



Text File

Introduced: 2/6/2015

Bill No: 2015-1296, **Version:** 2

Committee: Committee on Land Use and
Economic Development

Status: Passed Finally

Ordinance amending the Pittsburgh Code, Title Nine, Zoning, Article IV, Chapter 909.01.I by adding a new section 909.01.I.4 to establish the standards applicable to the existing SP-4 (IV) East Station Square subdistrict; renumbering existing Article IV, Chapter 909.01.I.4 "Regulations Applicable Throughout the SP-4 District" to Chapter 909.01.I.5; and amending Article I, Chapter 902.03 to modify the Zoning Map to include Block and Lot 4-D-45 and the remaining portion of Block and Lot 4-D-60 in the SP-4 (IV) East Station Square subdistrict.

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

Section 1.

Amend Article IV, Chapter 909.01.I - SP-4 Station Square, to read as follows:

909.01.I SP-4 Station Square

The provisions of this section apply to all land within the SP-4 district, which is generally bounded by **the most easterly property line of Block and Lot 4-D-45**, Carson Street on the south, a line approximately one thousand nine hundred (1,900) feet west of the Fort Pitt Bridge on the west, and the Monongahela River on the north.

909.01.I.1 SP-4 (I), Park/Landing Subdistrict

The SP-4(I) subdistrict is generally bounded by the Fort Pitt Bridge, the Monongahela River, Commerce Drive, and West Carson Street.

(a) Use Regulations

Within the SP-4(I) subdistrict, land and structures may be used, and structures may be erected, altered, demolished or enlarged for only the following uses:

- (1) Multiple-unit dwellings;
- (2) Restaurants, including those with entertainment;
- (3) Office;
- (4) Institutional, limited to museum, exhibition, and library;
- (5) Hotels;

- (6) Theaters;
- (7) Major parking area or major parking garage;
- (8) Child day care center;
- (9) Retail uses within buildings where such services are not the principal use, and only when located within a structure housing a permitted principal use;
- (10) Transportation right-of-way, roadway and trackage, including shelter and comfort stations incident to the use thereof;
- (11) Accessory uses that are clearly incidental to permitted principal uses, and only when located within a structure housing a permitted principal use;
- (12) Signs larger than twenty (20) square feet that are visible from the river or from across the river shall be neon and positioned so as to maximize reflection in the river.
- (13) Gaming enterprise.

(b) Maximum Height

The height of structures hereafter erected or enlarged in the SP-4(I) subdistrict shall not exceed the following limits:

- (1) Structures north of Station Square Road: Sixty (60) feet
- (2) Structures south of Station Square Road: One hundred (100) feet

909.01.I.2 SP-4 (II), Pointview

The SP-4(II) subdistrict is generally bounded by the western boundary of the SP-4 District, the Monongahela River, the Fort Pitt Bridge, and West Carson Street.

(a) Use Regulations

Within the SP-4(II) subdistrict land may be used and structures may be erected, altered, demolished or enlarged for only the following uses:

- (1) Multiple-unit dwellings;
- (2) Restaurants, including those with entertainment;
- (3) Office, when located within a structure existing on the date of this subsection, or in a new structure if limited to a structure not in excess of fifty thousand (50,000) gross square feet or sixty (60) feet in height;

- (4) Hotel, when located within a structure existing on the date of this subsection;
- (5) Institutional, limited to museum, exhibition, and library;
- (6) Child day care center;
- (7) Retail uses within buildings where such services are not the principal use, and only when located within a structure housing a permitted principal use;
- (8) Transportation right-of-way, roadway and trackage, including shelter and comfort stations incident to the use thereof;
- (9) Accessory uses that are clearly incidental to permitted principal uses, and only when located within a structure housing a permitted principal use; and
- (10) Signs larger than twenty (20) square feet that are visible from the river or from across the river shall be neon and positioned so as to maximize reflection in the river.

(b) Maximum Height

The maximum height of structures hereafter erected or enlarged or used in the SP-4(II) subdistrict shall be as follows:

- (1) Existing structures: One hundred ten (110) feet
- (2) New structures: One hundred (100) feet

909.01.I.3 SP-4 (III), Historic Subdistrict

The SP-4(III) subdistrict is generally bounded by the Monongahela River, Smithfield Street, and West Carson Street.

