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**File created:** 11/3/2003      **In control:** Committee on Planning, Zoning & Land Use

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**Title:** Ordinance Amending the Pittsburgh Code, Title Nine, Zoning, Chapter 909.01, SP, Specially Planned Districts, by creating a new district to be identified as "SP-6 / Palisades Park", including rules and regulations, and by amending the City of Pittsburgh Zoning Map by changing from PO / Parks and Open Space to SP-6 / Palisades Park certain property located in the Hays Neighborhood, 31st Ward.

**Sponsors:**

**Indexes:** PGH. CODE ORDINANCES TITLE 09 - ZONING

**Code sections:**

**Attachments:** 1. ATTACHMENT TO BILL 2469.doc

Date	Ver.	Action By	Action	Result
1/12/2004	1	Mayor	Signed by the Mayor	
12/31/2003	1	City Council	Passed Finally	Pass
12/22/2003	1	Committee on Planning, Zoning & Land Use	AFFIRMATIVELY RECOMMENDED	Pass
12/18/2003	1	Committee on Hearings	Public Hearing Held	
11/19/2003	1	Committee on Hearings	Public Hearing Scheduled	
11/12/2003	1	Committee on Planning, Zoning & Land Use	Held for Cablecast Public Hearing	Pass
11/3/2003	1	City Council	Read and referred	

Presented by Ms. Burns

Ordinance Amending the Pittsburgh Code, Title Nine, Zoning, Chapter 909.01, SP, Specially Planned Districts, by creating a new district to be identified as "SP-6 / Palisades Park", including rules and regulations, and by amending the City of Pittsburgh Zoning Map by changing from PO / Parks and Open Space to SP-6 / Palisades Park certain property located in the Hays Neighborhood, 31<sup>st</sup> Ward.

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

**Section 1.** Title Nine, Zoning of the Pittsburgh Code is hereby amended as follows:

**SEE ATTACHMENT**

A. Amend Chapter 902 "Zoning Districts in General", Section 902.01.D.1, SP, Specially Planned, by inserting "(f) SP-6, Palisades Park" after (e) SP-5, South Side Works

B. Amend Chapter 909 "Planned Development Districts", Section 909.01.E, Establishment of SP Districts, by inserting "(f) SP-6, Palisades Park" after (e) SP-5, South Side Works

C. Amend Chapter 909 "Planned Development Districts", by inserting Section 909.01.K, "SP-6 Palisades Park" to read as follows:

**909.01.K SP-6 Pittsburgh Palisades Park**

*909.01.K.1 Development Subdistricts*

The following special provisions apply to all of the following development subdistricts, according to the definitions found in Sec. 909.01.B, and except as noted. The Pittsburgh Palisades Park SP-6 District is generally bound by East Carson Street and railroad tracks on the north, Becks Run Road on the west, Glass Run Road on the east, and Baldwin Borough on the south.

(a) Development Subdistrict A - Race Track

In Subdistrict A - Race Track, as identified on the City of Pittsburgh Zoning Map, land may be used and structures may be erected, altered, demolished or enlarged for only the uses listed in this section.

(1) *The following uses shall be permitted by right:*

- (i) Single-Unit Detached Residential;
- (ii) Single-Unit Attached Residential;
- (iii) Two-Unit Residential;
- (iv) Three-Unit Residential;
- (v) Multi-Unit Residential;
- (vi) Housing for the Elderly (Limited and General);
- (vii) Multi-Suite Residential (Limited and General);
- (viii) Agricultural Use;
- (ix) Amusement Arcade;
- (x) Animal Care (Limited and General);
- (xi) Art or Music Studio;
- (xii) Public Assembly (Limited and General);
- (xiii) Bank or Financial Institution (Limited and General);
- (xiv) Bed and Breakfast (Limited and General);
- (xv) Casino;  
Casino means a building, room or rooms offering Games of chance;
- (xvi) Child Care (Limited and General);
- (xvii) Community Center (Limited and General);
- (xviii) Cultural Service (Limited and General);
- (xix) Educational Classroom Space (Limited & General);
- (xx) Grocery Store (Limited);
- (xxi) Horse Racing Track;

