

COREY O'CONNOR  
MAYOR



IVETTE MONGALO-WINSTON  
DIRECTOR

**CITY OF PITTSBURGH  
DEPARTMENT OF CITY PLANNING**

June 11, 2026

Honorable President and Members  
City Council, City of Pittsburgh  
510 City County Building  
Pittsburgh, Pennsylvania 15219

Re: Zoning Text Amendment, Council Bill 2025-1545

Dear President and Members:

Legislation amending the Pittsburgh Zoning Code regarding parking requirements, accessory dwelling units, and affordable housing bonuses was referred back to the City Planning Commission for its report and recommendation on October 15, 2025. The Planning Commission held a public hearing on the proposed legislation on June 5, 2026.

At the hearing, the Planning Commission made a positive recommendation to Council on 2025-1545 with the conditions that the legislation be amended by substitute with the attached text, along with the two additional conditions:

1. Both the payment in lieu of for parking and the payment in lieu for affordable units not be legislated in the code, in regards to those dollar amounts, but rather be designed and accepted annually as part of the fee schedule determined by the Zoning Administrator with City Council.
2. The affordability period for the voluntary program only, not for the mandatory program, is set to 20 years, and that the mandatory program stays unchanged.

These conditions have been included in the full corrected text to be amended by substitution. This legislation is attached, along with the Planning Commission's report. The minutes from the hearing will be forwarded when they are accepted by the Planning Commission. Upon conclusion of the public hearing required to be held by City Council, the bill may be enacted with five affirmative votes.

As per 922.05.E (Hearing and Action by City Council), the City Council shall hold a public hearing on the application within one hundred twenty (120) days of the Planning Commission's action on the application. For your convenience, 120 days from June 2, 2026 is September 30, 2026.

Sincerely,

s/ Carolyn Ristau

Zoning Administrator

Cc: Ivette Mongalo-Winston, Director  
Andrew Dash, Deputy Director  
Bob Charland, City Council  
Dan Gilman, Mayor's Office  
Deb Gross, City Council  
Matt Singer, Mayor's Office  
Erika Strassburger, City Council  
Bobby Wilson, City Council



CITY OF PITTSBURGH, DEPARTMENT OF CITY PLANNING  
**PLANNING COMMISSION**

**APPLICATION:** Council Bill 2025-1545  
**PROPERTY:** City-wide  
**PROPOSAL:** Zoning Code Text Amendment regarding parking requirements, accessory dwelling units, and affordable housing bonuses.  
**DATE:** June 4, 2026  
**DECISION DATE:** June 2, 2026

**DECISION:**

The Planning Commission made a **positive recommendation** to Council on 2025-1545 with the conditions that the legislation be amended by substitute with the attached text, along with the following two additional conditions:

1. Both the payment in lieu of for parking and the payment in lieu for affordable units not be legislated in the code, in regards to those dollar amounts, but rather be designed and accepted annually as part of the fee schedule determined by the Zoning Administrator with City Council.
2. The affordability period for the voluntary program only, not for the mandatory program, is set to 20 years, and that the mandatory program stays unchanged.

S/Lashawn Burton-Faulk  
**LASHAWN BURTON-FAULK**, CHAIRPERSON

s/Bob Reppe  
**BOB REPPE**, SECRETARY

*Note: Decision issued with electronic signatures, with the Planning Commission review and approval.*

**LASHAWN BURTON-FAULK**, CHAIRPERSON | **RACHEL O'NEILL**, VICE-CHAIRPERSON

**BOB REPPE** SECRETARY | **JUSTIN HUNT** | **GERARDO INTERIANO** | **DARRIN KELLY**

**PETER QUINTANILLA** | **DAVID VATZ** | **DIAMONTE WALKER**

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# Planning Commission Hearing Report



## Application Details

|                         |                                                                        |
|-------------------------|------------------------------------------------------------------------|
| <b>Project Type</b>     | Zoning Text Amendment                                                  |
| <b>Meeting Date</b>     | June 2, 2026                                                           |
| <b>Application</b>      | Council Bill 2025-1545                                                 |
| <b>Proposal</b>         | Affordable Housing Bonus, Parking Reform, and Accessory Dwelling Units |
| <b>Zoning District</b>  | Citywide                                                               |
| <b>RCO and DAM</b>      | NA                                                                     |
| <b>Council Sponsors</b> | Deborah L. Gross, Erika Strassburger, Robert Charland, Bobby Wilson    |

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1. Review Criteria
2. Findings of Fact
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4. Summary of Changes to the Legislation between May 12, 2026 and June 2, 2026 (does not include Planning Commission conditions on a positive recommendation).

