



## Text File

**Introduced:** 1/22/2003

**Bill No:** 2003-1348, **Version:** 2

**Committee:** Committee on Planning, Zoning & Land Use

**Status:** Passed Finally

Presented by Ms. Burns

An Ordinance amending the Pittsburgh Zoning Code, Title Nine, Zoning, Article 1, Chapter 902, Section 902.03, Zoning District Map No. 6 by changing various zoning district classifications in the Deutchtown and Spring Garden community in accord with the Pittsburgh Neighborhood Remapping Project relative to the City's new 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. 6, of the Pittsburgh Code is hereby amended so as to change the following zoning district classifications:

1. From "RM-M" Residential Multi-Unit Moderate Density to "NDO" Neighborhood Office District all that certain property bounded by: Vista Street, lots numbered 181 and 163, block 24-E in the Allegheny County Block and Lot System, Concord Street, Turtle Way, Tripoli Street and Madison Avenue, 23<sup>rd</sup> Ward.
2. From "RM-M" Residential Multi-Unit Moderate Density to "NDO" Neighborhood Office District all that certain property bounded by Peralta Street, Turtle Way, Phineas Street and Madison Avenue, 23<sup>rd</sup> Ward.
3. From "RM-M" Residential Multi-Unit Moderate Density, to "LNC" Local Neighborhood Commercial all that certain property bounded by: Perlta Street, Turtle Way, Phineas Street and Madison Avenue, 23<sup>rd</sup> Ward.
4. From "RM-M" Residential Multi-Unit Moderate Density to "R1A-VH" Residential Single-Unit Attached Very High Density all that certain property bounded by: Vista Street, Chestnut Street, Spring Garden Avenue, Pascoe Way, Tripoli Street, lot number 331, block 24-J in the aforesaid system, lots numbered 1, 2 and 3, block 24-K in the aforesaid system, Lovitt Way, lots numbered 6, 9 and 12, block 24-K in the aforesaid system, Suisman Street, lots numbered 16, 17 and 22, block 24-K in the aforesaid system, Peralta Street, lots numbered 31 and 36, block 24-K in the aforesaid system, Phineas Street, Turtle Way, Concord Street and lots numbered 166 and 178, block 24-E in the aforesaid system, 23<sup>rd</sup> Ward.

5. From "RM-M" Residential Multi-Unit Moderate Density to "R1A-H" Residential Single-Unit Attached High Density all that certain property bounded by: Phineas Street, Chestnut Street, the "LNC" Zoning District boundary line between Chestnut Street and Turtle Way north of East Ohio Street and Turtle Way, 23<sup>rd</sup> Ward.
6. From "RM-M" Residential Multi-Unit Moderate Density to "R1A-VH" Residential Single-Unit Attached Very High Density District all that certain property bounded by: Spring Garden Avenue, Moneta Way, Suismon Street, lots numbered 225, 226, 232 and 233, block 24-K in the aforesaid system, Peralta Street, lot number 127, block 24-K in the aforesaid system, Phineas Street, lots numbered 37 and 30, block 24-K in the aforesaid system, Peralta Street, Retail Way, lot number 14, block 24-K in the aforesaid system, Suismon Street, lot number 13, block 24-K in the aforesaid system, lot number 372, block 24-J in the aforesaid system, Lovitt Way, lots numbered 333 and 330, block 24-J in the aforesaid system, Tripoli Street and Pascoe Way, 23<sup>rd</sup> Ward.
7. From "RM-M" Residential Multi-Unit Moderate Density to "R1A-VH" Residential Single-Unit Attached Very High Density all that certain property bounded by: Spring Garden Avenue, Constance Street, lot number 293, block 24-K in the aforesaid system, Ahlers Way, Phineas Street, lots numbered 123, 124, 125 and 126, block 24-K in the aforesaid system, Peralta Street, lot number 238, block 24-K in the aforesaid system, Suismon Street and Moneta Way, 23<sup>rd</sup> Ward.
8. From "RM-M" Residential Multi-Unit Moderate Density to "NDI" Neighborhood Industrial District all that certain property bounded by: Spring Garden Avenue, Vinial Street, Ahlers Way, the Unnamed Way located southwest of Vinial Street between Ahlers Way and lot number 346, block 24-K in the aforesaid system, lots numbered 346, 345 and 344, block 24-K in the aforesaid system, Vinial Street, Wettach Street, lots numbered 339, 338, 337 and 326, block 24-K in the aforesaid system, Richenbach Street, lot number 318, block 24-K in the aforesaid system, Ahlers Way, lot number 297, block 24-K in the aforesaid system and Constance Street, 23<sup>rd</sup> Ward.
9. From "RM-M" Residential Multi-Unit Moderate Density to "R1A-M" Residential Multi-Unit Moderate Density all that certain property bounded by: Vinial Street, lots numbered 340 and 341, block 24-K in the aforesaid system, the Unnamed Way, located northeast of Ahlers Way between lot 341, block 24-K in the aforesaid system and Ahlers Way and Ahlers Way, 23<sup>rd</sup> Ward.

