



Text File

Introduced: 4/21/2009

Bill No: 2009-1322, Version: 2

Committee: Committee on Land Use and
Economic Development

Status: Passed Finally

Ordinance amending the Pittsburgh Zoning Code, Title Nine, Article One, Chapter 902 Section 902.03, Zoning District Map [No. 29] by changing various zoning district classifications in the **Mount Washington** neighborhood in accord with Map Pittsburgh: Zoning for your Neighborhood, the city's zoning re-mapping project relative to the city's new Urban Zoning Code.

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

Section 1. Section 902.03, Zoning District Map [No. 29] of the Pittsburgh Code is hereby amended so as to change the following zoning district classifications. Throughout this ordinance, map, block and lot numbers are used to identify properties; in all cases they are derived from the Allegheny County Block and Lot System and will be represented in the standard format of map number - block number - lot number.

1. From RM-M, Multi-Unit Residential Moderate Density, to R1D-H, Residential Single-Unit Detached High Density, all certain property bounded by Piermont Street, Bigham Street, Vaux Way, Red Oak Way, 1-N-52, La Belle Street, Pomona Street, Olympia Street, Piado Way, Hallock Street, 6-M-109, 6-M-152, 6-M-175, Cohasset Street, Pawnee Street, and Meridian Street.
2. From R2-L, Residential Two-Unit Low Density, to R1D-M, Residential Single-Unit Detached Moderate Density, all certain property bounded by Virginia Avenue, La Belle Street, Beam Way, Red Oak Way, Piermont Street, and Hallock Street.
3. ~~From LNC, Local Neighborhood Commercial, to RM-M, Multi-Unit Residential Moderate Density, all certain property designated as 5-H-78.~~
4. ~~From P, Park and Open Space, to RM-M, Multi-Unit Residential Moderate Density, all certain property designated as 5-H-78.~~
5. From LNC, Local Neighborhood Commercial, to R1D-H, Residential Single-Unit Detached High Density, all certain property designated as 4-R-7, 4-R-9, 4-R-11, 4-R-12, 4-L-74, 4-L-79, 4-L-80, 4-L-81, 4-L-82, 4-L-85, 4-L-86, 4-L-87, 4-L-88, 4-L-93, 4-L-94, 4-L-121, and 4-L-268.
6. From P, Park and Open Space, to R1D-H, Residential Single-Unit Detached High Density, all certain property designated as 4-M-146, 4-M-148, 4-M-149, 4-M-150, 4-M-152, 4-M-154, 4-M-156, and 4-M-164.
7. From P, Park and Open Space, to R1D-H, Residential Single-Unit Detached High Density, all certain

property designated as 4-M-218, 4-M-222, and 4-M-223.

8. From P, Park and Open Space, to R1D-H, Residential Single-Unit Detached High Density, all certain property designated as 3-J-108 and 3-J-110.

9. From P, Park and Open Space, to R1D-H, Residential Single-Unit Detached High Density, all certain property designated as 15-C-202.

10. From P, Park and Open Space, to R1D-H, Residential Single-Unit Detached High Density, all certain property designated as 15-C-23, 15-C-21, 15-C-17, 15-C-26, and 15-C-25.

11. From P, Park and Open Space, to R1D-H, Residential Single-Unit Detached High Density, all certain property designated as 15-C-87, 15-C-89, 15-C-85, and 15-C-84.

12. From P, Park and Open Space, to R1D-H, Residential Single-Unit Detached High Density, all certain property designated as 15-F-111, 15-F-107, 15-F-104, and 15-F-103.

13. From P, Park and Open Space, to R1D-H, Residential Single-Unit Detached High Density, all certain property designated as 15-J-133, 15-J-136, 15-J-142, 15-J-150, and 15-J-152.

14. From P, Park and Open Space, to R1D-H, Residential Single-Unit Detached High Density, all certain property designated as 15-A-50.

15. From P, Park and Open Space, to R1D-H, Residential Single-Unit Detached High Density, all certain property designated as 4-N-198, 4-N-200, 4-N-202, 4-N-240, 4-N-190, 4-N-169, 4-N-170, 4-N-171, 4-N-173-1, 4-N-174, 4-N-172, 4-N-176, 4-N-175, 4-P-98, and 4-P-101.

16. From P, Park and Open Space, to R1D-H, Residential Single-Unit Detached High Density, all certain property designated as 15-j-8, 15-J-11, 15-E-3, 15-E-5, 15-E-6, 15-E-8, 15-E-9, 15-E-15, 15-E-20, 15-E-29, 15-E-27, 15-E-26, 15-E-33, and 15-E-37.

