



Legislation Details (With Text)

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Title:	Ordinance amending the Pittsburgh Code, Title Nine, Zoning, Article IV, Chapter 909, Planned Development Districts, Section 909.01.Q SP-10 Hazelwood Green Specially Planned District by amending certain text, deleting certain text and/or replacing certain text within the Zoning Code as follows: (Report & Recommendation received 11/29/21) (Public Hearing held 12/22/21)		
Sponsors:	Corey O'Connor		
Indexes:	PGH. CODE ORDINANCES TITLE 09 - ZONING		
Code sections:			
Attachments:	1. 2021-1815 and DCP-MPZC-2021-01314 Hearing Report Updated, 2. 2021-1815 PC Recommendation Letter Corrected		

Date	Ver.	Action By	Action	Result
12/30/2021	3	Mayor	Signed by the Mayor	
12/28/2021	3	City Council	Passed Finally, As Amended	Pass
12/28/2021	3	City Council	AMENDED BY SUBSTITUTE	Pass
12/28/2021	2	City Council	added to the Agenda	Pass
12/22/2021	2	Committee on Hearings	Public Hearing Held	
12/1/2021	2	Standing Committee	AMENDED	Pass
12/1/2021	2	Standing Committee	Held for Cablecast Public Hearing	Pass
9/1/2021	1	Standing Committee	Referred for Report and Recommendation	Pass
8/31/2021	1	City Council	Waived under Rule 8	Pass
8/31/2021	1	City Council	Read and referred	

Ordinance amending the Pittsburgh Code, Title Nine, Zoning, Article IV, Chapter 909, Planned Development Districts, Section 909.01.Q SP-10 Hazelwood Green Specially Planned District by amending certain text, deleting certain text and/or replacing certain text within the Zoning Code as follows:
(Report & Recommendation received 11/29/21)
(Public Hearing held 12/22/21)

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

Section 1. Amend Article IV, Chapter 909, Planned Development Districts, Section 909.01.Q, SP-10 Hazelwood Green by amending certain text, deleting certain text and/or replacing certain text with the

following:

- A. Section 909 01.Q.4 Parking is hereby deleted in its entirety and replaced with the following:

SEE ATTACHMENT

909.01.Q.4 Parking

A. Parking Requirements. Permanent parking requirements/limitations:

- i. All parking, whether a primary or accessory use, should be Shared Parking.
- ii. All applications seeking FLDP approval for any use shall comply with the shared parking requirements for Hazelwood Green as set forth in the Parking or Transportation Demand Management Plan. Such compliance shall be demonstrated in a parking demand analysis that complies with the provisions of Section 922.11.C.2 <about:blank>(d) of the Code. The parking demand scope and final report shall be approved by the City of Pittsburgh Department of Planning.
- iii. All parking accessory to a principal use shall be subject to the following maximum parking ratios based on the use classification set forth below:

Use Classification	Maximum Parking Ratio
Hospitality	1 space per guest room
Light Industrial and Production	3 spaces per 1,000 sf
Office	3 spaces per 1,000 sf
Research and Development	3 spaces per 1,000 sf
Residential	Studios: 1 space per dwelling unit 1-bedrooms: 1.5 spaces per dwelling unit 2 or more bedrooms: 2 spaces per dwelling unit

B. Surface Parking.

Except for Temporary Surface Lots, surface parking in the SP-10 Hazelwood Green Development District shall only be permitted as accessory to other uses. A surface parking lot shall not exceed the lesser of: (1) twenty (20) percent of the land area of a Development Lot or (2) 0.4 acres. Surface lots shall not front onto an Open Space, be across a street from an Open Space, and shall not front onto an Active Street.

C. Temporary Surface Lots.

Prior to the date Certificates of Occupancy are issued for temporary vehicular parking spaces throughout the SP-10 equal to the SP-10 Parking Threshold, Temporary Surface Lots shall be permitted anywhere except for areas designated in any approved FLDP for Urban Open Space within the SP-10 Hazelwood Green Development District on a temporary basis, subject to the following limitations:

- i. A Temporary Surface Lot should be shared by multiple users, and shall be accessory for users of Hazelwood Green.
- ii. The Temporary Surface Lot shall not be subject to the maximum parking ratios set forth above, and shall not be subject to the limitation on the number of surface parking spaces set forth in Section 914.02.C of the Code.

