RIV Riverfront Zoning District

Editor's Note: We have used a simple codification (numbering) system for this draft, to make it easier for staff, the public, and officials to comment. We will revise the codification to match the current ordinance system after public review. It is anticipated that the RIV District would be added to the Special Purpose Districts of the Ordinance (Section 905.04).

A. Purpose of the RIV Riverfront Zoning District

1. RIV Riverfront Zoning District

The Allegheny, Monongahela, and Ohio Rivers and their riverfronts are valuable cultural and ecological resources of city-wide and regional significance that contribute to the public's environmental, recreational, and aesthetic well-being. The City intends to improve the ecological health of its rivers and riverfronts for the benefit of the public through regulation of development along its riverfronts. Regulation through the RIV Riverfront Zoning District will limit development's potentially detrimental impacts near the riverfronts while allowing for high-quality, sustainable development and preservation of the diverse character of the City's riverfronts. The RIV Riverfront Zoning District necessitates development of the City's riverfronts in a manner that:

a. Acknowledges the historic diversity of uses, the varied character, and economic value of the riverfronts;

b. Facilitates mixed-use development that physically and functionally integrates with the riverfront and strengthens pedestrian connections to the riverfronts;

c. Maintains and creates connections between the riverfronts and neighborhoods within the City;

d. Protects areas of industrial use from encroachment of incompatible uses;

e. Creates an environment that supports multiple modes of transportation;

f. Promotes sustainable development;

g. Incentivizes the improvement of the ecological health of the rivers;

h. Conserves and enhances natural land features, including riverbanks and riverfronts;

i. Conserves, restores and enhances native riverbank and aquatic plant life, improves river ecosystem health, and supports biodiversity; and

j. Improves the scenic qualities and the public's enjoyment of riverfronts by preserving, creating, and enhancing public views and access to the riverfronts.

2. RIV District Subdistricts

In order to respond to the variety of development forms along Pittsburgh's riverfronts, the RIV District is divided into five subdistricts that relate to the function, scale, and use of different character areas along the rivers. The subdistricts are as follows and are indicated in Figure 1: RIV District Subdistricts map:

a. RIV-RM Mixed Residential Subdistrict

The RIV-RM Mixed Residential Subdistrict is intended for areas of higher density single-unit attached and multi-family residential development.

b. RIV-MU Mixed-Use Subdistrict

The RIV-MU Mixed-Use Subdistrict is intended to foster a vibrant, connected mixed-use environment that may be designed either vertically within a single development or horizontally within a larger area.

c. RIV-NS North Shore Subdistrict

The RIV-NS North Shore Subdistrict is intended specifically to address the North Shore and its unique mix of large-scale sports, entertainment, and cultural uses. As a mixed-use district, high density residential development is also allowed.

d. RIV-GI General Industrial Subdistrict

The RIV-GI General Industrial Subdistrict is intended to address a variety of industrial uses. The district accommodates both general industrial uses, as well as heavier industrial uses that may produce external impacts such as smoke, noise, glare, or vibration. Outdoor storage and related outdoor activities may also be included in the operation of such uses. The subdistrict is structured to prevent encroachment of non-industrial uses, and to accommodate site design elements related to public safety and maintain compatibility with surrounding uses.

e. RIV-IMU Industrial Mixed-Use Subdistrict

The RIV-IMU Industrial Mixed-Use Subdistrict is intended to address areas of the riverfront that are diversifying from their original, strictly industrial nature. It accommodates a variety of higher intensity uses, including light industrial, commercial, and high density residential development. The RIV-IMU Subdistrict is also intended for industrial areas that are focused on research and development and technology-oriented industries.

B. Definitions

The following definitions apply in the RIV District. Where this Ordinance contains a defined term that conflicts with the definition of the term below, the definitions of this section control in the RIV District.

Build-To Percentage. A build-to percentage specifies the percentage of the building facade that must be located within a build-to line or build-to zone.

Build-To Zone. A build-to zone (BTZ) is the area on a lot, measured perpendicular from the front and/or corner side lot line, where a structure must locate within the minimum and maximum range of setback provided. The building facade must be located within the build-to zone.

Cool Roof. A cool roof is a roof that has been designed to reflect more sunlight and absorb less heat than a standard roof. Typical designs are roofs made of a highly reflective type of paint, a sheet covering, or highly reflective tiles or shingles.

Ordinary High Water Line. The line to which the water rises in the seasons of ordinary high water or the line at which the presence of water is continued for such length of time as to mark upon the soil and vegetation a distinct character.

Primary Street. The street having the most immediate relationship to existing commercial or residential uses and which affords the principal means of access to abutting property

Secondary Street. The street that is subordinate to an intersecting or adjacent primary street and which affords only a secondary means of access to abutting property.

Stepback. In building height, a stepback is the required additional distance that upper stories of a structure must be recessed from the façade of the stories below.

Water-Dependent Facility or Use. A facility or use that by its nature is required to be on or adjacent to a river; without such adjacency the use could not exist. This includes facilities or uses that were originally designed to utilize the rivers (such as concrete factories), but do not currently use river transport and generally maintain legacy infrastructure related to river use.

Water Enhanced Facility or Use. Recreation, entertainment, or restaurant facilities or uses that achieve greater value or beauty as a result of a location on or near a river

C. Required Site Plan Review

1. The following development actions are subject site plan review per Section 922.04:

a. All new construction of principal structures.

b. Any expansion or any exterior renovation to an existing principal structure.

c. All new construction of parking lots or parking structures.

d. The expansion of any existing parking lot.

2. Site plans will be reviewed and approved administratively, with the exception of the following. In the conditions listed below, the Planning Commission will review and approve site plans:

a. Site plan review of developments that exceed the permitted base height.

b. Site plan review of any development located fully or partially within 200 feet of the ordinary high water line of the river, unless separated from the riverfront by a public street.

3. Any single-family detached dwellings located within the RIV District are exempt from site plan review.

4. A transportation study may be required for any development project with a gross floor area in excess of 50,000 square feet or for projects that may have detrimental impacts to the City's comprehensive transportation network, as determined by the Zoning Administrator.

a. For such projects, a transportation scoping form must be prepared by a qualified professional to determine if a transportation study is required. If required, the transportation study scope will be tailored to the site-specific elements of the proposed land development project and must conform to City guidelines.

b. The project applicant must submit a transportation management plan as a part of the transportation analysis. The transportation management plan must conform to City guidelines and will be reviewed and approved as part of the transportation analysis.

c. Standalone parking structures are exempt from this requirement.

D. Uses

1. Table 1: Use Matrix shows the uses allowed within the RIV District subdistricts.

2. Single-family – detached dwellings that exist as of the effective date of the adoption of the RIV District are deemed conforming. Such deemed conforming status allows those dwellings to continue in such use and make improvements, alterations, and expansions in accordance with the standards for the R1D-H District for single-family detached dwellings. Once a property owner demolishes such structure, the deemed conforming status is revoked and the lot must be used as allowed within the district.

E. Dimensional Regulations

The following dimensional regulations apply in the RIV District. The regulations apply throughout the RIV District unless a regulation is specifically identified as applying only to a particular subdistrict.

1. Height

a. A base height of 45 feet is permitted for all lots within the RIV District.

b. A minimum height of 24 feet is required for all development within the RIV District.

c. Certain lots within the RIV District may exceed the base height. The maximum height permitted for such lots is indicated in Figure 2: Maximum Building Height. This additional height is granted through a development bonus system as described in Section L below. In addition, any structures that exceed the 45 foot base height must comply with design standards specific to building height.

i. Height Bonus

In order to exceed the base height of 45 feet, a development must provide a height bonus as described in Section L below.

ii. Height Design Standards

To exceed the base height of 45 feet, if permitted in Figure 2, buildings must meet the following design standards:

(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 stepback of 15 feet from the building line is required on upper-story side façades.

