



Text File

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Committee: Committee on Land Use and
Economic Development

Status: Passed Finally

Ordinance amending the Pittsburgh Code, Title Nine, Zoning, Article I, Section 902.03 Zoning Map, by changing from SP-8, Riverfront Landing Specially Planned District, to UI, Urban Industrial, a 355,275 sq. ft. parcel, known as 2100 Smallman Street; and Article VI, Section 909.01.O, SP, Specially Planned District with minor revisions to SP-8/Riverfront Landing in order to remove the Produce Terminal site from the SP-8 Specially Planned District.

(Public Hearing Held, April 25, 2017)

(Reference Bill 2015-2319)

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

Section 1. Amending the Pittsburgh Code, Title Nine, Zoning, Article I, Section 902.03 Zoning Map, by changing from SP-8, Riverfront Landing Specially Planned District, to UI, Urban Industrial, a 355,275 sq. ft. parcel, known as 2100 Smallman Street.

Section 2.

Title Nine, Zoning, is hereby amended as follows:

A. Amend Chapter 909, Planned Development Districts, Section 909.01.O, SP-8 Riverfront Landing by revising the following:

909.01.N Establishment of SP-8 District

SP-8, Riverfront Landing Planned Development District, is hereby established.

909.01.O SP-8, Riverfront Landing

909.01.O.1 Applicable Standards SP-8

The approval of an improvement subdivision site plan and the enactment of an SP-8 Zoning District for the Riverfront Landing Planned Development District as an amendment to the Code shall require compliance with all regulations of this Section.

This Section establishes standards governing land use, development intensity, building height, setbacks, build-to lines, building orientation, urban open space, parking, signs and other basic criteria that shall apply within the Riverfront Landing Planned Development District.

The approved Preliminary Land Development Plan for the Riverfront Landing Planned Development District illustrates the roadway layout, open space location and demonstrates how the foregoing use and development standards may be applied throughout the District.

909.01.O.2 Boundaries

The Riverfront Landing Planned Development District is bounded:

On the west, by the eastern edge of the structure of the Veterans Bridge,

On the east, by the centerline of Twenty-first Street,

On the south, by the centerline of Smallman Street **from the Veterans Bridge to the Sixteenth Street Bridge and the northern boundary of the Terminal Building property, known as Lot and Block number 9-D-200 in the Allegheny County Lot and Block system as of July 17, 2015,** and

On the north, by the southern harbor line of the Allegheny River.

909.01.O.3 Development Zones

The Riverfront Landing Planned Development District shall be divided into six (6) “Zones” referred to as “Zone A” through “Zone F”, inclusive.

909.01.O.4 Uses

909.01.O.4.(a) Permitted Primary Uses. Uses in the Riverfront Landing Planned Development District shall be, (i) the same as; (ii) subject to the same use review and approval processes as; and (iii) subject to the same conditions applicable to those set forth for the GT, Golden Triangle District, as the use regulations for the GT, Golden Triangle District are amended from time to time. The following uses, which are permitted either by right or as Administrator’s Exceptions in the GT, Golden Triangle District and the SP-8, Riverfront Landing Planned Development District, are clarified as follows:

Public Assembly, Limited and Public Assembly, General shall specifically include conference centers; and

Manufacturing / Assembly, Limited shall specifically include bakeries, breweries and distilleries; and

Restaurant with Liquor, Limited and Restaurant with Liquor, General shall specifically include restaurants with accessory baking, brewing or distilling facilities.

In addition to the foregoing, the following Uses shall also be permitted in the Riverfront Landing Planned Development District:

Additional uses permitted by right:

Residential, Single Family Attached

Amusement Arcade

Retail Sales and Service, Residential Convenience

Nursery, Retail Limited
Nursery, Retail General

909.01.O.4(b) The following additional uses are permitted subject to review by the Zoning Administrator pursuant to Section 922.08:

Residential, Housing for the Elderly, General (subject to the Use Standards for all Districts set forth in paragraph 911.04.A.35)

Warehouse, Limited (subject to the Use Standards set forth in Section 911.04.A.78 for properties located in the UI District and the requirements of Section 922.0 4.E.1 of the Code).

