Text File

Introduced: 12/9/2014 **Bill No:** 2014-1122, **Version:** 3

Committee: Standing Committee **Status:** Passed Finally

Ordinance amending the Pittsburgh Code, Title Nine, Zoning, Article I, Chapter 902.01.D, by adding SP-11, Lower Hill; Article IV, Chapter 909.01, SP, Specially Planned District by creating a new district to be identified as "SP-11 Lower Hill Planned Development District" including rules and regulations, and modifications to requirements of all SP districts; Article IV, 914.04 by adding the SP-11 District to the table of Parking Exempt Areas; Article VII, Chapter 922, to eliminate the minimum size requirement for Final Land Development Plans, and by amending the City of Pittsburgh Zoning Map by changing from GT-E, Golden Triangle Subdistrict E, to SP-11/Lower Hill a property approximately 42 acres consisting of the former Civic Arena site that is generally bounded by Bigelow Boulevard and Bedford Avenue to the north, Crawford Street to the east, Centre Avenue and Fifth Avenue to the south, and Washington Place and Chatham Square to the west.

The Council of the City of Pittsburgh enacts as follows:

Section 1. Amending Title Nine, Zoning, Articles I, IV, VI and VII as follows:

A. Amend Article I, Chapter 902.01.D, Planned Development Districts, 902.01.D.1 SP, Specially Planned by adding the following:

(k) SP-11, Lower Hill Planned Development District

B. Amend Article IV, Chapter 909, Planned Development Districts, Section 909.01.B.7, Special Definitions, as follows:

909.01.B.7. Development subdistricts means areas of a minimum of three acres.

C. Amend Article IV, Chapter 909, Planned Development Districts, Section 909.01.D, Site Development Standards, as follows:

909.01.D.3 - Site Development Standards

(a) Floor Area Ratio. The maximum permitted floor area ratio within any SP District shall be set in the text in each individual SP District, except that floor area ratio shall not be required if the zoning text includes height and other building and location controls, which may include but are not limited to, minimum and maximum heights, minimum and maximum building setbacks, and build-to line requirements.

(d) Useable Open Space. Useable Open Space shall be provided for residential uses within an SP District in accordance with the Land Use Intensity Rating System of the Subdivision Regulations and Standards

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except where the zoning text provides for minimum and maximum height requirements and for aggregated Urban Open Space.

D. Amend Article IV, Chapter 909, Planned Development Districts, Section 909.01.E, Establishment of SP Districts by adding the following:

(k) SP-11 Lower Hill Planned Development District

E. Amend Article IV, Planning Districts Chapter 909, Planned Development Districts as follows:

909.01.R - SP-11 Lower Hill Planned Development District

909.01.R.1 Boundaries

The SP-11 Lower Hill Planned Development District shall be generally bounded as follows:

On the east, by the centerline of Crawford Street;

On the south, by the centerline of Centre Avenue;

On the west, by the centerline of Chatham Square;

On the north, by the centerline of Bigelow Boulevard and continuing along the centerline of Bedford Avenue; and

Including those areas comprising Lot 2R, Third Revision as depicted on that certain Pittsburgh Arena, URA Plan of Lots approved by City Planning on November 27, 2012 and recorded in the real estate records of Allegheny County at Plan Book Volume 276, page 34, such area being more particularly described as Sub-district 3 below.

909.01.R.2 Development Sub-districts

The Lower Hill Planned Development District shall be divided into three (3) "Sub-districts" referred to as "Sub -district 1"; "Sub-district 2" and "Sub-district 3", inclusive. The Sub-districts shall be located in those areas as depicted in Figure 909.01.R.2.A below and such Sub-distracts are bounded as follows:

Sub-district 1 is bounded:

On the east, beginning at that certain point located on Crawford Street, such point being situated

approximately 190 feet south of the intersection of Bedford Avenue and Crawford Street ("Point A") and continuing in a southerly direction along the centerline of Crawford Street a distance of 850 feet to a point located on Crawford Street, such point being situated approximately 214 feet north of the intersection of Crawford Street and Centre Ave ("Point B");

On the south, beginning at Point B and continuing in a westerly direction a distance of 407 feet to a point located 261 feet north of Centre Avenue and 407 feet west of Crawford Street ("Point C");

On the west, beginning at Point C and continuing in a northerly direction a distance of 791 feet to a point located 189 feet south of the centerline of Bedford Ave and 401_feet west of Crawford Street ("Point D"); and

On the north, beginning at Point D and continuing in a easterly direction a distance of 401 feet to Point A.

Sub-district 2 is bounded:

On the east, by the centerline of Crawford Avenue;
On the south, by the centerline of Centre Avenue;
On the west, by the centerline of Chatham Square;
On the north, by the centerline of Bigelow Boulevard and continuing along the centerline of Bedford Avenue; and

Except and excluding the area contained in Sub-District 1.