10. From "RM-M" Residential Multi-Unit Moderate Density to "R1A-H" Residential Single-Unit Detached High Density all that certain property bounded by: Vinial Street, lots numbered 182 and 184, block 24-K in the aforesaid system, Peralta Street, Wettach Street, Phineas Way, Ahlers Way, lot number 319, block 24-K in the aforesaid system, Richenbach Street, lots numbered 325, 324 and 340, block 24-K in the aforesaid system and Wettach Street, 23<sup>rd</sup> Ward.
11. From "RM-M" Residential Multi-Unit Moderate Density to "NDI" Neighborhood Industrial District all that certain property bounded by: Vinial Street, Peralta Street, lots numbered 200, 199, 198, 197, 196, 195, 194, 193, 192, 191, 190 and 188, block 24-K in the aforesaid system, 23<sup>rd</sup> Ward.
12. From "PO" Park and Open Space to "H" Hillside District all that certain property bounded by: Goehring Street, Itin Street, Chestnut Street, Vinial Street, Spring Garden Avenue, Chestnut Street, Vista Street, Madison Avenue, Queen Street, lot number 344, block 24-K, in the aforesaid system, Klopfer Street and Kaiser Street, 23<sup>rd</sup> and 24<sup>th</sup> Wards.
13. From "R2-L" Residential Two-Unit Low Density to "R1D-VH" Residential Single Unit Detached Very High Density all that certain property bounded by: Itin Street, lot number 50, block 24-F in the aforesaid system, Salter Way and lot number 30, block 24-F in the aforesaid system, 23<sup>rd</sup> Ward.
14. From "RM-M" Residential Multi-Unit Moderate Density to "R1A-VH" Residential Single-Unit Attached Very High Density all that certain property bounded by: Salter Way, lot number 157, block 24-F in the aforesaid system, Spring Garden Avenue and Salter Way, 23<sup>rd</sup> Ward.
15. From "RM-M" Residential Multi-Unit Moderate Density and "UI" Urban Industrial District to "NDI" Neighborhood Industrial District all that certain property bounded by: Spring Garden Avenue, lot number 199, block 24-F in the aforesaid system, Welser Way, lot number 239, block 24-F in the aforesaid system, Voskamp Street and Vinial Street, 24<sup>th</sup> Ward.
16. From "R2-L" Residential Two-Unit Low Density and "RM-M" Residential Multi-Unit Moderate Density to "R1A-H" Residential Single-Unit Attached High Density all that certain property bounded by: High Street, lot number 295, block 24-B in the aforesaid system, Spring Garden Avenue, Basin Street, Welser Way, lot number 5, block 24-G in the aforesaid system, Voskamp Street, lot number 280, block 24-F in the aforesaid system, Welser Way, lot number 205, block 24-F in the aforesaid system, Spring Garden Avenue, lots numbered 154 and 155, block 24-F in the aforesaid system, Salter Way and lot number 49, block 24-F in the aforesaid system, 23<sup>rd</sup> and 24<sup>th</sup> Wards.
17. From "R2-L" Residential Two-Unit Low Density and "RM-M" Residential Multi-Unit Moderate

Density to "R1A-VH" Residential Single-Unit Attached Very High Density all that certain property bounded by: High Street, lots numbered 198 and 200, block 24-C in the aforesaid system, Spring Garden Avenue and Arcola Way.