Warehouse, General, subject to the Use Standards set forth in Section 911.04.A.78 for properties in the UI zoning district. In addition to the foregoing, warehouse buildings shall be designed so that the width or length of any uninterrupted elevation facade is not greater than 1½ times the height of the building. The use of fenestration patterns and traditional design elements is encouraged to provide relief to buildings over 40'-0" in length or width. Expanses of "unbroken walls" over 40'-0" shall be prohibited. Examples of such design elements are facade offsets, covered porticoes, recessed or projected entries, and other appropriate architectural features and details. Varied rooflines are recommended for both new construction and rehabilitation which includes roof alterations to add visual interest and to break up the mass of the building.

909.01.O.4(c) Mixed Use. Individual buildings that house two or more allowed uses are encouraged in the Riverfront Landing Planned Development District.

909.01.O.4(d) Accessory Uses. Accessory Uses and Structures as set forth in Chapter 912 and in Section 914.02.C shall be permitted subject to the setback, entry and screening requirements set forth in the section.

909.01.O.5 Regulations Applicable to the Entire SP-8 District

The following regulations shall apply to all development in the Riverfront Landing Planned Development District:

(a) All contiguous parcels in any Zone may be combined or divided as required to facilitate building development.

(b) Parking structures may be constructed on the lower levels of a mixed use building subject to the conditions applicable to the Golden Triangle District in Section 911.04.A.87 of the Code. Such parking structures may be accessory to the primary use(es) of the building or may be offered as commercial parking.

909.01.O.6 Zone Regulations

Zone A

Zone A Boundaries: Zone A is bounded by **17th 16th Street Bridge** on the west, 21st Street on the east, **Smallman Street the northern boundary of the Terminal Building property, known as Lot and Block number 9-D-200 in the Allegheny County Lot and Block system as of July 17, 2015** on the south and the proposed Waterfront Place on the north.

Zone A Development Standards

Build-to lines:

Waterfront Place: 10'-0" for 75% of the property length.

17th Street: 15'-0" for 30% of the property length, which shall be not less than 1 story or 20'-0" in height.

Setbacks:

17th 16th Street Bridge: 10'-0"

21st Street: 10'-0"

Smallman Street: 10'-0"

Waterfront Place: 10'-0"

Porches may encroach onto setback a maximum of 5'-0".

Building Height

Maximum: 3 stories or 40'-0"

Minimum (except along the 17th Street build-to line): 2 story or 20'-0"

Minimum along the 17th Street build-to line: than 1 story or 20'-0"

Building Orientation and Entry:

Existing Terminal Building may be entered on all sides.

New buildings shall be primarily oriented to and shall be entered by pedestrians from Waterfront Place.

No parking structure shall be entered by vehicles from 17th Street.

No new accessory parking lot shall be entered by vehicles from 17th Street.

Except for building service facility entrances for the Terminal Building, building service facility entrances for vehicles shall not be permitted on Waterfront Place or 17th Street.

Zone B

Zone B Boundaries: Zone B is bounded by 17th Street on the west, 21st Street on the east, the proposed Waterfront Place on the south and the Allegheny River on the north.

Zone B Development Standards

Build-to lines:

17th Street Piazza: 0'-0" for 100% of the property length between the Allegheny River setback and Waterfront Place setback and for a minimum of 1 story or 18'-0" in height.

Waterfront Place: 19'-0" for 50% of the property length, which shall not be less than 2 stories or 24'-0" in height.

Setbacks:

21st Street: 10'-0"

Private Drives: 26'-0"

Waterfront Place: 6'0"

Allegheny River: 20'-0" measured from the inland side of the 50'-0" Riverfront Park easement line.

Building Height

Maximum: 15 stories or 210'-0"

Minimum (except at the Waterfront Place build to line or the 17th build-to line): 4 stories or 56'-0"

Minimum along the 17th Street build-to line: 1 story or 18'-0"

Minimum along the Waterfront Place build-to line: 2 stories or 24'-0".