Sub-district 3 is bounded:

By the boundary line of Lot 2R, Third Revision as depicted on that certain Pittsburgh Arena, URA Plan of Lots approved by City Planning on November 27, 2012 and recorded in the real estate records of Allegheny County at Plan Book Volume 276, page 34, and further described as follows:

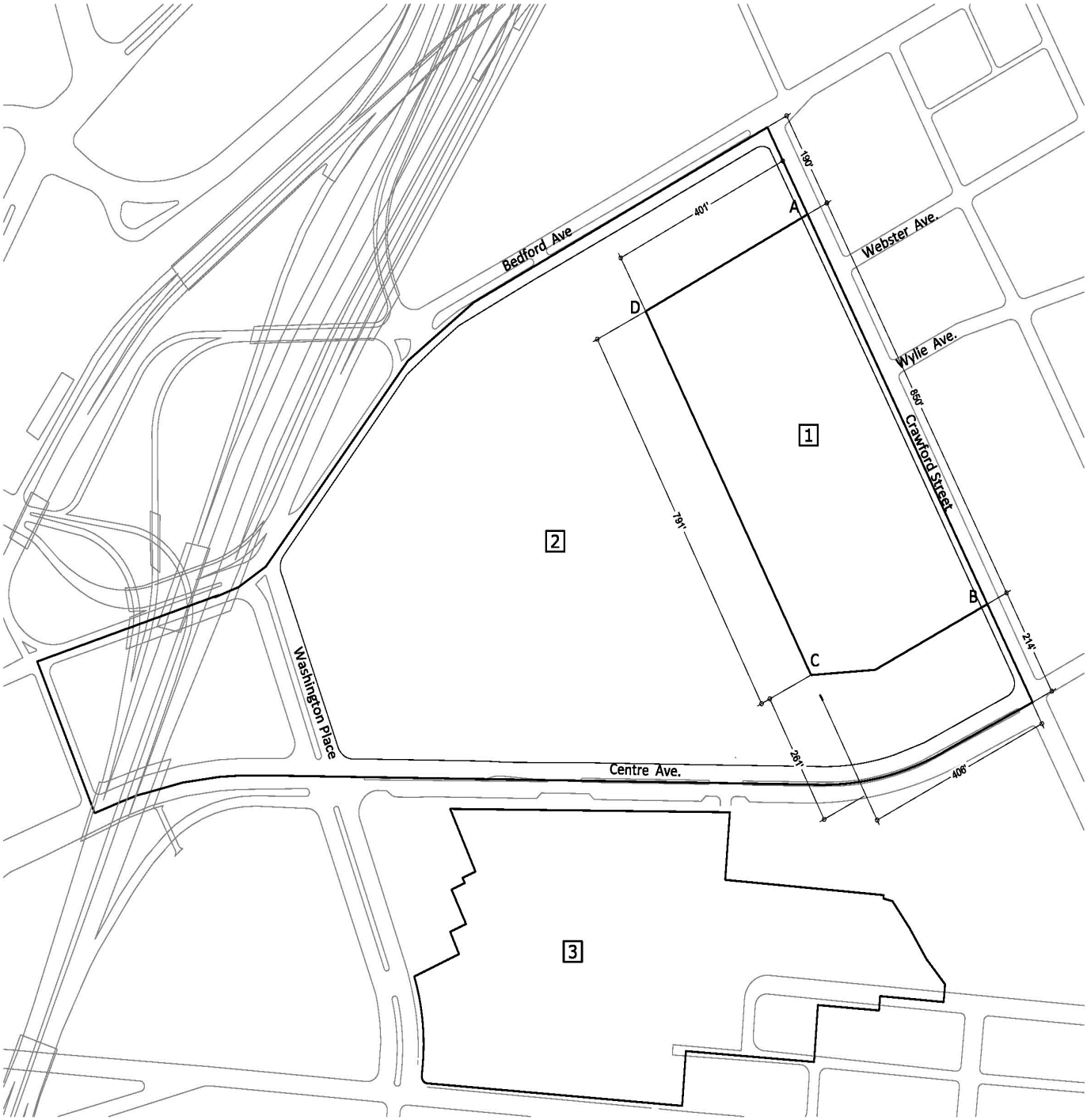
Beginning at a point on the southerly right of way line of Centre Avenue, 112' wide, at the dividing line of Lot 1 of the Pittsburgh Arena and Epiphany Church Plan of Lots, recorded in Plan Book Volume 264, page 47 and property herein described; thence along the southerly right of way line of Centre Avenue, 112' wide, North 89°25'06" East, 612.32' to a point at the northwest corner of Lot 3 of the Arena Hotel Plan of Lots, recorded in Plan Book Volume 266, Page 31; thence along the dividing line of Lot 3 of the Arena Hotel Plan of Lots and property herein described, the following two (2) courses and distances, viz: South 02°56'36" West, 131.27' to a point; thence South 86°47'52" East, 349.02' to a point at the westerly line of Lot 4 of the Pittsburgh Arena and Washington Plaza Plan of Lots, recorded in Plan Book Volume 274, Page 76; thence along the dividing line of Lot 4 of the Pittsburgh Arena and Washington Plaza Plan of Lots and property herein described, the following seven (7) courses and distances, viz: South 07°47'52" East, 8.60' to a point; thence South 74°41'56" East, 18.05' to a point; thence South 37°13'27" East, 64.76' to a point; thence South 32°39'07" East, 68.20' to a point; thence