# Review Criteria

## Zoning Map and Text Amendments

### **922.05.F**

*The criteria for review of a proposed amendment to the Zoning District Map or the text of the Zoning Code are set out in this section. Not all of the criteria must be given equal consideration by the Planning Commission or City Council in reaching a decision. The criteria to be considered shall be as follows:*

- a. The consistency of the proposal with adopted plans and policies of the City;
- b. The convenience and welfare of the public;
- c. The intent and purpose of this Zoning Code;
- d. Compatibility of the proposal with the zoning, uses and character of the neighborhood;
- e. The suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- f. The extent to which approval of the proposed zoning map amendment will detrimentally affect nearby property;
- g. The length of time the subject property has remained vacant as zoned;
- h. Impact of the proposed development on community facilities and services; and
- i. The recommendations of staff.

# Findings of Fact

1. The City of Pittsburgh engaged HR&A Consultants to conduct a comprehensive Housing Needs Assessment (HNA) as an update to the 2017 HNA to gain a deeper understanding of the city's current and future housing demands. The assessment involved evaluating the existing housing stock and analyzing demographic trends to identify key areas for improvement and growth. The findings, published in January 2022, highlighted critical opportunities to guide future policy decisions focused on both the creation of new housing and the preservation of existing units.
2. In 2024, the Department of City Planning proposed a series of zoning updates designed to reduce barriers to new housing development, lower housing costs, and expand affordable housing options. The main topics addressed in this round of zoning text updates included Accessory Dwelling Units; City-wide Inclusionary Zoning; Parking Requirements; and Minimum Lot Size requirements.
3. The legislation was initially briefed to the Planning Commission at the September 17, 2024, October 1, 2024, and November 26, 2024 meetings. Then the first hearing was held on December 10, 2024, continued to January 28, 2025. The Planning Commission made a positive recommendation to City Council with multiple conditions. Please see attached Planning Commission decision. Once introduced at City Council, this zoning package became 2025-1545 (Housing Needs Assessment Bill).
4. On March 4, 2025, Council Bill 2025-1579 was introduced at City Council that moved the provisions of the minimum lot size reform out of 2025-1545. Because the provisions were heard at a Public Hearing at Planning Commission as part of the Housing Needs Assessment package, it did not need to be sent to Planning Commission for report and recommendation. It was held for Public Hearing at City Council on April 23, 2025. Then it was approved at City Council on May 5, 2025, and signed by the Mayor on May 7, 2025.
5. On September 10, 2025, City Council held a Public Hearing on the Housing Needs Assessment Bill Council Bill 2025-1545. Then October 15, 2025, the bill was heard at City Council Standing Committee and was Amended by Substitute. The bill was then referred back to the Planning Commission, because it was substantively different than the version the Commission had originally acted on. The amended version kept the provisions for Accessory Dwelling Units and Parking Reform but replaced the City-wide Inclusionary Zoning provisions with an Affordable Housing Bonus program. The next three items in these Findings of Fact describe the bill as it was returned to Planning Commission for Report and Recommendation.
6. Since briefing on May 12, 2026, amendments have been made to the legislation, to correct language and code sections references as necessary. The list of changes is attached.
7. **Accessory Dwelling Units (ADUs).** The zoning code legislation amends Article V. Chapter 912, Accessory Uses and Structures Accessory Dwelling Units to allow ADUs by-right on any lot where a primary use is a residential use, Community Center use or Religious Assembly use. The update allows a maximum of two ADUs per zoning lot containing a residential use, with each ADU permitted to be up to two stories and 30 feet in height. For lots with a community center or religious assembly use, there is no limit to the number of

ADUs, although developments with more than 10 units will be subject to Site Plan Review. Additionally, the update revises Article IX, Chapter 925 (Measurements – Permitted Features and Standards) to include specific provisions related to ADUs.

