



Legislation Details (With Text)

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Title: Ordinance supplementing the Pittsburgh Code, Title Nine, Zoning, Section 910.01 GT, Golden Triangle District, by amending existing language in the calculation of floor area ratio.

Sponsors: William Peduto

Indexes: PGH. CODE ORDINANCES TITLE 09 - ZONING

Code sections:

Attachments: 1. 2008-0602.doc

Date	Ver.	Action By	Action	Result
12/31/2009	1	City Council	Died due to expiration of legislative term	
7/23/2008	1	Committee on Land Use and Economic Development	Held for Cablecast Public Hearing	Pass
7/15/2008	1	City Council	Read and referred	

Ordinance supplementing the Pittsburgh Code, Title Nine, Zoning, Section 910.01 GT, Golden Triangle District, by amending existing language in the calculation of floor area ratio.

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

Section 1. The Pittsburgh Code, Title Nine, Zoning Section 911.00 GT, Golden Triangle District, is hereby amended as follows:

910.01.F.3 Site Development Standards

Each site in the GT-A District shall be subject to the following site development standards.

(a) Minimum Lot Area Per Dwelling Unit

No more than one (1) dwelling unit or suite shall be permitted per one hundred ten (110) square feet of lot area in the GT-A Subdistrict.

(b) Floor Area Ratio

The maximum floor area ratio in the GT-A Subdistrict shall be 13. **The Floor area ratio shall be determined using the centerline of the adjacent street(s) to determine Lot Area.**

(c) Urban Open Space shall be provided at ground level on lots of twenty thousand (20,000) square feet or more in an amount at least equal to ten (10) percent of the lot area.

910.01.G.2 Site Development Standards

Each site in the GT-B District shall be subject to the following site development standards.

(a) Minimum Lot Area Per Dwelling Unit

No more than one (1) dwelling unit or suite shall be permitted per one hundred ten (110) square feet of lot area in the GT-B Subdistrict.

(b) Floor Area Ratio

The maximum floor area ratio in the GT-B Subdistrict shall be 13. **The Floor area ratio shall be determined using the centerline of the adjacent street(s) to determine Lot Area.**

(c) Urban Open Space shall be provided at ground level on lots of twenty thousand (20,000) square feet or more in an amount at least equal to ten (10) percent of the lot area.

910.01.H.2 Site Development Standards

Each site in the GT-C District shall be subject to the following site development standards.

(a) Minimum Lot Area Per Dwelling Unit

No more than one (1) dwelling unit or suite shall be permitted per one hundred ten (110) square feet of lot area in the GT-C Subdistrict.

(b) Floor Area Ratio

(1) Nonresidential

The maximum floor area ratio for structures that do not contain residential dwelling units shall be seven and one-half (7.5). **The Floor area ratio shall be determined using the centerline of the adjacent street(s) to determine Lot Area.**

(2) Residential and Hotel/Motel

The maximum floor area ratio for structures that contain residential dwelling units or hotel/motel uses shall be 7.5:1, provided that a maximum floor area ratio of up to 10:1 may be allowed by the Planning Commission when the total amount of residential or hotel/motel floor area equals or exceeds twice the amount of bonus floor area.

(c) Urban Open Space shall be provided at ground level on lots of twenty thousand (20,000) square feet or more in an amount at least equal to ten (10) percent of the lot area. Structures with a floor area ratio of four (4) or less shall be exempt from Urban Open Space requirements.

910.01.I.2 Site Development Standards

Each site in the GT-D District shall be subject to the following site development standards.

(a) Minimum Lot Area Per Dwelling Unit

No more than one (1) dwelling unit or suite shall be permitted per one hundred ten (110) square feet of lot area in the GT-D Subdistrict.

(b) Floor Area Ratio

The maximum floor area ratio in the GT-D Subdistrict shall be seven and one-half (7.5). **The Floor area ratio shall be determined using the centerline of the adjacent street(s) to determine Lot Area.**

(c) Urban Open Space

Urban Open Space shall be provided at ground level in an amount equal to at least sixty (60) percent of the lot area.

910.01.J.2 Site Development Standards

Each site in the GT-E District shall be subject to the following site development standards.

(a) Minimum lot area per Dwelling Unit

No more than one (1) dwelling unit or suite shall be permitted per one hundred ten (110) square feet of lot area in the GT-E Subdistrict.

(b) Floor Area Ratio

(1) Nonresidential

The maximum floor area ratio for structures that do not contain residential or hotel units shall be six (6). **The Floor area ratio shall be determined using the centerline of the adjacent street(s) to determine Lot Area.**

(2) Residential and Hotel/Motel

The maximum floor area ratio for structures that contain residential dwelling units or hotel/motel uses shall be six (6), provided that a maximum floor area ratio of up to seven and one-half (7.5) may be allowed by the Planning Commission when the total amount of residential or hotel/motel floor area equals or exceeds twice the amount of bonus floor area.

(c) Urban Open Space

Urban Open Space shall be provided at ground level on lots of twenty thousand (20,000) square feet or more in an amount at least equal to ten (10) percent of the lot area.