South 73°48'25" East, 2.81' to a point; thence South 39°43'46" East, 61.70' to a point; thence South 29° 02'08" East, 2.62' to a point on the northerly right of way line of Colwell Street, 60' wide; thence along the northerly right of way line of Colwell Street, 60' wide, North 86°47'02" West, 140.68' to a point on the westerly right of way line of Colwell Street, 60' wide; thence along the westerly right of way line of Colwell Street, 60' wide, South 03° 12'58" West, 60.00' to a point on the northerly line of Lot 5 of the Pittsburgh Arena, URA Plan of Lots, to be recorded; thence along the dividing line of Lot 5 of the Pittsburgh Arena, URA Plan of Lots and property herein described, the following two (2) courses and distances, viz: North 86°47'02" West, 134.06' to a point; thence South 03°00'02" West, 100.01' to a point on the northerly right of way line of Our Way, 28' wide; thence along the northerly right of way line of Our Way, 28' wide,
North 86°47'02" West, 281.71' to a point; thence along the westerly right of way line of Our Way, 28' wide and along the westerly line of property now or formerly Dosco Inc.,
South 03°12'58" West, 116.95' to a point on the northerly right of way line of Fifth Avenue; thence along the northerly right of way line of Fifth Avenue, North 86°47'02" West, 561.46' to a point on the easterly right of way line of Washington Place; thence along the easterly right of way line of Washington Place, the following three (3) courses and distances, viz: by an arc of a circle deflecting to the right in a northwestwardly direction, having a radius of 12.00', an arc distance of 19.12' (chord bearing and distance, North 41°08'47" West, 17.16') to a point; thence North 04°29'28" East, 23.04' to a point; thence by an arc of a circle deflecting to the left in a northwestwardly direction, having a radius of 411.00', an arc distance of 171.68' (chord bearing and distance, North 07°28'31" West, 170.43') to a point at the southwest corner of Lot 1 of the Pittsburgh Arena and Epiphany Church Plan of Lots; thence along the dividing line of Lot 1 of the Pittsburgh Arena and Epiphany Church Plan of Lots and property herein described, the following eight (8) courses and distances, viz: North 64°12'59" East, 106.95' to a point; thence North 25°42'53" West, 46.80' to a point; thence North 65°23'06" East, 38.00' to a point; thence North 26°35'07" West, 73.47' to a point; thence North 63°49'24" East,
30.74' to a point; thence North 26°10'36" West, 10.00' to a point; thence North 63°49'24" East, 31.19' to a point; thence North 25°48' II" West, 132.89' to the place of beginning.

[TEXT CONTINUES ON NEXT PAGE]

SEE ATTACHMENT

Figure 909.01.R.2.A Sub-district Boundary Depictions



[TEXT CONTINUES ON NEXT PAGE]

909.01.R.3 Use

909.01.R.3(a) Permitted Primary Uses Sub-district 1.

(i) Uses in the Lower Hill Planned Development District Sub-district 1 shall be as follows:

Single Unit Attached Residential
Two-Unit Residential
Three Unit Residential
Multi-Unit Residential
Child Care (Limited)
Community Center (Limited)
Housing for Elderly (Limited)
Parks and Recreation (Limited)
Parks and Recreation (General)

(ii) The following primary uses shall be permitted on the ground floor in Sub-district 1, provided (a) any such use faces Urban Open Space as designated in any Final Land Development Plan and (b) any such use does not have frontage along Crawford Street.

Bank or Financial Institution (Limited)
Bank or Financial Institution (General)
Grocery Store (Limited)
Laundry Services
Medical Office/Clinic (Limited)
Office (Limited)
Restaurant (Limited)
Restaurant (General)
Retail Sales and Service (Limited)
Sidewalk Café

For purposes of this Section, Restaurant (Limited) and Restaurant (General) in Sub-district 1 shall not include restaurants with accessory brewing or distilling facilities.

(iii) Additionally, the following primary uses shall be permitted in Sub-district 1, provided (a) any such use does not have frontage along Crawford Street, (b) any such use that has frontage along Wylie Avenue is lined with an active use on the Ground Level and (c) any such use is screened or articulated in conformance with the standards of the Lower Hill Redevelopment Preliminary Land Development Plan. Nothing in this section shall be constructed to prohibit an entrance to a parking structure on Crawford Street.

