

ZONING TEXT AMENDMENT REPORT

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Council Bill 2024-0059

Single-Unit Attached Structures -

ZONING: Single-Unit Detached Zoning Districts
PROPOSAL: Ordinance amending Pittsburgh Code, Title Nine, Zoning
ACTION REQUIRED: A report and recommendation on a proposed Zoning Text Amendment
DATE: March 5, 2024
SUBMITTED TO: The Planning Commission of the City of Pittsburgh
FROM: The Zoning Administrator

FINDINGS OF FACT

1. A Zoning Code text amendment was introduced at City Council by Councilpersons Bobby Wilson, Robert Charland, Anthony Coghill, Deborah L. Gross, R. Daniel Lavelle, Khari Mosley, Erika Strassburger, and Barbara Warwick (Council Bill 2024-0059) to allow Single-Unit Attached Residential Uses in Single-Unit Detached Zoning Districts.
2. The proposed legislation allows Attached Single-Unit Residential by right for lots with Lot Widths of 35 feet or smaller. For lots with Lot Widths larger than 35 feet, Single-Unit Attached Uses shall be permitted by the Special Exception Provisions of 922.07.
3. The current Zoning Code does not permit Single-Unit Attached Residential Uses in Single-Unit Detached Zoning Districts. For approval of Single-Unit Attached Residential in Single-Unit Detached Zoning Districts, a Use Variance is required, the same as a commercial or industrial use in a Residential Zoning District.
4. The Housing Needs Assessment identified a number of recommendations for Zoning reform, while this was not specifically called out, this amendment fits with overall goals of reducing barriers to infill development in single-family residential neighborhoods.
5. One proposed amendment, the Use Table states “A” for Administrator Exception, but it should read “P/S” for Permitted and Special Exception. This change will be part of a positive recommendation to City Council.
6. In accordance with Section 922.05.F, the Planning Commission shall review Zoning District Map or Zoning Code text amendments based on the following criteria:
 - 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 the 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.

PLANNING COMMISSION

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Not all of the criteria must be given equal consideration by the Planning Commission or City Council in reaching a decision.

RECOMMENDED MOTIONS:

The Planning Commission makes a **positive** recommendation to City Council on the Zoning Code Text Amendment, Council Bill 2024-0059 with the following condition:

- Amend the Use Table from “A” for Administrator Exception, to “P/S” for Permitted and Special Exception.

SUBMITTED BY: Kate Rakus, Land Use Policy and Code Implementation Coordinator