



Text File

Introduced: 3/6/2020

Bill No: 2020-0198, 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 VI: Development Standards, Chapter 914: Parking, Loading, and Access in order to eliminate minimum parking requirements for single-family attached dwellings.
(Public Hearing held 9/30/20)

WHEREAS, the City of Pittsburgh wishes to eliminate minimum parking requirements for the development of single-family attached dwellings in order to improve pedestrian safety in our neighborhoods, reduce the number of curb cuts on neighborhood sidewalks, and limit removal of on-street parking spaces; and,

WHEREAS, the removal of minimum parking requirements for development of single-family attached dwellings furthers the City’s goals of improving pedestrian safety, enhancing neighborhood walkability, and promoting non-vehicular mobility.

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

Section 1. The Pittsburgh Code, Title Nine: Zoning Code, Article VI: Development Standards, Chapter 914: Parking, Loading, and Access, Section 914.02 Off-Street Parking Schedules is hereby amended as follows:

914.02.A Schedule A

Off-street parking spaces shall be provided in accordance with the minimum and maximum standards included in Parking Schedule A. In lieu of complying with the standards of Parking Schedule A, an applicant may request approval of an Alternative Access and Parking Plan, pursuant to Sec. 914.07. The Zoning Administrator may require an Alternative Access and Parking Plan to be submitted for uses allowed in residential district. The parking schedule in this section shall not apply to the Bicycle Parking Requirement of Section 914.05.D.

| Use Type | Minimum Off-Street Automobile Spaces Required | Maximum Off-Street Automobile Spaces Allowed |
|-----------------------|---|--|
| Residential Uses | | |
| Single-Unit, Detached | 1 per unit | 4 per unit |
| Single-Unit Attached | ± 0 per unit | 4 per unit |

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| Two-Unit | 1 per unit | 2 per unit |
| Three-Unit | 1 per unit | 2 per unit |
| Multi-Unit | 1 per unit | 2 per unit |
| Group Residential | 1 per 4 residents | No maximum |
| Housing for the Elderly | Parking Demand Analysis Required, see Sec. 914.02.B | |
| Non-Residential Uses | | |
| Adult Entertainment | 1 per 500 s.f. above first 2,400 s.f. | 1 per 150 s.f. |
| Amusement Arcade | 1 per 500 s.f. above first 2,400 s.f. | 1 per 150 s.f. |
| Animal Care | 1 per 400 s.f. above first 2,400 s.f. | |
| Art or Music Studio | 1 per 800 s.f. | 1 per 300 s.f. |
| Assembly, Public | Parking Demand Analysis Required, See Sec. 914.02.B | |
| Bank or Financial Institution | 1 per 500 s.f. above first 2,400 s.f. | 1 per 300 s.f. |
| Bed and Breakfast | See Bed and Breakfast Regulations, Sec. 911.04.A.7-9 | |
| Basic Industry | Parking Demand Analysis Required, see Sec. 914.02.B | |
| Car Wash | 4 queuing spaces per bay for automatic wash; 2 queuing spaces per bay for self-service | |
| Cemetery | Parking Demand Analysis Required, see Sec. 914.02.B | |
| Check Cashing | 1 per 500 s.f. above first 2,400 s.f. | 1 per 175 s.f. |
| Child Care | 1 per 800 s.f. | 1 per 400 s.f. |
| Club | One (stall) per 125 square feet above the first 2,400 square feet | |
| Community Center | 1 per 500 s.f. | 1 per 200 s.f. |
| Correctional Facility | Parking Demand Analysis Required, see Sec. 914.02.B | |
| Cultural Services | 1 per 800 s.f. | 1 per 300 s.f. |
| Educational Institution not otherwise listed | 1 per 800 s.f. | 1 per 300 s.f. |
| Freight Terminal | Parking Demand Analysis Required, see Sec. 914.02.B | |
| Funeral Home | 4 per viewing room | |
| Gaming Enterprise | Parking Demand Analysis required, see 914.02.B | |
| Golf Course | 2 spaces per hole, plus 1 space per 800 s.f. in clubhouse | 4 per unit |
| Grocery Store, up to 10,000 s.f. | 1 per 500 s.f. above first 2,400 s.f. | 1 per 200 s.f. |