Parking Structure (Limited)
Parking Structure (General)

(iv) The following uses are permitted by Special Exception in the SP-11, Sub-district 1 in accordance with Section 922.07:

Child Care (General), subject to the use standards set forth in 911.04.A.12(a)

Community Center (General), subject to the use standards set forth in 911.04.A.14(b)(1)

Housing for Elderly (General), subject to the use standards set forth in 911.04.A.35(a) and (b)

Retail Sales and Service (General), provided that Retail Sales and Service (General) use shall be permitted only if such use (a) is located only on the Ground Level, (b) faces Urban Open Space as designated in any Final Land Development Plan, and (c) and does not have frontage along Crawford Street.

909.01.R.3(b) Permitted Primary Uses Sub-districts 2 and 3.

(i) Unless otherwise modified by this Section 909.01.R.3, uses permitted in the Lower Hill Planned Development District Sub-district 2 and Sub-district 3 shall be the same as, subject to the same use review and approval processes as, and subject to the same conditions applicable to those uses permitted in the GT, Golden Triangle District, as the use regulations for the GT, Golden Triangle District are amended from time to time. The following uses, which are permitted either by right or as Administrator Exceptions in the GT, Golden Triangle District and the SP-11, Lower Hill Planned Development District, are modified as follows:

Public Assembly (Limited) and Public Assembly (General) shall specifically include conference rooms; and

Manufacturing / Assembly (Limited) shall specifically include bakeries, breweries and distilleries. Breweries and distilleries must be an accessory use as part of a restaurant or public entertainment venue; and

For purposes of this Section, Restaurant (Limited) and Restaurant (General) in Sub-district 2 or 3 may include restaurants with accessory baking, brewing or distilling facilities provided such accessory use is approved by Administrator Exception.

(ii) In addition to the foregoing, the following uses shall also be permitted in the SP-11 Lower Hill Planned Development District Sub-districts 2 and 3 by right, subject to any additional regulations set forth below:

Animal Care (Limited)
College or University Campus
Housing for the Elderly (Limited)
Housing for the Elderly (General)
Laundry Services
Parking Structure (Limited) provided any such use that has frontage along Center Avenue or Wylie Avenue is lined with an active use on the Ground Level
Parking Structure (General) provided any such use that has frontage along Center Avenue or Wylie Avenue is lined with an active use on the Ground Level
Residential, Single Family Attached
Retail Sales and Service, Residential Convenience
Sidewalk Cafe
Spa
Gallery display or museum use
Police sub-station less than 2,000 square feet

"Spa" shall mean 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.

(iii) In addition to those uses permitted by Special Exception in the GT, Golden Triangle District, the following additional uses are permitted by Special Exception in the SP-11, Sub-districts 2 and 3 in accordance with Section 922.07:

Energy Generation (Limited), subject to the use standards set forth in Section 909.01.R.3(e).

Laboratory/Research Services (Limited). Cannot house animals larger than 5 lbs.

Laboratory Research Services (General). Cannot house animals larger than 5lbs.

Outdoor Retail Sales and Service (Non-Accessory Use), subject to the use standards set forth in Section 911.04.A.91, except that the provisions of 911.04.A.91(a) shall not apply.

Personal Care Residence (Small), subject to the use standards set forth in Section 911.04.A.95B, except that the parking requirements of 911.04.A.95B(a)(vi) shall not apply.

Recycling Collection Station, provided the approving body determines that such use will not create detrimental impacts on the surrounding properties, taking into consideration generation of noise, emission of odors, and hours of operation. In addition, such use shall be subject to the use standards set forth in 911.04.A.51.

(iv) In addition to those uses permitted by Conditional Use in the Golden Triangle District, the following additional uses are permitted by Conditional Use in the SP-11, Sub-districts 2 and 3 in accordance with Section 922.06:

Dormitory. Subject to the use standards set forth in Section 911.04.A.23(b).

Energy Generation (General), subject to the use standards set forth in Section 909.01.R.3(e)

Manufacturing and Assembly (Limited), subject to the use standards set forth in Section 911.04.A.40

Manufacturing and Assembly (General), subject to the use standards set forth in Section 911.04.A.40.

Service Station, provided (a) gasoline pumps shall not be located in any front or side yard and are not visible from any primary street, (b) such use is integrated into a mixed use structure or attached to another structure, (c) such use otherwise complies with all development standards of the Preliminary Land Development Plan, and (d) such use is subject to the use standards of Section 911.04.A.65.

(v) In addition to those uses not expressly permitted in the GT Golden Triangle District and not otherwise permitted above, the following uses shall not be permitted in the SP-11 Lower Hill Planned Development District even if any such use later becomes a permitted use in the GT Golden Triangle District by right, administrator exception, special exception, conditional use approval or by any other means whatsoever:

Adult Entertainment
Communication Tower Class A
Communication Tower Class B
Communication Tower Class C
Controlled Substance Dispensation Facility
Correctional Facility (Limited)
Correctional Facility (General)
Custodial Care Facility
Excavation/Grading/Fill, Major
Firearms Business Establishment
Forestry Activities
Fraternity/Sorority
Vehicle Equipment Repair (Limited)
Vehicle Equipment Repair (General)
Vehicle Equipment Sales (Limited)
Vehicle Equipment Sales (General)

909.01.R.3(c). In the event the provisions of this Section 909.01.R.3 conflict with the uses otherwise permitted in the Golden Triangle (GT) District (whether by right, administrator exception, special exception or conditional use), the provisions of this Section 909.01.R.3 shall prevail.