18. From "R2-L" Residential Two-Unit Low Density to "UI" Urban Industrial District all that certain property bounded by: Welser Way, Tanner Street, Voskamp Street and lot number 22, block 24-G in the aforesaid system, 24<sup>th</sup> Ward.
19. From "R2-L" Residential Two-Unit Low Density and "RM-M" Residential Multi-Unit Moderate Density to "R1D-M" Residential Single Unit Detached Moderate Density all that certain property bounded by: Itin Street, Diana Street, lots numbered 54, 58, 59, 60, 61, 62, 63, 64, 65, 68, 69, 70, 72, 73, 74, 75, 76, 77, 78, 79 and 80, block 24-C in the aforesaid system, Homer Street, Firth Street, lot number 114, block 24-C in the aforesaid system, High Street, Firth Street, Spring Garden Avenue, lot number 197, block 24-C in the aforesaid system and High Street, 24<sup>th</sup> Ward.
20. From "R2-L" Residential Two-Unit Low Density and "RM-M" Residential Multi-Unit Moderate Density and "PO" Park and Open Space to "R1A-M" Residential Single-Unit Attached Moderate Density all that certain property bounded by: Voskamp Street, lot number 238, block 24-F in the aforesaid system, Welser Way, lot number 281, block 24-F in the aforesaid system, Voskamp Street, lot number 4, block 24-G in the aforesaid system, Welser Way, lot number 26, block 24-G in the aforesaid system, Voskamp Street, lot number 283, block 24-C in the aforesaid system, Tell Street, Spring Garden Avenue, lot number 71, block 47-S in the aforesaid system, lot number 36, block 24-D in the aforesaid system, lot number 53, block 24-D in the aforesaid system, lots numbered 339, 340, 341 and 342, block 24-C in the aforesaid system, Tell Street, lot number 337, block 24-C in the aforesaid system, Adair Street, Herman Street, lots numbered 114 and 270, block 24-G in the aforesaid system, Basin Street, Bohemian Way, lots numbered 346 and 342, block 24-F in the aforesaid system, Kufner Way and Vinial Street, 24<sup>th</sup> Ward.
21. From "R2-L" Residential Two-Unit Low Density and "NDI" Neighborhood Industrial District to "UI" Urban Industrial District all that certain property bounded by: Firth Street, lot number 95-1, block 47-R in the aforesaid system, High Street, lots numbered 116 and 115, block 24-C in the aforesaid system, 24<sup>th</sup> Ward.
22. From "PO" Park and Open Space to "H" Hillside District all that certain property bounded by: Harpster Street, Gardner Way, the "RM-M" Zoning District boundary line located northwest of Herman Street between Gardner Street and lot number 336, block 24-C in the aforesaid system, lot number 336, block 24-C in the aforesaid system, Tell Street, lot number 262, 256, 254, 252, 251, 250, 249, 248, 247, 244, 242 and 240, block 24-C in the aforesaid system, lots numbered 1, 3, 4, 9 and 10, block 24-D in the

aforesaid system, the "UI" Zoning District boundary line located southeast of Spring Garden Avenue between lot number 10, block 24-D in the aforesaid system and Harpster Street, 24<sup>th</sup> Ward.