8. **Parking Requirement.** The proposed zoning code update will overhaul Article VI, Development Standards, Chapter 914 (Parking, Loading, and Access) with changes including:
  - a) Removal of Parking Minimums for all uses/districts
  - b) Reworking of Parking Maximums
    - i. Changed from specific use types to broader use categories
    - ii. Parking Maximum tiers set by access to frequent transit rather than zoning districts
  - c) To exceed the Parking Maximums, option to pay into Mobility Trust Fund
  - d) Requirement for Transportation Demand Management (TDM) for developments above a certain size threshold
9. **Affordable Housing Bonus Program** – as amended by Substitution at City Council. The Affordable Housing Bonus Program proposal removes the requirement for affordability but allows residential projects extra density if affordable housing is provided, except in areas in the existing Inclusionary Zoning Overlay (IZ-O). This legislation:
  - a. The residential development must have a minimum of 20 units (new construction or substantial improvement) and 10 percent of units must be affordable.
  - b. Rental units must be priced for households earning no more than 50 percent AMI and be affordable for 20 years.
  - c. For sale housing must be priced for earning no more than 80 percent AMI and resale prices may increase 2 percent per year.
  - d. Bonus is up to 30 additional feet of height and 2 FAR, except for projects already eligible for 915.07 Performance Points, but these projects are exempt from the first stepback requirement.
  - e. Off-site units are permitted, with 12 percent required.
  - f. Payment in Lieu of \$25 per square foot is an option, instead of providing Affordable Units.
  - g. Requires City Planning to provide City Council a report on the program within two years, with any recommendations for improvement.
10. The next three Findings of Fact describe the version of the legislation that City Planning Staff are recommending to be Amended by Substitution.
11. **Accessory Dwelling Unit.** In the version to be Amended by Substitution, there is one change proposed to the ADU section. It maintains the maximum height but removes the restriction on stories.
12. **Parking Reform.** There is one change proposed to the Parking reform amendments, to remove the delayed start date for the TDM program.

13. **Affordable Housing Bonus.** Staff is recommending an Amendment by Substitution to simplify the AHBP to incentivize construction of affordable units throughout Pittsburgh. Pittsburgh's zoning code already has an optional bonus system for affordable housing in some zoning districts. To avoid redundancy with that, DCP worked with Councilperson Strassburger to apply the existing system citywide. The proposed legislation:
- a. Expands the districts eligible to use Affordable Housing Performance Points - RM, NDO, LNC, NDI, UNC, UI, and select GPR subdistricts.
  - b. Updates districts already eligible to use Performance Points - RIV, UPR, UC-MU, UC-E, and R-MU.
  - c. Includes both on-site and off-site affordable housing options.
  - d. Modifies points for deeper affordability levels.
  - e. Adds a payment-in-lieu option as an alternative compliance pathway.

## Final Conditions

### Motion 1:

Recommendation the Planning Commission add a condition that both the payment in lieu of for parking as well as payment in lieu for affordable units not be legislated in the code, in regards to those dollar amounts, but rather be designed and accepted annually as part of the fee schedule determined by the Zoning Administrator with City Council.

### Motion 2:

Recommendation to approve with the condition that the affordability period for the voluntary program only, not for the mandatory program only for the voluntary program, is set to 20 years, and that the mandatory program stays unchanged.

### Motion 3:

That the Planning Commission of the City of Pittsburgh Recommends **APPROVAL** to City Council on Council Bill 2025-1545, with the condition that the legislation be Amended by Substitute with the attached text, along with the two additional conditions that they just agreed upon above.

SUBMITTED BY: \_\_\_\_\_

Carolyn Ristau, Zoning Administrator



CITY OF PITTSBURGH, DEPARTMENT OF CITY PLANNING  
**PLANNING COMMISSION**

**APPLICATION:** Housing Needs Assessment Zoning Code Amendments  
**PROPERTY:** City-wide  
**ZONING DISTRICT:** Multiple zoning districts  
**PROPOSAL:** Amendment to the Zoning code regarding Inclusionary Zoning  
**DECISION DATE:** January 29, 2025

**DECISION:**

The Planning Commission made a **positive** recommendation to City Council on the Zoning Code Text Amendment proposal related to Accessory Dwelling Units, Inclusionary Zoning, Parking, and Minimum Lot Size/Lot Size Per Unit, as outlined in the attached documents, with the following conditions to be amended at the time of introduction at City Council:

- That City Planning staff shall prepare an amendment that exempts Golden Triangle Zoning District, Subdistricts A, B, C, and D that are eligible for the Downtown LERTA program from the requirements of Inclusionary Zoning.
- That City Planning staff shall prepare an amendment to increase the allowable height for parking carousels from 60 feet to 65 feet as part of the Parking Requirements.
- That City Planning staff shall include a provision in the Traffic Demand Management (TDM) ordinance specifying that its effective date will be six (6) months from enactment.
- That City Planning staff shall study options for keeping some portion of the building setbacks to ensure an appropriate urban form and amend the text as recommended.
- That City Planning staff shall prepare an amendment adding a new subsection to the Applicability Section which states the following: "The standards of Inclusionary Housing shall not be construed as reducing, conflicting with, or superseding any affordability incentives, goals, or requirements included elsewhere within the Zoning Code, or in any plans or policy documents adopted by the City."

All of these conditions have been integrated into the Zoning Code amendments prepared for City Council review and action.