909.01.R.3(d)(i) Accessory Uses and Structures, Residential. Accessory Uses and Structures as set forth in Section 912.02 shall be permitted in Sub-district 1, subject to all standards, limitations and restrictions set forth in Chapter 912 and in the Preliminary Land Development Plan and any applicable Final Land Development Plan In addition, Energy Generation Limited shall be permitted as an accessory use in Sub-district 1, subject to the use standards set forth in Section 909.01.R.3(e). Accessory surface parking is permitted only for residential use in Sub-district 1.

909.01.R.3(d)(ii) Accessory Uses and Structures, Non-residential. Except as otherwise set forth herein, Accessory Uses and Structures as set forth in Sections 912.02 and 912.03 shall be permitted in Sub-districts 2 and 3, subject to all standards, limitations and restrictions set forth in Chapter 912 and in the Preliminary Land Development Plan and any applicable Final Land Development Plan. In addition, Energy Generation shall be permitted as an accessory use in Sub-district 2 subject to the use standards set forth in Section 909.01.R.3(e). In no event shall accessory surface parking be permitted in Sub-districts 2 and 3.

909.01.R.3(e) Energy Generation shall comply with the following use standards:

(i) Such use shall provide energy supply to the SP-11 District;
(ii) Such use shall be within a completely enclosed building, except that solar and wind related uses may be located on the roof or on the exterior of a building, provided all development standards of the Preliminary Land Development Plan are satisfied;
(iii) All development standards of the Preliminary Land Development Plan shall be applicable;
(iv) The approving body or the Zoning Administrator, as applicable, shall require additional landscaping and screening of the facility to the extent it deems necessary to screen the facility or related structures from surrounding properties;
(v) The approving body or the Zoning Administrator, as applicable, shall determine that such use will not create detrimental impacts on surrounding properties, taking into consideration the probable traffic generation, the physical relationship of the proposed use and structure to surrounding uses and structures, the probable hours of operation, and the emission of odors, fumes, dust, noise, vibration or glaring light.

909.01.R.3(f) The following terms shall have the meanings set forth below:

(i) "Energy Generation" shall mean any facility, whether privately or publically owned, that produces energy from (i) renewable natural resources such as sunlight, wind, water, or geo-thermal heat, and/or (ii) the burning of non-toxic materials and/or biomass such as solid waste, trash, or plant materials, or (iii) the burning of natural gas or other clean burning fuels. This term shall not include gas or oil processing, drilling or manufacturing facilities or related impoundments.

(ii) "Energy Generation (Limited)" shall mean Energy Generation that (a) is located on the zoning lot of the owner that will utilize the energy source for such owner's own use (the "Primary Beneficiary"), (b) is intended primarily to offset part or all of the Primary Beneficiary's energy requirements, (c) is secondary to the Primary Beneficiary's use of the property for other lawful purpose(s), and (d) does not emit vibrations, noxious

odors, fumes or dust.

(iii) "Energy Generation" (General) shall mean all Energy Generation that is not Energy Generation (Limited) as defined above.

909.01.R.3(g) Retail Sales and Services (General). Retail Sales and Services (General) shall be subject to the following additional criteria in Sub-District 2:

(i) Such use shall not be permitted as the only use within a single building and shall be permitted only in conjunction with another permitted use or uses.

(ii) The square footage devoted to Retail Sales and Services (General) on any Ground Level of a single structure shall be limited to 50,000 square feet.

(iii) Such use shall be permitted to contain square footage in excess of 50,000 square feet, provided additional square footage for such use is not located on the Ground Level.

909.01.R.4 Parking.

909.01.R.4(a) Pursuant to 914.04, as hereby amended, the SP-11 District is a Parking Exempt Area and the minimum off-street automobile parking spaces required in 914.02.A shall be decreased by one hundred (100) percent.

909.01.R.4(b) Any applicant seeking off-street parking that is designated at all times as accessory parking to a principal use shall be permitted to supply no more than the number of off-street automobile spaces described as "Minimum Off-Street Automobile Spaces Required" for such use in Section 914.02.

909.01.R.4(c) An applicant may exceed the maximums set forth in Section 909.01.R.4(b) above for off-street parking that is designated at all times as accessory parking to a principal use by obtaining special exception approval. Such approval shall be subject to the use standards set forth in Section 911.04.A.87(a)(1) and any applicant seeking special exception approval for excess off-street parking shall be required to provide evidence to the approving body that off-street automobile spaces in excess of the permitted number described at 909.01.R.4(b) above, cannot be integrated into a Parking Structure providing off-street parking spaces that are shared by multiple users.