Building Orientation and Entry:

Private drives for vehicles may be developed extending north from Waterfront Place.

Parking structures and service facilities may be entered by vehicles directly from, or be oriented to, 21st Street or any private drive.

No parking structure shall be entered by vehicles from, or be oriented to, the 17th Street Piazza. No parking structure shall be entered directly from Waterfront Place.

New accessory parking lots and service facilities may be entered by vehicles directly from 21st Street or any private drive.

No new accessory parking lot shall be entered by vehicles from the 17th Street Piazza.

No new accessory parking lot shall be entered by vehicles directly from Waterfront Place.

No building service entrances shall be oriented to Waterfront Place, the 17th Street Piazza or the Allegheny River. No building service facilities shall be entered by vehicles from the 17th Street Piazza, the Allegheny River or directly from Waterfront Place.

Zone C

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Zone C Boundaries: Zone C is bounded by the 16th Street Bridge on the west, 17th Street on the east, Smallman Street to the east and the proposed Waterfront Place on the north.

Zone C Development Standards

Build-to-lines:

~~Smallman Street: 100'-0" for 50% of property length.~~

~~Waterfront Place: 10'-0" for 50% of the property length.~~

Setbacks:

~~17th Street: 10'-0"~~

~~16th Street Bridge: 10'-0"~~

~~Smallman Street: 60'0", measured from the mid-point of the Terminal Building structure~~

Building Height

~~Maximum, Townhomes: 3 stories or 40'-0"~~

~~Minimum, Townhomes: 2 stories or 20'-0"~~
~~Maximum, all other uses: 20 stories or 280'-0"~~
~~Minimum, all other uses: 4 stories or 56'-0"~~

Building Orientation and Entry:

~~Townhouse pedestrian entrances shall be oriented to Waterfront Place~~
~~Pedestrian entrances for all other uses shall be oriented to Smallman Street~~
~~New building service facilities shall be oriented to the 16th Street Bridge only.~~

Zone D

Zone D Boundaries: Zone D is bounded by the 16th Street Bridge on the west, 17th Street on the east, the proposed Waterfront Place on the south and the Allegheny River on the north.

Zone D Development Standards

Build-to lines:

17th Street Piazza: 0'-0" for 100% of the building length, which shall not be less than 1 story or 12'-0" in height.

Waterfront Place: 19'-0" for 50% of the property length, which shall be not less than 2 stories or 24'-0" in height.

Setbacks:

16th Street Bridge: 10'-0"

Waterfront Place: 6'-0"

Allegheny River: 20'-0" measured from the inland side of the 50'-0" Riverfront Park easement line.

Building Height

Maximum: 15 stories or 210'-0"

Minimum (except at the Waterfront Place build to line or the 17th build-to line): 4 stories or 56'-0"

Minimum along the 17th Street build-to line: 1 story or 12'-0"

Minimum along the Waterfront Place build-to line: 2 stories or 24'-0".

Building Orientation and Entry:

Pedestrian entry is encouraged on Waterfront Place and 17th Street Piazza.

No parking structure shall be entered by vehicles from, or be oriented to, the 17th Street Piazza.

No new accessory parking lot shall be entered by vehicles from the 17th Street Piazza.

No building service facilities shall be entered by vehicles from the 17th Street Piazza.

Building service entrances shall be oriented to 16th Street Bridge only.

Zone E. In Zone E, buildings may be oriented to and entered from either 15th Street, Smallman Street or Waterfront Place. The required build-to line shall be determined based on the street that is chosen as the primary frontage for the building.

Zone E Boundaries: Zone E is bounded by the Veterans Bridge on the west, the 16th Street Bridge on the east, Smallman Street on the south and the proposed Waterfront Place on the north.

Zone E Development Standards

Build-to lines:

Buildings for which 15th Street is considered the primary frontage: 15'-0" for 75% of property length along 15th Street.

