Legislation Details (With Text)

File #:	2022-0819 **Version:** 1		
Type:	Ordinance	**Status:**	Passed Finally
File created:	10/7/2022	**In control:**	Committee on Land Use and Economic Development
On agenda:	10/11/2022	**Final action:**	12/6/2022
Enactment date:	12/6/2022	**Enactment #:**	27
Effective date:	12/9/2022		
Title:	Ordinance amending the Pittsburgh Code, Title Nine - Zoning, Article IV - Planning Districts, Chapter 910, Downtown Districts, to update review and approval processes. (Public Hearing held 11/23/22)		
Sponsors:			
Indexes:	PGH. CODE ORDINANCES TITLE 09 - ZONING		
Code sections:			
Attachments:	1. 2022-0819 Cover Letter-Planning Commission Recommendation Letter GT Amendment, 2. 2022-0819-2022-09-14 GT Zoning Changes Report, 3. Summary 2022-0819		

Date	Ver.	Action By	Action	Result
12/9/2022	1	Mayor	Signed by the Mayor	
12/6/2022	1	City Council	Passed Finally	Pass
11/30/2022	1	Standing Committees	Affirmatively Recommended	Pass
11/23/2022	1	Committee on Hearings	Public Hearing Held	
10/19/2022	1	Standing Committees	Held for Cablecast Public Hearing	Pass
10/11/2022	1	City Council	Read and referred	

Ordinance amending the Pittsburgh Code, Title Nine - Zoning, Article IV - Planning Districts, Chapter 910, Downtown Districts, to update review and approval processes.
(Public Hearing held 11/23/22)

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

Section 1. The Pittsburgh Code, Title Nine, Zoning Code, Article IV, Planning Districts, is hereby amended at Chapter 910, Downtown Districts, as follows:

SEE ATTACHMENT

910.01. GT, Golden Triangle District.

910.01.A Purpose

The GT, Golden Triangle District is intended to:

1. Maintain and enhance the Golden Triangle as the economic and symbolic core of the region;
2. Support and develop commercial, office and cultural uses; and
3. Develop an attractive, pedestrian-oriented physical environment with a design quality that recognizes the Golden Triangle's regional significance.

910.01.B GT Subdistricts

GT District is further divided into the ~~four~~ five ~~(4)~~ (5) following zoning subdistrict classifications:

1. GT-A, Golden Triangle Subdistrict A
2. GT-B, Golden Triangle Subdistrict B
3. GT-C, Golden Triangle Subdistrict C
4. GT-D, Golden Triangle Subdistrict D
5. GT-E, Golden Triangle Subdistrict E

The term "GT District" when used alone, without the subdistrict letter, shall be deemed to include all five (5) of the subdistricts.

910.01.C General Provisions

The provisions in this section apply to all GT Districts, unless otherwise stated.

910.01.C.1 Use Regulations

(a) Primary Uses

Primary uses shall be allowed in the GT District in accordance with the Use Table of Sec. 911.02.

(b) General Limitations

(1) All merchandise and products shall be sold only at retail, unless otherwise stated.

(2) There may be manufacture, compounding, processing or treatment of products that is clearly incidental and essential to a retail store or business, only when the major portion of such products is to be sold at retail on the premises.

(3) Uses, operations or products shall not be noxious or offensive by reason of the emission of odor, dust, smoke, gas, vibration, noise or other similar causes. See Chapter 917 for additional regulations regarding Operational Performance Standards.

(4) Unit group development shall be permitted.

(c) Project Development Plan Review

Developments in the GT district that are subject to Project Development Plan review and approval shall comply with the review process and criteria specified in Sec. 922.10 and all applicable standard of this Code. Developments that do not require Project Development Plan Review are:

(1) Structures involving exterior alterations not in excess of two hundred fifty thousand dollars

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($250,000.00); and/or

(2) Interior renovations only~~, except when additional units are created~~.

(d) Site Plan Review

The following development actions are subject to Design Review, and Site Plan Review and approval per Section 922.04:

(1) Structures involving exterior alterations not in excess of two hundred fifty thousand dollars ($250,000.00)

910.01.C.2 General Open Space Requirements

(a) Location

Open space required by the GT District regulations may be located on the same zoning lot as the principal use or on an adjacent zoning lot.