Horse Racing Track means a place of Public Assembly where spectators gather to watch horses race and uses typically found in conjunction with a Horse Racing Track including but not limited to grandstands, wagering facilities, restaurants, concession areas, gift shops, private clubs, paddock and offices. Ancillary uses to a Horse Racing Track shall include but not be limited to offices, veterinary facilities, stables, maintenance buildings, lodging, recreation and dining facilities for employees, educational facilities, storage areas and disposal facilities;

- (xxii) Hotel/Motel (Limited and General);
- (xxiii) Laundry Services;
- (xxiv) Library (Limited and General);
- (xxv) Medical Office/Clinic (Limited);
- (xxvi) Office (Limited );
- (xxvii) Parking, Commercial (Limited and Limited);
- (xxviii) Parking Structure (Limited and General);
- (xxix) Parks and Recreation (Limited and General);
- (xxx) Recreation and Entertainment, Indoor (Limited and General);
- (xxxi) Recreation and Entertainment, Outdoor (Limited and General);

- (xxxii) Religious Assembly (Limited and General);
- (xxxiii) Restaurant, Fast-Food (Limited);
- (xxxiv) Restaurant (Limited and General);
- (xxxv) Retail Sales and Services (Limited);
- (xxxvi) Safety Service;
- (xxxvii) School, Elementary or Secondary (Limited & General);
- (xxxviii) Sidewalk Café;
- (xxxix) Transit Facility;
- (xl) Utility (Limited and General);
- (xli) Racino;

Racino means a facility offering games of chance operated in conjunction with a licensed Horse Racing Track;

- (xlii) Excavation/Grading/Fill, Major.

(2) *The following uses shall be authorized as Special Exceptions in accordance with the procedures of Section 922.07:*

- (i) Grocery Store (General);

This use is authorized subject to the following standards:

(A) A traffic study in a form approved by the Zoning Administrator shall be submitted with the application and shall address parking and traffic impacts of the proposed development. The traffic study shall be consistent with the PLDP Traffic Study and shall demonstrate that the traffic associated with such use can reasonably be accommodated on the site and by the ingress and egress to the site proposed in the PLDP Traffic Study.

(B) All loading areas shall be separated from parking areas and screened from view from streets and adjoining properties;

(C) Not more than one Grocery Store shall be permitted in Subdistrict A - Race Track.

- (ii) Laboratory/Research (Limited and General);

This use is authorized subject to the following standards:

(A) A traffic study in a form approved by the Zoning Administrator shall be submitted with the application and shall address parking and traffic impacts of the proposed development. The traffic study shall be consistent with the PLDP Traffic Study and shall demonstrate that the traffic associated with such use can reasonably be accommodated on the site and by the ingress and egress to the site proposed in the PLDP Traffic Study.

- (iii) Manufacturing and Assembly (Limited);

This use is authorized subject to the following standards:

(A) All operations shall be conducted within a completely enclosed building;

(B) All loading facilities shall be adequately screened from view from all streets and adjacent properties;

(C) The applicant shall demonstrate that the proposed operations do not create nuisances such as visual blight, noise, odors, vibration, dust or debris.

- (iv) Office (General);

This use is authorized subject to the following standards:

(A) A traffic study in a form approved by the Zoning Administrator shall be submitted with the application and shall address parking and traffic impacts of the proposed development. The traffic study shall be consistent with the PLDP Traffic Study and shall demonstrate that the traffic associated with such use can reasonably be accommodated on the site and by the ingress and egress to the site proposed in the PLDP Traffic Study.

(B) No building shall be more than 200,000 square feet.

- (v) Retail Sales and Services (General).

This use is authorized subject to the following standards:

(A) In the event that a racetrack is located in Subdistrict A - Race Track, this use shall not be permitted;

(B) A traffic study in a form approved by the Zoning Administrator shall be submitted with the application and shall address parking and traffic impacts of the proposed development. The traffic study shall be consistent with the PLDP Traffic Study and shall demonstrate that the traffic associated with such use can reasonably be accommodated on the site and by the ingress and egress to the site proposed in the PLDP Traffic Study.

(C) Loading areas shall be separate from parking lots.