Buildings for which Smallman Street is considered the primary frontage: 40'- 0" for 50% of property length along Smallman Street.

Buildings for which Waterfront Place is considered the primary frontage: 15'-0" for 30% of property length along Waterfront Place.

Setbacks:

15th Street: 10'-0"

16th Street Bridge: 10'-0"

Smallman Street: 10'0"

Waterfront Place: 10'-0"

Veterans' Bridge: 10'-0"

Building Height:

Maximum: 20 stories or 280'-0"

Minimum: 4 stories or 56'-0"

Building Orientation and Entry:

Buildings may be oriented to and accessed from either 15th Street, Smallman Street or Waterfront Place, depending on the street that is chosen as the primary frontage.

No parking structure shall be entered from, or be oriented to, the street that is considered the primary frontage.

No new accessory parking lot shall be entered by vehicles from the street that is considered the primary frontage.

No building service facilities shall be entered by vehicles from, or be oriented to, the street that is considered the primary frontage.

Building service facilities and new accessory parking lots are encouraged to face either the 16th Street Bridge side or the Veteran's Bridge side.

Zone F. In Zone F, buildings may be oriented to and entered from either 15th Street or Waterfront Place. The required build-to line shall be determined based on the street that is chosen as the primary frontage for the building.

Zone F Boundaries: Zone F bounded by the Veterans Bridge on the west, the 16th Street Bridge on the east, the proposed Waterfront Place on the south and the Allegheny River on the north.

Zone F Development Standards

Build-to lines

Buildings for which 15th Street is considered the primary frontage: 15'-0" for 75% of property length along 15th Street.

Buildings for which Waterfront Place is considered the primary frontage: 40'- 0" for 30%

of property length along Waterfront Place.

Setbacks:

15th Street: 10'-0"

16th Street Bridge: 10'-0"

Waterfront Place: 6'-0"

Veterans' Bridge: 10'-0"

Allegheny River: 20'-0" measured from the inland side of the 50'-0" Riverfront Park easement line.

Building Height, Option One and Option Two:

Maximum: 15 stories or 210'-0"

Minimum: 4 stories or 56'-0".

Building Orientation and Entry:

Buildings may be oriented to and entered from either 15th Street or Waterfront Place, depending on the street that is chosen as the primary frontage.

No parking structure shall be entered by vehicles from, or be oriented to, the street that is considered the primary frontage.

No new accessory parking lot shall be entered by vehicles from the street that is considered the primary frontage.

No building service facilities shall be entered from, or shall be oriented to, the street that is considered the primary frontage.

Building service facilities and new accessory parking lots are encouraged to face either the 16th Street Bridge side or the Veteran's Bridge side.

909.01.O.7 Urban Open Space

Designated Urban Open Space. Not less than 10% of the land area within the Riverfront Landing Planned Development District shall be improved as Urban Open Space. Such Urban Open Space shall be located and developed as specified in the Preliminary Land Development Plan and the Final Land Development Plan for the SP-8 Riverfront Landing district as approved by Planning Commission. The Urban Open Space and public access thereto shall comply with all requirements of Section 909.01.D.3(c) of this Code.

909.01.O.8 Signage

(a) Business Identification signs in the Riverfront Landing District shall be subject to the sign regulations applicable to the GT Golden Triangle District, as described in Section 919.03.M.7 of this Code. Other identification signage shall be in accord with Section 919.03.N.

(b) Additional Sign Requirements.

In addition the following signage shall be permitted in the SP-8 district:

Marquee and canopy signs shall comply with the requirements of Section 919.03.M.7(e) except that any such sign installed on the Produce Terminal or other buildings in Zone A may also be permitted to be painted on or inscribed on the marquee or canopy and may be installed above or below such marquee or canopy provided that such signs shall comply with all applicable safety and accessibility regulations.

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Projecting signs shall be permitted in the SP-8 Riverfront Landing District subject to the requirements of Section 919.03.M.8 except that projecting signs over private property and not projecting into the right of way shall also be permitted to project from walls, light fixture poles and pylons.