



Legislation Details (With Text)

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On agenda:		Final action:	12/13/2011
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Effective date:	12/14/2011		
Title:	Ordinance amending and supplementing the Pittsburgh Code, Title Nine Zoning Code, Article II Base Zoning District, Chapter 903 Residential Zoning Districts, 903.03 Development Subdistricts, to clarify required setbacks of "attached" dwelling units.		
Sponsors:	Darlene M. Harris		
Indexes:	PGH. CODE ORDINANCES TITLE 09 - ZONING		
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Attachments:	1. 2011-1924.doc		

Date	Ver.	Action By	Action	Result
12/19/2011	1	Mayor	Signed by the Mayor	
12/13/2011	1	City Council	Passed Finally	Pass
12/7/2011	1	Standing Committee	AFFIRMATIVELY RECOMMENDED	Pass
12/5/2011	1	Committee on Hearings	Public Hearing Held	
11/7/2011	1	Standing Committee	Public Hearing Scheduled	
7/20/2011	1	Standing Committee	Referred for Report and Recommendation	Pass
7/20/2011		Standing Committee	Referred for Report and Recommendation	
7/20/2011	1	Standing Committee	Held for Cablecast Public Hearing	Pass
7/19/2011	1	City Council	Read and referred	
7/19/2011	1	City Council	Waived under Rule 8	Pass

Ordinance amending and supplementing the Pittsburgh Code, Title Nine Zoning Code, Article II Base Zoning District, Chapter 903 Residential Zoning Districts, 903.03 Development Subdistricts, to clarify required setbacks of "attached" dwelling units.

Be it resolved by the Council of the City of Pittsburgh as follows

Section 1. The Pittsburgh Code, Title Nine Zoning Code, Article II Base Zoning District, Chapter 903 Residential Zoning Districts, 903.03 Development Subdistricts, is hereby amended and supplemented as follows:

Section 1.

903.03.A Very Low-Density

903.03.A.1 Map Designation

The zoning map designation for lands classified in the Very Low-Density Subdistrict shall be the letters "VL", which shall follow the Use Subdistrict designation (e.g., R1D-VL)

903.03.A.2 Site Development Standards

Sites in the Very Low-Density Subdistrict shall be developed in accordance with the following site development standards, provided that:

(a) New development shall be allowed to use Contextual Setbacks and Contextual Building Heights in accordance with the provisions of Sec. 925.06 and Sec. 925.07; and

(b) The Environmental Performance Standards of Chapter 915 shall impose additional regulations on site development if such conditions exist.

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

(c) When a dwelling unit is "attached" to one or more separate dwelling units on separate lots by a party wall or separate abutting wall the required interior sideyard setback shall be zero on the abutting or party wall side.

Site Development Standard	Very-Low Density Subdistrict
Minimum Lot Size	8,000 s.f.
Minimum Lot Size per Unit	8,000 s.f.
Minimum Front Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	30 ft. 30 ft.
Minimum Rear Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	30 ft. 30 ft.
Minimum Exterior Sideyard Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	30 ft. 30 ft.
Minimum Interior Sideyard Setback R1D, R2 & R3 Subdistricts R1A Subdistrict RM Subdistrict	5 ft, on one side; 10 ft. on the other side [10 ft.] <u>5 ft.</u> 30 ft.
Maximum Height R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	40 ft. (not to exceed 3 stories) 40 ft. (not to exceed 3 stories)

903.03.B Low-Density

903.03.B.1 Map Designation

The zoning map designation for lands classified in the Low-Density Subdistrict shall be the letter "L", which shall follow the Use Subdistrict designation (e.g., R1D-L)

903.03.B.2 Site Development Standards

Sites in the Low-Density Subdistrict shall be developed in accordance with the following site development standards, provided that:

(a) New development shall be allowed to use Contextual Setbacks and Contextual Building Heights in

accordance with the provisions of Sec. 925.06 and Sec. 925.07; and

(b) The Environmental Performance Standards of Chapter 915 shall impose additional regulations on site development if such conditions exist.

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

(c) When a dwelling is "attached" to one or more separate dwelling units on separate lots by a party wall or separate abutting wall the required interior sideyard setback shall be zero on the abutting or party wall side.

Site Development Standard	Low Density Subdistrict
Minimum Lot Size	5,000 s.f.
Minimum Lot Size per Unit	3,000 s.f.
Minimum Front Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	30 ft. 25 ft.
Minimum Rear Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	30 ft. 25 ft.
Minimum Exterior Sideyard Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	30 ft. 30 ft.
Minimum Interior Sideyard Setback R1D, R2 & R3 Subdistricts R1A Subdistrict RM Subdistrict	5 ft. [10 ft.] <u>5 ft.</u> 25 ft.
Maximum Height R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	40 ft. (not to exceed 3 stories) 40 ft. (not to exceed 3 stories)

903.03.C Moderate Density

903.03.C.1 Map Designation

The zoning map designation for lands classified in the Moderate-Density Subdistrict shall be the letter "M", which shall follow the Use Subdistrict designation (e.g., R2-M)

903.03.C.2 Site Development Standards

Sites in the Moderate-Density Subdistrict shall be developed in accordance with the following site development standards, provided that:

(a) New development shall be allowed to use Contextual Setbacks and Contextual Building Heights in accordance with the provisions of Sec. 925.06 and Sec. 925.07; and

(b) The Environmental Performance Standards of Chapter 915 shall impose additional regulations on site development if such conditions exist.