- iii. The landscaping requirements of Chapter 918 shall not be applicable to Temporary Surface Lots, provided that parked vehicles shall be screened from view of adjacent streets to the extent feasible.
- iv. All Temporary Surface Lots shall be subject to Site Plan Review under Section 922.04 <about:blank> of the Code in lieu of complying with the FLDP requirements of Section 922.11.C <about:blank>.
- v. In no event shall new Temporary Surface spaces above the SP-10 Parking Threshold be permitted to be constructed after three-point-one million square feet (3,100,000 GSF) of development have been built (excluding improvements on parcels 19, 20, 23, 24, 27 & 28), however existing Temporary Surface spaces may be relocated within the SP District. Provided further, that the following provisions shall govern parking lots which contain Temporary Surface parking spaces (a “Temporary Lot”):
 - (a) Within twelve (12) months of the thirtieth (30th) anniversary of the issuance of the occupancy permit for a Temporary Lot, the record owner of the Temporary Lot shall commission a Parking Demand Study (a “30 Year PDS”) which shall study the amount of Temporary Surface spaces which are then necessary to support the uses and/or users on the properties which utilize the Temporary Lot, and the amount of Temporary Surface spaces which will be necessary to support the uses and/or users on the properties which utilize the Temporary Lot on the fortieth (40th) anniversary of the issuance of the occupancy permit for the Temporary Lot.
 - (b) The 30 Year PDS shall not only take into account the criteria as set forth in Section 914.02.B of the Code (as amended), but shall also take into account the ability to utilize then available Transportation Demand Management (“TDM”) strategies to determine the appropriate number of Temporary Surface spaces that will be required to be maintained in the Temporary Lot on the date which is the fortieth (40th) anniversary of the issuance of the occupancy permit for the Temporary Lot.
 - (c) The 30 Year PDS shall be presented to the Zoning Administrator, who shall forward the same with a recommendation to the Planning Commission for their review and approval of any remaining Temporary Surface parking spaces.
 - (d) In the event that the 30 Year PDS demonstrates that all or a portion of the Temporary Surface spaces that exist as of the date of the 30 Year PDS are no longer necessary to support the uses and/or users, then the owner of the parking lot shall take the necessary steps to eliminate such Temporary Surface spaces, or portions thereof, as of the date which is the fortieth (40th) anniversary of the issuance of the occupancy permit for the Temporary Lot. To the extent that the 30 Year PDS shows that all or portions of the then existing Temporary Surface parking spaces will be necessary to support the uses and/or users on the properties which utilize such Temporary Surface Spaces on the fortieth (40th) anniversary of the issuance of the occupancy permit for the Temporary Lot, then such Temporary Surface parking spaces will be permitted to remain, and shall become permanent parking spaces.
- vi. In no event shall the total number of parking spaces located on all Temporary Surface Lots combined in the SP-10 be more than the SP-10 Parking Threshold. Each applicant for a Temporary Surface Lot shall identify the total number of parking spaces located within all Temporary Surface Lots as part of an application for Zoning Administrator review and approval of a new Temporary

Surface Lot. After 4,000 temporary spaces are built, a site-wide parking and transit assessment will be commissioned, and alternatives to surface parking will be evaluated for commercial viability.

D. Parking Structures.

A non-accessory Parking Structure shall not be located within five hundred (500) feet from another non-accessory Parking Structure measured by a linear line from the closest point of one (1) structure to the beginning of the other structure. This restriction shall not apply to or from garages placed on parcels 20, 24, or 28.

E. Podium Parking.

Podium parking is allowed on any HG Block. When facing onto Active Streets or Urban Open Spaces, podium parking shall be wrapped on all frontages and all levels facing an Active Street, Urban Open Space, or a frontage on Lytle Street South of Hazelwood Ave, with a minimum of 18 feet of occupied, habitable space.

F. Integral Parking.

Integral Parking shall be permitted as an accessory use, so long as it is limited to one level, and when adjacent to Active Streets, Urban Open Spaces, and Public-Private Open Spaces, shall be screened from view with a minimum depth of 18 feet of occupied habitable space between the parking area and exterior wall of the building.

G. Bicycle Parking.

- i. In lieu of the requirements of Section 914.05.D <about:blank> of the Code, all development shall include bicycle parking meeting the below listed requirements for both Unprotected Bicycle Parking and Protected Bicycle Parking:

USE CATEGORY	MINIMUM UNPROTECTED BICYCLE PARKING	MINIMUM PROTECTED BICYCLE PARKING
Residential Low	N/A	N/A
Residential Medium	Storage for at least 2.5% of peak visitors, but no fewer than four (4) spaces per building.	Storage for at least 30% of all regular building occupants, but no fewer than one (1) space per residential unit.
Residential High	Storage for at least 2.5% of peak visitors, but no fewer than four (4) spaces per building.	Storage for at least 30% of all regular building occupants, but no fewer than one (1) space per residential unit.
Light Industrial and Production	Storage for at least 2.5% of peak visitors, but no fewer than four (4) spaces per building.	Storage for at least 5% of all regular building occupants, but no fewer than four (4) spaces per building.
Research and Development	Storage for at least 2.5% of peak visitors, but no fewer than four (4) spaces per building.	Storage for at least 5% of all regular building occupants, but no fewer than four (4) spaces per building.
Office	Storage for at least 2.5% of peak visitors, but no fewer than four (4) spaces per building.	Storage for at least 5% of all regular building occupants, but no fewer than four (4) spaces per building.