909.01.R.4(d) The parking ratios in 914.02.A shall not apply to Parking Structures or any use that seeks to provide off-street parking in a Parking Structure, provided that the parking spaces are shared by multiple users and are not designated at all times as accessory parking to a principle use.

909.01.R.4(e) All applicants seeking Final Land Development Plan approval for any use shall be required to submit a parking demand analysis that complies with the provisions of Section 922.11.C.2(d). The parking demand analysis' original scope and final report must be approved by the City of Pittsburgh.
909.01.R.4 (f) Nothing herein shall be deemed to supersede the provisions of Section 914.02.C of this chapter.

909.01.R.5 Development Standards

909.01.R.5(a). Compliance with Preliminary Land Development Plan.

Development regulations within Sections 2-4 of the Preliminary Land Development Plan, as amended, are incorporated herein and compliance with such requirements shall be a prerequisite of approval of a Final Land Development Plan.

909.01.R.5(b) Maximum First Floor Height.

(i) All buildings within Sub-districts 2 and 3 shall have a maximum first floor height of eighteen feet (18'). For purposes of this Section, "first floor height" shall mean the vertical distance between the finished floor elevation located at Ground Level and the highest point of the ceiling.

(ii) The Zoning Administrator may allow additional first floor height if, in the discretion of the Zoning Administrator, such additional height does not diminish density appropriate to the site, and one of the following two criteria are satisfied: (a) the excess height is an integral part of an architectural feature of the building, such as a lobby, entrance, atrium, mezzanine, or other similar feature, or (b) the topography of a site results in a higher first floor height, provided that the first floor height where the building meets the highest grade of the site does not exceed eighteen (18) feet.

(iii) Additional maximum first floor height shall be allowed in accordance with the Special Exception procedures of Section 922.07 with the following standards:

(a) The specific function of the use of the first floor requires a greater height at Ground Level, such as Indoor Recreation and Entertainment use or Religious Assembly use;

(b) The form of the building complies with all PLDP design regulations;

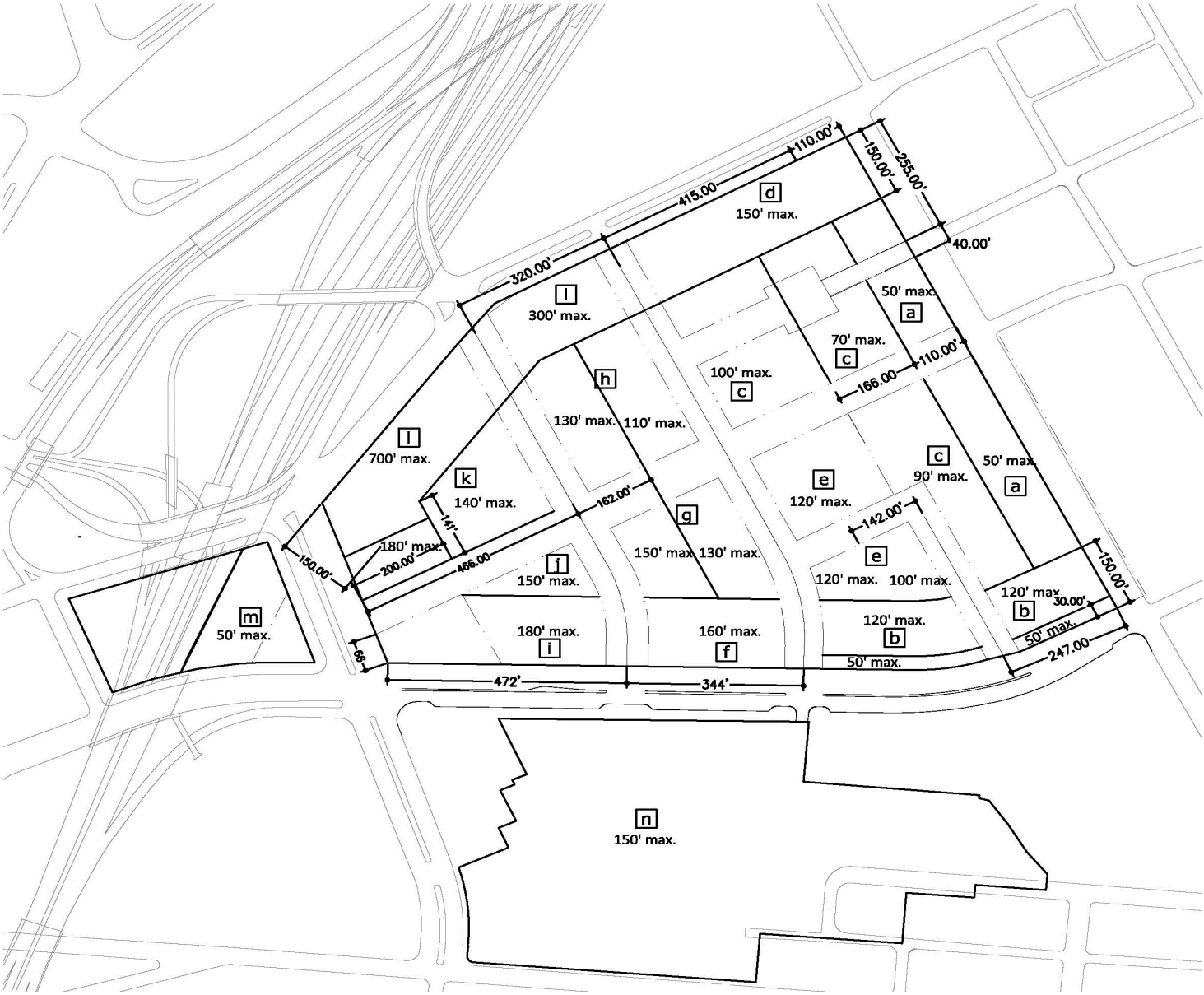
(c) The building otherwise meets the minimum height requirements under 909.01.R.5(c); and