(b) Funds In-Lieu

The Planning Commission may approve the payment of funds in-lieu of the provision of open space in the following cases:

(1) On small sites where required open space would result in areas of limited public usefulness;

(2) In locations where required open space would be adjacent to existing large open spaces; and

(3) In specific locations such as historic districts or other areas where the adopted plans and policy documents applicable to the district indicate that open space is not desirable.

The funds from any approved, in-lieu payments shall be used by the City for the acquisition and development of open space elsewhere in the GT District. The amount of such payment shall be based upon the value of the land that would otherwise be required to be devoted to open space on the development site, plus the cost that would otherwise be incurred by the applicant for development of that space in accordance with the provisions of this section.

910.01.C.3 Urban Open Space Requirements

Urban Open Space shall be provided in accordance with GT subdistrict requirements and shall be located, developed and maintained in accordance with the following standards.

(a) Components

The particular functions and kinds of Urban Open Space to be provided at a development site shall be based upon consideration of existing and projected pedestrian volumes and circulation patterns; the location, size and character of existing Urban Open Space in the vicinity of the development site; existing and proposed land use patterns; relation to public transportation; and objectives contained in the adopted plan and policy documents pertaining to the GT District.

(b) Development Standards

(1) Urban Open Space designed to facilitate pedestrian circulation or relieve pedestrian congestion shall be at the same level as abutting public sidewalks, shall provide a clear

path or area for movement, and shall be accessible to persons with disabilities throughout the entire area.

(2) Urban Open Space designed to provide passive recreation space or informal activity areas shall abut and be accessible from a public sidewalk. A plaza or park may be located above or below the level of the abutting sidewalk or open space provided it is accessible to the handicapped. A plaza or park shall contain seating, permanent landscaping and lighting for night time illumination. The Urban Open Space shall be open without restriction to the general public at least during business hours normal to the area in which it is located and during periods of heavy pedestrian movement in the area.

(3) When a development site is adjacent to a bus stop or transit station, the required Urban Open Space shall be designed to provide access to and waiting areas for transit riders.

(4) Additional Urban Open Space required for developments which utilize the floor area bonus provisions of Sec. 910.01.C.4 may be provided as interior (urban open) space rather than as outdoor space. Interior Urban Open Space shall comply with the following standards:

(i) Entrances shall be clearly visible from adjacent sidewalks or Urban Open Space and shall be at least twenty (20) feet wide including doorways and glassed walls.

(ii) There shall be a sufficiently high level of natural illumination either through walls or glazed roof or ceiling areas to permit the maintenance of plants without additional light sources.

(iii) An interior space which functions as a building lobby shall not be used to fulfill an Urban Open Space requirement unless it also functions as a through-block passage accessible to the general public and contains seating available for use by the general public.

(iv) An interior Urban Open Space shall be accessible to persons with disabilities.

(v) An interior Urban Open Space shall be open without restriction to the general public at least during normal business hours in the area in which it is located and during periods of heavy pedestrian movement in the area.

(vi) An observation deck or viewing area located on the top floor or roof of a building and designed to provide a panoramic view may be used to fulfill the additional Urban Open Space requirements, provided it is open and accessible to the general public during business hours normal to the area in which it is located.

(vii) A permanent gallery for the purpose of the display of works of fine art, available to the public without an admission fee, may be used to fulfill the additional Urban Open Space requirements, provided it is open to the general public during hours normal to museums and galleries, is easily accessible from the public sidewalk or Urban Open Space, and is operated by a not-for-profit institution.

(viii) Every Urban Open Space provided under the requirements of this Code shall be located and developed to relate harmoniously with development on adjacent sites and to contribute to the attractiveness and efficient functioning of the overall environment of the district.

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910.01.C.4 Floor Area Bonuses

(a) Urban Open Space

In the event that additional Urban Open Space is provided in the proportions indicated below, maximum building floor area may exceed the floor area ratios specified for the applicable GT subdistrict but shall not exceed the applicable floor area ratio when calculated on the basis of gross lot area. Additional Urban Open Space shall be provided in proportion to the total increase in floor area resulting from the application of gross lot area, and shall be calculated as follows:

(1) In the GT-A, GT-B, GT-C and GT-E Districts:

Total required Urban Open Space = lot area x 20% x (total floor area/base floor area), where base floor area = maximum allowable floor area based on lot area.