(a) Use Regulations

Within the SP-4(III) subdistrict, land and structures may be used, and structures may be erected, altered, and enlarged for only the following uses:

- (1) Multiple-unit dwellings;
- (2) Restaurants, including those with entertainment;
- (3) Office;
- (4) Institutional, limited to museum, exhibition, and library;
- (5) Hotels;

Committee: Committee on Land Use and
Economic Development

Status: Passed Finally

- (6) Retail sales, including personal service;
- (7) Theaters;
- (8) Child day care center;
- (9) Accessory uses that are clearly incidental to permitted principal uses, and only when located within a structure housing a permitted principal use;
- (10) Signs larger than twenty (20) square feet visible from the river or from across the river shall be neon and positioned so as to maximize reflection in the river; and
- (11) Gaming enterprise.

(b) Maximum Height

The maximum height of structures hereafter erected or enlarged or used in the SP-4 (III) subdistrict shall not exceed one hundred twenty-five (125) feet (not to exceed ten (10) stories). Height for Residential and Hotel/Motel uses shall not exceed one hundred seventy-five (175) feet and twenty (20) stories. Additional height for Residential and Hotel/Motel uses may be allowed by the Planning Commission provided that the height of such use or uses shall not exceed two hundred seventy-five (275) feet and twenty-five (25) stories and that the building is oriented perpendicularly to the Monongahela and Ohio Rivers.

909.01.I.4 - SP-4(IV), East Station Square Subdistrict

The SP-4(IV), East Station Square subdistrict is generally bounded by Smithfield Street, E. Carson Street, the easterly line of Block and Lot 4-D-45 and the Monongahela River.

(a) Use Regulations

Within the SP-4(IV) subdistrict, land and structures may be used, and structures may be erected, altered, demolished or enlarged for only the following uses:

- (1) Multi-unit residential;
- (2) Retail Sales and Services (General) or (Limited);
- (3) Restaurant (General) or (Limited) , including Sidewalk Cafe;
- (4) Office (General) or (Limited)
- (5) Cultural Service or Library (General) or (Limited);

Committee: Committee on Land Use and
Economic Development

Status: Passed Finally

(6) Hotel/Motel (General) or (Limited)

(7) Recreation and Entertainment, Indoor (General) or (Limited)

(8) Parking, including Parking, Commercial (General) and Parking Structure
(General);

(9) Grocery Store (General) or (Limited);

(10) Parks and Recreation (Limited); and

(11) Public Assembly (General) or (Limited).

(b) Compliance with Preliminary Land Development Plan.

Development regulations within 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.

(c) Maximum Height

The maximum height of structures hereafter erected or enlarged or used in the SP-4(IV)
subdistrict shall be as shown on the Preliminary Land Development Plan, as amended.

(d) Minimum Height

All buildings in the SP-4(IV) subdistrict shall be greater than thirty- five (35) feet in height.

(e) Building Setbacks

All buildings within the SP-4(IV) subdistrict shall comply with the setback requirements of the
Preliminary Land Development Plan, as amended.

(f) Build-to Lines

Build-to lines for the SP-4(IV) subdistrict shall be as shown on the Preliminary Land
Development Plan, as amended.

(1) Buildings whose primary use is multiple family dwellings shall have a minimum of
forty-five (45) percent of the building located at the build-to line, with an additional
thirty-five (35) percent of the building located within thirty (30) feet of the build-to line;
building facades within thirty (30) feet of the build-to line shall be delineated at the build
-to line by a street wall (e.g., landscape treatment, decorative fencing, seat walls, shade
structure, etc.) having a minimum height of thirty-six (36) inches.

(2) Buildings whose primary use is as a hotel shall have a minimum of fifty (50) percent
of the building located at the build-to line.

(3) All other buildings shall have a minimum of sixty (60) percent of the building
located at the build-to line, with an additional twenty (20) percent of the building located

Committee: Committee on Land Use and
Economic Development

Status: Passed Finally

within fifteen (15) feet of the build-to line.

(4) Openings in buildings for garage and service entrances shall be included in determining compliance with the foregoing requirements.

(g) Other Development Standards.

All development to be approved in the SP-4(IV) district shall comply with the following standards:

(1) Buildings shall be arranged within blocks but in no event shall the maximum length of any block exceed 700 lineal feet. If blocks are longer than 500 lineal feet, the Planning Commission may require a public pedestrian walkway through the block that is open during normal business hours.