17. From R1D-L, Residential Single-Unit Detached Low Density, to R1D-H, Residential Single-Unit Detached High Density, all certain property designated as 4-M-196, 4-M-197, 4-M-198, 4-M-199, 4-M-200, 4-M-201, 4-M-202, 4-M-203, 4-M-204, 4-M-205, 4-M-206, 4-M-207, and 4-M-208.

18. From LNC, Local Neighborhood Commercial, to R1D-H, Residential Single-Unit Detached High Density, all certain property designated as 14-A-100, 14-A-101, 14-A-168, 14-A-169, 14-A-170, 14-A-171, 14-A-174, 14-A-173, and 14-A-172.

19. From RM-M, Multi-Unit Residential Moderate Density, to P, Park and Open Space, all certain property designated as 15-J-128, 15-N-75, 15-J-130.

20. From UI, Urban Industrial, to P, Park and Open Space, all certain property designated as 5-S-130, 5-S-125, 5-S-100, 5-M-60, 5-M-65.
21. From NDI, Neighborhood Industrial, to UI, Urban Industrial, all certain property designated as 15-P-147, 15-P-145, 15-P-140, and 15-P-119.
22. From P, Park and Open Space, to UI, Urban Industrial, all certain property designated as 15-J-300.
23. ~~From LNC, Local Neighborhood Commercial, to R1D-H, Residential Single-Unit Detached High Density, all certain property designated as 4-A-5, 4-A-3, 4-A-7, and 4-A-9.~~
24. From P, Park and Open Space, to R1D-H, Residential Single-Unit Detached High Density, all certain property designated as 4-N-57.
25. From NDI, Neighborhood Industrial, to P, Park and Open Space, all certain property designated as 15-P-146.
26. From NDI, Neighborhood Industrial, to P, Park and Open Space, all certain property designated as 15-F-176 and 15-F-175.
27. From LNC, Local Neighborhood Commercial, to R1D-H, Residential Single-Unit Detached High Density, all certain property designated as 4-L-268.
28. From RM-M, Multi-Unit Residential Moderate Density, to LNC, Local Neighborhood Commercial, all certain property designated as 4-L-228.
29. From P, Park and Open Space, to LNC, Local Neighborhood Commercial, all certain property designated as 4-L-230, 4-L-231-A, 4-L-231-B, 4-L-231-C, 4-L-224, 4-L-220, 4-L-218, 4-L-216, and 4-L-214.
30. From RM-M, Multi-Unit Residential Moderate Density, to LNC, Local Neighborhood Commercial, all certain property designated as 4-L-132.
31. From RP, Residential Planned Unit Development, to P, Park and Open Space, all certain property designated as 4-G-136, 4-G-152, 4-G-500, and 4-G-160.
32. From RP, Residential Planned Unit Development, to LNC, Local Neighborhood Commercial, all certain properties designated as 4-G-141.
33. From P, Park and Open Space, to R2-H, Two-Unit Residential High Density, all certain property designated as 4-L-150, 4-L-159, and 4-L-160.
34. From LNC, Local Neighborhood Commercial, to P, Park and Open Space, all certain property designated

as 4-C-84, 4-G-254, 4-G-256, 4-G-258, 4-G-259, and 4-H-120.

35. From P, Park and Open Space, to R1D-H, Residential Single-Unit Detached High Density, all certain property bounded by 4-P-98, 4-P-101, Ottawa Street, 4-N-169, Marne Way, 4-N-198, and Penelope Street.

36. From LNC, Local Neighborhood Commercial, to R2-H, Two-Unit Residential High Density, all certain property bounded by 4-P-108, 4-P-109, 4-P-111, 4-P-112, Spahrgrove Street, 4-P-133, Southern Avenue, 4-P-180, Burson Way, De Witt Street, and Southern Avenue.

37. From RM-M, Multi-Unit Residential Moderate Density, to R2-H, Two-Unit Residential High Density, all certain properties bounded by 4-G-9, Southern Avenue, Wyoming Street, 4-G-137, 4-G-135, 4-G-134, 4-L-164, 4-L-163, 4-L-160, 4-L-159, 4-L-157, 4-L-156, 4-L-150, 4-L-148, 4-L-146, 4-L-144, 4-L-143, 4-L-67, 4-L-166, 4-L-141, Wyoming Street, 4-L-46-1, 4-L-46, 4-L-36, 4-L-34, 4-L-32, 4-L-30, 4-L-28, 4-L-14, 4-L-12, 4-L-11, and Greenbush Street.