(2) In the GT-D District:

Total required Urban Open Space = lot area x 60% x (total floor area/base floor area), where base floor area = maximum allowable floor area based on lot area.

(b) Transportation Facilities

In the event that transportation facilities as described below are provided and have the affect of reducing the use of automobiles in the GT District, maximum building floor area may exceed the floor area ratios specified for the applicable GT subdistrict by a maximum of twenty (20) percent, provided the transportation facilities and all improvements associated therewith shall be designed, located, developed and maintained as follows:

(1) Designed and developed as an integral part of the total development project and not as mere connections;

(2) Engineered and completed to accommodate a projected peak hour travel of at least four thousand (4,000) persons per weekday in all directions;

(3) Utilize separate or partially separate rights-of-way that use boarding areas engineered and completed to accommodate a projected peak hour travel of at least four thousand (4,000) persons per weekday in all directions;

(4) In addition the applicant must submit a duly executed agreement, in a form satisfactory to the City Solicitor, assuring that the facilities and improvements shall be operated and maintained for the life of the development for which this bonus is allowed.

(c) Ground Floor Retail

Affording a structure a floor area bonus equal to the floor area of retail commercial uses permitted within the district, provided that the uses are at street level, that entrance to each individual establishment is directly from the public sidewalks or Urban Open Spaces, that at least seventy-five (75) percent of the perimeter wall of such uses is glazed, and when it is demonstrated that the location of such uses strengthens retail patterns in the downtown.

910.01.C.5 Light Access

Buildings shall be designed to provide at least five (5) feet from the zoning lot line to a proposed affected window except when the zoning lot line is contiguous to a public right-of-way of ten (10) or

more feet in width. An affected window is defined as a window that provides light, air and visibility to the outdoors not including glazing for architectural design. The five-foot space may be waived when a similar amount of open space is provided on the adjacent property with a recorded easement or similar type of document.

(Ord. 28/November 17, 2000/Amend. U-25)

910.01.D Conditional Uses

The following Conditional Uses shall be permitted in the GT District according to the provisions of Section 922.06.

910.01.D.1 Density and Intensity Transfers

An increase in the ~~number of dwelling units and~~ allowable gross floor area of buildings and structures through the transfer of such development rights from zoning lots within the GT Districts having unused development rights to other zoning lots within the GT Districts in conformity with the official master plans of the City, provided that:

(a) The zoning lot or lots from which unused development rights are transferred shall be known as the sending lot or lots; the zoning lot or lots on which the development rights are to be used shall be known as the receiving lot.

(b) The receiving lot, prior to the transfer of development rights shall have a gross allowable floor area under this Zoning Ordinance at least equal to the amount of gross allowable floor area to be transferred.

(c) ~~For residential use only on the receiving lot, development rights may be transferred from any other zoning lot within the GT District and the required minimum lot area per dwelling unit and usable open space on the receiving lot shall be calculated without regard to the increase in dwelling units resulting from the transfer of development rights; for structured parking use only on the receiving lot, development rights may be transferred from any other zoning lot within two (2) adjacent DR Districts;~~

~~(d)~~ For any permitted use on the receiving lot, development rights may be transferred from a site containing an historic structure, designated pursuant to the Pittsburgh Code, Section 1007.02 (Section 513.0);

(~~e~~d) For any permitted use on the receiving lot, development rights may be transferred from a site containing a not-for-profit performing arts facility, designated by Council after recommendation of the Planning Commission;

(~~f~~e) Transfers of development rights in (c) through (e) above may be permitted provided the following findings are made:

(1) Any proposal for such a transfer shall assure the safety and convenience of pedestrian and vehicular traffic movement, both within the receiving lot or lots and in relation to access streets, and the harmonious and beneficial relationship of structures and uses on the receiving lot and on adjacent property. The number and location of vehicular access points may be limited and landscaping and other design features may be required as a condition of approval;

(2) The streets providing access to the receiving lot shall be adequate to handle increased

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traffic resulting therefrom, considering the size and uses of the proposed development;