Community	Storage for at least 2.5% of peak visitors, but no fewer than four (4) spaces per building.	Storage for at least 5% of all regular building occupants, but no fewer than four (4) spaces per building.
Commercial	At least two (2) storage spaces for every five thousand (5,000) square feet, but no fewer than two (2) spaces per building.	Storage for at least 5% of all regular building occupants, but no fewer than two (2) spaces per building.

B. Section 909 01.Q.5 Development Standards is hereby deleted in its entirety and replaced with the following:

909.01.Q.5 Development Standards

A. Compliance with the PLDP.

Parcel and Building Design regulations within Section 04 of the Preliminary Land Development Plan, as amended, are incorporated herein and compliance with such requirements, as amended, shall be a prerequisite of approval of a FLDP.

B. Active Ground Floor Uses.

Active ground floor use requirements. Active ground floor uses shall be included along the frontages identified on Figure 2 in the SP-10 Appendix. Active ground floor uses are as follows: Art or Music Studio, Bank or Financial Institution (Limited), Bank or Financial Institution (General), Child Care (General), College or University Campus, Community Center (Limited), Community Center (General), Cultural Service (Limited), Cultural Service (General), Grocery Store (Limited), Grocery Store (General), Hotel/Motel (Limited), Hotel/Motel (General), Library (Limited), Library (General), Recreation and Entertainment Indoor (Limited), Recreation and Entertainment Indoor (General), Restaurant Fast-Food (Limited), Restaurant (Limited), Restaurant (General), Retail Sales and Services (Limited), Retail Sales and Services (General), Sidewalk Cafe, Farmer's Market, Neighborhood Hospital, Spa, and Water Enhanced Facility or Use.

Active ground floor uses also include uses that by their nature provide an active frontage and “eyes on the street.” Uses that meet the following performance criteria also qualify as Active Uses:

- i. Frontage meets the Active Use Transparency requirement (see section 909.01.Q.5.E.i.b.)
- ii. The use can be individually accessed from a street, open space, or Shared Way (for example, a residential unit, a bike room, or a building amenity area, with a direct entrance from the street), excluding areas used for the storage of cars, packages, or goods.
- iii. Portions of frontage where access is limited or encumbered by easements may be excluded from the active use frontage requirement.

C. Build-to-Zone.

- i. All new construction shall be subject to the following Build-to-Zone requirements:

(a) Type 1 Frontage: All structures located along a Type 1 Frontage as identified in Figure 3-1 of the

- SP-10 Appendix shall occupy no less than 90% of the lot frontage within the Build-to-Zone.
- (b) Type 2 Frontage: All structures located along a Type 2 Frontage as identified in Figure 3-2 of the SP-10 Appendix shall occupy no less than 70% of the lot frontage within the Build-to-Zone.
 - (c) Type 3 Frontage: All structures located along a Type 3 Frontage as identified in Figure 3-3 of the SP-10 Appendix shall occupy no less than 30% of the lot frontage within the Build-to-Zone.
 - (d) Portions of frontage that are encumbered by utility and/or rights of way easements, or are otherwise challenged to meet the Build-to-Zone requirements due to the presence of significant underground obstructions, may be adjusted to accommodate such items, but only to the minimum extent necessary to allow such easement, rights-of-way, or underground obstructions to be avoided.

D. Building Height.

- i. Maximum Building Height.
 - (a) All development within the River District shall be limited to a maximum building height of two hundred forty (240) feet.
 - (b) All development within the Mill District and Flats District, except for HG Blocks 62 and 63, shall be limited to a maximum building height of one hundred fifty (150) feet.
 - (c) All development on HG Blocks 62 and 63 shall be limited to a maximum building height of eighty-five (85) feet.
 - (d) Pavilions and kiosks in open spaces shall be limited to a maximum building height of twenty-five (25) feet.
 - (e) Building height shall be measured as the vertical distance between the average finished grade along the wall facing the front street yard at the base of the building and 1) the top of the highest occupied floor in the case of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip, or gambrel roof. This excludes the following rooftop elements: parapets, pavilions, guardrails, stair access, elevator overruns, solar panels or other green infrastructure, mechanical equipment, bulkheads, machine rooms, and occupiable indoor space up to 2,000 square feet.
- ii. Minimum Building Height. All development shall have a building height of at least thirty-two (32) feet, except that structures containing the following uses shall be permitted to have a minimum height of at least twenty (20) feet: (a) Type A structures, (b) structures under twenty-five thousand (25,000) square feet that contain the following uses as a primary use: Cultural Services (either Limited or General), Retail Sales and Services (Limited or General), and/or Restaurant (either Limited or General). Provided however, with the exception of Type A structures, all structures that have a minimum height of less than thirty-two (32) feet shall not encompass more than twenty (20) percent of any HG Block.
- iii. Building Stepback Requirements.
 - (a) Buildings located on each developable HG Block shall be subject to stepback requirements set forth in this section. The term "stepback" refers to a technique whereby the floorplate of the building is reduced from the Street at certain heights of a building to improve the pedestrian experience,