(D) In the event that no racetrack is located in Subdistrict A - Race Track, no more than three (3) Retail Sales And Services (General) uses in excess of 35,000 square feet but less than 125,000 square feet shall be permitted in Subdistrict A - Race Track;

- (b) Development Subdistrict B - Town Center

In Subdistrict B - Town Center, as identified on the City of Pittsburgh Zoning Map, land may be used and structures may be erected, altered, demolished or enlarged for only the uses listed in this section.

(1) *The following uses shall be permitted by right:*

- (i) Single-Unit Detached Residential;

- (ii) Single-Unit Attached Residential;
- (iii) Two-Unit Residential;
- (iv) Three-Unit residential;
- (v) Multi-Unit Residential;
- (vi) Housing for the Elderly (Limited and General);
- (vii) Multi-Suite Residential (Limited and General);
- (viii) Art or Music Studio;
- (ix) Bank or Financial Institution (Limited and General);
- (x) Bed and Breakfast (Limited and General);
- (xi) Child Care (Limited and General);
- (xii) Community Center (Limited and General);
- (xiii) Cultural Service (Limited and General);
- (xiv) Excavation/Grading/Fill, Major;
- (xv) Grocery Store (Limited);
- (xvi) Library (Limited and General);
- (xvii) Medical Office/Clinic (Limited);
- (xviii) Office (Limited);
- (xix) Parking, Commercial (Limited);
- (xx) Parks and Recreation (Limited and General);
- (xxi) Recreation and Entertainment, Indoor (Limited and General);
- (xxii) Recreation and Entertainment, Outdoor (Limited and General);
- (xxiii) Religious Assembly (Limited and General);
- (xxiv) Restaurant (Limited);
- (xxv) Retail Sales and Services (Limited);
- (xxvi) Safety Service;
- (xxvii) School, Elementary or Secondary (Limited and General);
- (xxviii) Sidewalk Café;
- (xxix) Transit Facility;
- (xxx) Utility (Limited and General);

(2) *The following uses shall be authorized as Special Exceptions in accordance with the procedures of Section 922.07:*

- (i) Public Assembly (Limited);

This use is authorized subject to the following standards:

(A) A traffic study in a form approved by the Zoning Administrator shall be submitted with the application and shall address parking and traffic impacts of the proposed development. The traffic study shall be consistent with the PLDP Traffic Study and shall demonstrate that the traffic associated with such use can reasonably be accommodated on the site and by the ingress and egress to the site proposed in the PLDP Traffic Study.

(B) Not more than two Public Assembly Facilities shall be permitted within SP-6, Pittsburgh Palisades Park.

- (ii) Grocery Store (General)

This use is authorized subject to the following standards:

(A) A traffic study in a form approved by the Zoning Administrator shall be submitted with the application and shall address parking and traffic impacts of the proposed development. The traffic study shall be consistent with the PLDP Traffic Study and shall demonstrate that the traffic associated with such use can reasonably be accommodated on the site and by the ingress and egress to the site proposed in the PLDP Traffic Study.

(B) All loading areas shall be separated from parking areas and screened from view from streets and adjoining properties;

(C) Not more than one Grocery Store shall be permitted in Subdistrict B - Town Center.

- (iii) Hotel/Motel (Limited and General);

This use is authorized subject to the following standards:

(A) A traffic study in a form approved by the Zoning Administrator shall be submitted with the application and shall address parking and traffic impacts of the proposed development. The traffic study shall be consistent with the PLDP Traffic Study and shall demonstrate that the traffic associated with such use can reasonably be accommodated on the site and by the ingress and egress to the site proposed in the PLDP Traffic Study.

(B) There shall be no more than 200 rooms in the Hotel/Motel;

(C) There shall be no more than one (1) Hotel/Motel in Subdistrict B - Town Center.

- (iv) Laboratory/Research Services (Limited & General);

This use is authorized subject to the following standards:

(A) A traffic study in a form approved by the Zoning Administrator shall be submitted with the application and shall address parking and traffic impacts of the proposed development. The traffic study shall be consistent with the PLDP Traffic Study and shall demonstrate that the traffic associated with such use can reasonably be accommodated on the site and by the ingress and egress to the

site proposed in the PLDP Traffic Study.

