



Text File

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Bill No: 2004-0846, Version: 1

Committee: Committee on Planning, Zoning &
Land Use

Status: Passed Finally

Presented by Mr. Udin

Ordinance amending the Pittsburgh Code, Title Nine, Zoning, Article IX, Measurements and Definitions, Chapter 926 Definitions, by changing the definition of development and adding definitions for preservation and conservation.

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 IX Measurements and Definitions, Chapter 926 Definitions, by changing the definition for development and adding definitions for preservation and conservation.

A. Amend Chapter 926, definition 67 as follows:

B.

Development means [any activity for which a permit or other approval is required to be obtained from the Zoning Administrator.] the performance of any building, excavation, or mining operation, the making of any substantial change in the use or appearance of any structures or land, or the creation or termination of rights of access or riparian rights. The following activities or uses shall be taken for the purpose of this code to involve development as defined in this code unless expressly excluded by ordinance:

- a. A change in type of use of a structure or land;
- b. A reconstruction, alteration of the size, or substantial change in the external appearance of a structure or land;
- c. A substantial increase in the intensity of use of land, such as an increase in the number of businesses, manufacturing establishments, offices or dwelling units;
- d. Commencement of mining or excavation on a parcel of land;
- e. Demolition of a structure or removal of substantial living trees;
- f. Deposition of refuse, solid or liquid waste or fill on a parcel of land;
- g. In connection with the use of land, substantial disturbance of existing vegetation, tree cover, site contours, or watercourses including, but not limited to, disturbance for roads, parking areas and structures;
- h. Alteration of shore, bank or floodplain of a river, stream, or artificial body of water;
- i. Re-establishment of a use which has been abandoned;
- j. Departure from the use for which development permission has been granted, or failure to comply with the conditions of an ordinance or order granting the development permission under which the development was commenced or is continued.

m.

A. Amend Chapter 926 by adding the following definitions:

1)

Conservation means controlled, limited development; protection of basic conditions, qualities or attributes based on natural features, physiographic constraints, or legal covenants.

Preservation means maintenance in an existing or natural state in order to prevent environmental degradation of a functional or visual nature.

A. Amend Chapter 906.03.B (Special Definitions) by deleting the following definitions from that Chapter in their entirety:

B.

2. Conservation
- 3.
5. Development
- 6.
9. Preservation

Section 2. Any Ordinance or Resolution or part thereof conflicting with the provisions of this Ordinance, is repealed so far as the same affects this Ordinance.