(c) A shadow study is required. Such study must depict, at a minimum, mid-morning and mid-afternoon shadows cast on the following dates: March 21, June 21, September 22, and December 21, corresponding to the first day of each season. Pre- and post-development shadows must be shown in the plan. Standards for review are as follows:

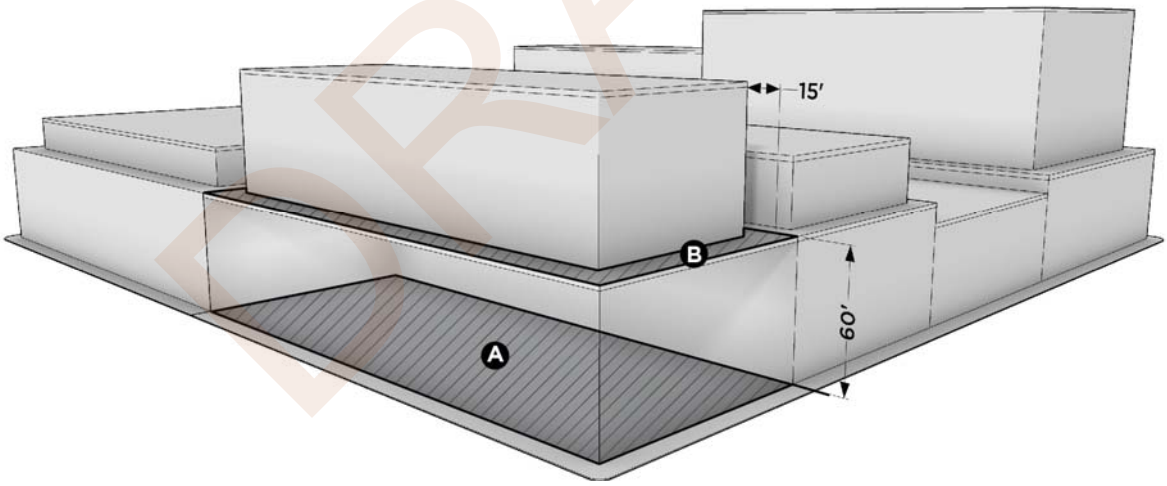
(1) Public parks and required riparian buffer zone area: The new net shadow must not result in an average of 50% of public parks and required riparian buffer zone area being cast in shadow for 5 or more hourly interval times during the September 22 date.

(2) Ground level private open space areas associated with adjacent non-residential uses: The new net shadow must allow for an average of 50% of any area being exposed to sun light during two consecutive hourly interval times per day between 11am and 3pm (both are inclusive) during all dates.

(3) Ground level private open space associated with adjacent residential uses: No new net shadow within the private open space for more than two consecutive hourly test times during June 21 and September 22 dates.

d. When federal and/or state regulations require a height that exceeds 45 feet for any structure, such height is permitted even if it exceeds the maximum height limitations of Figure 2. The design standards of this section and compliance with the bonus provisions of Section L do not apply.

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 stepback of 15 feet from the building line is required on upper-story side façades.

2. Impervious Surface Coverage

Impervious surface coverage is a measure of intensity of land use that represents the portion of a site that is occupied by structures, pavement, and other impervious surfaces that do not allow for the absorption of water. Impervious surface coverage is calculated as the percentage of all impervious surface area of the total area of the lot.

a. Any development located within fully or partially within 200 feet of the ordinary high water line of the river is limited to a maximum impervious surface coverage of 75%, calculated as the percentage of cover of the entire lot. This does not apply to lots that may be within 200 feet but are separated from the riverfront by a public street.

b. If permeable pavers are used, such paving is not included in the calculation of impervious surface for up to 25% of total paved surface used in the coverage calculation.

c. A green roof may be used as a reduction in the total impervious surface coverage on a 2:1 basis. For example, every two square feet of green roof counts as one square foot when calculating impervious surface so a 10,000 square foot green roof would deduct 5,000 square feet from the impervious surface of the building footprint. All green roofs must be designed by a licensed landscape architect or equivalent licensed design professional.

3. Building Placement

a. Riparian Buffer Zone

i. No development is permitted within 125 feet of the ordinary high water line of the river. The riparian buffer zone may be reduced to no less than 95 feet if it complies with the bonus provisions in Section L.

ii. The following are exempt from the riparian buffer zone requirement:

(A) Water-dependent facilities or uses.

(B) Water-enhanced facilities or uses.

(C) Accessory uses that are open space amenities such as bike rental stations, unstaffed bike repair stands, and fishing areas.

iii. Within the required riparian buffer zone, native or naturalized vegetation is required. Grading, filling, excavation, clear cutting, and removal of vegetative cover are prohibited within this buffer, except in the following instances:

(A) To remove noxious or invasive vegetation.

(B) To implement green infrastructure or stormwater best management practices (BMPs).

(C) To facilitate a water-dependent or water-enhanced facility or use, including riverfront trails.

(D) To implement erosion and flood control measures

(E) To undertake activities related to riverbank restoration and stabilization.

b. Street Build-To Zone

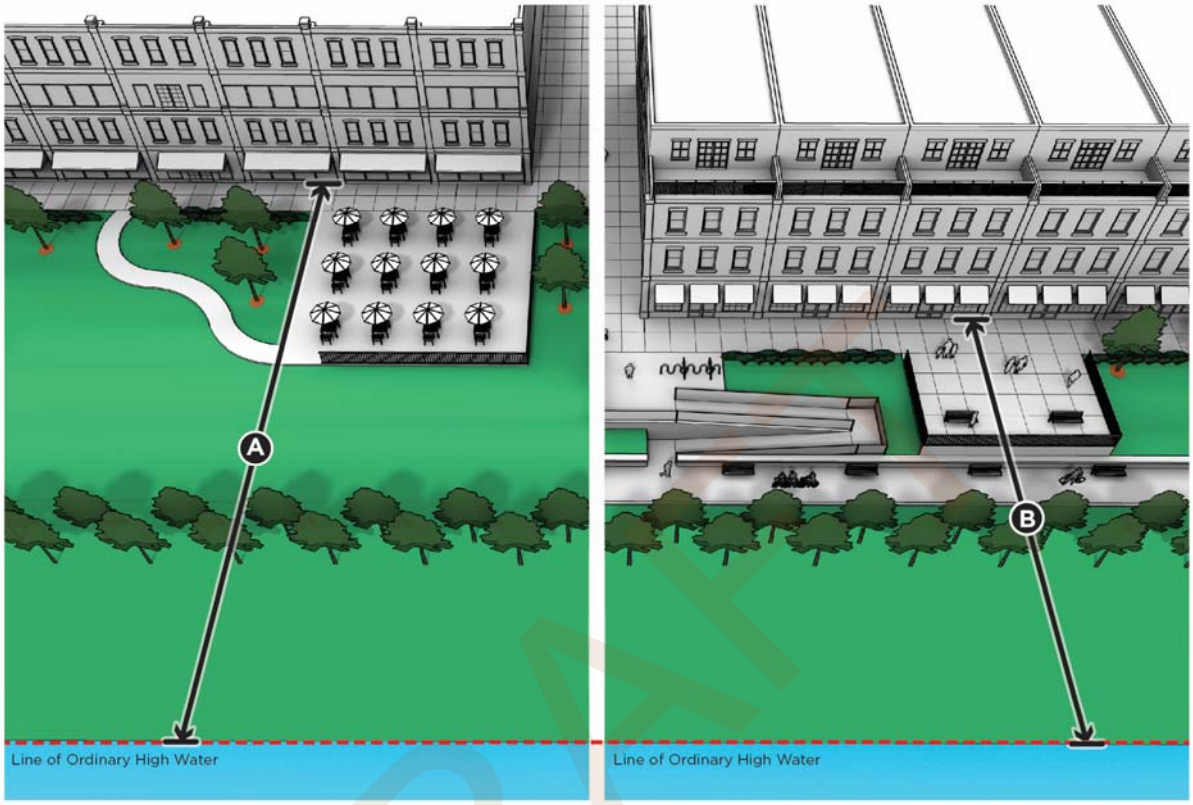
i. When abutting a street lot line, structures must meet a build-to zone of zero to ten feet from the street lot line.

ii. A minimum distance of ten feet is required from the back of curb to the building façade to facilitate pedestrian access.

iii. The street build-to zone requires a minimum build-to percentage of 60%.

iv. The RIV-GI Subdistrict is exempt from the build-to zone requirement.