23. From "R2-L" Residential Two-Unit Low Density to "UI" Urban Industrial District all that certain property bounded by: Firth Street, lot number 11, block 47-S in the aforesaid system, High Street and lot number 105, block 47-R in the aforesaid system, 24<sup>th</sup> Ward.
24. From "UI" Urban Industrial District to "LNC" Local Neighborhood Commercial all that certain property bounded by: Lager Street, High Street, lot number 34, block 47-S in the aforesaid system and Spring Garden Avenue, 24<sup>th</sup> Ward.
25. From "R2-L Residential Two-Unit Low Density and "PO" Park and Open Space to "R1D-L" Residential Single-Unit Detached Low Density all that certain property bounded by: Spring Garden Avenue, lots numbered 168-1 and 177, block 47-M in the aforesaid system, Wicklines Lane, lot number 95A, block 47-M in the aforesaid system, High Way, Haug Street, High Street, Emanuel Way, High Street, lot number 94, block 47-H in the aforesaid system, lot number 225, block 47-G in the aforesaid system, lot number 63, block 47-H in the aforesaid system, High Street, Borough Street and lot number 16, block 47-H in the aforesaid system, 24<sup>th</sup> Ward.
26. From "R2-L" Residential Two-Unit Low Density and "PO" Park and Open Space to "R1D-L" Residential Single Unit Detached Low Density all that certain property bounded by: Spring Garden Avenue, lot number 264, block 78-L in the aforesaid system, the City of Pittsburgh and Reserve Township boundary line, lots numbered 232, 250 and 224, block 78-L in the aforesaid system, Spring Garden Avenue, lot number 1, block 78-S in the aforesaid system, lot number 6, block 47-D in the aforesaid system, Mauch Street, Spring Garden Avenue, Schubert Street, lot number 42, block 47-C in the aforesaid system, lot number 235, block 78-R, in the aforesaid system, Jenners Street, lot number 350, block 78-R in the aforesaid system, lot number 23, block 78-L in the aforesaid system, the existing "PO" Zoning District boundary line located south of Spring Garden Avenue between Ginsy Way and the City of Pittsburgh and Reserve Township boundary line, the City of Pittsburgh and Reserve Township boundary line, 24<sup>th</sup> Ward.
27. From "R2-L" Residential Two-Unit, Low Density and "PO" Park and Open Space to "H" Hillside District all that certain property bounded by: Wicklines Lane, lots numbered 158, 155, 159 and 162, block 47-M in the aforesaid system, Spring Garden Avenue, Mauch Street, lots numbered 7 and 13, block 47-D in the aforesaid system, Spring Garden Avenue, lots numbered 255, 245 and 240, block 78-L in the aforesaid system and the City of Pittsburgh and Reserve Township boundary line, 24<sup>th</sup> Ward.
28. From "PO" Park and Open Space to "H" Hillside District all that certain property bounded by: Spring

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Garden Avenue, the City of Pittsburgh and Reserve Township boundary line and lots numbered 245 and 255, block 78-L in the aforesaid system, 24<sup>th</sup> Ward.

29. From "R2-L" Residential Two-Unit Low Density and "PO" Park and Open Space to "H" Hillside District all that certain property bounded by: the "R1D-L" Zoning District boundary line located south of Spring Garden Avenue between the City of Pittsburgh and Reserve Township boundary line and Ginsy Way, lots numbered 70 and 72, block 78-L in the aforesaid system, Farby Way, lots numbered 94, 95 and 98, block 78-L in the aforesaid system, lot number 140, block 78-R in the aforesaid system, Giddy Way, lots numbered 136, 132, 178 and 180, block 78-R in the aforesaid system, Jenners Street, lots numbered 36, 37 and 40, block 47-C in the aforesaid system, Schubert Street, lot number 251, block 47-C in the aforesaid system, lot number 64, block 47-D in the aforesaid system, the "LNC" Zoning District boundary line located west of Spring Garden Avenue located between lot 64, block 47-D in the aforesaid system and Borough Street, Borough Street, High Street, lot number 133, block 47-H in the aforesaid system, High Street, Emanuel Way, High Street, Haug Street, High Way, lots numbered 95A and 95, block 47-M in the aforesaid system, Steep Street, the "R2-L" Zoning District boundary line located east of Bader Street and Harbon Street and north of Mandlin Way, the "RM-M" Zoning District boundary line located north of Mandlin Way and the "R1D-L Zoning District boundary line located south of South Side Avenue and east and north of Volmer Street, 24<sup>th</sup> Ward.