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

(c) When a dwelling is "attached" to one or more separate dwelling units on separate lots by a party wall or separate abutting wall the required interior sideyard setback shall be zero on the abutting or party wall side.

Site Development Standard Moderate Density Subdistrict	
Minimum Lot Size	3,200 s.f.
Minimum Lot Size per Unit	1,800 s.f.
Minimum Front Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	30 ft. 25 ft.
Minimum Rear Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	30 ft. 25 ft.
Minimum Exterior Sideyard Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	30 ft. 25 ft.
Minimum Interior Sideyard Setback R1D, R2 & R3 Subdistricts R1A Subdistrict RM Subdistrict	5 ft. 5 ft. 10 ft.
Maximum Height R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	40 ft. (not to exceed 3 stories) 55 ft. (not to exceed 4 stories)

903.03.D High Density

903.03.D.1 Map Designation

The zoning map designation for lands classified in the High-Density Subdistrict shall be the Letter "H" which shall follow the Use Subdistrict designation (e.g., RM-H)

903.03.D.2 Site Development Standards

Sites in the High-Density Subdistrict shall be developed in accordance with the following site development standards, provided that:

- (a) New development shall be allowed to use Contextual Setbacks and Contextual Building Heights in accordance with the provisions of Sec. 925.06 and Sec. 925.07;
- (b) Residential Compatibility Standards of Chapter 916 shall impose additional height and setback standards on new High-Density and Very High-Density residential and nonresidential development located near residential and H Districts; and
- (c) The Environmental Performance Standards of Chapter 915 shall impose additional regulations on site development if such conditions exist.

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

- (d) When a dwelling is "attached" to one or more separate dwelling units on separate lots by a party wall or separate abutting wall the required interior sideyard setback shall be zero on the abutting or party wall side.

Site Development Standard High Density Subdistrict	
Minimum Lot Size	1,800 s.f.

Minimum Lot Size per Unit	750 s.f.
Minimum Front Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	15 ft. 25 ft.
Minimum Rear Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	15 ft. 25 ft.
Minimum Exterior Sideyard Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	15 ft. 25 ft.
Minimum Interior Sideyard Setback R1D, R2 & R3 Subdistricts R1A Subdistrict RM Subdistrict	5 ft. [10 ft.] <u>5 ft.</u> 10 ft.
Maximum Height R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	40 ft. (not to exceed 3 stories) 85 ft. (not to exceed 9 stories)

903.03.E Very-High Density

903.03.E.1 Map Designation

The zoning map designation for lands classified in the Very-High Density Subdistrict shall be the letters "VH", which shall follow the Use Subdistrict designation (e.g., RM-VH)

903.03.E.2 Site Development Standards

Sites in the Very High-Density Subdistrict shall be developed in accordance with the following site development standards, provided that:

- (a) New development shall be allowed to use Contextual Setbacks and Contextual Building Heights in accordance with the provisions of Sec. 925.06 and Sec. 925.07;
- (b) Residential Compatibility Standards of Chapter 916 shall impose additional height and setback standards on new High-Density and Very High-Density residential and nonresidential development located near residential and H Districts; and
- (c) The Environmental Performance Standards of Chapter 915 shall impose additional regulations on site development if such conditions exist.

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

- (d) When a dwelling is "attached" to one or more separate dwelling units on separate lots by a party wall or separate abutting wall the required interior sideyard setback shall be zero on the abutting or party wall side.

Site Development Standard	Very-High Density Subdistrict
Minimum Lot Size	1,200 s.f.
Minimum Lot Size per Unit	400 s.f.
Minimum Front Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	5 ft. 25 ft.

Minimum Rear Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	15 ft. 25 ft.
Minimum Exterior Sideyard Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	5 ft. 25 ft.
Minimum Interior Sideyard Setback R1D, R2 & R3 Subdistricts R1A Subdistrict RM Subdistrict	5 ft. [10 ft.] <u>5 ft.</u> 10 ft.
Maximum Height R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	40 ft. (not to exceed 3 stories) no limit

(Ord. 25-2001, §§ 1C--1L, eff. 11-30-01)

Section 2.

925.06.C.2 Zero Setback on One or Both Sides

The applicant may reduce the side setback to zero when the side of the abutting property has a zero side setback when both building walls abut each other