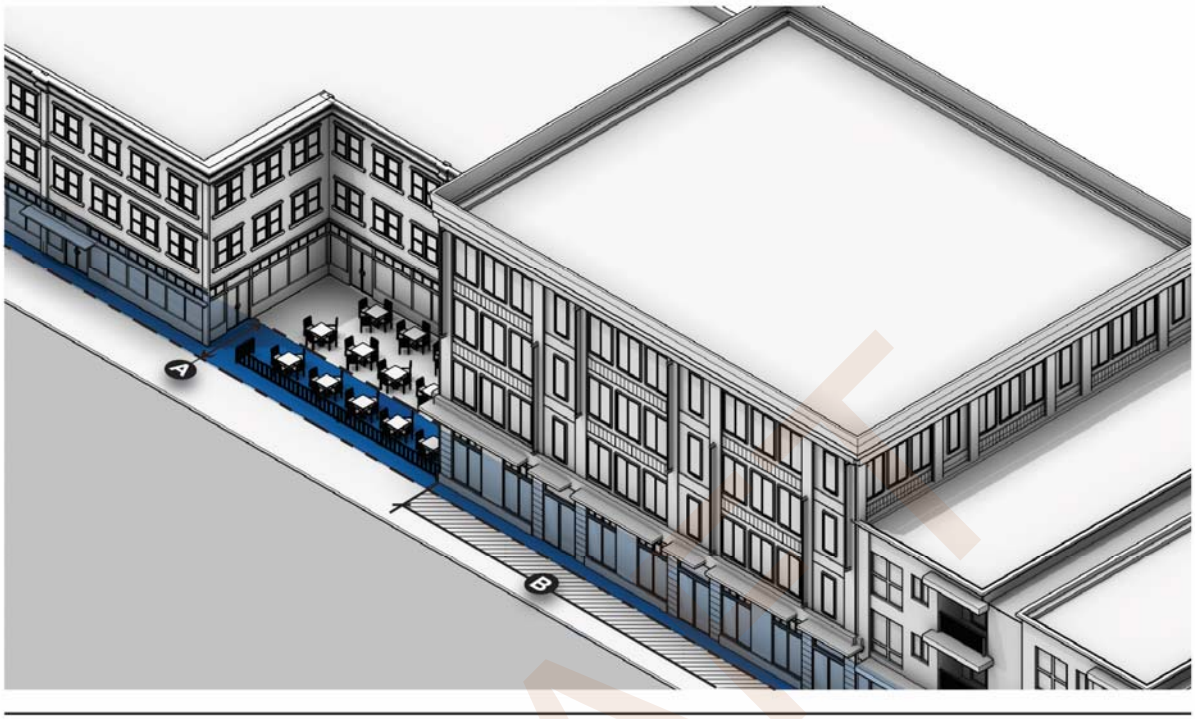
RIPARIAN BUFFER ZONE



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.

STREET BUILD-TO ZONE



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.

c. Rear Setback

Single-family attached dwellings require a rear setback of five feet.

d. View Corridors

i. No principal structure may be located to block the view of the riverfront from any public street that extends to the riverfront or terminates prior to reaching the riverfront but is within or abutting the boundaries of the RIV District.

ii. View corridors must be the same width as the public right-of-way and must continue to the riverfront as a straight line extension of the street.

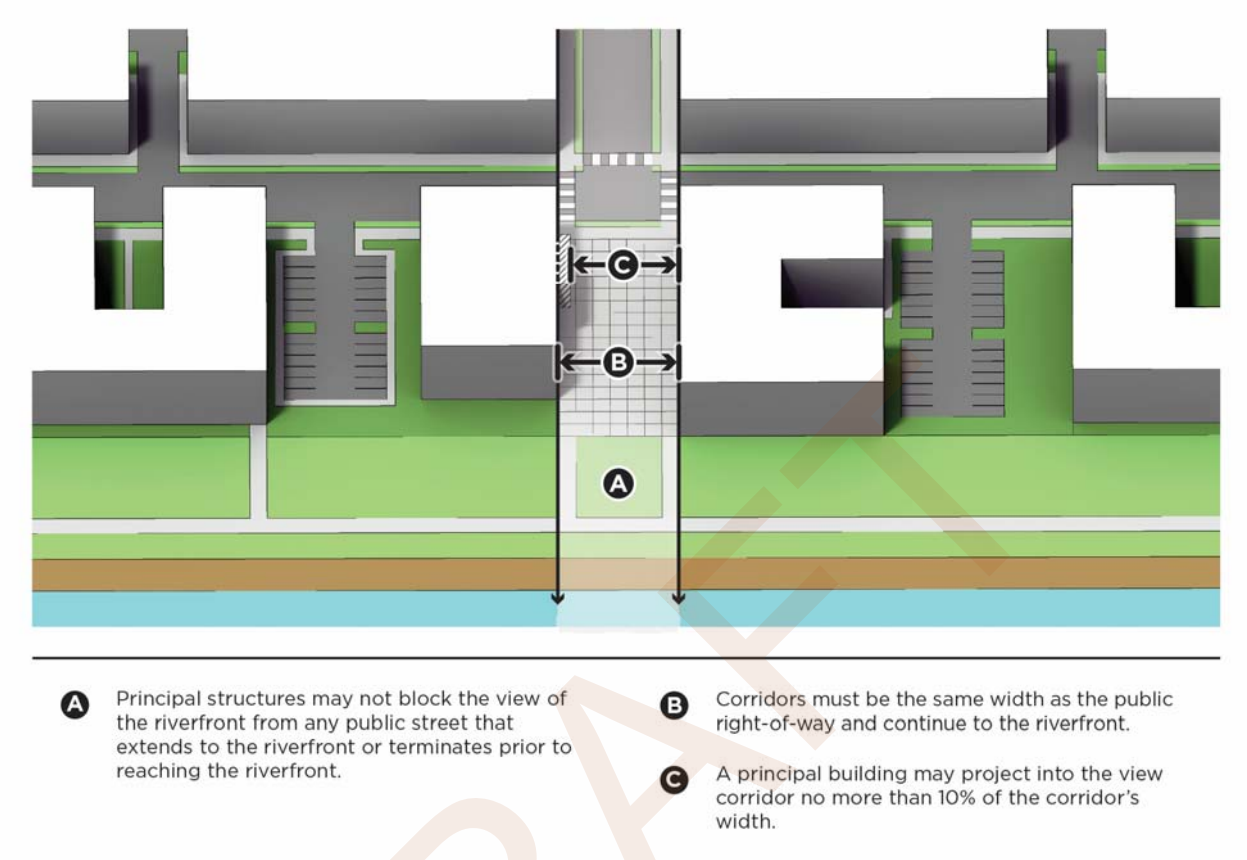
iii. Principal structure projections into any view corridor are limited no more than 10% of the width of the corridor.

iv. Building passages cannot be used to meet this view corridor requirement.

