



Legislation Details (With Text)

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**Type:** Ordinance      **Status:** Passed Finally

**File created:** 8/31/2004      **In control:** Committee on Planning, Zoning & Land Use

**On agenda:**      **Final action:** 11/8/2004

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**Effective date:** 11/16/2004

**Title:** Ordinance amending the Pittsburgh Code, Title Nine, Zoning, Chapters 908: Public Realm Districts, 910: Downtown Districts and 922.10: Project Development Plans by revising the Public Realm Project Development Plan Review, Golden Triangle Open Space requirements, Downtown Riverfront Open Space and Floor-Area Ration requirements and thresholds for Project Development Plan reviews.

**Sponsors:**

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

**Code sections:**

**Attachments:** 1. 2004-0626.doc, 2. 2004-0626 v-2.doc

Date	Ver.	Action By	Action	Result
11/16/2004	2	Mayor	Signed by the Mayor	
11/8/2004	2	City Council	Passed Finally	Pass
11/3/2004	2	Committee on Planning, Zoning & Land Use	AFFIRMATIVELY RECOMMENDED	Pass
11/1/2004	2	City Council	RECOMMITTED	Pass
10/27/2004	1	Committee on Planning, Zoning & Land Use	AMENDED BY SUBSTITUTE	Pass
10/27/2004	2	Committee on Planning, Zoning & Land Use	Affirmatively Recommended as Amended	Pass
10/20/2004	1	Committee on Hearings	Public Hearing Held	
9/9/2004	1	Committee on Hearings	Public Hearing Scheduled	
9/8/2004	1	Committee on Planning, Zoning & Land Use	Held for Cablecast Public Hearing	Pass
8/31/2004	1	City Council	Read and referred	

Presented by Mr. Udin

**AS AMENDED**

Ordinance amending the Pittsburgh Code, Title Nine, Zoning, Chapters 908: Public Realm Districts, 910: Downtown Districts and 922.10: Project Development Plans by revising the Public Realm Project Development Plan Review, Golden Triangle Open Space requirements, Downtown Riverfront Open Space and Floor-Area Ration requirements and thresholds for Project Development Plan reviews.

**Be it resolved by the Council of the City of Pittsburgh as follows:**

**Section 1. A. Amend Chapter 908.01.F.1 as follows:**

1. Developments that do not require approval of a Project Development Plan are:
  - (a) Structures involving external alterations not in excess of \$50,000 [\$100,000];
  - (b) (b) [(b) Residential structures that are proposed to contain no more than three (3) dwelling units; and/or
  - (c)](b) Interior renovations only, except where [more than one] additional units are [is} created.

B. Amend Chapter 910.01.C.1: Use Regulations by inserting new item "c".

(c) Project Development Plan Review

Developments in the GT district that are subject to Project Development Plan review and approval shall comply with the review process and criteria specified in Sec. 922.10 and all applicable standard of this Code. Developments that do not require Project Development Plan Review are:

- (1) Structures involving exterior alterations not in excess of \$50,000; and/or
- (2) Interior renovations only, except when additional units are created.

(4)

C. Amend Chapter 910.01.F.3(c) as follows:

Urban Open Space shall be provided at ground level on lots of 20,000 sq feet or more in an amount at least equal to [20] 10 percent of the lot area.

D. Amend Chapter 910.01.G.2(c) as follows:

Urban Open Space shall be provided at ground level on lots of 20,000 sq feet or more in an amount at least equal to [20] 10 percent of the lot area.

E. Amend Chapter 910.01.H.2(b)(2) as follows:

(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.

F. Amend Chapter 910.01.H.2(c) as follows:

Urban Open Space shall be provided at ground level on lots of 20,000 sq feet or more in an amount at least equal to [20] 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, according to the provisions of Sec. 910.01.C.3[, provided that no open area is used for parking].

G. Amend Chapter 910.02.C.1 by inserting new item "c".

(c) Project Development Plan Review

Developments in the DR district that are subject to Project Development Plan review and approval shall comply with the review process and criteria specified in Sec. 922.10 and all applicable standard of this Code. Developments that do not require Project Development Plan Review are:

- (1) Structures involving exterior alterations not in excess of \$50,000; and/or
- (2) Interior renovations only, except when additional units are created.
- (3) (3)

H. Amend Chapter 910.02.F.1 as follows:

The purpose of the DR-A Subdistrict is as follows:

- (a) To provide a zoning classification suitable for application to the area of the North Shore [of the Ohio River] west of [Three Rivers' Stadium] Heinz Field, where [the Stadium, the Ohio River, Clemente Park and] views of the Golden Triangle and Mt. Washington provide an environment for business, entertainment/recreation, residential and education uses;
- (b) To encourage development which will maximize long term benefits to the City, enhance the use of the [Stadium] North Shore, and complement Golden Triangle, Manchester and Allegheny West uses; and
- (c) To encourage development that will enhance the natural site advantages and [at the same time] frame views of the Golden Triangle and preserve and complement advantages from other adjacent locations, and enhance public access to the riverfront.
- (d) (d)

H. Amend Chapter 910.02.F as follows:

#### 910.02.F.2 Site Development Standards

Each site in the DR-A Subdistrict shall be subject to the following site development standards.