(2) Loading, trash collection, and similar facilities shall be incorporated into the overall design of a building so that the visual and acoustic impacts of these functions are either substantially contained within the building or otherwise screened so as to be out of the direct street-level view from adjacent properties and public streets. Loading and unloading areas shall be situated so as to not conflict with pedestrian movement.

(3) Parking structures or those portions of buildings within the SP-4(IV) district used exclusively for parking purposes shall comply with Sections 914.09.G.1, 914.09.G.3 and 914.09.G.4 of the Code, but need not comply with Section 914.09.G.2 of the Code.

(4) No building wall visible from a street or publically accessible pedestrian easement shall contain a non-articulated condition greater than seventy (70) lineal feet in length. Building wall articulation shall be achieved through vertical steps no smaller than six (6) inches in width, building entrances, lobbies, doors, windows or similar features. .

(h) Off Street Parking

Minimum off-street parking shall be determined by a parking demand analysis pursuant to Section 914.04.

(i) Other Parking Standards

The Preliminary Land Development Plan for the SP-4(IV) district shall limit the area for Commercial Parking to that portion of the district lying to the east of the light rail public transit bridge as identified on the Preliminary Land Development Plan; provided, however, that Commercial Parking and accessory surface parking may continue as an allowed use within all of the SP-4(IV) district until completion of construction of all buildings shown on the conceptual master plan component of the Preliminary Land Development Plan. Shared parking between buildings shall be permitted and access between buildings and parking structures by way of upper story elevation bridges is allowed.

(j) Signage

All business signs and identification signs permitted in the GT and DR zoning districts pursuant to Section 919.03.M.7 and Section 919.03.M.8 shall be permitted in the SP-4(IV) subdistrict, except that ~~within fifty (50) feet of the northern boundary of the SP-4(IV) subdistrict~~ only ground signs no higher than ten (10) feet in height and no greater than eighty (80) square feet in area (single face) are permitted **within fifty (50) feet of the northern boundary of the SP-4**

(IV) subdistrict Lot and Block Number 4-D-60 at the time of this ordinance adoption, and no wall mounted signs are allowed within fifty (50) feet of the northern boundary of Lot and Block number 4-D-60 at the time of this ordinance adoption.

909.01.I.5 Regulations Applicable Throughout the SP-4 District

The following regulations shall apply throughout the SP-4 district:

(a) Height

That portion of the facade of any structure above one hundred (100) feet in height shall be no greater than one hundred twenty (120) feet in width when viewed directly opposite the structure from the river, perpendicular to the shore.

(b) Signs

Signs and sign structures shall be subject to Sign Guidelines adopted by the Planning Commission as a component of the Preliminary Land Development Plan.

(c) Floor Area Ratio

The maximum floor area ratio for the entire SP-4 District shall be four (4).

(d) Traffic Analysis

Traffic and Parking Demand Analyses shall be required for all new development in a format specified by the Zoning Administrator. The Zoning Administrator shall review the submitted analyses, including all sources of data, to establish appropriate traffic and parking mitigation measures. The costs for constructing and implementing all required mitigation measures shall be the responsibility of the Applicant.

(e) Urban Open Space

At least ten (10) percent of the entire SP-4 district shall be provided and maintained as Urban Open Space.

(f) Useable Open Space

For residential uses, Useable Open Space shall be provided in accordance with Land Use Intensity Rating System of the Subdivision Regulations and Standards.

(g) Height Exceptions

The following exceptions to the height regulations established for the SP-4 district and its subdistricts shall be permitted:

Exceptions in height which are authorized by the Zoning Administrator, according to the following:

- (1) Erection above the height limit of certain portions of structures according to the following standards:

Structures with a gross floor plate not in excess of twenty thousand (20,000) square feet: one hundred fifty (150) feet; one hundred seventy (170) feet if a residential building.

Structures with a gross floor plate not in excess of fifteen thousand (15,000) square feet: One hundred eighty (180) feet; two hundred (200) feet if a residential building.

- (2) No more than two (2) structures within the SP-4(I) subdistrict shall be in excess of one hundred fifty (150) feet in height.

- (3) No more than one (1) structure within the SP-4(II) subdistrict shall be in excess of one hundred fifty (150) feet in height.

Section 2. Amend Pittsburgh Code, Title Nine, Zoning Article I, Section 902.03 Zoning Map to designate all land within the parcel described by the Allegheny County Deed Registry Office as Block and Lot 4-D-45 as SP-4(IV).