4. Building Length

All structures within the RIV District are limited to a maximum building length of 500 feet.

VIEW CORRIDORS



F. Stormwater Management

Stormwater standards (Chapter 1003) apply to all development projects equal to or greater than 5,000 square feet in area. Small Project Stormwater Standards of Section 915.03 apply to all new construction and building additions that include a land disturbance greater than 500 square feet but less than 5,000 square feet in area.

G. Design Standards

1. Design Standards for Single-Family Attached and Multi-Family Developments

Single-family attached and multi-family developments within the RIV District must meet the following design standards.

a. 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/or colors.

b. Building façades for multi-family development abutting a street or abutting the riverfront must be articulated through the use of architectural elements to break up blank walls, add visual interest, and present a residential character. Such articulation must occur at intervals a maximum 50 feet linear feet. Two or more of the following forms of building articulation must be incorporated into the design of multi-family developments in the RIV District:

i. Modulation of the façade through the use of architectural features such as projections, indentations, overhangs, awnings, bays, canopies, and cornices. Building modulations must either projected or be set back a minimum of two feet in depth, and must be a minimum of four feet in width.

ii. Provision of a balcony, bay window, patio, porch, terrace, or visually prominent ground-level entry within each interval.

iii. Changes in color, texture, or material. Such changes should occur at inside corners to convey solidity and permanence, and should not occur on a flat wall plane or an outside edge.

iv. Provision of lighting fixtures or other building ornamentation such as artwork, trellises, or green walls within each interval.

c. The following chart dictates the minimum transparency requirements that apply to a façade. The percentage is calculated on the basis of the entire area of the façade:

	Façade Abutting a Street	Façade Abutting the River
Single-Family Attached	20%	15%
Multi-Family	35%	25%

d. Where private open space for residents is maintained along the riverfront façade, only 40% of the total of such area may consist of impervious surface. Any fencing that delineates the private open space from public space must be open fencing of at least 60% open design and no more than 6.5 feet in height. Shadowbox fencing is prohibited.

e. Single-family attached developments are subject to the following curb cut standards:

i. Where alley access or other means of access from the rear yard is available, garages and garage access must be located from alleys or rear access points.

ii. If the development cannot be accessed from an alley or the rear of the lot, only one curb cut for a shared driveway is allowed. If the development requires front-loaded garage design, an internal common access drive may be used to access individual garages.

DESIGN STANDARDS FOR MULTI-FAMILY DEVELOPMENT

A Façades must be designed with consistent building materials and a unifying architectural theme.

B Building façades must be articulated using architectural elements occuring 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.

2. Design Standards for Developments in the RIV District

The Table 2: RIV District Design Standards dictates the design standards for non-residential and mixed-use development within the RIV District Subdistricts. The RIV-RM Subdistrict is not included as the design standards are addressed in item 1 above; further, any single-family attached and multi-family developments in any other subdistrict are subject to the standards of item 1 above. An "X" indicates that a standard is applicable in a subdistrict.

	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 15 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 50 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/or colors.	X	X		X
	Building Entry				
4	All buildings must maintain a public entrance from the sidewalk along the primary street frontage.	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		
	Roof Design				
9	Any roof that is visible from a public right-of-way must be 30-year architectural shingle or colored standing seam metal roofing.	X	X		X
10	Cool roof designs are required for new construction and for any major renovations of existing buildings that involve roof reconstruction. SRI values of cool roofs must be consistent with Energy Star Roof Products Key Product Criteria.	X	X	X	X
11	Green roof and blue roof designs are encouraged.	X	X	X	X
12	Reflective roof surfaces that produce glare are prohibited, except for solar panels or cool roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.	X	X	X	X
	Site Design				
13	In multi-building complexes, a distinct visual link must be established between various buildings through the use of architectural features or site design elements such as courtyards, plazas, landscape, and walkways to unify the project.	X	X		X
14	Developments should provide a pedestrian link to adjacent commercial uses, where applicable, to provide safe pedestrian access between the site and commercial uses outside the development.	X	X		X
15	Where possible, curb cuts, including access to parking lots and structures, should be minimized along perpendicular connections to the riverfront.	X			X
16	Where plazas or open space is maintained for visitors along the riverfront façade, a maximum of 60% of the total of such area may be impervious. Any fencing that delineates the private open space from public space must be open fencing of at least 60% open design and no more than 6.5 feet in height. Shadowbox fencing is prohibited	X	X		X

	Table 2: RIV District Design Standards				
		RIV-MU	RIV-NS	RIV-GI	RIV-IMU
17	Required security elements, such as bollards, should be tied to the architectural theme of the building and/or the surrounding landscape and hardscape design.	X	X		X
18	No curb cuts permitted along primary streets when access to a lot is otherwise available via a secondary street or a way.	X	X	X	X

3. Building Material Restrictions

Durable, high quality material is required. The following building material restrictions apply in the RIV District.

a. The following building materials are prohibited on any façade.

i. Plain concrete block (restriction does not apply in the RIV-GI Subdistrict)

ii. Glass block

iii. Exposed aggregate (rough finish) concrete wall panels

iv. Exterior insulating finish systems (EIFS)

v. T-111 composite plywood siding

vi. Plastic

vii. Vinyl (excluding cellular vinyl trim)

viii. Hardy board on the ground floor

ix. Reflective (mirror finish) glass

b. The following building materials are may be used only as decorative or detail elements for up to 25% of the façade, measured as the total of the whole facade.

i. Corrugated metal

ii. Cellular vinyl trim (for single-family attached and multi-family only)

DESIGN STANDARDS FOR DEVELOPMENTS IN THE RIV DISTRICT

- **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.

4. Building Passages

Building passages to the riverfront that provide a break in the ground floor façade from a public street, and may include stories above the ground floor, are encouraged. Building passages may be public, allowing public access to the riverfront, or private, providing only for view corridors.

a. General Requirements

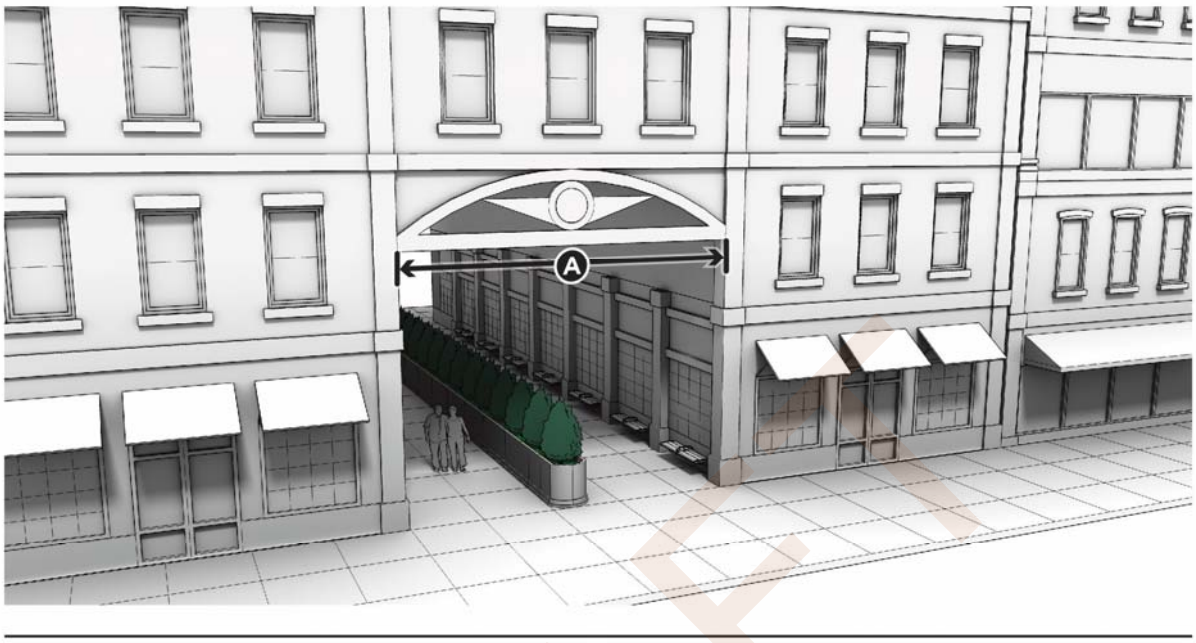
i. Building passages must be a minimum of 15 feet in width. A width of 30 feet or greater is preferred.

