



Text File

Introduced: 5/13/2003

Bill No: 2003-1839, Version: 1

Committee: Committee on Planning, Zoning &
Land Use

Status: Passed Finally

Presented by Ms. Burns

An Ordinance amending the Pittsburgh Code of Ordinances, Title Nine, Zoning, Article V, Use Regulations, by amending in the Use Table, Section 911.02, certain provisions of the Code as they pertain to definitions related to custodial and personal care facilities.

Be it resolved by the Council of the City of Pittsburgh as follows:

Section 1. Amending the Pittsburgh Code of Ordinances, Title Nine, Zoning, Article V, Use Regulations, by amending in the Use Table, Section 911.02, certain provisions of the Code as they pertain to definitions related to custodial and personal care facilities.

A. Amend the Use Table, Section 911.02, as follows:

Community Home [means] is a group of more than eight unrelated disabled persons living together as a single housekeeping unit with shared common facilities. If required, staff persons may reside on the premises. A Community Home may not be a Multi-Suite Residential use or an Assisted Living use as defined in Section 911.02. For the purposes of this definition, "disabled" means "handicapped" as defined according to the Fair Housing Act Amendments of 1988, 42 U.S.C.S. 3602(h), and any amendments thereto. This use does not include Custodial Care Facilities. This use includes halfway houses where persons are aided in readjusting to society following a period of hospitalization or institutionalized treatment for a medical, psychiatric, developmental, emotional, or other disability or handicap. This does not include halfway houses for people leaving a correctional facility.

Correctional Facility [means] is [facility providing housing and care for individuals confined for violations of the law, including pre- and work release facilities.] a publicly or privately operated facility housing persons awaiting trial or persons serving a sentence after being found guilty of a criminal offense.

Custodial Care Facility is facility providing custodial care and treatment in a protective living environment for persons residing by court placement, including, without limitation, post-correctional facilities, juvenile detention facilities, and temporary detention facilities. This includes halfway houses and similar facilities for people on probation or parole who have been placed there as a condition of a judicial order.

Personal Care Residence is a building where food, shelter and personal assistance or supervision are provided for at least one full day for three or more adults who are not relatives of the operator and who may require assistance or supervision in the matters as dressing, bathing, diet, or medication prescribed for self administration but do not require hospitalization or care in a Nursing Home.

Personal Care Residence (Large) is a personal care residence that is limited to no more than 19 persons including clients, operator (any person responsible for the day-to-day operation and supervision of the home) and family of the operator. An operator may also be the householder. Clients shall be limited to no more than 17 persons.

Personal Care Residence (Small) is a personal care residence that is limited to no more than ten persons and no fewer than three persons including clients, operator (any person responsible for the day-to-day operation and supervision of the home) and family of the operator. An operator may also be the householder. Clients shall be limited to no more than eight persons.

B. Amend the Use Table, Section 911.02, by replacing the designation in the "RSD" District as follows:

- (1) Custodial Care Facility Use Not Permitted
- (2) Personal Care Residence (Small) Administrator's Exception
- (3) Personal Care Residence (Large) Use Not Permitted

C. Amend the Use Table, Section 911.02, by replacing the designation in the "RSA" District as follows:

- (1) Custodial Care Facility Use Not Permitted
- (2) Personal Care Residence (Small) Administrator's Exception
- (3) Personal Care Residence (Large) Use Not Permitted

D. Amend the Use Table, Section 911.02, by replacing the designation in the "RT" District as follows:

- (1) Custodial Care Facility Conditional Use
- (2) Personal Care Residence (Small) Administrator's Exception
- (3) Personal Care Residence (Large) Special Exception

E. Amend the Use Table, Section 911.02, by replacing the designation in the "RTS" District as follows:

- (1) Custodial Care Facility Conditional Use

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- (2) Personal Care Residence (Small) Administrator's Exception
- (3) Personal Care Residence (Large) Special Exception

F. Amend the Use Table, Section 911.02, by replacing the designation in the "RM" District as follows:

- (1) Custodial Care Facility Conditional Use
- (2) Personal Care Residence (Small) Administrator's Exception
- (3) Personal Care Residence (Large) Special Exception

G. Amend the Use Table, Section 911.02, by replacing the designation in the "NDO" District as follows:

- (1) Custodial Care Facility Conditional Use
- (2) Personal Care Residence (Large) Special Exception
- (3) Personal Care Residence (Small) Administrator's Exception

H. Amend the Use Table, Section 911.02, by replacing the designation in the "LNC" District as follows:

- (1) Custodial Care Facility Conditional Use
- (2) Personal Care Residence (Large) Special Exception
- (3) Personal Care Residence (Small) Administrator's Exception

I. Amend the Use Table, Section 911.02, by replacing the designation in the "NDI" District as follows:

- (1) Custodial Care Facility Conditional Use
- (2) Personal Care Residence (Large) Special Exception
- (3) Personal Care Residence (Small) Administrator's Exception

J. Amend the Use Table, Section 911.02, by replacing the designation in the "UNC" District as follows:

- (1) Custodial Care Facility Conditional Use
- (2) Personal Care Residence (Large) Special Exception
- (3) Personal Care Residence (Small) Administrator's Exception

K. Amend the Use Table, Section 911.02, by replacing the designation in the "HC" District as follows:

- (1) Custodial Care Facility Conditional Use

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- (2) Personal Care Residence (Large) Special Exception
 - (3) Personal Care Residence (Small) Administrator's Exception

L. Amend the Use Table, Section 911.02, by replacing the designation in the "GI" District as follows:

- (1) Custodial Care Facility Use Not Permitted
- (2) Personal Care Residence (Large) Special Exception
- (3) Personal Care Residence (Small) Use Not Permitted

M. Amend the Use Table, Section 911.02, by replacing the designation in the "UI" District as follows:

- (1) Custodial Care Facility Conditional Use
- (2) Personal Care Residence (Large) Special Exception
- (3) Personal Care Residence (Small) Administrator's Exception

N. Amend the Use Table, Section 911.02, by replacing the designation in the "PO" District as follows:

- (1) Custodial Care Facility Use Not Permitted
- (2) Personal Care Residence (Large) Use Not Permitted
- (3) Personal Care Residence (Small) Use Not Permitted

O. Amend the Use Table, Section 911.02, by replacing the designation in the "H" District as follows:

- (1) Custodial Care Facility Use Not Permitted
- (2) Personal Care Residence (Large) Use Not Permitted
- (3) Personal Care Residence (Small) Administrator's Exception

P. Amend the Use Table, Section 911.02, by replacing the designation in the "EMI" District as follows:

- (1) Custodial Care Facility Conditional Use
- (2) Personal Care Residence (Large) Administrator's Exception
- (3) Personal Care Residence (Small) Administrator's Exception

Q. Amend the Use Table, Section 911.02, by replacing the designation in the "GT" District as follows:

- (1) Custodial Care Facility Conditional Use
- (2) Personal Care Residence (Large) Special Exception
- (3) Personal Care Residence (Small) Administrator's Exception

R. Amend the Use Table, Section 911.02, by replacing the designation in the "DR" District as follows:

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- (1) Custodial Care Facility Conditional Use
- (2) Personal Care Residence (Large) Special Exception
- (3) Personal Care Residence (Small) Administrator's Exception