



Legislation Details (With Text)

File #: 2009-1678 **Version:** 2

Type: Ordinance **Status:** Passed Finally

File created: 7/28/2009 **In control:** Committee on Land Use and Economic Development

On agenda: **Final action:** 12/1/2009

Enactment date: 12/1/2009 **Enactment #:** 34

Effective date: 12/7/2009

Title: Ordinance amending the Pittsburgh Code, Title Nine, Zoning Code, Article VI, Development Standards, Chapter 918, Landscaping and Screening Standards to provide language on the quality of materials in screening applications.

Sponsors: Patrick Dowd

Indexes: PGH. CODE ORDINANCES TITLE 09 - ZONING

Code sections:

Attachments: 1. 2009-1678.doc, 2. 2009-1678 Version 2.doc

Date	Ver.	Action By	Action	Result
12/8/2009	2	Mayor	Signed by the Mayor	
12/1/2009	2	City Council	Passed Finally	Pass
11/23/2009	2	Committee on Land Use and Economic Development	AFFIRMATIVELY RECOMMENDED	Pass
11/18/2009	2	Committee on Hearings	Public Hearing Held	
10/28/2009	2	Committee on Land Use and Economic Development	Held for Cablecast Public Hearing	Pass
10/28/2009	2	Committee on Land Use and Economic Development	AMENDED BY SUBSTITUTE	Pass
7/29/2009	1	Committee on Land Use and Economic Development	Held for Cablecast Public Hearing	Pass
7/29/2009	1	Committee on Land Use and Economic Development	Referred for Report and Recommendation	Pass
7/28/2009	1	City Council	Waived under Rule 8	Pass
7/28/2009	1	City Council	Read and referred	

Ordinance amending the Pittsburgh Code, Title Nine, Zoning Code, Article VI, Development Standards, Chapter 918, Landscaping and Screening Standards to provide language on the quality of materials in screening applications.

Be it resolved that the Council of the City of Pittsburgh hereby enacts as follows:

Section 1. The Pittsburgh Code, Title Nine, Zoning Code, Article VI, Development Standards, is hereby amended at Chapter 918, Section 918.03.B.1, as follows:

918.03.B.1 Materials and Methods

Required screening shall be provided in the form of new or existing natural plantings, walls and fences,

topographic changes, buildings, horizontal separation, or a combination, according to the provisions of this chapter.

(a) Landscaping

Landscape screening shall be a minimum depth of five (5) feet, and plant materials shall be a minimum height of forty-two (42) inches at the time of planting. Evergreen plants or plants with dense structure year round shall be employed.

(b) Fences and Walls

Walls or fences shall be compatible with architectural style and building materials, shall be constructed of appropriate materials, including, but not limited to iron grating, wood, stone, or brick, and shall [that] provide the required degree of opacity, durability and aesthetic compatibility with the surrounding context [adjoining areas]. The finished side of a fence or wall shall be placed on the outside of the fenced area. Landscaping may be combined with walls or fences to achieve the required screening. Barbed wire and razor wire are not permitted. Chain link fencing with slat inserts is permitted only in GI zoning districts. Walls greater than forty (40) feet in length shall incorporate some form of visual relief, including, but not limited to, pattern breaks, varying wall construction, vertical features such as columns, differing construction materials, or a combination of the above.

(c) Topographic Changes

Changes in topography, such as changes in grade or earthen berms may be used to provide required screening. The slope of the topographical change shall be of a grade that is suitable for maintenance and soil stability. All slopes are to be planted.

(d) Buildings

Buildings or structures on the same site may be used for screening, as long the buildings or structures are not erected for the sole purpose of screening and meet all other requirements of this Code.

(e) Horizontal separation

Distance between a use or object to be screened and the adjoining property or public right-of-way, may be used in combination with landscaping to provide required screening. The Zoning Administrator may approve a reduction in screening requirements with additional separation beyond required setbacks.

SPONSORED BY COUNCIL MEMBER PATRICK DOWD