



Text File

Introduced: 3/2/2010

Bill No: 2010-0188, Version: 2

Committee: Committee on Land Use and
Economic Development

Status: Passed Finally

Ordinance amending the Pittsburgh Code, Title Nine, Zoning, Article V, Use Regulations, Chapter 912, Accessory Uses and Structures, to add definitions and provisions for green roofs as accessory structures.

The Council of the City of Pittsburgh hereby enacts as follows:

Section 1.

The Pittsburgh Code, Title Nine, Zoning Code, Article V, Use Regulations, is hereby amended at Chapter 912, as follows:

§ 912.01 Accessory Uses and Structures in General.

Primary uses specified as permitted by-right, Administrator Exceptions, Special Exceptions or Conditional Uses shall be deemed to include accessory uses, activities and structures. An accessory use or structure must:

- A. Be subordinate to and serve the primary use or structure;
- B. Be subordinate in area, extent and purpose to the primary use or structure served;
- C. Contribute to the comfort, convenience or necessity of occupants of the primary use or structure served; and
- D. Be located on the same zoning lot and in the same zoning district as the primary use.

Accessory uses and activities shall be subject to the same regulations as apply to primary uses in each district, except as otherwise provided in these regulations.

§ 912.02 Residential Accessory Uses and Structures.

The following accessory uses, activities and structures shall be permitted by-right in Residential and H Districts:

- (1) Dumpsters;
- (2) Fences, walls and retaining walls, provided that the finished side faces adjacent property;
- (3) Gardens;

Committee: Committee on Land Use and Economic Development

Status: Passed Finally

- (4) Garages used exclusively for the parking of non-commercial automobiles, or for the temporary keeping of small pleasure boats with trailer mounts therefore, other wheeled vehicles designed to be drawn by passenger automobiles, normal household paraphernalia and the like;
- (5) Carports and off-street parking areas;
- (6) Gates and guard houses;
- (7) Storm shelter and fallout shelters
- (8) Home occupations, subject to Sec. 912.05;
- (9) Playhouses, patios, cabanas, porches, decks, gazebos and incidental household storage buildings;
- (10) Radio and television receiving antennas and support structures, including satellite dishes less than thirty-two (32) inches in diameter;
- (11) Swimming pools and other recreational and play facilities for the use of residents;
- (12) Solar energy systems;
- (13) Extensive Green Roofs as described in § 912.04.I;**
- (14) Intensive Green Roofs as described in § 912.04.J; and**
- ~~(13)~~**(15)** Other necessary and customary uses determined by the Zoning Administrator to be appropriate, incidental and subordinate to the primary use on the lot.

§ 912.03. Nonresidential Accessory Uses and Structures.

The following accessory uses, activities and structures shall be permitted by-right in nonresidential districts:

- (1) Dumpsters;
- (2) Dwelling units, other than mobile homes, for security or maintenance personnel;
- (3) Fences, walls and retaining walls, provided that the finished side faces adjacent property and/or public rights-of-way;
- (4) Gates and guard houses;
- (5) Cafeterias, dining halls and similar food services when operated primarily for the convenience of employees, residents, clients, or visitors to the primary use;
- (6) Gift shops, news stands and similar commercial activities operated primarily for the convenience of employees, residents, clients, or visitors to the primary use;
- (7) Parking garages and off-street parking areas;
- (8) Radio and television receiving antennas and support structures, including satellite dishes less than thirty-two (32) inches in diameter;
- (9) Solar energy systems;**
- (10) Extensive Green Roofs as described in § 912.04.I;**
- (11) Intensive Green Roofs as described in § 912.04.J; and**
- ~~(9)~~**(12)** Other necessary and customary uses determined by the Zoning Administrator to be appropriate, incidental and subordinate to the primary use on the lot.

§ 912.04. I Extensive Green Roofs

Extensive Green Roofs are lightweight veneer systems of thin layers of drought tolerant self-

seeding vegetated roof covers.

(1) Extensive Green Roofs permitted by-right shall not have more than five (5) inches of soil medium.

(2) All Extensive Green Roofs shall have at least a one (1) foot perimeter of vegetation-free zone around the edges of the roof and around all roof penetrations (i.e. skylights, pipes, etc).

§ 912.04. J Intensive Green Roofs

Intensive Green Roofs are heavier than Extensive Green Roofs. For the purposes of this code the term means any Green Roof with soil mediums greater than five (5) inches.

(1) All Intensive Green Roofs shall have at least a one (1) foot perimeter of vegetation free zone around the edges of the roof and around all roof penetrations (i.e. skylights, pipes, etc).