(3) Except where the sending lot and receiving lot abut or are immediately adjacent across a street or way, the allowable floor area on the receiving lot shall be limited to an increase of twenty (20) percent over that allowed by the applicable base floor area ratio without regard to the transferred development rights;

(4) The transfer shall effect a binding reduction in the unused development rights under this Zoning Ordinance otherwise available to the sending lot, to the extent of the rights transferred, for the life of the development on the receiving lot. The transfer shall increase the development rights under this Zoning Ordinance otherwise available to the receiving lot, to the extent of the rights transferred, for the life of the development on the receiving lot. To ensure the binding effect of this transfer, a properly drawn legal instrument duly approved by the City Solicitor shall be executed by the parties concerned and shall be filed with the application for occupancy permit. The department, bureau and all other affected City departments shall note on appropriate records the reduction in development rights on the sending lot and the increase in development rights on the receiving lot.

(5) In the case of a transfer of development rights involving an Historic Landmark or Performing Arts Facility, there shall exist a plan and program for rehabilitation, if necessary, and for continuing maintenance of the Historic Structure or Performing Arts Facility on the sending lot approved by the Commission which provides for continuation of the structure and use upon which eligibility for the transfer of development rights was based for not less than forty (40) years.

(6) That the zoning lot to which a transfer is made must have prior to the transfer of development rights a gross allowable floor area under this Zoning Ordinance at least equal to the gross allowable floor area to be transferred.

~~910.01.D.2 Electronic Sign Messages~~

~~Electronic Sign Messages shall be permitted as a Conditional Use in the GT-A and GT-B Subdistricts in accordance with the following standards:~~

~~(a) Electronic Sign Messages in GT-A~~

~~Subdistrict Electronic Sign Messages shall be permitted as a Conditional Use in accordance with the review procedures of Sec. 922.06, provided that:~~

~~(1) The top of the sign shall not extend more than thirty (30) feet above grade and shall not exceed more than five hundred (500) square feet in sign face area;~~

~~(2) All spacing provisions relative to Advertising Signs (Chapter 919) are met; and~~

~~(3) The sign is appropriate at the specific location with respect to the impact upon adjacent property uses, particularly those of a public or semi-private nature, taking into consideration the relative size, height and location of the sign, the hours of illumination, type of lighting, color and intensity of lighting, nature and effect of animated components, and the nature and number of illuminating devices already in the immediate neighborhood.~~

~~(b) Electronic Sign Message in GT-B~~

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~~Subdistrict Electronic Sign Messages shall be permitted as a Conditional Use in accordance to the provisions of Sec. 922.06, provided that:~~

~~(1) Signs are limited in size to three hundred (300) square feet;~~

~~(2) Signs do not extend more than thirty (30) feet above grade;~~

~~(3) Signs are not visible from districts that do not permit these signs; and~~

~~(4) Signs are not visible from roadways which have speed limits greater than thirty-five (35) miles per hour.~~

910.01.E Administrator Exceptions

The following Administrator Exceptions shall be permitted in the GT District according to the provisions of Sec. 922.08.

910.01.E.1 Limited Enlargement on a Lot not Complying with Urban Open Space Requirements

In the GT District, a structure on a lot not complying with required area of urban open space at ground level, may be enlarged provided that applicable district height and area regulations are not exceeded, any existing lot area of open space at ground level is not reduced and the total required area of urban open space, whether or not at ground level, is supplied on the basis of existing as well as additional lot and building area, except in the following cases:

(a) An addition, entirely above the existing building, not exceeding twenty thousand (20,000) gross square feet or fifty (50) percent of the existing gross floor area, whichever is smaller, and where additional lot area is not available for the required urban open space, in which case additional urban open space shall be required only in the amount which can be physically provided at ground level on the lot.

(b) An existing structure may be enlarged laterally on to an abutting lot not exceeding three thousand two hundred (3,200) square feet by an amount not to exceed four (4) times the lot area of the lot on which the enlargement occurs providing that any existing area of urban open space is not reduced, that no open area is used for parking, and that the enlargement is in compliance with all applicable requirements of this Zoning Ordinance, in which case no additional urban open space shall be required.