(v) Manufacturing and Assembly (Limited);

This use is authorized subject to the following standards:

(A) All operations shall be conducted within a completely enclosed building;

(B) All loading facilities shall be adequately screened from view from all streets and adjacent properties;

(C) The applicant shall demonstrate that the proposed operations do not create nuisances such as noise, odors, vibration, dust or debris.

(vi) Medical Office/Clinic (General);

This use is authorized subject to the following standards:

(A) A traffic study in a form approved by the Zoning Administrator shall be submitted with the application and shall address parking and traffic impacts of the proposed development. The traffic study shall be consistent with the PLDP Traffic Study and shall demonstrate that the traffic associated with such use can reasonably be accommodated on the site and by the ingress and egress to the site proposed in the PLDP Traffic Study.

(B) No building shall be more than 200,000 square feet.

(vii) Office (General);

This use is authorized subject to the following standards:

(A) A traffic study in a form approved by the Zoning Administrator shall be submitted with the application and shall address parking and traffic impacts of the proposed development. The traffic study shall be consistent with the PLDP Traffic Study and shall demonstrate that the traffic associated with such use can reasonably be accommodated on the site and by the ingress and egress to the site proposed in the PLDP Traffic Study.

(B) No building shall be more than 200,000 square feet.

(viii) Parking, Commercial (General);

This use is authorized subject to the following standards:

(A) The use shall be located to minimize disruption to pedestrian movements;

(B) Curb cuts shall be located a minimum of 60 feet from an intersection and other curb cuts.

(ix) Parking Structure (Limited and General);

This use is authorized subject to the following standards:

(A) The use shall be located to minimize disruption to pedestrian movements;

(B) Curb cuts shall be located a minimum of 60 feet from an intersection and other curb cuts.

(x) Restaurant, Fast-Food (Limited);

This use is authorized subject to the following standards:

(A) A traffic study in a form approved by the Zoning Administrator shall be submitted with the application and shall address parking and traffic impacts of the proposed development. The traffic study shall be consistent with the PLDP Traffic Study and shall demonstrate that the traffic associated with such use can reasonably be accommodated on the site and by the ingress and egress to the site proposed in the PLDP Traffic Study.

(B) Sufficient trash receptacles shall be provided within and outside of the primary structures to accommodate waste from the facility;

(C) The entrances, parking, and circulation patterns of the facility shall be located and designed so as to minimize the disruption of pedestrian patterns in the district.

(xi) Restaurant (General);

This use is authorized subject to the following standards:

(A) A traffic study in a form approved by the Zoning Administrator shall be submitted with the application and shall address parking and traffic impacts of the proposed development. The traffic study shall be consistent with the PLDP Traffic Study and shall demonstrate that the traffic associated with such use can reasonably be accommodated on the site and by the ingress and egress to the site proposed in the PLDP Traffic Study.

(B) Parking facilities and access shall be designed and located to clearly meet the demand of the facility in a way which does not interfere with parking spaces required for surrounding residential uses.

(xii) Retail Sales and Services (General);

This use is authorized subject to the following standards:

(A) A traffic study in a form approved by the Zoning Administrator shall be submitted with the application and shall address parking and traffic impacts of the proposed development. The traffic study shall be consistent with the PLDP Traffic Study and shall demonstrate that the traffic associated with such use can reasonably be accommodated on the site and by the ingress and egress to the site proposed in the PLDP Traffic Study;

(B) Loading areas shall be separate from parking lots;

(C) No more than three (3) Retail Sales and Services (General) uses in excess of 35,000 square feet building footprint but less than 75,000 square feet building footprint shall be permitted in Subdistrict B - Town Center and no more than one (1) Retail Sales and Services (General) use in excess of 75,000 but less than 125,000 square feet shall be permitted in Subdistrict B - Town Center and no Retail Sales and Services (General) in excess of 125,000 square feet shall be permitted.

(xiii) Service Station.

