



Text File

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Committee: Committee on Land Use and
Economic Development

Status: Passed Finally

Amending the Pittsburgh Zoning Code, Title Nine, Article One, Chapter 902 Section 902.03, Zoning District Map No. 5 by changing various zoning district classifications in the Marshall-Shadeland neighborhood in accord with Map Pittsburgh: Zoning for your Neighborhood, the city's zoning re-mapping project relative to the city's 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. 5 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 P, Parks, to H, Hillside, certain property along the west side of Richardson Avenue between McClure and Langfitt Avenues; along the east side of Mount Hope Road between California and Langfitt Avenues; along the west side of Geyer Road from Parcel #44-D-60 north to Parcel #75-S-232; along the east side of Colorado Street from Halsey Place north to Parcel #45-J-46; along Halsey Place known as Parcel #45-N-171; along the north side of Overcliff Way from Sorrell Street east to its terminus; and along Gifford Street known as Parcel #45-J-102 and #45-K-115.
2. From P, Parks to R1A-H, Residential Single-Unit Attached High Density, certain property along the north side of Forsythe Street between California Avenue and Ohio River Boulevard; along Ohio River Blvd known as Parcel #44-D-207, 44-D-218, 44-H-280, and 44-H-293; along McCook Street known as Parcel #45-J-127; along the north side of Eckert Street from Parcel #44-D-54 east to Parcel #44-D-37; along the south side of Eckert Street from Parcel #44-D-130 west to Parcel #44-D-111; and along Knapp Street known as Parcels #44-D-102 and #44-D-101-1.
3. From P, Parks to R1A-VH, Residential Single-Unit Attached Very High Density, certain property along Geyer Avenue known as Parcel #75-S-366 and 75-S-370; along Complete Street known as Parcel #75-S-371; along Courtright Street between Shadeland Avenue and Brighton Road; along Frederick Street from property known as Parcel #76-J-261 south to Schimmer Street; along Wadlow Street known as Parcel #76-J-227 to 76-N-264; along Marshall Avenue known as Parcel #45-P-215 and 45-P-128.
4. From P, Parks, to R1D-VL, Residential Single-Family Detached Very Low Density, certain property along the east side of Woods Run Avenue from Parcel #76-B-78 north to the neighborhood boundary with Perry North; and along Whitla Street known as Parcel #76-F-174.

5. From P, Parks, to R1D-M, Residential Single-Family Detached Moderate Density, certain property along Rothpletz Street from Parcel #76-K-242 east to Parcel #76-L-52 and along the rear of properties that front on Smithton Street from Parcel #76-P-76 east to Parcel #76-P-21.
6. From P, Parks, to R1D-H, Residential Single-Unit High Density, certain property along the east side of Geyer Avenue from Parcel #44-D-55 north to Parcel #75-S-298; along the east side of Hall Street from Wardwell Street north to the neighborhood boundary with Perry North; along Wardwell Street known as Parcel #76-K-313 and #76-K-342; and along the rear of properties along the north side of Rothpletz Street from Parcel #76-K-231 east to Parcel #76-K-240.
7. From P, Parks, to R2-H, Residential Two-Unit High Density, certain property along the west side Geyer Avenue from Parcel #75-S-230 north to Malden Street; along the south side of Malden Street; along Lecky Avenue known as Parcel # 75-S-209 and 75-S-212; along Courtright Street west of Shadeland Avenue; and the rear of Parcel #75-M-296.
8. ~~From P, Parks, to UI, Urban Industrial, certain property known as Parcels #44 D-197, 44 D-195, #44 C-268, and the rear of Parcel #75 M-316.~~
9. From P, Parks, to GI, General Industrial, certain property along the west side of Ohio River Boulevard known as Parcels #44-H-293, 44-C-251, 75-R-325-0-1, 75-B-110, 75-B-116, 75-B-119, 75-B-124, and 75-B-125-0-1.
10. From R2-L, Residential Two-Unit Low Density, to R1A-H, Residential Single-Unit Attached High Density, certain property along the north side of Gifford Street from Parcel #45-J-145 east to Parcel #45-J-154; along the south side of Gifford Street from Parcel #45-J-111 east to Parcel #45-J-104; and along McCook Street known as Parcel #45-J-181, 45-J-127 and 45-J-125
11. From R2-L, Residential Two-Unit Low Density, to R1D-VL, Residential Single-Family Detached Very Low Density, certain property along Woods Run Avenue known as Parcel #76-B-76 and 76-B-75 and along Langtry Street from Parcel #76-F-115 north to Whitla Street.
12. From R2-L, Residential Two-Unit Low Density, to R1D-M, Residential Single-Family Detached Moderate Density, certain property along Ingham Street from McCook Street to Brighton Road; along the west side of Brighton Road from Parcel #45-K-256 north to Hodgkiss Street; along the north side of Marshall Avenue from Sorrell Street to Brighton Road; along the south side of Marshall Avenue from Parcel #45-P-204 to Brighton Road; along Smithton Avenue known as Parcel #76-K-40 and all properties from Parcel #76-P-76 east to Parcel #76-L-188; along the north side of Grand Avenue from Central Avenue east to Parcel #76-L-198; along the south side of Grand Avenue from Parcel #76-P-85 east to Parcel #76-L-250; along the south side of Rothpletz Street from Parcel #76-K-195 east to the neighborhood boundary with Perry North; and along the entirety of New Hampshire Drive, Ridgeland Drive, and Ridgeland Place.

