



Text File

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Bill No: 2017-2264, **Version:** 2

Committee: Commission - Planning Commission

Status: In Standing Committee

Ordinance amending the Pittsburgh Code, Title Nine, Zoning Code, Article II, Base Zoning Districts, Chapter 904 Mixed Use Districts, Section 904.07 UI, Urban Industrial District
(NEEDS TO BE HELD FOR A PUBLIC HEARING)

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

Section 1. The Pittsburgh Code, Title Nine, Zoning Code, Article II, Base Zoning Districts, Chapter 904 Mixed Use Districts, Section 904.07 UI, Urban Industrial District, is hereby amended as follows:

904.07.A Purpose

The UI, Urban Industrial District, is intended to:

1. Allow mid-sized to large industries with lower external impacts on surrounding properties and districts;
2. Provide a flexible district that addresses the growing need for easily adaptable and flexible spaces, including office parks, incubator spaces, high technology and service sector industries;
3. Allow multi-use buildings that permit assembly, inventory, sales, and business functions within the same space;
4. Encourage adaptive reuse of manufacturing buildings and allow the development of high density multi-unit residential buildings.

904.07.B Use Regulations

904.07.B.1 Primary Uses

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

904.07.B.2 Accessory Uses

Accessory Uses shall be allowed in the UI District in accordance with the Accessory Use regulations of Chapter 912. In addition, accessory uses in the UI District shall not exceed twenty-five (25) percent of

the gross floor area of the primary use.

904.07.C Site Development Standards

Sites in the UI District shall be developed in accordance with the following Site Development Standards, provided that:

1. The Residential Compatibility Standards of Chapter 916 shall impose additional height and setback standards on new High Density and Very-High Density Residential development and nonresidential development located near Residential and H Districts;
2. The Environmental Performance Standards of Chapter 915 shall impose additional restrictions on development; and
3. New development shall be allowed to use Contextual Setbacks and Contextual Building Heights in accordance with the provisions of Sec. 925.06 and Sec. 925.07.
4. New residential developments of over 20 dwelling units shall provide a minimum of 30% affordable housing units, with affordability measured against the Area Median Income for the City of Pittsburgh. ~~moderately priced dwelling units on site. By providing 20% of rental units to households earning 60% of the area median income or 20% of for-sale units to households earning 80% of the area median income. projects shall be allowed to use special exceptions regarding height, floor to area ratio, and parking in accordance of Sec. 904.07.C4, Sec. 904.07.C5, and Sec. 904.07.C6 by right.~~

5. Housing Impact Analysis

The New Development of over 20 Dwelling units shall include a housing impact analysis for the site and surrounding areas, which should include but not be limited to:

- a. Document characteristics of housing and residents within the Project and surrounding area.
- b. Identify residential units that may be removed, the availability of replacement housing in the project and surrounding area, and the type and extent of relocation assistance to be provided.
- c. Data as to the racial and ethnic composition of the residents in the inhabited residential units in the project and surrounding area, using methods including, but not limited to the most recent U.S. Census.
- d. The distribution of household income for residents within the project and surrounding area, using methods including, but not limited to, the most recent U.S. Census.
- e. The projected impact on the property tax of the housing units in the project and surrounding area.

Article VI and Chapter 925 contain a complete description of site development standards and a listing of

exemptions to various standards.

Site Development Standard	UI District
Minimum Lot Size	0
Maximum Floor Area Ratio when not located within 1,500 ft. of a Major Transit Facility when located within 1,500 ft. of a Major Transit Facility	3:1 4:1
Maximum Lot Coverage	
Minimum Front Setback	none required
Minimum Rear Setback when not adjacent to a way when adjacent to a way	20 ft. none required
Minimum Exterior Sideyard Setback	10 ft.
Minimum Interior Sideyard Setback	10 ft.
Maximum Height	60 ft. (not to exceed 4 stories)

904.07.C.4 Special Exception for Height in the UI District

Additional height above four (4) stories in the UI District shall be allowed in accordance with the Special Exception procedures of Sec. 922.07 with the following standards:

- a. The site shall not be within two hundred (200) feet of any property which is zoned Residential;
- b. The site shall be sufficiently separated from property zoned Residential for the Board to determine that the additional height will not create detrimental impact on such properties through consideration of the additional traffic impacts caused by the additional height and density, the impacts on views from such residential properties, and the impacts of the bulk of the buildings on such residential properties.

904.07.C.5 Special Exception for FAR Adjustment in the UI District

Where at least seventy-five (75) percent of the building will be used for multi-unit residential purposes, the Maximum Floor Area Ratio ("FAR") may be increased, provided the applicant meets the Special Exception procedures of Section 922.07 and satisfies the following standards:

- a. The Maximum FAR shall not exceed 10:1.
- b. The site shall not be within two hundred (200) feet of any property which is zoned residential.
- c. The site shall be situated so that the upward adjustment of the Maximum FAR will not create detrimental impact on neighboring properties through consideration of the additional traffic impacts caused by the adjusted FAR, including consideration of height and density.

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904.07.D Site Plan Review

904.07.D.1 General

The following shall require Site Plan Review and approval in accordance with the Site Plan Review procedures of Section 922.04;

- a. Any new construction, building addition or enlargement or exterior renovation of an existing structure on a lot that has an area of eight thousand (8,000) square feet or more; or
- b. Any off street parking area that includes more than ten (10) parking spaces or more than 2500 square feet of surface area.

904.07.D.2 Standards (UI District)

Any project requiring Site Plan Review in the UI district shall be subject to the Site Plan Review Criteria of Section 922.04.E

(Ord. 21-2002, §§ 1-3, eff. 6-18-02; Ord. 45-2003, § 8, eff. 12-31-03)