(d) The use of the Ground Floor is not designated to Retail Sales and Service; and

(e) Such additional height does not diminish density appropriate to the site.

909.01.R.5(c). Height Standards.

(i) Maximum Heights. All buildings or portions of buildings may have heights up to the maximum heights set forth below (each designated area marked with a lower case letter is referred to as a "Height Zone"):



(ii) Minimum Heights. All buildings throughout the SP-11 district shall be subject to the minimum heights set forth below:

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(iii) The following table sets forth the minimum and maximum heights within each Height Zone a depicted in the above minimum and maximum height graphics:

Height Zone	Minimum Height	Maximum Height
Zone a	30 feet	50 feet
Zone b	50 feet	50 - 120 feet (as depicted above)
Zone c	40 feet	70-90 feet (as depicted above)
Zone d	50 feet	150 feet
Zone e	40 feet	100-120 feet (as depicted above)
Zone f	50 feet	160 feet
Zone g	50 feet	130-150 feet (as depicted above)
Zone h	50 feet	110-130 feet (as depicted above)
Zone i	50 feet	180 feet
Zone j	60 feet	150 feet
Zone k	60 feet	140-180 feet (as depicted above)
Zone l	80 feet	300 - 700 feet (as depicted above)
Zone m	20 feet	50 feet
Zone n	50 feet	150 feet

(iv) Buildings shall be permitted to cross any Height Zone boundary (including boundaries within a particular Height Zone) provided each portion of any such building complies with the Height Zone requirements in which each respective portion of the building is located.

(v) For purposes of measuring minimum and maximum heights within the SP-11 Lower Hill Planned Development District, in addition to the exemptions from height standards set forth in Chapter 925.07.C, parapets and cornices shall not be counted towards the height of a building.

(vi) The height bonus permitted under Chapter 915.04.D for LEED certified buildings shall not be applicable to any portion of a building located within Height Zone a, b, c, e, g, h, k or j.

909.01.R.5(d) Maximum Setbacks

(i) All buildings within the SP-11 District shall comply with the setback requirements of the Preliminary Land Development Plan, as amended, but in no event shall the maximum setback within the SP-11 District exceed twenty feet (20’), except for buildings with forecourts, which shall be permitted to have a maximum forecourt setback of fifty feet (50’).

For purposes of this Section, the term "forecourt" shall mean the portion of the building facade that has a deeper setback from the front lot line than the remaining portion of the building facade. Forecourts shall not exceed forty percent (40%) of the building façade.

909.01.R.5(e) Minimum Building Depth

(i) Except as set forth below, all buildings within Sub-districts 2 and 3 shall have a minimum building depth of fifty-five feet (55').

For purposes of this Section, the term "building depth" shall mean the distance from the façade of a building to the exterior elevation of such building facing the rear lot line.

(ii) The following buildings shall have no minimum depth requirement provided any such building otherwise complies with all other requirements set forth herein and in the Preliminary Land Development Plan, including, without limitation, all applicable height requirements:

(A) any building containing Single Unit Attached Residential use

(B) any building that lines a structured parking garage

(iii) Buildings within Sub-district 1 shall have no minimum depth requirement.

909.01.R.5(f) Urban Open Space

(i) Not less than 10% of the land area within the SP-11 Lower Hill Planned Development District shall be improved as Urban Open Space. The Urban Open Space shall be aggregated, located and developed as specified in the Preliminary Land Development Plan and shall be labeled as "Urban Open Space" on the Improvement Subdivision Site Plan required by Sections 909.01.C and 922.11.C.2 of this Code and any subsequent subdivision plan or plan of lots.

(ii) The Urban Open Space and public access thereto shall comply with all requirements of Section 909.01.D.3(c) of this Code.

909.01.R.5 (g) Notice

In addition to other applicable notice requirements of this chapter, for the purposes of this SP-11 District, all

applications for a Final Land Development Plan, an amendment to a Final Land Development Plan or an application for an Occupancy Permit made to the Zoning Administrator, the Zoning Administrator shall send notice of such application to the Office of the Mayor of Pittsburgh and the District 6 City Council representative, the Urban Redevelopment Authority of Pittsburgh, ~~and~~ the Sports & Exhibition Authority of Pittsburgh and Allegheny County.