13. From R2-L, Residential Two-Unit Low Density, to R1D-H, Residential Single-Unit High Density, certain property along the east side of Woods Run Avenue from Parcel #76-E-11 north to Parcel #76-B-80; along Langtry Street from Shelby Street north to Parcel #76-F-116; along Wardwell Street known as Parcel #76-K-318, 76-K-316, and 76-K-315; along Hall Street from Mitchell Street north to Parcel #76-F-207; along the north side of Mitchell Street from Parcel #76-J-82 east to Parcel #76-K-197; along Rothpletz Street from Hall Street east to Parcels #76-K-240 and 76-K-197; along the north side of Central Avenue from Hall Street east to Parcel #76-K-128; along the south side of Central Avenue from Minott Street to Grand Avenue; along the entirety of the east side of Sorento Street; along Grand Avenue known as Parcel #76-K-94, 76-K-92, 76-K-91, 76-K-90, 76-K-89, 76-K-88 and 76-K-87; along Smithton Avenue known as Parcel #76-K-2 and 76-K-4; along the west side of Westborn Street east of Sorento Street; along the entirety of the east side of Westborn Street; and along the entirety of Shelby Street, Inglis Street, and Palen Way.

14. From RM-M, Multi-Unit Residential Moderate Density, to H, Hillside, certain property along Langfitt Avenue known as all or parts of Parcel #75-S-46, 75-S-47 and 75-S-59; and along the north side of Halsey Place known as Parcel #45-N-177, 45-N-178, 45-N-183, 45-N-180 and 45-N-181.

15. From RM-M, Multi-Unit Residential Moderate Density, to R1A-H, Residential Single-Unit Attached High Density, certain property along Mount Hope Road between Langfitt Avenue and Bainton Street; along the entirety of the south side of Bainton Street; along the west side of Colorado Street from Halsey Place north to Parcel #44-M-88; along the east side of Colorado Street from Parcel #45-J-47 north to Parcel #45-J-52; along the north side of Superior Avenue from Parcel #45-E-16-0-2 west to 44-M-71; along the south side of Superior Avenue known as Parcel #45-J-191-0-1 and #45-J-191-0-2; along east side of California Avenue from Parcel #44-M-63 north to Knapp Street; along the west side of California Avenue from Boston Street to Forsythe Street; along the entirety of the west side of Plough Street; along the east side of Plough Street north of Casement Street; along Woodland Avenue between Plough Street and California Avenue; along Dickson Street between California Avenue and Plough Street; along the north side of Forsythe Street from Parcel #44-D-164 west to California Avenue; along the south side of Forsythe Street from Parcel #44-D-273 west to Fenway Street; along Knapp Street known as Parcel #44-D-111, 44-D-113, 44-D-105, 44-D-104, 44-D-103, 44-D-131, 132, 44-D-133, 44-D-134, 44-D-136 and 44-D-139; and along the entirety of Ireland Way, Dill Street, Toberg Street, Holbrook Street, Boston Street, and Meirsch Street.

16. From RM-M, Multi-Unit Residential Moderate Density, to R1A-VH, Residential Single-Unit Attached Very High Density, certain property along the east side Geyer Avenue from Parcel #76-N-14 north to Parcel #76-J-311; along the north side of Complete Street from Parcel #75-S-360 east to Shadeland Avenue; along the west side of Shadeland Avenue from Parcel #76-N-23 south to Complete Street; along the east side of Shadeland Avenue from Parcel #76-N-140 south to Schimmer Street and Parcels #45-E-343 and 45-E-345; along the west side of Wadlow Street from Brighton Road to Embury Street; along the east side of Wadlow Street from Schimmer Street to Embury Street; along the west side of Vensel Way from Schimmer Street to Embury Street; along the north side of Woodland Avenue from Parcel #45-E-335 east to Stayton Street; along the east side of Frederick Street from Schimmer Street to Embury Street and from Parcel #45-A-269 south to Woodland Avenue; along the south side of Dickson Street from Shadeland Avenue to Stayton Street; along the north side of Dickson Street from Frederick Street to Breker Street; along the west side of Stayton Street from

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Dickson Street to Woodland Avenue; along the north side of Halsey Place between Sorrell and McCook Streets; along the south side of Halsey Place between California Avenue and Sorell Street; along the west side of Sorell Street between Marshall Avenue and Halsey Place; along the north side of Marshall Avenue between Mannheim and Sorell Streets; along the west side of McCook Street between Marshall Avenue and Halsey Place; along the east side of McCook Street between Marshall Avenue and Overcliff Way; along the west side of Atmore Street from Parcel #45-N-234 north to Halsey Place; along the east side of Atmore Street from Parcel #45-N-143 north to Halsey Place; along the east side of Colorado Street from Parcel #45-N-241 north to Halsey Place; along the west side of Colorado Street from Parcel #45-N-304 north to Halsey Place; along the east side of California Avenue from Parcel #45-N-304 north to Halsey Place; and along the entirety of Jawett Street and Libe Way.