This use is authorized subject to the following standards:

- (A) Gasoline pumps shall be setback at least 20 feet from any right-of-way. All stands, racks and other features shall be setback at least 35 feet from any right-of-way;
- (B) Curb cuts shall be located at least 60 feet from the tangent points of the curb radius at any street intersection;
- (C) Service stations may have a sign on each pump identifying the pumps in addition to business signs;
- (D) A maximum of two (2) curb cuts shall be provided, and shall be a minimum of 60 feet apart;
- (E) Not more than one (1) Service Station shall be permitted in Subdistrict B - Town Center.

(c) Development Subdistrict C - Residential

In Subdistrict C - Residential, as identified on the City of Pittsburgh Zoning Map, land may be used and structures may be erected, altered, demolished or enlarged for only the uses listed in this section.

(1) *The following uses shall be permitted by right:*

- (i) Single-Unit Detached Residential;
- (ii) Single-Unit Attached Residential;
- (iii) Two-Unit Residential;
- (iv) Three-Unit Residential;
- (v) Multi-Unit Residential;
- (vi) Housing for the Elderly (Limited and General);
- (vii) Multi-Suite Residential (Limited and General);
- (viii) Bed and Breakfast (Limited and General);
- (ix) Child Care (Limited);
- (x) Community Center (Limited and General);
- (xi) Grocery Store (Limited);
- (xii) Excavation/Grading/Fill, Major;
- (xiii) Library (Limited and General);
- (xiv) Parks and Recreation (Limited);
- (xv) Recreation and Entertainment, Outdoor (Limited and General);
- (xvi) Religious Assembly (Limited and General);
- (xvii) Restaurant (Limited);
- (xviii) Retail Sales and Services, Residential Convenience;
- (xix) Safety Service;
- (xx) School, Elementary or Secondary (Limited and General);
- (xxi) Utility (Limited).

909.01.K.2 *Regulations applicable to the SP-6 District*

(a) Height

(1) For the uses listed in Sections 909.01.K.1(a), the height of structures hereafter erected or enlarged shall not exceed the following:

- (i) All primary structures: three (3) stories and 60 feet.
- (ii) Two structures up to fourteen (14) stories and 160 feet.

(2) For the uses listed in Sections 909.01.K.1(b), the height of structures hereafter erected or enlarged shall not exceed the following:

- (i) All primary structures: six (6) stories and 90 feet.
- (ii) Four structures up to twelve (12) stories and 130 feet.

(3) For the uses listed in Sections 909.01.K.1(c), the height of structures hereafter erected or enlarged shall not exceed the following:

- (i) All primary structures: five (5) stories and 60 feet.
- (ii) One structure up to fifteen (15) stories and 160 feet.

(b) Area

(1) Maximum Floor Area Ratio for Development Subdistrict (A) - Race Track, but not including parking structures: 2.5:1.

(2) Maximum Floor Area Ratio for Development Subdistrict (B) - Town Center, but not including parking structures: 3:1.

- (3) Maximum Floor Area Ratio for Development Subdistrict (C) - Residential, but not including parking structures: 2:1.
- (4) Urban Open Space. Not less than ten percent (10%) of the entire SP-6 District shall be provided and maintained as Urban Open Space, which space shall include recreational athletic fields and a perimeter trail system. In the event that a race track is located anywhere in the SP-6 / Palisades Park district, not less than twenty percent (20%) of the entire SP-6 district shall be provided and maintained as Urban Open Space.

D. Amend Chapter 913, Use Exceptions Not Listed In Use Table, Section 913.03, Special Exceptions, by inserting Section 913.03.G, SP-6 Palisades Park to read as follows:

**913.03.G SP-6 Palisades Park**

- 1. Use Exceptions in SP-6 Palisades Park, Subdistrict A - Race Track (Sec. 909.01.K(a)(2))
- 2. Use Exceptions in SP-6 Palisades Park, Subdistrict B - Town Center (Sec. 909.01.K(b)(2))