enable sunlight penetration to the ground plane (streets and public spaces), and creating interesting and functional rooftops at various building levels. An example of a building stepback is identified on Figure 4 of the SP-10 Appendix.

(b) Stepback Types:

Stepback Type I:

Distance from Development Lot Line (Stepback Line)	Maximum Height
0 - at least 10 feet	45 feet
10 or more feet - at least 20 feet	85 feet

Stepback Type II:

Distance from Development Lot Line (Stepback Line)	Maximum Height
0 - at least 15 feet	65 feet

(c) Designation of Stepback Areas:

- (1) Stepback Type I: All frontages requiring Stepback Type I are designated on Figure 5-1 of the SP-10 Appendix.
- (2) Stepback Type II: All frontages requiring Stepback Type II are designated on Figure 5-2 of the SP-10 Appendix.

(d) Tower Stepback:

- (1) Portions of buildings between 86 feet and 150 feet shall maintain a minimum distance of 100 feet clear from any portion of another building between 86 feet and 150 feet.
 - (2) Portions of buildings between 151 feet and 240 feet shall maintain a minimum distance of 115 feet clear from any portion of another building between 151 feet and 240 feet.
 - (3) These distances are to be measured by an offset from the building face, and exclude rooftop elements that are exempt from the building height measurement.
- (e) Buildings or the portions of buildings that are set back from the Development Lot Line at a distance that is equal to or greater than an applicable Stepback Line shall be exempt from the maximum height limitation applicable to such Stepback Line.
- (f) If an HG Block is combined with another HG Block across a Shared Way or street that has not yet been dedicated to the City in accordance with the provisions of this ordinance, the stepback requirement applicable to frontage along such Shared Way or street shall not be applicable to the extent the building crosses such Shared Way or street.

E. Building Transparency Requirements.

- i. All buildings containing any use at the ground level, except for uses classified as Light Industrial and Production, Research and Development, Film Production, Basic Industry, and Residential Low, shall be subject to the following ground floor transparency requirements where any Façade fronts a Street or Urban Open Space:
 - (a) Except for frontages requiring Active Uses as identified on Figure 2, all buildings shall have minimum ground floor transparency of 60% of the Façade measured from two (2) feet parallel above the sidewalk grade of such Façade to twelve (12) feet parallel above sidewalk grade.
 - (b) All buildings with frontages requiring Active Uses as identified on Figure 2 shall have minimum ground floor transparency of 70% of the Façade measured from two (2) feet parallel above sidewalk grade of such Façade to twelve (12) feet parallel above sidewalk grade.
- ii. All buildings containing Residential Low use at the ground level shall have minimum ground

floor transparency of 15% of the Façade measured between the sidewalk grade of such Façade and ten (10) feet above sidewalk grade for each Façade that fronts a Street or Urban Open Space.

- iii. All buildings containing uses classified as Light Industrial and Production, Film Production, and/or Research and Development at the ground level shall have minimum ground floor transparency of 30% of the Façade measured between two (2) feet parallel above sidewalk grade for each Façade and twelve (12) feet parallel above sidewalk grade for each Façade that fronts a Street or Urban Open Space.
- iv. Upper floor Façades that front a Street or Urban Open Space of all buildings shall have an aggregated minimum of 30% transparency.
- v. All buildings containing uses classified as Basic Industry shall not have such uses fronting on an Active Street or Urban Open Space.
- vi. In meeting the ground floor transparency requirements of this section, transparency shall be provided in such a manner to provide visibility into the spaces for adjacent pedestrians.

F. Ground Floor Height Requirements.

- i. All buildings, except for buildings containing ground floor Residential Low use shall have a Ground Floor Height of fourteen (14) feet or greater.

G. Building Length.

A building or buildings shall not exceed five hundred (500) linear feet measured in a straight line from end to end along any Façade.

H. Urban Open Space.

A minimum of ten (10) percent of the entire SP-10 Hazelwood Green shall be provided and maintained as Urban Open Space. Each Subdistrict shall have a minimum of ten (10) percent Urban Open Space.

