



Text File

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Bill No: 2011-1925, **Version:** 1

Committee: Committee on Land Use and
Economic Development

Status: Passed Finally

Ordinance amending and supplementing the Pittsburgh Code, Title Nine Zoning Code, Article IX Measurements and Definitions, Chapter 925 Measurements, 925.06 Setbacks, to broaden and clarify the use of contextual front setbacks and front setbacks on corner and irregular lots.

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

Section 1. The Pittsburgh Code, Title Nine Zoning Code, Article IX Measurements and Definitions, Chapter 925 Measurements, 925.06 Setbacks, is hereby amended and supplemented as follows:

925.06 Setbacks

925.06.B Contextual Front Setbacks

Regardless of the minimum front setback requirements imposed by the zoning district standards of this Code, applicants shall be allowed to use the Contextual Front Setback. The Contextual Front Setback shall apply only to primary uses and structures. A Contextual Front Setback for any lot with street frontage may fall at any point between the (zoning district) required front setback and the front setback that exists on a lot that is adjacent and oriented [to] on the same side of the street as the subject lot or that of a build-to line established by at least fifty (50) percent of the primary structures within the same block as the subject property on the same side of the street as demonstrated by the applicant with plot plans, surveys, maps, and other evidence determined to be acceptable by the Zoning Administrator. [If the subject lot is a corner lot, the Contextual Setback may fall at any point between the (zoning district) required front setback and the front setback that exists on the lot that is adjacent and oriented to the same street as the subject lot. If lots on either side of the subject lot are vacant, the setback that is required by the zoning district shall apply.] This provision shall not be interpreted as requiring a greater front setback than imposed by the underlying zoning district, and it shall not be interpreted as allowing setbacks to be reduced to a level that results in right-of-way widths dropping below established minimums.

925.06.D Front Setbacks on Corner and Irregular Lots

In the case of corner or irregular lots, [~~the side of the lot with the shortest street~~] the Zoning Administrator shall determine which frontages shall be considered the “front”, “side”, and “rear” setbacks. Criteria to be considered shall include but not be limited to orientation of the primary structure, orientation of the neighboring structures, and the location of the entrances to the structure.