

..Title

Ordinance amending the Pittsburgh Code, Title Nine - Zoning, Article V, Section 911.02 - Use Table, Section 911.04 - Use Standards - by changing use types and review procedures regarding Residential Uses in Residential Districts, City of Pittsburgh.

(Needs to be send to the Planning Commission for a report & recommendation)

..body

The Council of the City of Pittsburgh hereby enacts as follows:

Section 1. The Pittsburgh Code, Title Nine - Zoning, Article V, Section 911.02 - Use Table, Section 911.04 - Use Standards – is hereby amended as follows:

A. Amend Section 911.02 - Use Table by changing the following use types (See Attached Use Table):

Residential Districts (R1D, R1A, R2, R3, RM)

Community Home [special exception] conditional use

911.02. Use Table.

Use Classification The Pittsburgh Urban Zoning Code P = Permitted By Right A = Administrator Exception S = Special Exception C = Conditional Use	Base Zoning Districts*																							Standard See Section 911.04.x		
	Residential					Mixed Use							Special			DT		RIV								
* As Base Zoning District Regulations, all uses may be subject to additional regulations imposed by applicable Overlay Zoning Districts.	R1D	R1A	R2	R3	RM	NDO	LNC	NDI	UNC	HC	GI	UI	UC-MU	UC-E	R-MU	P	H	EMI	GT		RM	MU	NS	GI	IMU	
Residential Uses																										
Single-Unit Detached Residential means the use of a zoning lot for one detached housing unit.	P	P	P	P	P	P	P	P	P						P	P	A	P								A.69
Single-Unit Attached Residential means the use of a zoning lot for one dwelling unit that is attached to one or more dwelling units by a party wall or separate abutting wall and that is located on its own separate lot. (Ord. 32/November 23, 2005)	P/S	P	P	P	P	P	P	P	P				P		P		S				P	P				A.69; A.69A
Two-Unit Residential means the use of a zoning lot for two dwelling units that are contained within a single building. (Ord. 32/November 23, 2005)			P	P	P	P	P	P	P				P		P				P		P	P			P	
Three-Unit Residential means the use of a zoning lot for three dwelling units that are contained within a single building. (Ord. 32/November 23, 2005)				P	P	P	P	P	P				P		P				P		P	P			P	
Multi-Unit Residential means the use of a zoning lot for four or more dwelling units that are contained within a single building.					P	P	P	P	P			S	P	A	P			A	P		P	P	P		P	A.85
Assisted Living means a facility for the accommodation of convalescents or chronically ill persons, in which such nursing care and medical services are prescribed or are performed under the general direction of persons licensed to provide such care or services in accordance with Commonwealth laws.																										
Assisted Living Class A means an Assisted Living use with less than 9 patient beds.			S	S	S	A	A	A	P	P		P	A	A	A			A	P		A	A	P		P	A.66
Assisted Living Class B means an Assisted Living use with 9 to 17 patient beds.					S	S	S	S	P	P		P	S	S	S			S	P		S	S	P		P	A.66
Assisted Living Class C means an Assisted Living use with 18 or more patient beds.					C	S	S	S	S			S	S	S	S			S	P			S	P		S	A.66
Community Home is a group of more than eight unrelated disabled persons living together as a single housekeeping unit with shared common facilities. If required, staff persons may reside on the premises. A Community Home may not be a Multi-Suite Residential use or an Assisted Living use as defined in Section 911.02. For the purposes of this definition, "disabled" means "handicapped" as defined according to the Fair Housing Act Amendments of 1988, 42 U.S.C.S. 3602(h), and any amendments thereto. This use	[S] C	[S] C	[S] C	[S] C	[S] C	S	S	S	S	S		S	S	S	S		S	S	S		S	S	S		S	A.84