(c) An existing structure may be enlarged laterally on to an abutting lot not exceeding six thousand (6,000) square feet by an amount not to exceed one hundred (100) percent of the gross square footage of the existing structure providing that any existing area of urban open space is not reduced, and that additional urban open space is provided for the enlargement as if it were a newly constructed separate building complying with all applicable requirements of this Zoning Ordinance.

910.01.E.2 Open Air Restaurants and Ice-skating Rinks in Urban Open Space

Open air restaurants and ice-skating rinks that charge admission shall be permitted within the area of an urban open space provided that a majority of the urban open space is still available to the public without charge.

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910.01.F GT-A Subdistrict

The provisions in this section apply to lands within the GT-A Subdistrict of the GT District.

910.01.F.1 Purpose

The purposes of the GT-A Subdistrict area as follows:

(a) To provide a zoning classification suitable for application to the core of the Golden Triangle Area, where intensive concentration of retail and other business facilities is desirable;

(b) To encourage continuous, primarily retail business frontages at street or similar pedestrian level, with offices, office related, and residential uses as the primary uses of upper stories of buildings, so that a maximum variety of commercial services may be available within convenient distance from each other; and

(c) To encourage development of this area primarily for retail business occupancy.

910.01.F.2 Use Restrictions

Only Retail Sales and Service and Restaurant uses shall be located with direct access from a street or outside concourse, mall, plaza, promenade, walkway or similar pedestrian level.

910.01.F.3 Site Development Standards

Each site in the GT-A District shall be subject to the following site development standards.

(a) ~~Minimum Lot Area Per Dwelling Unit~~

~~No more than one (1) dwelling unit or suite shall be permitted per one hundred ten (110) square feet of lot area in the GT-A Subdistrict.~~

~~(b)~~ Floor Area Ratio

The maximum floor area ratio in the GT-A Subdistrict shall be 13.

~~(c)~~ (b) Urban Open Space shall be provided at ground level on lots of twenty thousand (20,000) square feet or more in an amount at least equal to ten (10) percent of the lot area.

910.01.G GT-B Subdistrict

The provisions in this section apply to lands within the GT-B Subdistrict of the GT District.

910.01.G.1 Purpose

The purposes of the GT-B Subdistrict area as follows:

(a) To provide a zoning classification suitable for application to that portion of the Golden Triangle Area where office-type business activity may be located so as to be readily accessible to the retail core area.

(b) To maintain and encourage the development of this area for concentration of business offices in high-density, high-rise office buildings, with related facilities.

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(c) To encourage development that will enhance the natural site advantages and at the same time preserve and complement visual advantages from adjacent locations.

910.01.G.2 Site Development Standards

Each site in the GT-B District shall be subject to the following site development standards.

(a) ~~Minimum Lot Area Per Dwelling Unit~~

~~No more than one (1) dwelling unit or suite shall be permitted per one hundred ten (110) square feet of lot area in the GT-B Subdistrict.~~

~~(b)~~ Floor Area Ratio

The maximum floor area ratio in the GT-B Subdistrict shall be 13.

~~(c)~~ (b) Urban Open Space shall be provided at ground level on lots of twenty thousand (20,000) square feet or more in an amount at least equal to ten (10) percent of the lot area.

910.01.H GT-C Subdistrict

The provisions in this section apply to lands within the GT-C Subdistrict of the GT District.

910.01.H.1 Purpose

The purposes of the GT-C Subdistrict area as follows:

(a) To provide a zoning classification suitable for application along the upriver sides of the Golden Triangle Area, where the rivers on the one (1) side of this District and the core of the central business area on the other side create a fitting environment for downtown residential development.

(b) To encourage residential development of relatively high-density, high-rise dwelling structures among which properly integrated commercial facilities designed primarily to service such residential development may be intermingled.

(c) To encourage development that will enhance the natural site advantages and at the same time preserve and complement visual advantages from other Golden Triangle and adjacent locations.

910.01.H.2 Site Development Standards

Each site in the GT-C District shall be subject to the following site development standards.

(a) ~~Minimum Lot Area Per Dwelling Unit~~

~~No more than one (1) dwelling unit or suite shall be permitted per one hundred ten (110) square feet of lot area in the GT-C Subdistrict.~~

~~(b)~~ Floor Area Ratio

(1) Nonresidential

The maximum floor area ratio for structures that do not contain residential dwelling units

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shall be seven and one-half (7.5).