ii. A coordinated design treatment is required for the length of the passage. This includes the use of paving design, exterior lighting treatments, landscaping, seating areas, and similar elements that create visual interest and coordinate with the overall building design.

iii. Inclusion of decorative elements or public art within passages is encouraged.

iv. Building passages qualify as part of the required build-to zone percentage.

GENERAL REQUIREMENTS FOR BUILDING PASSAGES



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.

b. Public Building Passages

i. Building passages should align with points of access to public open space along the riverfront where feasible. Where located perpendicular to a street, building passages should align with pedestrian crosswalks.

ii. Signs that indicate public access are required.

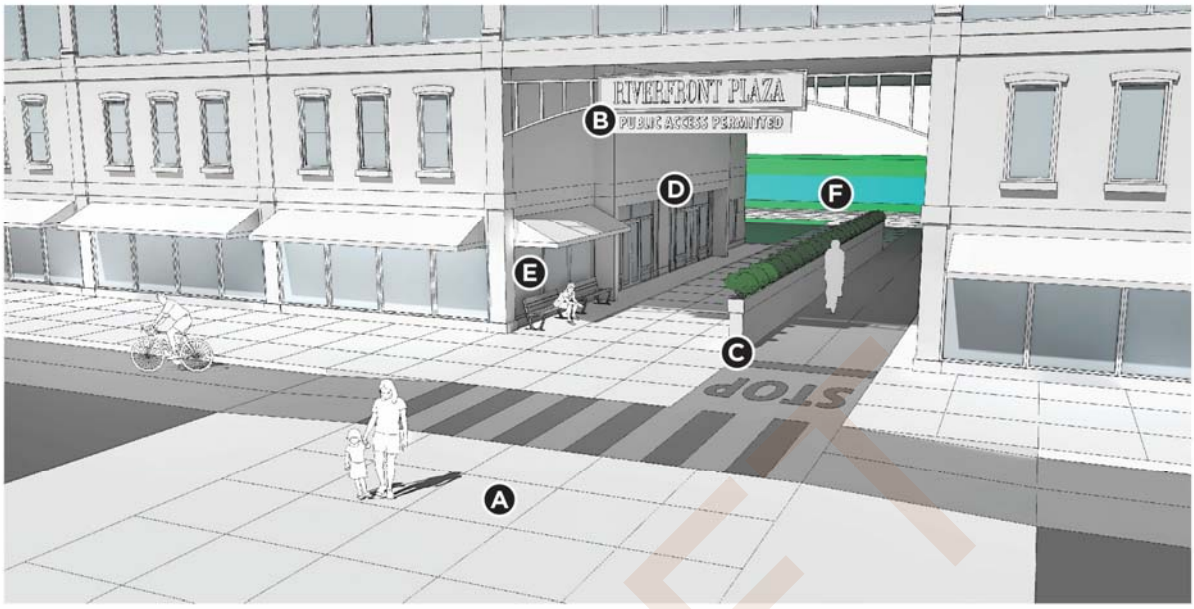
iii. If public access allows both pedestrians and bicyclists, such paths must be separated and delineated through distinct markings, such as paving or painted demarcation.

iv. In nonresidential and mixed-use buildings, ground floor uses must be oriented toward the passage, including public entrances where feasible.

v. Ground floor façades facing into public building passages in nonresidential and mixed-use buildings must maintain a minimum transparency of 35% of the wall area of the passage.

vi. Where providing a connection directly to the riverfront, passages must be designed to maintain views from one end through to the other. Such views must not be obstructed by lighting or other features.

PUBLIC BUILDING PASSAGES



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.

c. Private Building Passages

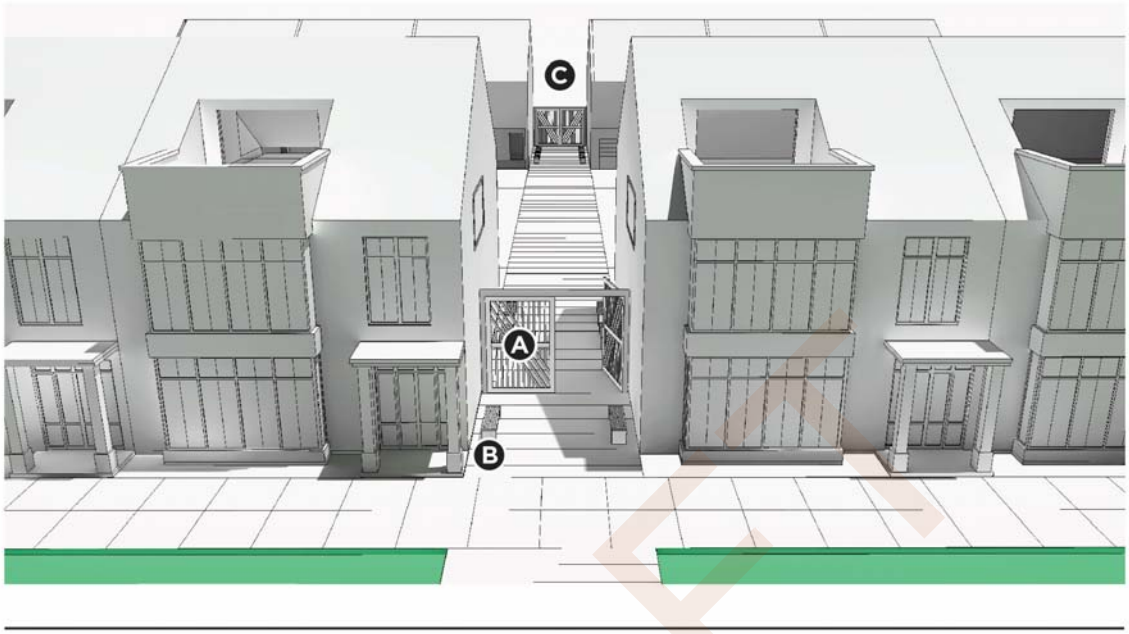
i. Non-retractable security grates or unoperable (permanently closed) security gates to close off private passages are prohibited.

ii. Private passages should be designed with elements to be used by site users, such as seating areas.

iii. Where providing a visual connection from the street to the riverfront, passages must be designed to maintain views from one end through to the other. Such views must not be obstructed by lighting or other features.

iv. Ground floor façades facing into private building passages in nonresidential and mixed-use buildings must maintain a minimum transparency of 25% of the wall area of the passage.