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| Grocery Store, over 10,000 s.f. | 1 per 150 s.f. | 1 per 100 s.f. |
| Hazardous Operations | Parking Demand Analysis Required, see Sec. 914.02.B | |
| Heliport, Helistop, Helipad | 1 per 1,000 s.f. of operational area | |
| Hospital | Parking Demand Analysis Required, see Sec. 914.02.B | |
| Incinerator, Solid Waste | Parking Demand Analysis Required, see Sec. 914.02.B | |
| Institutional Facility not otherwise listed | 1 per 800 s.f. | 1 per 300 s.f. |
| Laboratory/Research Service | 1 per 500 s.f. above first 2,400 s.f. | 1 per 200 s.f. |
| Laundry Service | Parking Demand Analysis Required, see Sec. 914.02.B | |
| Library | 1 per 600 s.f. | 1 per 200 s.f. |
| Manufacturing and Assembly | Parking Demand Analysis Required, see Sec. 914.02.B | |
| Medical Office | 1 per 400 s.f. above first 2,400 s.f. | |
| Office | 1 per 500 s.f. above first 2,400 s.f. | |
| Parks and Recreation | Parking Demand Analysis Required, see Sec. 914.02.B | |
| Pawn Shop | 1 per 500 s.f. above first 2,400 s.f. | 1 per 175 s.f. |
| Post Office | Parking Demand Analysis Required, see Sec. 914.02.B | |
| Recreation/Entertainment, Outdoor | Parking Demand Analysis Required, see Sec. 914.02.B | |
| Recreation/Entertainment, Indoor | 1 per 500 s.f. above first 2,400 s.f. or 1 per 5 seats, which | |
| Recycling Processing Center | Parking Demand Analysis Required, see Sec. 914.02.B | |
| Religious Assembly | 1 per 5 seats | |
| Restaurant, Fast Food | 1 per 75 s.f. of customer service/dining area or 1 per 200 s.f. if no customer service area, plus 6 queuing spaces per service window | |
| Restaurant | 1 per 125 s.f. above first 2,400 s.f. | 1 per 75 s.f. |
| Retail Sales and Services | 1 per 500 s.f. above first 2,400 s.f. | 1 per 175 s.f. |
| Safety Service | Parking Demand Analysis Required, see Sec. 914.02.B | |
| Salvage Yard | 1 per 1,000 s.f. above first 2,400 s.f., plus 1 per 10,000 s.f. of lot | |
| School, Elementary or Secondary | Parking Demand Analysis Required, see Sec. 914.02.B | |
| Service Station | 2 per service bay | |
| Transit Facility | Parking Demand Analysis Required, see Sec. 914.02.B | |

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| Utility, Public | Parking Demand Analysis Required, see Sec. 914.02.B | |
| Vehicle/Equipment Repair | 2 per service bay | |
| Vehicle/Equipment Sales | Parking Demand Analysis Required, see Sec. 914.02.B | |
| Vocational or Trade School | 1 per 500 s.f. | |
| Warehouse | Parking Demand Analysis Required, see Sec. 914.02.B | |
| Warehouse, Residential Storage | 1 space, plus 1 per service bay | |
| Welding or Machine Shop | Parking Demand Analysis Required, see Sec. 914.02.B | |

Section 2. The Pittsburgh Code, Title Nine: Zoning Code, Article VI: Development Standards, Chapter 914: Parking, Loading, and Access, Section 914.11 Exceptions to Off-Street Parking, Loading and Access Standards is hereby amended as follows:

914.11.B.4 Exception to Off-Street Parking Requirements for Infill Housing

The Zoning Administrator may authorize an exception to the off-street parking requirements for Single-Unit

Detached and Two-Unit residential uses provided that the following conditions are met:

- (a) The lot size is less than two thousand five hundred (2,500) square feet;
- (b) Off-street parking cannot be provided on-site without violation of the setback requirements;
- (c) The Administrator determines that the location, configuration and design of the parking area would be undesirable for the development of the structure and the adjacent and abutting properties; and
- (d) The Administrator determines that there is sufficient on-street parking to address the demand of the proposed use.