(2) Residential and Hotel/Motel

The maximum floor area ratio for structures that contain residential dwelling units or hotel/motel uses shall be 7.5:1, provided that a maximum floor area ratio of up to 10:1 may be allowed by the Planning Commission when the total amount of residential or hotel/motel floor area equals or exceeds twice the amount of bonus floor area.

~~(c)~~ (b) Urban Open Space shall be provided at ground level on lots of twenty thousand (20,000) square feet or more in an amount at least equal to ten (10) percent of the lot area. Structures with a floor area ratio of four (4) or less shall be exempt from Urban Open Space requirements, according to the provisions of Section 910.01.C.3.

~~(d)~~ (c) Height

The following maximum height standards shall apply in the GT-C Subdistrict.

(1) Monongahela River Side

Structures or portions of structures, shall not penetrate an inclined plane determined by straight lines connecting points one hundred eighty (180) feet above established street grade on Fort Pitt Boulevard and three hundred eighty-five (385) feet above street grade on Third Avenue calculated at the property lines.

(2) Allegheny River Side

Structures or portions of structures, other than those containing residential uses, shall not penetrate an inclined plane determined by straight lines connecting points one hundred eighty (180) feet above established street grade on Fort Duquesne Boulevard and four hundred fifty (450) feet above street grade on Liberty Avenue, calculated at the property lines. Those portions of structures containing residential uses only may penetrate this inclined plane providing that any portion of the new structure above the inclined plane achieve a minimum setback of twenty (20) feet from property lines along Fort Duquesne Boulevard but shall not penetrate a second inclined plane determined by straight lines connecting points two hundred fifty (250) feet above established street grade on Fort Duquesne Boulevard and four hundred fifty (450) feet above street grade on Liberty Avenue, calculated at the property lines.

(3) Tall Building Bulk Reduction

The floor area of all floors at or above three hundred (300) feet in height shall be reduced in accordance with the following formula:

Total floor area at or above 300 feet = (base floor area) (number of floors) x (reduction factor from table below)

Where:

Base floor area equals average floor area of all floors or portions of floors above one hundred (100) feet in height and below three hundred (300) feet in height;

Number of floors means those floors or portions of floors at or above three hundred (300) feet that have a floor area no less than fifty (50) percent of the floor area of the floor immediately below. Floors at or above three hundred (300) feet that have a floor area that is

less than fifty (50) percent of the floor area of the floor immediately below it may be constructed and shall be counted as part of the total project floor area, provided that no floor or floors above a floor not meeting this requirement shall be used in determining the floor elevation of the top floor for purposes of the table below;

The reduction factor to be used in the bulk reduction formula (above) shall be determined from the table below based on the floor elevation of any portion of the top floor:

Floor Elevation Above Street Grade (feet)	Reduction Factor (percent)
440	59.5
430	61.5
420	63.6
410	65.9
400	68.2
390	70.7
380	73.3
370	76.1
360	79.0
350	82.0
340	85.6
330	88.6
320	92.2
310	96.0
300	100.0

(4) Design Flexibility

In order to provide design flexibility for structures that utilize the entire height allowed by the inclined plane, any structure or structures in a unit group development may penetrate a portion of the inclined plane only if an equal amount of building bulk is reduced below the inclined plane and only if the maximum height of the structure or structures occurs at that portion of the site covered by the highest portion of the inclined plane.

(5) Scale Transitions

In order to provide a transition in scale from new structures to existing structures on the boulevards fronting on the rivers, development on sites next to existing structures which exceed the height limitation created by the inclined planes may exceed the height limitation by fifty (50) percent of the extent to which the existing structure exceeds the height limitation, providing that any portion of the new structure above the inclined plane achieve a minimum setback of twenty (20) feet from property lines along Fort Pitt Boulevard and Fort Duquesne Boulevard.

910.01.I GT-D Subdistrict

The provisions in this section apply to lands within the GT-D Subdistrict of the GT District.