PRIVATE BUILDING PASSAGES



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.

H. Accessory Structures and Encroachments

In addition to the requirements of the Zoning Ordinance, the following apply to the RIV District. In the case of conflict with other provisions of the Ordinance, these provisions control in the RIV District.

1. Fences

a. Fences are prohibited in any yard between a building and a street. This prohibition does not apply to the following:

i. Fencing that is required or allowed as part of parking lot perimeter landscape.

ii. Single-family attached developments. Only open fencing of at least 60% open design is permitted up to a maximum height of 6.5 feet.

iii. Federal or state regulations require security fencing.

b. In any yard located between a building and the riverfront, only open fencing of at least 60% open design is permitted up to a maximum height of 6.5 feet. This limitation does not apply to the following:

i. Federal or state regulations require security fencing.

c. Between a building and any side lot or rear lines, fencing of any type is permitted up to a maximum height of 6.5 feet.

d. The following materials are prohibited in the construction of fences and walls:

i. Scrap metal

ii. Corrugated metal

iii. Sheet metal

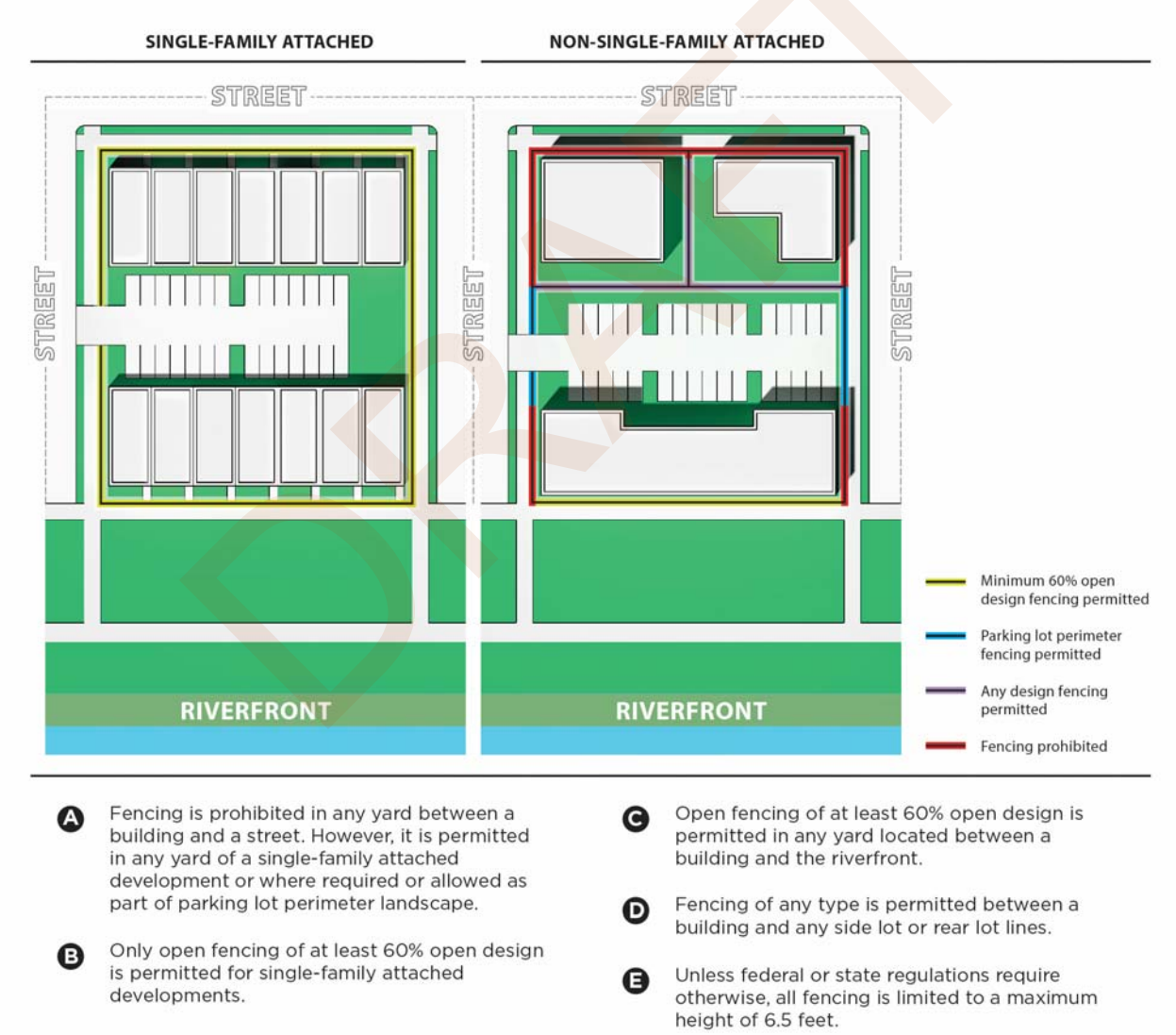
iv. Pallets

v. Electrical fences

vi. Razor or barbed wire, unless required by state or federal regulations. If used, it must be located at least eight feet above the ground.

vii. Chain link, including chain link with slats. (Chain link is permitted for heavy industrial or utility.)

FENCE LOCATION



2. Mechanical Equipment

The following standards apply to mechanical equipment in all subdistricts except the RIV-GI Subdistrict. Mechanical equipment includes heating, ventilation, and air conditioning (HVAC) equipment, electrical generators, and similar equipment.

a. Ground-Mounted Equipment

Mechanical equipment must be located to the side or rear of the structure. If mechanical equipment is located to the rear within a setback abutting the river, it must be screened from view by a decorative wall or solid fence that is compatible with the architecture of the building and/or landscaping. The wall or fence must be of a height equal to or greater than the height of the mechanical equipment being screened.

b. Roof-Mounted Equipment

Roof-mounted equipment must be screened from view from a public street as follows:

i. For structures four or more stories in height, all roof equipment must be set back from the edge of the roof a minimum distance of one foot for every two feet by which the equipment extends above the roof.

ii. For structures less than four stories in height and for any building where roof equipment cannot meet the setback requirement of item i above, there must be either a parapet wall to screen the equipment or the equipment must be housed in principal building material that is architecturally integrated with the structure.

c. Wall-Mounted Equipment

i. Wall-mounted mechanical equipment is not permitted on any façade abutting a primary street frontage.

ii. Wall-mounted mechanical equipment on a riverfront or secondary street fronting façade that protrudes more than 12 inches from the outer building wall must be screened from view by structural features that are compatible with the architecture of the subject building. This does not apply to window-mounted air conditioners.

3. Flat Roof Features

Accessory rooftop features of a flat roof, such as green roofs, rooftop decks, rooftop gardens, and stormwater management systems are permitted below the parapet of any flat roof building, and are excluded from the calculation of maximum building height. Flat roof features must meet the following standards:

a. For green roofs, rooftop gardens, and similar features, documentation must be submitted demonstrating that the roof can support the additional load of plants, soil, and retained water.

b. Rooftop decks or patios must be set back six feet from all building edges of single-family attached residential buildings. For multi-family, mixed-use, and nonresidential buildings, rooftop decks or patios must be set back 18 inches from all building edges.

