



Text File

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Bill No: 2003-1917, Version: 2

Committee: Committee on Planning, Zoning & Land Use

Status: Died due to expiration of legislative council session

Presented by Ms. Burns

AS AMENDED

Ordinance amending the Pittsburgh Code of Ordinances, Title Nine, Zoning, Article II, Base Zoning Districts and Article V, Use, Regulations by adding the CV, Conservation District, the Arboretum Use and the Wildlife Preserve Use.

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

Section 1. The Council of the City of Pittsburgh hereby enacts as follows:

Section 1. The designated section of Title Nine, Zoning, is hereby amended as follows:

- A. 902.01.A 3 (d) C V, Conservation
- B. 902.02 A. C V, Conservation
- C. 905.04.A Purpose

The C V, Conservation District is intended to:

- 1. Protect and preserve the natural resources of the City of Pittsburgh;
- 2. Protect and preserve the functioning of natural systems;
- 3. Conserve Substantial land areas with valuable environmental resources, such as sensitive vegetation, habitats for rare and endangered species of animals and wetlands;
- 4. Extensively regulate development in order to minimize impairment of the function of vital natural systems; and
- 5. Apply only to land owned by the City of Pittsburgh or other government bodies or agencies.

905.04 B Use Regulations

905.04 B1 Primary Uses

Primary uses shall be allowed in the C V District in accordance with the Use Table of Section 911.02.

905.04 2 Accessory Uses

Accessory uses shall be permitted in the C V District in accordance with the Use Table of Section 911.02.

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

Arboretum means land on which many different trees or shrubs are grown for study or display.
Wildlife Preserve means a place set apart for protection and propagation of birds and wildlife, especially those hunted for sport.

All uses listed in the use table, Section 911.02 are not permitted in the C V, Conservation District, with the exception of:

Arboretum Permitted by Right

Wildlife Preserve permitted by Right

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Parks and Recreation (Limited) Permitted by Right
Transit Facility, Special Exception
Utility (Limited) Special Exception

E. 911.04.A Standards That Apply to Uses Listed in the Use Table is amended as follows:

911.04.A.70 Transit Facility

Transit Facility uses shall be subject to the following standards:

- (a) Parking and vehicular storage areas shall be screened according to the Landscaping and Screening Standards of Chapter 918;
- (b) Pedestrian walkways and loading areas shall be designed to be an integral part of the surrounding street system, and to minimize conflicts with vehicles; and
- (c) Side development standards, Off-street parking and loading requirements and landscaping and screening standards shall be established by the Planning Commission, based on an evaluation of the specific Transit Facility proposal.
- (d) In CV District
 - (i) (a) through (c) above are applicable;
 - (ii) The design of the structure shall be subject to the Review Criteria or Development Standards of the nearest Public Realm District;
 - (iii) Any enclosure, such as fences and walls, shall be designed to be compatible with surrounding structures and shall not include the use of barbed or razor wire;
 - (iv) All facilities shall be designed to be compatible with the surrounding landscape, such that minimal possible grading will be required and the minimum disturbance and removal of existing vegetation will be required; and
 - (v) During construction and after completion, all facilities shall minimally impact surrounding vegetation, wildlife and ecosystems, and facilities not minimizing such impacts are not permitted.

911.04.A.71 Utility Limited

- (a) In Residential, commercial, Public Realm and PO Districts

Utility (Limited) uses shall be subject to the following standards in all residential and commercial zoning districts:

- (1) Overhead lines shall be organized, designed and located to avoid conflict with existing trees and other existing landscape features;
- (2) Where wiring or cables are intended to serve new structures of more than ten(10) new residential units, or new structures of two (2) or more nonresidential buildings within a single development, lines and cables shall be located underground;
- (3) Accessory structures shall not be located in the street side yard; and
- (4) When located in an interior side yard, accessory equipment shall be completely screened from view except as needed for access, according to the Landscaping and Screening

Standards of Chapter 918.

(b) In CV District

- (i) (a) (1) through (4) above are applicable;
- (ii) The design of the structure shall be subject to the Review Criteria or Development Standards of the nearest Public Realm District
- (iii) Any enclosure, such as fences and walls, shall be designed to be compatible with surrounding structures and shall not include the use of barbed or razor wire; and
- (iv) All facilities shall be designed to be compatible with the surrounding landscape, such that minimal possible grading will be required and the minimum disturbance and removal of existing vegetation will be required; and
- (v) During construction and after completion, all facilities shall minimally impact surrounding vegetation, wildlife and ecosystems, and facilities not minimizing such impacts are not permitted.