38. From RM-M, Multi-Unit Residential Moderate Density, to R2-H, Two-Unit Residential High Density, all certain properties bounded by 4-G-93, Thorpe Way, 4-G-107, 4-G-108, 4-G-111, Sycamore Street, 4-G-119, 4-G-120, 4-G-127, 4-C-41, 4-C-40, 4-G-135-1, Wyoming Street, 4-G-228, 4-G-230, 4-G-223, 4-G-222, 4-G-221, 4-G-220, 4-G-219, 4-G-218, 4-G-217, Sycamore Street, 4-G-170, 4-G-167, 4-G-162, and Jennie Street.

39. From P, Park and Open Space, to R2-H, Two-Unit Residential High Density, all certain properties designated as 4-G-216, 4-G-215, 4-G-213, 4-G-212, 4-G-210, 4-G-209, 4-G-207, 4-G-206, 4-G-203, 4-G-200, and 4-G-197.

40. From RM-M, Multi-Unit Residential Moderate Density, to LNC, Local Neighborhood Commercial, all certain properties designated as 4-F-239.

41. From RM-M, Multi-Unit Residential Moderate Density, to LNC, Local Neighborhood Commercial, all certain properties designated as 4-G-87.

42. From RM-M, Multi-Unit Residential Moderate Density, to LNC, Local Neighborhood Commercial, all certain properties bounded by 4-B-137, Ream Way, 4-B-143, 4-B-144, 4-B-147, 4-B-145, 4-F-306, 4-F-303, Ream Way, 4-F-350, 4-F-282, and Virginia Avenue.

43. From RM-M, Multi-Unit Residential Moderate Density, to R2-H, Two-Unit Residential High Density, all certain properties bounded by 4-B-209, Kearsarge Street, 4-B-137, Virginia Avenue, 4-F-282, 4-F-350, 4-F-312, 4-C-26-1, 4-B-256-2, 4-B-246, 4-B-204, 4-B-191-1, 4-B-194, 4-B-193-A, 4-B-193, 4-B-192, 4-B-191, 4-B-190, 4-B-188, and 4-B-186.

44. From R2-L, Two-Unit Residential Low Density, to R2-H, Two-Unit Residential High Density, all certain properties bounded by Woodruff Street, 4-B-123, 4-B-124, 4-B-105, 4-B-98, Kearsarge Street, Fetzer Street, Bertha Street, 1-P-25, 1-P-6, Ulysses Street, 4-A-239, 4-A-231-1, and 4-A-230.

45. From RM-M, Multi-Unit Residential Moderate Density, to R2-H, Two-Unit Residential High Density, all certain properties bounded by DeWitt Street, 4-P-164, Southern Avenue, 15-B-29, Griffin Street, 15-B-102, Boggs Avenue, 4-K-336, 4-K-293, 4-L-67, 4-L-68, 4-L-70, 4-K-344, 4-K-343, 4-K-347, 4-K-348, 4-K-353, 4-K-354, 4-K-356, 4-K-358, 4-K-362, 4-K-366, 4-K-368, 4-L-7, 4-K-249, 4-K-248, Southern Avenue, 4-F-242, 4-F-243, 4-F-244, 4-F-245, 4-F-246, 4-F-247, 4-F-248, 4-F-255, 4-F-257, Cuthbert Street, 4-F-196, 4-F-221, Prospect Street, Norton Way, Cowan Street, 4-K-94, 4-K-93, 4-K-92, 4-K-91, 4-K-90, 4-K-89, 4-K-88, 4-K-87, 4-K-86, 4-K-82, 4-K-81, Spahrgrove Street, 4-P-134, Southern Avenue, 4-P-182, and Burson Way.

46. From R2-L, Two-Unit Residential Low Density, to R2-H, Two-Unit Residential High Density, all certain properties bounded by Sandwich Way, 4-P-50, 4-P-49, 4-P-47, 4-P-46, 4-P-45, 4-P-44, 4-P-43, 4-P-42, 4-P-38, 4-P-37, 4-P-36, 4-P-34, 4-N-124, 4-N-126, 4-N-128, 4-N-129, 4-N-130, Norton Street, 4-P-93, 4-P-92, 4-P-90, 4-P-89, 4-P-87, 4-P-86, Spahrgrove Street, 4-K-68, 4-K-85, 4-K-66, 4-K-100, 4-K-101, 4-K-99, 4-K-98, 4-K-97, 4-K-96, Cowan Street, Dilworth Street, Gray Street, and Norton Street.