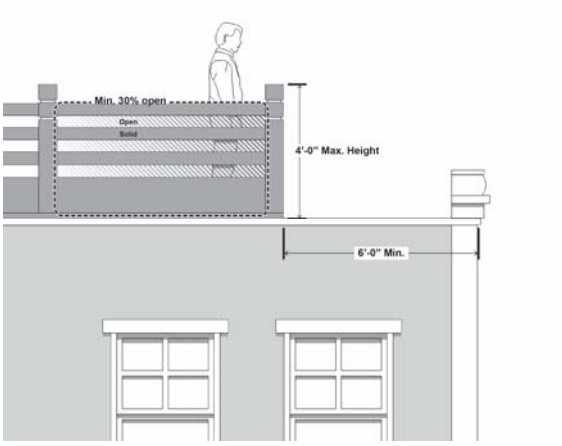
c. For single-family attached residential buildings, rooftop decks or patios must have a guardrail or barrier that is minimum of 30% open and a maximum of four feet in height as measured from the surface of the roof deck or patio.

d. Multi-family, mixed-use and nonresidential buildings must have a guardrail or barrier that is a minimum of 60% open design, and a maximum of four feet in height as measured from the surface of the roof deck or patio. If such guardrail or barrier is constructed of transparent acrylic or similar transparent material, it may exceed the maximum height by no more than one foot.

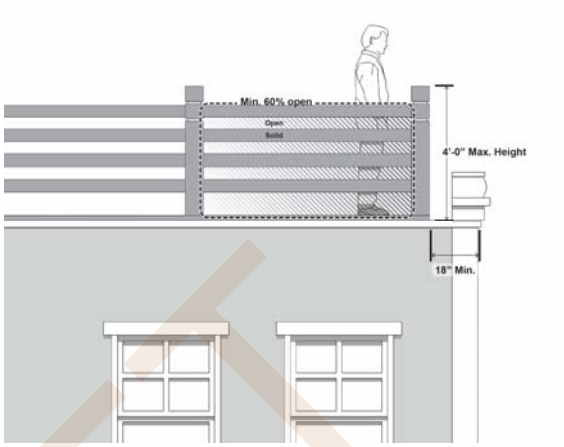
e. The roof must contain sufficient space for future building operation installations, such as mechanical equipment.

ROOFTOP DECKS

SINGLE-FAMILY ATTACHED DWELLINGS



MULTI-FAMILY, MIXED-USE AND NONRESIDENTIAL



4. Wind Turbines

a. Wind turbines may be designed as either vertical or horizontal axis turbines, with or without exposed blades, including designs that combine elements of the different types of turbines.

b. Wind turbines are subject to the following height restrictions:

i. The maximum height of a ground-mounted wind turbine is the maximum height allowed in the district. A taller height may be allowed by special use.

ii. The maximum height of any wind turbine mounted upon a structure is 15 feet above the height of such structure for structures under 60 feet in height. For structures above 60 feet in height, the maximum height allowed is 25 feet.

iii. Maximum height is the total height of the turbine system, including the tower and the maximum vertical height of the turbine blades. Maximum height therefore is calculated measuring the length of a prop at maximum vertical rotation to the base of the tower. The maximum height of any ground-mounted wind turbine is measured from grade to the length of a prop at maximum vertical rotation.

iv. No portion of exposed turbine blades may be within 20 feet of the ground. Unexposed turbine blades may be within ten feet of the ground.

c. Ground-mounted wind turbines are permitted only in the rear yard. No part of the wind system structure, including guy wire anchors, may be located closer than ten feet to any lot line.

d. Ground-mounted wind turbines must be set back from any existing principal building on the lot and adjacent lots, measured at the nearest external wall or walls, and within the buildable area of any adjacent undeveloped lot, as defined by current setback requirements no less than the turbine height.

e. All wind turbines must be equipped with manual (electronic or mechanical) and automatic over speed controls to limit the blade rotation speed to within the design limits of the wind energy system.

I. Parking

In addition to the parking requirements of Chapter 914, the following parking requirements apply. In the case of conflict, these provisions control in the RIV District.

1. Required Parking

a. The RIV District will see a reduction of the current minimum parking required, and the establishment of a parking maximum.

b. Reduction to required parking minimums may be available by contributing to a transportation improvement trust.

2. Surface Parking Lot Restriction

a. No surface parking for a development can exceed 75 total spaces.

b. Any surface parking lot between a building and the riverfront is limited to a maximum of 15 spaces.

3. Parking Structure Design

a. Parking structures in the RIV-MU, RIV-NS, and RIV-IMU Subdistricts must include nonresidential uses along 50% of the ground floor, excluding required access areas from the calculation, when adjacent to a public street. Such nonresidential spaces must be a minimum of 20 feet in width and 50 feet in depth.

b. Structured parking must be designed to allow for conversion to other uses or the applicant must provide analysis that clearly identifies the reason this requirement cannot be met, including engineering diagrams and/or other schematics.

J. Landscape and Green Infrastructure

In addition to the requirements of Chapter 918 for landscape and screening, the following apply to the RIV District. In the case of conflict, these provisions control in the RIV District.

1. Site Landscape

a. Areas of a development that are not covered by structures or paving must be planted with live landscaping that contributes to the biodiversity of the three rivers, enhancing the wildlife habitat and native plant communities of the Western Pennsylvania region. Such landscaping must consist primarily of species that are native or naturalized to the region. Landscape should incorporate species from the DCNR's Native Wild Plant Species Accounts.

b. All plant species listed on the Pennsylvania Department of Conservation and Natural Resources (DCNR) Invasive Plants List are prohibited.

c. Stone, mulch, or other permeable landscape materials may be used to satisfy this requirement, but must not cover more than 30% of the total landscape area. However, such materials may not be used in any area of the site that exceeds a slope of 3:1.

2. Buffer Yards

This section establishes standards for the dimension and required landscape for buffer yards between land uses and/or zoning districts within the rear or interior side yard. Nothing in this section prevents the applicant's voluntary installation of buffer yards where they are not required.

a. Buffer yards are required along abutting lot line in the following cases:

i. Where the RIV-GI Subdistrict abuts any other RIV Subdistrict or any other zoning district. This does not apply if a public right-of-way is located between districts.

b. Buffer yards may be located within required setbacks, but must be reserved for the planting of material and installation of screening as required by this section. No parking, sidewalks, accessory structures, or any impervious surfaces are permitted within the buffer yard area.

c. The required design of buffer yards is as follows:

i. A buffer yard must be a minimum of 10 feet in width.

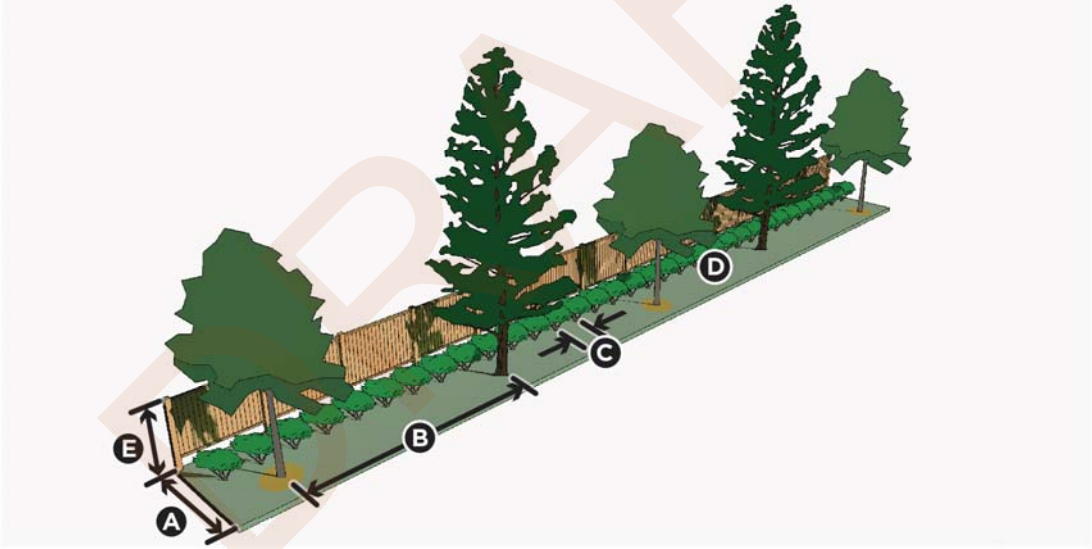
ii. One shade or evergreen tree must be planted for every 25 linear feet of buffer yard length. As part of the site plan approval, trees may be spaced at various intervals based on specific site requirements, but the total number of trees planted must be no less than one per 25 linear feet of buffer yard length.