S/Lashawn Burton-Faulk  
**LASHAWN BURTON-FAULK**, CHAIRPERSON

s/Jean Holland Dick  
**JEAN HOLLAND DICK**, SECRETARY

*Note: Decision issued with electronic signatures, with the Planning Commission review and approval.*

**LASHAWN BURTON-FAULK**, CHAIRPERSON | **RACHEL O'NEILL**, VICE CHAIR

**DINA BLACKWELL** | **JEAN HOLLAND DICK** | **MEL NGAMI**

**PETER QUINTANILLA** | **MONICA RUIZ** | **PHILIP WU**

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**Changes to the ‘To be Amended by Substitution’ Legislation between May 12, 2026 and June 2, 2026:**

1. Added Highway Commercial as a zoning district where Affordable Housing Bonus Program is allowed.
2. Corrected phrasing: “if providing at least 20% of units for rent on-site that are affordable housing for persons at or below 80% AMI earns 4 points.” in 904.08.C.5.c(3)(a), 904.09.C.5.c(3)(a), and 904.10.C.5.c(3)(a).
3. Corrected phrasing: “if providing at least 20% of units for rent on-site that are affordable housing for persons at or below 50% AMI earns 6 points.” in 904.08.C.5.c(3)(b), 904.09.C.5.c(3)(b), 904.10.C.5.c(3)(b).
4. Corrected phrasing: “Structures must ~~would still need to~~ comply with the upper story stepback requirement at 85 feet in building height.” in 904.08.C.5.d, 904.09.C.5.d, and 904.10.C.5.d.
5. Corrected phrasing: to “New buildings and renovations in this district can exceed the maximum height in feet and in stories and can exceed the FAR by using the Performance Points System. Each point equates to 15 feet of additional building height. Height in stories and FAR requirements are waived.” in 904.01.F and other relevant mixed-use districts.
6. Corrected phrasing: “~~Other~~ Parking Standards” Section 909.01.I.4(i)
7. Corrected underlining & strike outs under 911.04.A.7(e)(2)-(4), 911.04.A.19(c)(1)-(2), 911.04.A.21(d)(4), 911.04.A.41(b)(5), 911.04.A.45, 911.04.A.77(b)(5)(iii), 912.08.B-C, 913.02.E.1-3, 913.03.B.1-4, 914.02.B(3), 914.10.B, 922.11.B.3(k).
8. Corrected outline format 912.03(7)(a)-(d).
9. Revised language 914.01.B.3(b): from “If the change in use decreases the maximum permitted number of spaces, the applicant ~~shall not be deemed noncompliant if the number of spaces proposed is greater than the maximum number of spaces permitted provided that the proposed number of spaces is equal to or less than the existing number of spaces.~~” to “If the change in use decreases the maximum permitted number of spaces, the applicant is permitted to maintain an existing parking lot even if it exceeds the new maximum number of spaces. No additional spaces are permitted to be added to a parking lot that already exceeds the maximum number of spaces except as allowed in 914.01.C Exceeding the Maximum Number of Parking Spaces.”

10. Corrected phrasing: 914.01.B.3(c) “the existing ~~or more recent~~ use”
11. Reworded 914.01.C to make sure payment into Mobility Trust was an option similar to how other fee-in-lieu clauses are written rather than as a payment in addition to a variance request as previous version suggested.
12. Revised language 914.10.D: from “~~Developments providing Affordable Housing with 20 or more units, where all units meet the Allowable Pricing criteria set forth in 902.04.A.3, shall be exempt from this requirement. Applicants are encouraged to meet the otherwise required amount of TDM points.~~” to “Development projects of at least 20 housing units, where 100% of units are affordable housing for persons at or below 50% AMI when rental units or are affordable housing for persons at or below 80% AMI when owner-occupied units, are encouraged, but not required to meet 914.10 Transportation Demand Management.”
13. Amends 915.07.D.4 Corrected this sentence.

From: Points for options 4.c and 4.d below will only be awarded to development projects providing at least 20 housing units.

To: Points for options 4.e and 4.f below will only be awarded to development projects providing at least 20 housing units.
14. Adds the standards for the off-site affordable housing (907.04A.7) to 915.07.E.b, except for off-site payment and the distance requirement. The distance requirement is a half mile, not a quarter mile.
15. Amends 915.07.D.4 Corrected this sentence.
  - From: Points for options 4.c and 4.d below will only be awarded to development projects providing at least 20 housing units.
  - To: Points for options 4.e and 4.f below will only be awarded to development projects providing at least 20 housing units.
16. Corrected phrasing 925.06.G.1(i): “built above existing garages”