I. Curb Cuts.

Parking entry/exits and other loading and services uses shall be located on Shared Ways, unless the Shared Ways are being used for pedestrians only. The following restrictions apply (excluding the curb cuts leading to the Shared Ways):

- i. Curb cuts on Public Streets are restricted to a maximum of twenty-four (24) feet in width per block frontage, unless otherwise approved by DOMI.
- ii. On a frontage identified on Figure 4-9 as “Curb Cuts / Service Access Permitted”, curb cuts are restricted to a maximum of fifty-two (52) feet in width per block frontage, however, no single curb cut may be greater than twenty-four (24) feet in width, and the minimum distance between two curb cuts shall be twelve (12) feet.
- iii. Curb cuts may not be within twenty (20) feet of the corner of the building.
- iv. Curb cuts may not be within twenty (20) feet of the corner of the building.

C. Section 909 01.Q.6 Definitions is hereby deleted in its entirety and replaced with the following:

909.01.Q.6 Definitions

Assisted Living Class C. Assisted Living facility means a facility for the accommodation of convalescents or chronically ill persons, in which such nursing care and medical services are prescribed or are performed under the general direction of persons licensed to provide such care or services in accordance with Commonwealth laws. Class C mean a facility with 18 or more patient beds.

Basic Industry means an establishment engaged in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials, or the transferring, generating, processing, or storage of data or information.

Build to Zone means the area between (a) the Street or Fixed Shared Way and the Development Lot Line and (b) six (6) feet measured perpendicular from the Street or Fixed Shared Way to the Development Lot Line.

College or University Campus for purposes of the SP-10 means a college, community college or other post-secondary educational complex not in an EMI District, which shall include one (1) or more of the following uses: teaching and research facilities; educational classroom space; public assembly; child care facilities; student center; food service facilities; library; administrative offices; and indoor recreation facilities. In no event shall outdoor recreation facilities be considered a College or University Campus use.

Community Center (Limited) for purposes of the SP-10 means a Community Center which primarily serves the community in which it exists and with a gross floor rear of less than five thousand (5,000) square feet.

Community Center (General) for purposes of the SP-10 means a Community Center with a gross floor area of five thousand (5,000) square feet or more.

Developable Acre shall mean the total square footage of a Development Lot exclusive of all Streets, Shared Ways, and streets that have not yet been dedicated to the City.

Development Lot for the purpose of the SP-10 means all or a portion of an HG Block that is proposed for development as part of a FLDP approval application.

Development Lot Line shall mean any boundary line of a Development Lot.

Façade(s) shall mean any exterior elevation of a structure or building as viewed from a single vantagepoint and determined by the Zoning Administrator.

Farmer's Market means an area designated for the sale of foods and agricultural products directly to consumers from farmers and/or the producers of such foods or products.

Film Production means the filming or videotape on location in a natural setting or within a studio or building for the purpose of producing a feature-length movie, made-for-television movie, television series, documentary, commercial advertisement, industrial film, or commercial still photograph. This term shall not include the filming of current news events.

FLDP shall mean a Final Land Development Plan submitted under Section 922.11.C of the Code.

Ground Floor Height shall mean the height measured from the exterior average grade along the building frontage to the bottom of the second floor.

Integral Parking means “tuck-under” parking achieved through its incorporation into architectural elements of a building such as a garage or overhead covered areas, but excluding carports.

Neighborhood Hospital means a facility that: (1) occupies not more than forty thousand (40,000) square feet; and (2) offers no more than fifteen (15) emergency room bays and no more than fifteen (15) inpatient beds for medical related use twenty-four (24) hours per day by individuals requiring diagnosis, treatment, or care for illness, injury, deformity, infirmity, abnormality or disease; and/or (3) regularly makes available clinical laboratory services, diagnostic radiological services, treatment facilities for medical treatment, and/or other services associated with hospitals licensed by the Pennsylvania Department of Health.

Laboratory/Research Services, Outdoor shall mean an establishment engaged in conducting basic applied, industrial or scientific research, other than medical testing, where such services are not contained in an enclosed building or structure, including production of prototype products when limited to the minimum scale necessary for full investigation of the merits of a product, but excluding production of products used primarily or customarily for sale or for use in non-prototype production or operations.

Parks and Recreation (Limited) shall mean a Parks and Recreation use that does not have spectator seating, concession, lighted playing courts or fields.

Parks and Recreation (General) means a Parks and Recreation use with spectator seating, concession, lighted playing courts or fields.

Parking Structure shall mean a standalone parking structure the primary use of which is parking, (also commonly referred to as a Parking Garage).

PLDP shall mean the Hazelwood Green Preliminary Land Development Plan Special Planned District 10 (SP-10) dated _____.

Podium Parking is parking that is accessory to another use and located within the building containing that use.

Protected Bicycle Parking shall have the meaning set forth in 914.05.A.3.

