



Text File

Introduced: 9/24/2012

Bill No: 2012-0756, Version: 1

Committee: Committee on Hearings

Status: Died due to expiration of legislative council session

Ordinance supplementing the Pittsburgh Code, Title Nine, Zoning Code, Article II, Base Zoning Districts with the addition of Chapter 905.04 "Mineral Extraction Districts."

(Including but not limited to Marcellus Shale Gas)

Be it resolved that the Council of the City of Pittsburgh hereby enacts as follows:

Section 1. The Pittsburgh Code, Title Nine, Zoning Code, Article II, Base Zoning Districts, is hereby supplemented with the addition of Chapter 905.04 "Mineral Extraction Districts," as follows:

905.04.A Purpose

The Mineral Extraction District is intended to:

- (a) Protect the health, safety and welfare of the citizens of Pittsburgh
- (b) Accommodate the development of mineral extraction while simultaneously minimizing the adverse impacts of such uses

905.04.B Use Regulations

Uses within the Mineral Extraction District shall adhere as follows:

- (a) Primary uses shall be allowed in the Mineral Extraction District in accordance with the Use Table of Section 911.02.
- (b) Accessory uses shall be permitted in the Mineral Extraction District in accordance with the Accessory Use regulations of Chapter 912.

905.04.C Site Development and Design Standards

Land within a Mineral Extraction District shall be developed in accordance with an approved Mineral Extraction Master Plan which shall contain a detailed description of the site development and design standards applicable within the subject Mineral Extraction District. Since each Mineral Extraction District will accommodate a different types of activities in relation to different environmental settings, each Mineral Extraction Master Plan, and hence Mineral Extraction District, will have different site development and design standards. Land within a Mineral Extraction District shall be subject to the Residential Compatibility Standards of Chapter 916.

905.04.D Mineral Extraction Master Plans

Mineral Extraction Master Plans provide a framework for land-use decision making regarding potentially intense economic activities within the City of Pittsburgh. Mineral Extraction Master Plans offer the applicant a greater flexibility not typically associated with small parcel level review while simultaneously providing the public with a sufficient level of awareness, understanding and input regarding the potential development and impacts. The Mineral Extraction Master Plan ensures the proper location of mineral extraction activities while

minimizing the impacts on residential neighborhoods, public facilities, City of Pittsburgh infrastructure, and the environment, as well as ensuring that all operations comply with all federal, state, and local regulations.

905.04.E Applicability

Prior to any development within a Mineral Extraction District, a Mineral Extraction Master Plan must be submitted and approved in accordance with the procedures of Section 922.15.

905.04.F Institutional Master Planning Area

An Mineral Extraction Master Plan shall illustrate and identify the current land use of all the area within the Mineral Extraction District, contiguous properties, and properties within one thousand (1,000) feet of the Mineral Extraction District.

905.04.G Compliance with Institutional Master Plan

No building permit or Certificate of Occupancy shall be issued for any project within a Mineral Extraction District until the Zoning Administrator, upon the recommendation of the Planning Director, certifies that the proposed project is consistent with an approved Mineral Extraction Master Plan which has not expired. Such a certification may be found if the proposed project is clearly identified in the approved Mineral Extraction Master Plan.