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910.01.I.1 Purpose

The purposes of the GT-D Subdistrict area as follows:

(a) To provide a zoning classification suitable for application to the Gateway Center Area in order to maintain and preserve the existing environmental characteristics;

(b) To encourage new development to follow the pattern which has been established of predominantly office uses in high-rise structures with spacious park-like open area at ground level, commercial facilities to serve such development and some mixture of residential uses; and

(c) To encourage development that will enhance the natural site advantages and at the same time preserve and complement advantages from other Golden Triangle and adjacent locations.

910.01.I.2 Site Development Standards

Each site in the GT-D District shall be subject to the following site development standards.

(a) ~~Minimum Lot Area Per Dwelling Unit~~

~~No more than one (1) dwelling unit or suite shall be permitted per one hundred ten (110) square feet of lot area in the GT-D Subdistrict.~~

~~(b)~~ Floor Area Ratio

The maximum floor area ratio in the GT-D Subdistrict shall be seven and one-half (7.5).

~~(c)~~ (b) Urban Open Space

Urban Open Space shall be provided at ground level in an amount equal to at least sixty (60) percent of the lot area.

~~(d)~~ (c) Height

The following maximum height standards shall apply in the GT-D Subdistrict.

(1) Monongahela River Side

Structures or portions of structures shall not penetrate an inclined plan determined by straight lines connecting points one hundred eighty (180) feet above established street grade on Fort Pitt Boulevard and three hundred eighty-five (385) feet above street grade on Third Avenue calculated at the property lines.

(2) Allegheny River Side

Structures or portions of structures, other than those containing residential uses, shall not penetrate an inclined plane determined by straight lines connecting points one hundred eighty (180) feet above established street grade on Fort Duquesne Boulevard and four hundred fifty (450) feet above street grade on Liberty Avenue, calculated at the property lines. Those portions of structures containing residential uses only may penetrate this inclined plane providing that any portion of the new structure above the inclined plane achieve a minimum setback of twenty (20) feet from property lines along Fort Duquesne Boulevard but shall not penetrate a second inclined plane determined by straight lines connecting points two hundred fifty (250) feet above established street grade on Fort

Duquesne Boulevard and four hundred fifty (450) feet above street grade on Liberty Avenue, calculated at the property lines.

(3) Tall Building Bulk Reduction

See Tall Building Bulk Reduction regulations of GT-C Subdistrict, subsection 910.01.H.2 (d)(3).

(4) Design Flexibility

See Design Flexibility regulations of GT-C Subdistrict, subsection 910.01.H.2(d)(4).

(5) Scale Transitions

See Scale Transition regulations of GT-C Subdistrict, subsection 910.01.H.2(d)(5).

910.01.J GT-E Subdistrict

The provisions in this section shall apply to lands within the GT-E Subdistrict of the GT District.

910.01.J.1 Purpose

The purposes of the GT-E Subdistrict area as follows:

(a) To provide a zoning classification suitable for application as a transitional area between the Golden Triangle and Crawford Square where regional and local uses can coexist harmoniously; and

(b) To encourage connections between the Golden Triangle Area and the Crawford Square neighborhood by means of restoring a traditional pattern of development.

910.01.J.2 Site Development Standards

Each site in the GT-E District shall be subject to the following site development standards.

(a) ~~Minimum lot area per Dwelling Unit~~

~~No more than one (1) dwelling unit or suite shall be permitted per one hundred ten (110) square feet of lot area in the GT-E Subdistrict.~~

~~(b)~~ Floor Area Ratio

(1) Nonresidential

The maximum floor area ratio for structures that do not contain residential or hotel units shall be six (6).

(2) Residential and Hotel/Motel

The maximum floor area ratio for structures that contain residential dwelling units or hotel/motel uses shall be six (6), provided that a maximum floor area ratio of up to seven and one-half (7.5) may be allowed by the Planning Commission when the total amount of residential or hotel/motel floor area equals or exceeds twice the amount of bonus floor area.

~~(c)~~ (b) Urban Open Space

Urban Open Space shall be provided at ground level on lots of twenty thousand (20,000) square

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feet or more in an amount at least equal to ten (10) percent of the lot area.

~~(d)~~ (c) Height

Structures or portions of structures, shall not penetrate an inclined plane determined by straight lines connecting points one hundred (100) feet above established grade one hundred (100) feet west of Crawford Street and four hundred (400) feet above established grade at Fifth Avenue and the Crosstown Expressway.

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