Recreation and Entertainment, Indoor (Limited) for purposes of the SP-10 means an Indoor Recreation and Entertainment use that has a gross floor area of less than ten thousand (10,000) square feet.

Recreation and Entertainment, Indoor (General) for purposes of the SP-10 means an Indoor Recreation and Entertainment use that has a gross floor area of ten thousand (10,000) square feet or more.

Recreation and Entertainment, Outdoor means an establishment offering recreation, entertainment or games of skill to the general public for a fee or charge wherein any portion of the activity takes place in the open. Typical uses include archery range, golf driving ranges and miniature golf course and other types of recreation and entertainment not otherwise defined.

Religious Assembly (Limited) for purposes of the SP-10 means a Religious Assembly use that has a gross floor area of less than five thousand (5,000) square feet.

Religious Assembly (General) for purposes of the SP-10 means a Religious Assembly use that has a gross floor area of five thousand (5,000) square feet or more.

Residential: Low means any residential use that has between 25 dwelling units per Developable Acre and 38 dwelling units per Developable Acre.

Residential: Medium means any residential use that has between 39 dwelling units per Developable Acre and 62 dwelling units per Developable Acre.

Residential: High means any residential use that has 63 or more dwelling units per Developable Acre.

Restaurant (Limited) for purposes of the SP-10 means a Restaurant with a gross floor area of less than twenty-four hundred (2,400) square feet.

Shared Parking means parking that is made available to multiple users and/or to the general public in addition to serving a specific use.

Shared Way means an alley or street that is not dedicated to and accepted by the City of Pittsburgh as a public street or way, but is a public easement which is accessible to the public and which provides access to a building or lot.

Shared Way, Fixed means a Shared Way as designated in the PLDP that is not subject to removal or changed location.

Spa means an establishment devoted to health, fitness, beauty, and relaxation, provided that any massage services are administered by a massage therapist licensed by the Pennsylvania Board of Massage Therapy.

SP 10 Parking Threshold means five-thousand five hundred (5,500) vehicular parking spaces located in Temporary Surface Lots throughout the SP-10 District, excluding any parking that may be located on the parcels currently designated as HG Blocks 19, 20, 23, 24, 28, and 29.

Stepback Line shall mean the required distance from the Development Lot Line pursuant to Section VII.D.iii (b).

Temporary Interim Use means any use that: (1) is identified in Table 2 of the SP-10 Appendix; and (2) by its nature does not involve a structure or building capable of compliance with the design requirements of the SP-10 Zoning Ordinance and/or the PLDP.

Temporary Surface Lots means any Development Lot used for parking motor vehicles for a specified period of time stated in a certificate of occupancy.

Unprotected Bicycle Parking shall have the meaning set forth in Section 914.05.A.4 of the Code.

Vocational School (General) for purposes of the SP-10 means a Vocational School for one hundred (100) students or more.

Water Dependent Facility or Use means a facility or use that by its nature is required to be on or adjacent to a river, without such adjacency the use could not exist.

Water Enhanced Facility or Use means a recreation, entertainment or restaurant facilities or similar uses that achieve greater value or beauty as a result of a location on or near a river.

Warehouse (Limited, General) means an establishment that is engaged in the storage of materials, equipment or products that will be distributed to wholesalers or retailers.

D. Section 909 01.Q.6 Definitions “SP-10 Appendix - Table 1”, “SP-10 Appendix Table 2”, and “SP-10 Appendix - Figure 2” are hereby deleted in its entirety and replaced with the following:

SP-10 Appendix - Table 1

USE	ACTIVE USE CATEGORIZATION	HG USE CATEGORIZATION	SUBDISTRICT/BLOCKS WHERE PERMITTED
Agriculture (Limited) With Beekeeping	No	Light Industrial & Production	As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.
Agriculture (Limited)	No	Light Industrial & Production	As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.
Animal Care (Limited)	Yes	Commercial	All
Animal Care (General)	No	Commercial	All
Art or Music Studio.	Yes	Community	All
Assisted Living Class C	No	Residential	[Open]
Public Assembly (Limited)	Yes	Community	All
Public Assembly (General)	Yes	Community	All
Bank or Financial Institution (Limited)	Yes	Commercial	All
Bank or Financial Institution (General)	Yes	Commercial	All
Bed and Breakfast (Limited)	No	Hospitality	All
Bed and Breakfast (General)	No	Hospitality	All
Child Care (Limited)	Yes	Commercial	All
Child Care (General)	Yes	Community	All
Club (Limited)	Yes	Community	All
Club (General)	Yes	Community	All