909.01.R.5(h) Signage.

(i) All non-advertising signs permitted in LNC Districts pursuant to Chapter 919 shall be permitted in Sub-district 1 of the SP-11 Lower Hill Planned Development District.

(ii) All non-advertising signs permitted in GT Districts pursuant to Chapter 919 shall be permitted in Sub-districts 2 and 3 of the SP-11 Lower Hill Planned Development District.

(iii) The provisions of Chapter 919.03.P shall apply to Major Public Destination Facility Electronic Signs in the SP-11 Lower Hill Planned Development District, except as modified below:

(1) A Major Public Destination Facility Electronic Sign that is classified as a Large Video Display shall be located (A) on the same parcel as the Major Public Destination Facility or (B) within or directly adjacent to a Major Public Destination Facility Plaza, provided such sign is under the control of the primary occupant of the Major Public Destination Facility.

(2) A Major Public Destination Facility Electronic Sign that is not classified as a Large Video Display shall be located within 1000 feet from the property line of Major Public Destination Facility lot, provided that such sign (A) shall be located within the SP-11 Lower Hill Planned Development District, (B) shall not be located within 100 feet from Sub-district 1, (C) shall not be located within or adjacent to urban open space directly abutting Sub-district 1, and (D) shall be under the control of the primary occupant of the Major Public Destination Facility.

(3) A Major Public Destination Facility Electronic Sign that is not classified as a Large Video Display and which is not located on the same parcel as a Major Public Destination Facility shall be presented to the Contextual Design Advisory Panel (CDAP) for design review. Such review shall include the design, location and visual impacts of the proposed sign.

(4) There shall be permitted up to two (2) Major Public Destination Facility Electronic Signs that are classified as Large Video Displays in the SP-11 Lower Hill Planned Development District, provided that at least one (1) such sign is located on the same parcel as the Major Public Destination Facility. There shall be permitted no more than one (1) Major Public Destination Facility Electronic Sign that is not classified as a Large Video Display.

(5) The name, logo and identifying mark of a sponsor of (A) any event occurring at the Major Public Destination Facility and/or (B) the Major Public Destination Facility itself or memorialized names assigned thereto shall be permitted to be displayed on a Major Public Destination Facility Electronic Sign, subject to the following limitations:

(i) Products or services of a sponsor shall not be displayed.

(ii) The period of time during which such sponsor information is displayed shall not exceed fifteen percent (15%) of the time period during which the sign is actively operated.

(iii) The name, logo and identifying mark of a sponsor shall not exceed fifteen percent (15%) of the sign area.

(iv) If a logo or identifying mark is displayed, it shall be displayed simultaneously with the name of the sponsor. A logo or identifying mark that is not accompanied by a sponsor name shall not be permitted to be displayed.

The term "Major Public Destination Facility Plaza" means an area of land containing at least one (1.0) acre designated as urban open space and located adjacent to and/or across a public right-of-way from a Major Public Destination Facility.

For clarification, the term "parks" as used in Chapter 919.03.P.5(a) shall not include urban open space.

F. Amend Article IV, 914.04, by adding the SP-11 Lower Hill Planned Development District to the table of Parking Exempt Areas with a one-hundred (100) percent permitted decrease in parking requirements, as follows:

Area	Use Type	Percent Decrease
SP-11 Lower Hill Planned Development district	Any use	100

G. Amend Article VII, Planning Districts, Chapter 922.11.C.1 - Final Land Development Plans, Application, as follows:

After City Council approval of the Zoning Map Amendment, the applicant shall submit a Final Land Development Plan to the Zoning Administrator who shall forward the application to the Planning Commission for review. At the time of Final Land Development submittal, the applicant shall also submit the Improvement

Subdivision Site Plan for the Planning Commission's review. For an SP District, there shall be no minimum acreage required for a Final Land Development Plan application.

H. Amend Pittsburgh Code, Title Nine, Zoning Article 1, Section 902.03 Zoning Map as follows:

A. Amend to change the from GT-E to SP-11/Lower Hill Planned Development District, Sub-district 1:

All that certain parcel of land identified as Sub-district 1 in 909.01.R.2

B. Amend to change from GT-E to SP-11- Lower Hill Planned Development District, Sub-district 2:

All that certain parcel of land identified as Sub-District 2 in 909.01.R.2

C. Amend to change from GT-E to SP-11- Lower Hill Planned Development District, Sub-district 3:

All that certain parcel of land identified as Sub-district 3 in 909.01.R.2

I. Amend Pittsburgh Code, Title Nine, Zoning Article 1, Section 902.03 Zoning Map as follows:

A. Include the SP-11 Lower Hill Planned Development District in the Official Zoning Map as a Parking Exempt Area.

SP-11, Lower Hill Planned Development District