



Legislation Details (With Text)

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Title: Ordinance Supplementing the Pittsburgh Code, Title Nine, Zoning, Article VII, Review and Enforcement, Chapter 922, Development Review Procedures, by adding language to be consistent with new ordinances regulating the establishment and assignment of street names and address numbers within the City of Pittsburgh:

Sponsors: Douglas Shields

Indexes: PGH. CODE ORDINANCES TITLE 09 - ZONING

Code sections:

Attachments: 1. 2008-0769.doc

Date	Ver.	Action By	Action	Result
10/2/2008	1	Committee on Land Use and Economic Development	TABLED	Pass
9/23/2008	1	City Council	Read and referred	

Ordinance Supplementing the Pittsburgh Code, Title Nine, Zoning, Article VII, Review and Enforcement, Chapter 922, Development Review Procedures, by adding language to be consistent with new ordinances regulating the establishment and assignment of street names and address numbers within the City of Pittsburgh:

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

Section 1. The Pittsburgh Code, Title Nine, Zoning, Article VII, Review and Enforcement, Chapter 922, Development Review Procedures, is hereby supplemented as follows:

922.01.D.1 Simplified Site Plan

Simplified Site Plans shall be required for the purpose of identifying the intended use or occupancy of a particular lot, the construction or alteration of all accessory structures as defined by Chapter 912.01, or for all extensions and additions to existing primary structures less than 2400 square feet in area, and shall accurately show, as a minimum, the following information:

1. Name of property owner;
2. Date of preparation;
3. Existing and proposed property lines with dimensions identified;
4. Name of development, if applicable;
5. North arrow;
6. Dimensions of lot measured in accordance with Chapter 925, including the square footage of every new lot created by a new subdivision;
7. Name of all streets and ways upon which the lot is located; street names shall be consistent with all provisions made in Chapter 414

8. Postal address; Postal addresses shall be consistent with all provisions made in Chapter 414
9. The location, height, and dimension of existing and proposed structures including stoops, porches, chimneys, signs, light fixtures and garbage cans or dumpsters, as well as the distances such features are set back from property lines, streets, or street right-of-way lines;
10. The location, height, and dimension of existing and proposed vehicle accommodation areas including parking areas and loading areas as regulated by Chapter 914, all designated by surface material with distance from buildings and property lines indicated;
11. The location and dimension of existing and proposed driveways and vehicle circulation areas including direction of travel lanes and aisles as regulated by Chapter 914, and curb cuts, all designated by surface material;

12. Existing or proposed plantings or other devices constructed to comply with the screening and landscaping requirements of Chapter 918, labeled by common or scientific name, with the distance between plantings and height and width at the time of planting and at mature growth indicated;
13. The location and dimension of areas to remain as usable open space;
14. The location, height, and dimension of existing and proposed above ground and underground utility lines and other facilities including water, sewer, electric power, telephone, gas, and cable television and other easements;

922.01.D.3 Documentation and Written Information in Addition to Plans

In addition to the written application and the plans, whenever the nature of the proposed development makes information or documents such as the following relevant, such documents or information shall be provided. The following is a representative list of the types of information or documents that may be requested by the Zoning Administrator:

1. Documentation confirming that the applicant has a legally sufficient interest in the property proposed for development to use it in the manner requested, or is the duly appointed agent of such a person;
2. Certifications from the appropriate agencies that proposed utility systems are, or will be, adequate to handle the proposed development and that all necessary easements have been provided;
3. Detailed description of play apparatus or other recreational facilities to be provided in miniparks;
4. Legal documentation establishing homeowners associations or other legal entities responsible for control over required common areas and facilities;
5. Successful application for a Certificate of Appropriateness as necessary by the Historic Review Commission for properties located in all Local Historic Districts;
6. Successful application for a curb cut permit as required by the Department of Public Works;
7. Verification from the Department of Public Works that a street address has been assigned for new construction or for any use of land where a new street address is necessary; street addresses shall be assigned consistent with all provisions and requirements of Chapter 414
8. Verification that uses of the Zoning Code will meet the performance standards set forth in Chapter 915, 916 and 917. Such verification shall be made by a licensed engineer or other qualified expert unless it is utterly apparent to the Zoning Administrator, from the nature of the proposed development, that such expert verification is unnecessary;
9. Time schedules for the completion of phases in staged development;
10. The environmental impact of a development, including its effect on historically significant or ecologically fragile or important areas, and its impact on pedestrian or traffic safety or congestion.