



Text File

Introduced: 11/17/2009

Bill No: 2009-1954, **Version:** 1

Committee: Committee on Land Use and
Economic Development

Status: Passed Finally

Presented by Mr. Burgess

Ordinance amending the Pittsburgh Zoning Code, Title Nine, Article One, Chapter 902 Section 902.03, Zoning District Map No. 5 by changing various zoning district classifications in the Summer Hill neighborhood in accord with Map Pittsburgh: Zoning for your Neighborhood, the city's zoning re-mapping project relative to the city's new Urban Zoning Code.

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

Section 1. Section 902.03, Zoning District Map No. 5 of the Pittsburgh Code is hereby amended so as to change the following zoning district classifications. Throughout this ordinance, map, block and lot numbers are used to identify properties; in all cases they are derived from the Allegheny County Block and Lot System and will be represented in the standard format of map number - block number - lot number.

1. From P, Parks, to H, Hillside, certain property along Balzac Street known as Parcels #116-F-224, #116-F-227, and #116-F-232; along Bear Street known as Parcels #116-G-153 and #116-G-155; along Chapin Street known as Parcels #116-F-316, #116-F-317, and #116-G-1; along Evergreen Road known as Parcels #116-B-200 and #163-P-180; along Faber Street known as Parcels #116-L-62 and #116-L-65; along Hermit Street known as Parcels #116-G-172 and #116-L-3; along Mount Pleasant Road known as Parcel #116-R-285; along Scribner Street known as Parcels #116-R-298, #116-R-300, #116-R-316, and #116-R-324; along Weir Street known as Parcels #116-F-259, #116-F-262, #116-F-264, #116-F-267, and #116-F-276; and all property within the Interstate 279 right-of-way presently zoned "P".
2. From R1D-L, Residential Single-Unit Detached Low Density, to R1D-VL, Residential Single-Unit Detached Very Low Density, certain property along Colby Street known as Parcel #116-C-152; along Evergreen Road known as Parcels #163-P-100, #163-R-20, #163-R-1, #163-P-302, #163-P-299, #163-P-298, #163-R-32, #163-P-296, #163-L-27, #163-L-31, #163-L-23, #163-L-24, #163-K-64, #163-L-92, #163-L-35, #163-L-37, #163-L-38, #163-L-40, and #163-L-61; along the west side of Harpen Road from Parcel #116-C-200 north to Ivory Avenue; along the east side of Harpen Road from Parcel #116-C-153 north to Ivory Avenue; along Ivory Avenue known as Parcels #163-L-154, #163-L-70, #163-L-64, #163-L-73, #163-L-68, #163-L-66, and #163-L-63; and all property on Maplewood Drive.
3. From R1D-L, Residential Single-Unit Detached Low Density, to R1D-M, Residential Single-Unit Detached Moderate Density, certain property along Adna Street known as Parcel #162-D-29; along the west side of Colby Street from Regulus Street north to Sirius Street; along the entire east side of

Highridge Street; along the west side of Highridge Street from Van Buren Street north to the City/Ross Township border; along the north side of Ivory Avenue from Rodenbaugh Street east to Parcel #163-E-200; along Nelson Run Road known as Parcels #163-E-186, #163-E-188, #163-E-190, #163-E-194, and #163-E-196; along the west side of Sirius Street from Parcel #116-L-219 south to Parcel #116-L-247; along the east side of Sirius Street from Colby Street south to Regulus Street; along the north side of Van Buren Street; along the south side of Van Buren Street from Highridge Street east to Morefield Street; and along the entirety of Cleveland Street, Montville Street, Morefield Street, Port Way, and Rodenbaugh Street.

4. From R1D-L, Residential Single-Unit Detached Low Density, to H, Hillside, certain property along Ames Street known as Parcel #116-R-212; along Bobby Way known as Parcels #116-G-284, #116-G-288, and #116-G-290; along Buhl Street known as Parcels #116-G-44 and #116-G-56; along Center Street known as Parcels #116-C-23 and #116-C-27; along Chapin Street known as Parcel #116-G-4; along Colby Street known as Parcels #116-C-113, #116-L-130, #116-L-140, #116-L-149, and #116-L-151; along Faber Street known as Parcel #116-L-90; along Harley Street known as Parcels #116-G-201, #116-G-210, and #116-G-250; along Harpen Road known as Parcel #116-B-350; along Irma Street known as Parcels #116-L-270, #116-L-271, #116-L-272, #116-L-273, and #116-L-275; along Latimer Avenue known as Parcels #116-C-5, #116-C-17, #116-G-33, #116-G-34, #116-G-35, and #116-G-42; along Manuel Street known as Parcels #116-G-58 and #116-G-78; along Markab Street known as Parcels #116-L-92 and #116-L-107; along Morrissey Street known as Parcels #116-G-121 and #116-G-123; along Mount Troy Road Extension known as Parcel #163-G-56; along Nelson Run Road known as Parcels #163-B-1, #163-B-8, #163-B-80, #163-E-201, and #163-E-293; along Regulus Street known as Parcel #116-L-109; along Troy Hill Road known as Parcels #163-G-48 and #163-G-50; and all property within the Interstate 279 right-of-way presently zoned "R1D-L".
5. From R1D-L, Residential Single-Unit Low Density, to LNC, Local Neighborhood Commercial, certain property along Evergreen Avenue known as Parcels #163-K-59 and 163-L-60.
6. From R2-L, Residential Two-Unit Low Density, to H, Hillside, certain property along Bear Street known as Parcel #116-G-149; along East Street known as Parcel #116-P-362; along Evergreen Road known as Parcel #116-P-155; along Exton Street known as Parcel #163-P-93; along Landay Street known as Parcel #116-F-244 and all property within the Interstate 279 right-of-way presently zoned "R2-L".
7. From R2-L, Residential Two-Unit Low Density, to R2-M, Residential Two-Unit Moderate Density, certain property bound by Rodenbaugh Street to the west, Van Buren Avenue to the north, Highridge Street to the east, and Oval Way to the south.
8. From RM-M, Multi-Unit Residential Moderate Density, to R1D-L, Residential Single-Family Detached Low Density, certain property along Ivory Avenue known as Parcels #163-K-240, 163-K-247, and 163-K-250.

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9. From LNC, Local Neighborhood Commercial, to H, Hillside, certain property along Balzac Street known as #116-K-147; along East Street known as Parcel #116-K-223; along Evergreen Road known as #116-K-203, 116-K-205, and 116-K-213; and including all area within the Interstate 279 right-of-way presently zoned "LNC".
10. From UI, Urban Industrial, to NDO, Neighborhood Office, certain property along Ivory Avenue known as Parcel #163-L-158.