E. Amend the Pittsburgh Zoning Map by changing from **PO / Parks and Open Space** to:

**SP-6 / Palisades Park, Subdistrict A** certain property BEGINNING at the southeast corner of the parcel hereinafter described common with the northeast corner of District 2 Town Center parcel, said point being South 09°22'56" West, 301.87 feet from the southerly line of lands now or formerly of the Consolidated Rail Corporation as shown on the plan for Development Subdistrict Zoning District Boundaries for Pittsburgh Palisades Park; thence along the northerly line of District 2 Town Center parcel South 60°56'23" West, 1886.83 feet to line of the District 4 Parks parcel; thence along line of District 4 Parks parcel the following courses: North 01°41'20" West, 85.81 feet; North 29°22'24" West, 233.83 feet; North 66°22'19" West, 313.79 feet; North 80°01'15" West, 1028.71 feet; North 31°13'55" West, 280.25 feet; North 04°37'03" West, 212.01 feet; North 33°39'54" East, 289.92 feet; North 21°14'14" East, 552.62 feet; North 40°35'21" West, 491.82 feet; North 29°55'32" West, 932.27 feet; North 08°09'31" West, 211.16 feet; North 13°17'10" East, 121.09 feet; North 43°29'16" East, 205.55 feet; North 69°51'32" East, 255.83 feet; North 59°26'46" East, 135.22 feet; North 39°17'18" East, 253.45 feet; North 88°51'16" East, 139.51 feet; South 05°11'26" East, 331.67 feet; South 39°36'57" East, 163.01 feet; North 67°37'45" East, 1158.26 feet; South 70°28'34" East, 192.04 feet; South 22°31'30" East, 1159.01 feet; South 03°17'02" West, 450.96 feet; South 40°46'14" West, 133.71 feet; South 26°29'46" East, 938.39 feet; North 68°28'25" East, 403.83 feet; South 25°05'56" East, 232.11 feet; and South 40°06'46" East, 385.14 feet to the point of beginning;

**SP-6 / Palisades Park, Subdistrict B** certain property BEGINNING at the southeast corner of the parcel hereinafter described common with the northwest corner of Residential District 3 as shown on the plan for Development Subdistrict Zoning District Boundaries for Pittsburgh Palisades Park, said point being the following two courses from the southerly line of lands now or formerly of Consolidated Rail Corporation; South 09°22'56" West, 301.87 feet; and South 60°56'23" West, 541.62 feet; thence from said point of beginning along the westerly line of Residential District 3 South 29°03'51" East, 2618.01 feet to the line of the Parks District 4 as shown on said Development Subdistrict Plan for Pittsburgh Palisades Park; thence along line of Parks and Open Space Parcel the following courses: North 64°18'11" West, 241.14 feet; South 62°56'49" West, 819.97 feet; South 66°07'17" West, 1058.72 feet; North 88°04'11" West, 463.98 feet; and North 01°41'20" West, 2317.26 feet to the southerly line of Track District 1; thence along the southerly line of Track District 1 North 60°56'23" East, 1345.21 feet to the point of beginning; and

**SP-6 / Palisades Park, Subdistrict C** certain property BEGINNING at the northeast corner of the parcel hereinafter described, said point being South 48°12'23" West, 116.25 feet from the southeasterly corner of the Parks and Open Space parcel and lands now or formerly of Consolidated Rail Corporation as shown on the plan for Development Subdistrict Zoning Boundaries for Pittsburgh Palisades Park; thence from said point of beginning along line of the Parks and Open Space parcel the following four courses: South 10°26'52" East, 606.41 feet; North 84°35'50" West, 2473.57 feet; North 73°30'59" West, 493.11 feet; and North 64°18'11" West, 70.99 feet to the easterly line of the District 2 Town Center parcel; thence along the easterly line of the District 2 Town Center parcel North 29°03'51" West, 2618.01 feet to the southerly line of District 1 Track parcel; thence along the southerly line of District 1 Track parcel North 60°56'23" East, 541.62 feet to line of Parks and Open Space parcel; thence along line of Parks and Open Space parcel the following six courses: South 40°06'46" East, 434.32 feet; South 43°35'16" East, 1267.52 feet; South 55°29'54" East, 332.80 feet; South 58°00'43" East, 863.89 feet; South 69°39'56" East, 501.51 feet; and South 74°45'21" East, 1095.36 feet to the to the point of beginning;

Hays Neighborhood, 31<sup>st</sup> Ward

