Jan:** Public comment period, inc.
 - ✓ Continued meetings with City Planning Staff by stakeholder request
 - ✓ Draft revision
- ✓ **February:** Planning Commission
- ✓ **March:** Council Hearing
- ✓ **April:** Council Action



Next Steps: Tonight

Topic Station
Current & Future Zoning Maps
Purpose & Site Plan Review
Dimensional Topics
Design Standards
Site Development
Bonus Structure

Questions Later? Contact

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