17. From RM-M, Multi-Unit Residential Moderate Density, to R1D-M, Residential Single-Family Detached Moderate Density, certain property along Island Avenue known as Parcel #45-P-225.

18. From RM-M, Multi-Unit Residential Moderate Density, to R1D-H, Residential Single-Unit High Density, certain property along the west side of Shadeland Avenue from Complete Street south to Ancy Way and from Woodland Avenue south to Superior Avenue; along the east side of Shadeland Avenue from Schimmer Street to Rancheria Street and from Woodland Avenue to Superior Street; along Staho Way between Enbury and Rancheria Streets; along Wadlow Street between Enbury and Dickson Streets; along Vensel Way between Enbury and Rancheria Streets; along the west side of Stayton Street from Enbury Street south to Dickson Street and from Woodland Avenue to Superior Street; along the east side of Stayton Street from Parcel #45-B-116 south to Parcel #45-F-227; along the east side of Enipo Way between Rancheria Street and Honora Way; along the west side of Enipo Way from Rancheria Street south to Parcel #45-A-271; along the west side of Breker Street between Rancheria Street and Honora Way; along the east side of Breker Street between Rancheria Street and Dickson Street; along the north side of Woodland Avenue between Brighton Road and Stayton Street and from Parcel #45-E-48 west to Plough Street; along the south side of Woodland Avenue between Brighton Road and Plough Street; along the west side of McDowell Street from Parcel #45-B-131 south to Parcel #45-F-245; along the east side of McDowell Street from Parcel #45-B-196 south to Highwood Street; along the west side of Brighton Road from Parcel #45-B-215 south to Highwood Street; along the north side of Superior Avenue from Parcel #45-E-205 east to Stayton Street; along the north side of Dickson Street between Breker and Stayton Streets; along both sides of Dickson Street between Mullins and Plough Streets; along Cake Way known as Parcel #45-A-132; along the north side of Eckert Street from Parcel #44-D-35 to Mullins Street; along the south side of Eckert Street from Parcel #44-D-142 to Mullins Street; along the north side of Forsythe Street from Parcel #44-D-163 east to Mullins Street; along the south side of Forsythe Street from Parcel #44-D-278 east to Mullins Street; along the north side of Casement Street from Parcel #44-D-278 east to Parcel #45-A-132; along the south side of Casement Street between Plough Street and Shadeland Avenue; along Mullins Street between Eckert Street and Woodland Avenue; and along the entirety of Oxfield Street, Oakhill Street, Mella Street, Thelma Street, Tumbo Street, Ancy Way, Evandale Street, and Hartman Street.

19. From RM-M, Multi-Unit Residential Moderate Density, to R2-H, Residential Two-Unit High Density, certain property along Geyer Avenue between Malden Street and Shadeland Avenue; along the west side of Shadeland Avenue from Courtright Street south to Parcel #76-N-19; along the east side of Shadeland Avenue

from Parcel #76-J-298 south to Parcel #76-N-142; and the entirety of the north side of Malden Street.

20. From RM-M, Multi-Unit Residential Moderate Density, to GI, General Industrial, certain property along the west side of Ohio River Blvd between Marshall Avenue and Superior Street.

21. From LNC, Local Neighborhood Commercial, to R1A-VH, Residential Single-Unit Attached Very High Density, certain property along Atmore Street known as Parcel #45-N-236, 45-N-237 and 45-N-142; and along California Avenue known as Parcel #45-N-303, 45-N-302 and 45-N-300.

22. From LNC, Local Neighborhood Commercial, to R1D-H, Residential Single-Unit High Density, certain property along the west side of Shadeland Avenue between Eckert and Casement Streets; and along Woods Run Avenue known as Parcel #76-E-8, 76-E-7, 76-J-84 and 76-J-86.

23. From LNC, Local Neighborhood Commercial, to GI, General Industrial, certain property along Ohio River Blvd from Parcel #44-M-123 south to Superior Street.

24. From UI, Urban Industrial, to H, Hillside, certain property along Lecky Avenue from Parcel #75-S-190 south to Parcel #44-D-60.

25. From UI, Urban Industrial, to R1A-VH, Residential Single-Unit Attached Very High Density, certain property along Lecky Avenue from Parcel #76-J-350 west to Parcel #75-M-337.

26. From UI, Urban Industrial, to R2-H, Residential Two-Unit High Density, certain property along Lecky Avenue known as Parcel #75-S-212 and 75-S-209.

27. From UI, Urban Industrial, to GI, General Industrial, certain property along Ohio River Blvd known as Parcel #44-C-290-0-1, 44-C-248-0-1 and 44-C-249.