(a) Floor Area Ratio

[The maximum floor area ratio in the DR-A Subdistrict shall be 3:1.]

The maximum floor area ratio for structures that do not contain residential dwelling units shall be 6. The maximum floor area ratio for structures that contain residential dwelling or hotel units shall be 7.5 provided the total amount of residential and/or hotel floor area exceeds one-half the of total floor area.

(b) Urban Open Space

Urban Open Space shall be provided at ground level on lots of 20,000 sq feet or more in an amount at least equal to [20] 10 percent of the lot area.

(c) Height

(1) Maximum building height shall not exceed 85 feet within 200 feet of the Ohio River.

(2) Maximum building height shall not exceed 120 feet at any point more than 200 feet from the Ohio River.  
[Signs shall not exceed 35 feet in height from grade.]

(3) (3)

I. Amend Chapter 910.02.G as follows

#### 910.02.G.1 Purpose

The purposes of the DR-B Subdistrict area as follows:

- (a) To provide a zoning classification suitable for the development of public [sports] assembly facilities [for major league franchises such as the Pittsburgh Pirates and the Pittsburgh Steelers], on the Allegheny and the Ohio Rivers, where access, parking and infrastructure can support a daytime and event population in excess of 38,000; (Ord. 5/ April 15, 1999/ Amend. No. U-2)
- (b) To encourage use and development of this area primarily for recreation, entertainment, office, residential and hotel uses;
- (c) To encourage development that will enhance the natural site advantages and [at the same time] preserve and

- complement visual advantages to and from adjacent locations, and enhance public access to the riverfront; and
- (d) To guide [eventual reuse] the redevelopment of the [Stadium] North Shore area as [a unit group development which will support and complement] an extension of the Golden Triangle, lead to continued efficient utilization of public infrastructure, and extend the open space amenities of the riverfront. [and Clemente Park throughout the site, and encourage the development of this area for a concentration of business offices in high density office buildings in a park-like setting, with related uses and facilities.]

(e) (e)

910.02.G.2 Site Development Standards

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

(a) Floor Area Ratio

[The maximum floor area ratio in the DR-B Subdistrict shall be 3:1.]

The maximum floor area ratio for structures that do not contain residential dwelling units shall be 7.5. The maximum floor area ratio for structures that contain residential dwelling and/or hotel units shall be 10 provided the total amount of residential and/or hotel floor area exceeds one-half the of total floor area.

(b) Urban Open Space

Urban Open Space shall be provided at ground level on lots of 20,000 sq feet or more in an amount equal to at least [20] 10 percent of the lot area provided at ground level or other pedestrian levels that provide a continuous, public pedestrian space easily accessible from public streets, sidewalks and Clemente Park; and that are accessible to the handicapped. (Ord. 5/ April 15, 1999/ Amend. No. U-2)

J. Amend Chapter 910.02.H as follows:

910.02.H.1 Purpose

The purpose of the DR-C Subdistrict is as follows:

- (a) To provide a zoning classification suitable for application to the area across the Allegheny River from the Golden Triangle [Area of the City of Pittsburgh], where the Allegheny River and proximity to the Golden Triangle, Allegheny Center and Northside Communities provide an environment where residential, business support and parking[, readily accessible to the Golden Triangle,] is desirable;
- (b) To guide the redevelopment of the North Shore area as an extension of the Golden Triangle, and to encourage mixed use development, with primarily retail business frontages at street level, with offices, office related and residential uses as the primary uses of upper stories of buildings; and
- (c) To encourage development that will enhance the natural site advantages and [at the same time] preserve and complement visual advantages from adjacent locations, and enhance public access to the riverfront.

(d) (d)

910.02H.2 Site Development Standards

Each site in the DR-C Subdistrict shall be subject to the following site development standards.

(a) Floor Area Ratio

[The maximum floor area ratio in the DR-C Subdistrict shall be 3:1.]

The maximum floor area ratio for structures that do not contain residential dwelling units shall be 7.5. The maximum floor area ratio for structures that contain residential dwelling and/or hotel units shall be 10, provided the total amount of residential and/or hotel floor area exceeds one-half the of total floor area.

(b) Urban Open Space

Urban Open Space shall be provided at ground level on lots of 20,000 sq feet or more in an amount at least equal to [20] 10 percent of the lot area.

(c) Height

Maximum building height in the area north of Isabella Street and Isabella Street extended shall not exceed 120 feet.  
Maximum building height in the area south of Isabella Street and Isabella Street extended shall not exceed 85 feet.  
[Signs shall not exceed 35 feet in height from grade.]

J. Amend Chapter 922.10.B as follows:

In each GT, DR and Public Realm district, every new or changed use of land, and every structure hereafter erected, enlarged demolished or externally altered, except structures involving external alterations not in excess of \$[100,000] 50,000, shall, in addition to conforming to any and all regulations pertaining thereto that are specifically set forth in this Zoning Code, be in accord with a Project Development Plan approved by the Commission.