



Legislation Details (With Text)

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File created: 11/7/2025 **In control:** Committee on Land Use and Economic Development

On agenda: 1/14/2026 **Final action:** 12/31/2025

Enactment date: **Enactment #:**

Effective date:

Title: Ordinance supplementing the Pittsburgh Code of Ordinances, Title Nine: Zoning Code, Article I: Introduction and Establishment, Chapter 902: Zoning Districts in General, at Section 902.01: Establishment of Zoning Districts, by adding a new Specially Planned District at Subsection 902.01.D.2 to be identified as SP-13, West End Trolley Trail Accessory Parking District; at Article IV: Planning Districts, Chapter 909: Planned Development Districts, Section 909.01: SP, Specially Planned District, by creating a new district to be identified as SP-13: West End Trolley Trail Accessory Parking District including rules and regulations; and by amending the City of Pittsburgh Zoning Map by changing Accessory Parking standards in UI and LNC to SP-13: West End Trolley Trail Accessory Parking District for property consisting of lots between Freewalt Street the West End Trolley Trail gateway, along McCartney Street, Greentree Road and portions of Warden Street, Woodville Avenue, McKnight Street and Wabash Street as further identified in the attached map and in more detail within the bill below, all located in the 20th Ward.
(Needs to be sent to the Planning Commission for a Report & Recommendation)

Sponsors: Theresa Kail-Smith

Indexes: PGH. CODE ORDINANCES TITLE 09 - ZONING

Code sections:

Attachments:

| Date | Ver. | Action By | Action | Result |
|------------|------|---------------------|--|--------|
| 12/31/2025 | 1 | City Council | Died due to expiration of legislative term | |
| 12/22/2025 | 1 | Standing Committees | Held in Committee | Pass |
| 12/17/2025 | 1 | Standing Committees | Held in Committee | Pass |
| 12/3/2025 | 1 | Standing Committees | Held in Committee | Pass |
| 11/19/2025 | 1 | Standing Committees | Held in Committee | Pass |
| 11/10/2025 | 1 | City Council | Read and referred | |

Ordinance supplementing the Pittsburgh Code of Ordinances, Title Nine: Zoning Code, Article I: Introduction and Establishment, Chapter 902: Zoning Districts in General, at Section 902.01: Establishment of Zoning Districts, by adding a new Specially Planned District at Subsection 902.01.D.2 to be identified as SP-13, West End Trolley Trail Accessory Parking District; at Article IV: Planning Districts, Chapter 909: Planned Development Districts, Section 909.01: SP, Specially Planned District, by creating a new district to be identified as SP-13: West End Trolley Trail Accessory Parking District including rules and regulations; and by amending the City of Pittsburgh Zoning Map by changing Accessory Parking standards in UI and LNC to SP-13: West End Trolley Trail Accessory Parking District for property consisting of lots between Freewalt Street the West End Trolley Trail gateway, along McCartney Street, Greentree Road and portions of Warden Street, Woodville Avenue, McKnight Street and Wabash Street as further identified in the attached map and in more

detail within the bill below, all located in the 20th Ward.

(Needs to be sent to the Planning Commission for a Report & Recommendation)

WHEREAS, A former trolley trail connecting Crafton with Pittsburgh’s West End neighborhood is being transformed into a walking and biking path;

WHEREAS, Pittsburgh City Council has invested alongside the DCNR since 2017 in the establishment of the West End Trolley Trail;

WHEREAS, Councilwoman Theresa Kail-Smith has been working to revamp the trail since before she took office in 2009;

WHEREAS, The West End Trolley Trail will begin at the city’s border with Crafton at Noblestown Road, extend through portions of the city’s Crafton Heights, Westwood and Elliott neighborhoods and end behind the West End’s historic Old Stone Tavern on Greentree Road;

WHEREAS, Old Stone Tavern, located on Greentree Road, dates back to at least 1782. The tavern served over 100 Revolutionary War soldiers and is believed to be the oldest commercial building in Pittsburgh, according to the nonprofit Old Stone Tavern Friends Trust;

WHEREAS, The use of this special building’s preservation and restoration is essential to preserve the important history of the West End; and,

WHEREAS, a Specially Planned District for recreational and historic tourism around the West End Trolley Trail is necessary to remove or lessen the parking requirements for Public Assembly Limited Use to be able to include existing offsite parking available along McCartney Street adjacent to City owned lot 19-L-160 and to allow for accessory parking available within both the existing LNC and UI districts.

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

Section 1. The Pittsburgh Code of Ordinances, Title Nine: Zoning Code, Article I: Introduction and Establishment, Chapter 902: Zoning Districts in General, at Section 902.01: Establishment of Zoning Districts, by adding a new Specially Planned District at Subsection 902.01.D: Establishment of Zoning Districts, is hereby amended and supplemented at Section 902.01.D.1 by the addition of the following:

(m) SP-13: West End Trolley Trail Accessory Parking District.

Section 2. The Pittsburgh Code of Ordinances, Title Nine: Zoning Code, Article IV: Planning Districts, Chapter 909: Planned Development Districts, is hereby amended and supplemented at Section 909.01.E: SP, Specially Planned District by the addition of the following:

(i). **SP-13: West End Trolley Trail Accessory Parking District.**

1. Use.

a. **Accessory Parking.** Within this Specially Planned District, all land and structures shall allow accessory use parking as a conditional use if the standards herein are applied to the

conditions and said conditions are then met. The standards of the UI and LNC zoning districts shall remain otherwise intact within this Specially Planned District.

2. Standards.

- a. **Public Assembly (Limited) only.** If the primary use is Public Assembly (Limited) and if it the use is located within said Specially Planned District, then Accessory Parking shall include street parking areas existing offsite along McCartney Street adjacent to City owned lot 19-L-160 within the Specially Planned District said accessory parking shall be included as 25% of the parking needed for Public Assembly (Limited) use within said portions of the West End Trolley Trail Specially Planned District.

Section 3. Amending the Pittsburgh Code, Title Nine, Zoning, Article I, Section 902.03 Zoning Map, by changing from P, Parks and Open Space District to SP-13, West End Trolley Trail Accessory Parking District, all that certain property identified as:

Block Number 19-L, Lot Number 160; all in the Allegheny County Block and Lot System, 20th Ward.

Section 4. Amending the Pittsburgh Code, Title Nine, Zoning, Article I, Section 902.03 Zoning Map, by changing from LNC, Local Neighborhood Commercial and H, Hillside Districts to SP-13, West End Trolley Trail Accessory Parking District, all that certain property identified as:

Block Number 19-M, Lot Numbers 17, 19, 88, 90, 96, 97, and 98; all in the Allegheny County Block and Lot System, 20th Ward.

Section 5. Amending the Pittsburgh Code, Title Nine, Zoning, Article I, Section 902.03 Zoning Map, by changing from LNC, Local Neighborhood Commercial and UI, Urban Industrial Districts to SP-13, West End Trolley Trail Accessory Parking District, all that certain property identified as:

Block Number 19-S, Lot Numbers 107, 111, 116, 124, 125, 127, 132, 133, 135, 144, 146, 148, 153, 156, 170, 184, 204, 210, 500, and 500-2; all in the Allegheny County Block and Lot System, 20th Ward.