iii. One evergreen shrub must be planted for every three linear feet of buffer yard length, spaced linearly. As part of the site plan approval, shrubs may be spaced at various intervals based on specific site requirements, but the total number of shrubs planted must be no less than one per three linear feet of buffer yard length.

iv. 60% of the landscape area outside of shrub and tree masses must be planted in live groundcover, perennials, or ornamental grasses. Stone, mulch, or other permeable landscape materials are allowed for any remaining area.

v. Unless otherwise specifically required by this Ordinance, a solid fence or wall, constructed of wood posts and planks, brick, masonry, or stone, and a minimum of six feet and a maximum of eight feet in height must be erected along 100% of the buffer yard length, with the exception of ingress/egress points.

BUFFER YARDS



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.

K. Signs

All sign requirements in the RIV District must be consistent with the sign requirements in comparable standard zoning districts. For example: the RIV-IMU Subdistrict would be categorized the same as the UI and GI Districts in the sign chapter.

L. Bonus Structure

Editor's Note: For the purposes of review, we have included the proposed approach to bonus actions here. In the final district, these bonus actions will be further refined into regulatory language.

Certain dimensional regulations allow for development bonuses. The bonuses will allow for additional building height and a reduction in the riparian buffer zone. In order to obtain such development bonuses, a series of bonus actions will be established within the RIV District. Each bonus action will earn a corresponding number of points, which may be used to achieve additional building height above the base height of 45 feet, or to reduce the required riparian buffer zone. The proposed direction this bonus structure will take are outlined below. Details will be determined through the public feedback process.

1. Bonus Menu

Some bonus actions and corresponding points are pre-existing in Section 91507 of the Zoning Code, and will be applicable in the RIV District. These are Affordable Housing (Section 915.07.D.4.a-4.c) and Rainwater (915.07.D.5). Additional actions under consideration for bonus points are indicated in italics.

Bonus Actions		Points Awarded
1	Affordable Housing	
* Available only to projects where at least 50% of the gross floor area is used for residential units. * Points for options 1.c and 1.d below will only be awarded to development projects providing at least 20 housing units.		
1.a	At least 5-14.9% of units for rent are affordable housing for persons at or below 80% AMI.	**1**
1.b	At least 5-14.9% of units for sale are affordable housing for persons at or below 80% AMI; or	**2**
	At least 5-14.9% of units for rent are affordable housing for persons at or below 60% AMI; or	
	At least 15-19.9% of units for rent are affordable housing for persons at or below 80% AMI.	
1.c	At least 15-19.9% of units for sale are affordable housing for persons at or below 80% AMI; or	**3**
	At least 15-19.9% of units for rent are affordable housing for persons at or below 60% AMI; or	
	At least 20% or more of units for rent are affordable housing for persons at or below 80% AMI.	
1.d	20% or more of units for sale are affordable housing for persons at or below 80% AMI; or	**4**
	20% or more of units for rent are affordable housing for persons at or below 60% AMI.	
2	*Riverfront or Riverfront Adjacent Public Access Easement & Amenities*	
2.a	*Provision of a riverfront or -adjacent public access easement to the City of Pittsburgh of at least 30 feet in width.*	***TBD***
2.b	*For sites where no trail exists and a public easement has been made, construction of a trail that meets all City standards as well as national standards of Manual on Uniform Traffic Control Devices (MUCTD), and that connects to existing adjacent trails when feasible.*	
	For sites where an existing trail is present and a public easement has been made, improvement of trail to City standards as well as national standards of Manual on Uniform Traffic Control Devices (MUCTD), and that connects to existing adjacent trails when feasible.	
2.c	*For sites where a trail is constructed or present and a public easement has been secured, provision of public amenities such as public seating, water fountains and charging stations.*	
2.d	*Provision of a publicly accessible riverfront promenade or alternate provision that allows for or contributes to continuous mobility parallel to the riverfront.*	
3	*Mobility Improvements*	

3.a	*For buildings with non-residential components, provision of secure bike storage facilities, showers and locker rooms / changing facilities for building occupants.*	***TBD***
3.b	*Installation of on-site bike share station.*	
3.c	*Provision of dedicated car-share space.*	
4	*Neighborhood Ecology*	
4.a	*Implement LEED SS7, Heat Island Reduction.*	***TBD***
4.b	*Contribute to shade tree fund, for future plantings along riverfront.*	
	Install native plantings on site (number to be determined).	
5	Rainwater	
* All vegetated Green Infrastructure must use at least 50% Native Plants. * The Zoning Administrator can update payment-in-lieu options as needed to remain consistent with Green Infrastructure construction costs.		
5.a	At least 50% of 1.5 inches of rainfall in a 24-hour period, including a peak of 1.05 inches in 15 minutes, or a 95th percentile rain event on-site, whichever is greater, is captured using Green Infrastructure installations; or	**1**
	At least 15% of total volume of rainfall in a 24-hour period, including peak of 1.05 inches in 15 minutes, or a 95th percentile rain event on-site, whichever is greater, can be captured and reused on-site; or	
	For sites where retention, infiltration, or reuse strategies using Green Infrastructure are not possible at the levels above, a one-time payment-in-lieu of $6 per gallon is provided to the Stormwater Trust Fund.	
5.b	At least 75% of 1.5 inches of rainfall in a 24-hour period, including a peak of 1.05 inches in 15 minutes, or a 95th percentile rain event on-site, whichever is greater, is captured using Green Infrastructure installations; or	**2**
	At least 30% of total volume of rainfall in a 24-hour period, including peak of 1.05 in 15 minutes, or a 95th percentile rain event on-site, whichever is greater, can be captured and reused on-site.	
	For sites where retention, infiltration, or reuse strategies using Green Infrastructure are not possible at the levels above, a one-time payment-in-lieu of $9 per gallon is provided to the Stormwater Trust Fund.	
5.c	100% or more of 1.5 inches of rainfall in a 24-hour period, including a peak of 1.05 inches in 15 minutes, or a 95th percentile rain event on-site, whichever is greater, is captured using Green Infrastructure installations; or	**3**
	45% or more of total volume of rainfall in a 24-hour period, including peak of 1.05 in 15 minutes, or a 95th percentile rain event on-site, whichever is greater, can be captured and reused on-site.	
	For sites where retention, infiltration, or reuse strategies using Green Infrastructure are not possible to the levels above, a one-time payment-in-lieu of $12 per gallon is provided to the Stormwater Trust Fund.	
6	*Public Art*	
5.a	*At least 2% of the total project cost is applied directly to the creation and maintenance of public art as defined by the URA's Public Art Resource Guide for Developers*	***TBD***
5.b	*At least 3% of the total project cost is applied directly to the creation and maintenance of public art as defined by the URA's Public Art Resource Guide for Developers.*	
5.c	*At least 4% of the total project cost is applied directly to the creation and maintenance of public art as defined by the URA's Public Art Resource Guide for Developers.*	