



Text File

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Committee: Committee on Planning, Zoning & Land Use

Status: Passed Finally

Presented by Mr. Bodack

Ordinance amending the Pittsburgh Code, Title Nine, Zoning Map by changing zoning district boundaries by extending the SP-1 district beyond the Hot Metal Bridge, and amending the Pittsburgh Code, Title Nine, Zoning amending text for the SP-1 / Pittsburgh Technology Center district.

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

Section 1. Amending the Pittsburgh Code, Title Nine, Zoning Map by changing zoning district boundaries by extending the SP-1 district beyond the Hot Metal Bridge, and amending the Pittsburgh Code, Title Nine, Zoning amending text for the SP-1 / Pittsburgh Technology Center district.

1. Amend Section 902.03, Zoning District Map of the Pittsburgh Code by changing the following zoning district classifications:

From GI / General Industrial to SP-1 / Specially Planned District #1: Pittsburgh Technology Center all property identified as 029-G-0092 in the Allegheny County Block and Lot system at the corner of Second Avenue and Hot Metal Street, Oakland, 4th Ward.

2. Amend Section 909.01.F (SP-1 / Pittsburgh Technology Center) as follows:

909.01.F SP-1 Pittsburgh Technology Center

The provisions of this section apply to all land within the SP-1 district, which is generally bounded by: Second Avenue on the north; the Monongahela River on the south; the Birmingham Bridge on the west; and beyond the Monongahela Connecting Bridge on the east.

[909.01.F.1 SP-1 Subdistricts

The SP-1 district is further divided into the following subdistricts which extend east to west, bounded by Second Avenue on the north, and the Monongahela River on the south.

(a) Subdistrict 1-East generally extends to the east from the centerline of the District to by the eastern entry road at Bates Street.

- (b) Subdistrict 1-West generally extends to the west from the centerline of the District to the western entry road.
- (c) Subdistrict 2-East generally extends from the eastern entry road to the eastern boundary of the District at the Monongahela Connecting Bridge.
- (d) Subdistrict 2-West generally extends from the western entry road to the western edge of the District near the Birmingham Bridge.]

909.01.F.[2]1 Use Regulations

In the SP-1 District, land and structures may be used, and structures may be erected, altered or enlarged for only the uses listed in this section:

- (a) Laboratory / Research Services, [development and service uses,] including, but not limited to, advanced methodologies and processes in biotechnology, modern biological technology, computer hardware and software, and artificial intelligence and accessory and support facilities related to these uses; [, and according to the following industry numbers found in the latest edition of the Standard Industrial Classification Manual:

Industry Code	Industry Name
7371	Computer programming services
7372	Prepackaged software
7373	Computer integrated systems design
8071	Medical laboratories
8731	Commercial physical and biological research
8732	Commercial economic, sociological & educational research
8733	Noncommercial research organizations
8734	Testing laboratories]

- (b) Manufacturing and Assembly [and manufacture of any products, instruments, accessories and devices,] associated with the uses listed in Sec. 909.01.F.[2]1(a), with the following standards
 - (i) [only when] the design of these items results from the research and development activities of the research institutions and companies located on the site; [, provided these]
 - (ii) the assembly and manufacturing uses are such that no explosive materials or processes are involved, and
 - (iii) the uses produce no smoke, odor, vibration, noise, heat, dust, glaring light or other hazard or noxious or objectionable attribute is noticeable from outside any building.
- (c) Office uses associated with the onsite financing, management and administration of any of the uses listed in Sec. 909.01.F.[2]1(a).
- (d) [General office uses, not to exceed one hundred thousand (100,000) gross square feet, provided that such uses do not exceed fifty thousand (50,000) gross square feet in Subdistricts 1-East and 2-East together, and fifty thousand (50,000) gross square feet in Subdistricts 1-West and 2-West together.]

Office uses involved with or related to biotechnology, biologic research, computer software, or other uses as determined by the Planning Commission;

- (e) [Helipads.] Parking Structures, provided the use supports development in the SP-1 district;
- (f) [Helistops.] Hotel/Motel (limited and general);
- (g) Restaurant, provided that the use is located in a larger building or is on an adjacent parcel to a parking structure;
- (h) Retail sales and services, provided that the use is located in a larger building or is on an adjacent parcel to a parking structure;
- (i) Multi-Unit Residential; and
- (j) Accessory uses and structures, when clearly incidental to the uses listed in Sections 909.01.F.[2]1(a) through 909.01.F.[2]1(c) and located within the buildable area of the district, including:
 - (1) Minor parking area or minor parking garage;
 - (2) Business services clearly related and incidental to permitted principal uses, and only when primarily serving those uses; and
 - (3) [Minor commercial areas for retail sales and personal services clearly incidental to permitted principal uses, and only when located within the building housing permitted principal uses; and
 - (4)] Child Day Care Center, only when located within a building housing a permitted principal use.

909.01.F.[3]2 Site Development Standards;

The following site development standards shall apply in the SP-1 district.

(a) Minimum Height

The minimum height of the majority of any building footprint or the majority of the combined building footprints of two (2) adjacent buildings and parking structures [other than those with predominantly accessory uses] shall be three (3) stories or forty-five (45) feet.

(b) Maximum Height

The maximum height of any building or structure within the [1-East and 1-West subdistricts of the] SP-1 district shall be ninety (90) feet. [The maximum height of any building or structure within the 2-East subdistrict shall be one hundred eighty (180) feet. The maximum height of any building or structure within the 2-West subdistrict shall be one hundred twenty-five (125) feet.]

[The height of any building or structure shall be measured from the average elevation of the onsite road adjacent to the building site, and shall include the heights of parapet walls, screening for mechanical equipment, and other architectural elements which are consistent with the design of the primary structure.]

(c) Height Exceptions

Subject to the requirements prescribed hereunder, the following exceptions to the height regulations in Sections 909.01.F.2 are authorized by the Planning Commission according to the following.

(1) Any structure above ninety (90) feet shall be placed in a location specifically identified for such structures in the Preliminary Land Development Plan and shall be designed to be a landmark structure which specifically responds to its location on the site; and

(2) No building shall exceed one hundred eighty (180) feet.

(d) Floor Area Ratio

The maximum floor area ratio for the entire SP-1 district, not including accessory uses, shall be [0.75] 3.

[(d)](e) Urban Open Space

At least ten (10) percent of the entire SP-1 district shall be provided and maintained as Urban Open Space.

[(e)](f) Traffic [Limitations] and Parking Demand Analysis

[The total gross floor area within the SP-1 district shall not exceed a level that can be expected to generate more than seven hundred thirty (730) vehicle trips exiting the SP-1 District in any given one-hour period, as documented in a traffic study prepared for the Planning Commission, which shall determine the number of vehicles which enter and exit the district at peak hours.] Traffic and Parking Demand Analyses shall be required in a format specified by the Zoning Administrator for all development in the SP-1 district. The Zoning Administrator shall review the submitted analyses, including all sources of data, to establish appropriate traffic and parking mitigation measures. The costs for constructing and implementing all required mitigation measures shall be the responsibility of the Applicant.