47. From R2-L, Two-Unit Residential Low Density, to R2-H, Two-Unit Residential High Density, all certain properties bounded by Belonda Street, Halpin Way, 4-F-79, 4-F-86, Prospect Street, 4-F-220, 4-F-194, Cuthbert Street, 4-F-140, 4-F-145, 4-F-147, 4-F-146, 4-F-156, 4-F-116, and 4-F-101.

48. From R2-L, Two-Unit Low Density, to R1D-H, Residential Single-unit Detached High Density, all certain properties bounded by Woodruff Street, Kearsarge Street, Halpin Way, Natchez Street, 4-F-78, 4-F-85, Prospect Street, 4-K-166, Cowan Street, Dilworth Street, Gray Street, Norton Street, Sandwich Way, 4-P-25, 4-P-23, 4-P-20, 4-P-19, 4-P-18, 4-P-17, 4-N-121, 4-N-120, 4-N-119, 4-N-118, 4-N-117, 4-N-116, Kuhn Street, Norton Street, 4-N-140, 4-N-141, 4-N-142, 4-N-143-A, 4-N-144, 4-N-145, 4-N-146, 4-N-113, 4-N-112, 4-N-111, Norton Street, Ennis Street, 4-J-88, Grace Street, 4-E-90, and 4-E-88.

49. From R2-L, Two-Unit Low Density, to LNC, Local Neighborhood Commercial, all certain properties designated as 4-F-127, 4-F-129, 4-F-131, 4-F-132, 4-F-133, 4-F-134, 4-F-136, 4-F-137, and 4-F-138.

50. From RM-M, Multi-Unit Residential Moderate Density, to R1D-H, Single-Unit Residential Detached High Density, all certain properties bounded by Sycamore Street, Amabell Street, Virginia Avenue, ~~Merrimac Street, 4-E-48, 4-E-47, 4-E-45, 4-E-38, 4-E-36, 4-E-35, 4-E-34, 4-E-33, 4-E-30, Bigham Street, 4-A-305, 4-A-294, 4-A-293, 4-A-291, 4-A-289, 4-A-286, Virginia Avenue,~~ and Bigham Street.

51. From RM-M, Multi-Unit Residential Moderate Density to R1D-H, Residential Single-Unit Detached High Density, all certain properties bounded by Merrimac Street, Omaha Street, Amabell Street, and Virginia Avenue.

52. From R2-L, Two-Unit Low Density, to R1D-H, Single-Unit Residential Detached High Density, all certain properties bounded by Ulysses Street, Virginia Avenue, Amabell Street, Sycamore Street, Bigham Street, Beam Way, 4-A-4, Virginia Avenue, La Belle Street, Beam Way, Red Oak Way, Piermont Street, Bigham Street, 1-N-121, 1-N-194, 1-N-222, 1-N-268, and 1-N-299.

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53. From RM-M, Multi-Unit Residential Moderate Density, to R1D-H, Residential Single-Unit Detached High Density, all certain properties bounded by 4-M-174, Dicktom Way, 4-M-218, 3-J-90, 3-J-98, 3-J-100, 3-J-101, 3-J-104, 3-J-106, Beltzhoover Avenue, 14-A-165, 14-A-164, 14-A-102, Kingsboro Street, Haberman Avenue, Secane Street, 15-D-10, 15-D-9, 15-D-8, 15-D-6, 15-D-5, 15-D-4, 15-D-3, 15-D-2, 15-D-1, 15-C-216, Harwood Street, Eureka Street, Ruth Street, Paur Street, 15-C-192, 15-C-173, Westwood Street, Eutaw Street, 15-C-325, 15-C-16, 15-C-29, 15-C-51, 15-C-57, Lelia Street, 15-C-90, Jasper Street, 15-B-147, 15-B-145, 15-B-143, 15-F-68, 15-F-69, 15-F-71, 15-F-74, 15-F-76, 15-F-81, 15-F-86, 15-F-88, 15-F-318, Pfeil Street, 15-F-96, 15-F-97, 15-F-98, 15-F-99, 15-F-100, 15-F-101, 15-F-102, Boggs Avenue, 15-J-125, Southern Avenue, 15-J-18, 15-J-20, Lena Way, 15-E-36, Chess Street, 15-A-66, 15-A-63, 15-A-61, 15-A-59, 15-A-57, 15-A-55, 15-A-54, 15-A-53, 15-A-52, 15-A-51, Marne Way, 4-P-104, 15-B-28, 15-B-100, 15-B-114, Boggs Avenue, 4-R-7, 4-R-9, 4-R-14, 4-L-103, Muskego Way, 4-L-113, 4-L-119, Ruth Street, 4-L-272, 4-L-274, Cushman Street, 4-L-255, and Bailey Street.