College or University Campus (See Section VIII)	Yes	Community	All
Community Center (Limited) (See Section VIII)	Yes	Community	All
Community Center (General)	Yes	Community	All
Construction Contractor (Limited)	No	Light Industrial & Production	As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.
Construction Contractor (General)	No	Light Industrial & Production	As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.
Controlled Substance Dispensation Facility	No	Commercial	All HG Blocks except not permitted on HG Blocks 61, 62, 63, 64, 65, 66, 67 and 68.
Cultural Service (Limited)	Yes	Community	All
Cultural Service (General)	Yes	Community	All
Educational Classroom Space (Limited).	Yes	Community	All
Educational Classroom Space (General)	Yes	Community	All
Film Production	No	Light Industrial & Production	All
Grocery Store (Limited)	Yes	Commercial	All
Grocery Store (General)	Yes	Commercial	All
Hotel/Motel (Limited)	Yes	Hospitality	All
Hotel/Motel (General)	Yes	Hospitality	All
Laboratory/Research Services (Limited)	No	Research & Development	All
Laboratory/Research Services (General)	No	Research & Development	All
Laundry Services	Yes	Commercial	All
Library (Limited)	Yes	Community	All
Library (General)	Yes	Community	All

Manufacturing and Assembly (Limited)	No	Light Industrial & Production	As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.
Manufacturing and Assembly (General)	No	Light Industrial & Production	As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.
Medical Marijuana Dispensary	No	Commercial	All HG Blocks except not permitted on HG Blocks 61, 62, 63, 64, 65, 66, 67 and 68.
Medical Office/Clinic (Limited)	No	Office	All
Medical Office/Clinic (General)	No	Office	All
Office (Limited)	No	Office	All
Office (General)	No	Office	All
Parking Structure (Limited)	No	Parking & Transit	Permitted on all HG Blocks except 1, 6, 7, 13, 15, 16, 17, 29, 30, 31, 32, 33, 36, 41, 51, 53, 54, 55, 56, 65, 66 and 67.
Parking Structure (General)	No	Parking & Transit	Permitted on all HG Blocks except 1, 6, 7, 13, 15, 16, 17, 29, 30, 31, 32, 33, 36, 41, 51, 53, 54, 55, 56, 65, 66 and 67.
Parks and Recreation (Limited) (See Section VIII)	Yes	Community	All
Parks and Recreation (General) (See Section VIII)	Yes	Community	All
Recreation and Entertainment, Indoor (Limited) (See Section VIII)	Yes	Commercial	All
Recreation and Entertainment, Indoor (General) (See Section VIII)	Yes	Commercial	All

Recreation and Entertainment, Outdoor (Limited)	Yes	Commercial	All
Recreation and Entertainment, Outdoor (General)	Yes	Commercial	All
Recycling Collection Station	No	Light Industrial & Production	As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.
Recycling Processing Center	No	Light Industrial & Production	As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.
Religious Assembly (Limited)	Yes	Community	All
Religious Assembly (General)	Yes	Community	All
Restaurant, Fast-Food (Limited)	Yes	Commercial	All
Restaurant (Limited) (See Section VIII)	Yes	Commercial	All
Restaurant (General)	Yes	Commercial	All
Retail Sales and Services (Limited)	Yes	Commercial	All
Retail Sales and Services (General)	Yes	Commercial	All
Safety Service	No	Community	All
School, Elementary or Secondary (Limited)	Yes	Community	All
School, Elementary or Secondary (General)	Yes	Community	All
Sidewalk Cafe	Yes	Hospitality	All
Transit Facility	No	Parking & Transit	All
Utility (Limited)	No	Light Industrial & Production	All
Utility (General)	No	Light Industrial & Production	As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.
Vehicle/Equipment Repair (Limited)	No	Commercial	All

Vocational School (Limited) (See Section VIII)	Yes	Community	All
Vocational School (General) (See Section VIII)	Yes	Community	All
Welding or Machine Shop	No	Light Industrial & Production	As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.
Warehouse (Limited, General)	No	Light Industrial & Production	All. However, not more than 4 HG Blocks may contain a Warehouse as primary use, and no Warehouse shall be closer than 500 feet to another Warehouse.
Farmer's Market (See Section VIII)	Yes	Community	All
Neighborhood Hospital (See Section VIII)	Yes	Commercial	All
Basic Industry (See Section VIII)	No	Light Industrial & Production	As a primary use only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.
Spa (See Section VIII)	Yes	Commercial	All
Temporary Interim Use (See Section VIII)	No	Commercial	Permitted by Special Exception in accordance with Section V.B.
Water-Dependent Facility or Use (See Section VIII)	No	Commercial	All
Water Enhanced Facility or Use (See Section VIII)	Yes	Commercial	All
Residential: Low (See Section VIII)	No	Residential	As a primary use, only permitted on HG Blocks 62 and 63.
Residential: Medium (Section VIII)	No	Residential	All
Residential: High (See Section VIII)	No	Residential	All

SP-10 Appendix - Table 2

Agriculture (General)

Outdoor Amusement Arcade

Helipad

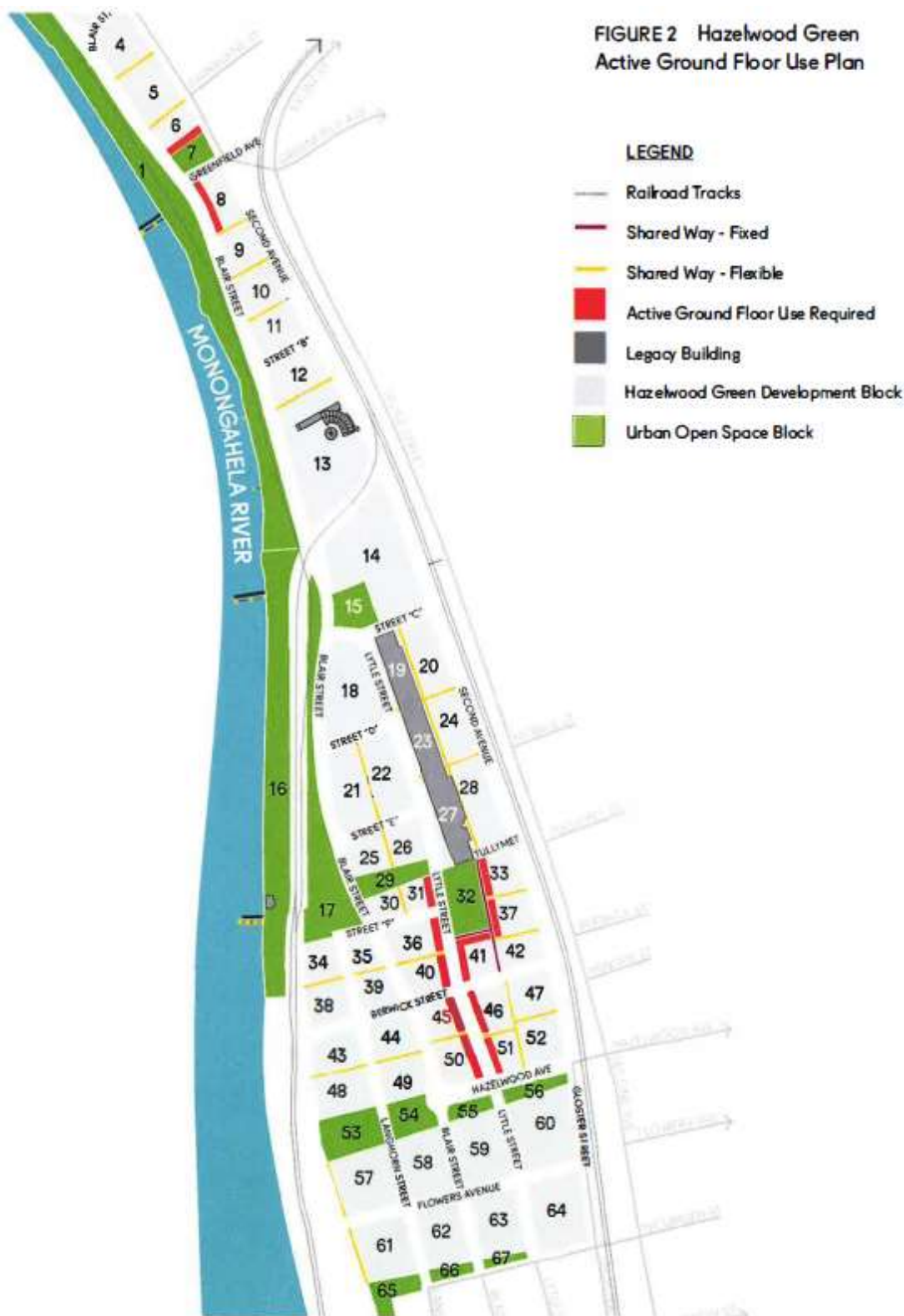
Helistop

Nursery, Retail

Outdoor Retail Sales and Service

Any other use deemed to be similar in the discretion of the Zoning Administrator

SP-10 Appendix - Figures



Section 2. Repealer. All ordinances and parts of ordinances, inconsistent with the terms of this ordinance are hereby repealed; provided, however, that such repeals shall be only to the extent of such inconsistency and in all other aspects, this ordinance shall be cumulative of the other ordinance regulating and governing the subject matter covered by this ordinance.

Section 3. Savings Clause. If any section or provision or parts hereof in this ordinance shall be adjudged invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the ordinance as a whole or any other section or provision or part thereof.

Section 4. Effective Date. This ordinance shall be in full force and effect from and after its passage.