



Text File

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Bill No: 2024-0059, **Version:** 2

Committee: Committee on Land Use and
Economic Development

Status: Passed Finally

Ordinance amending the Pittsburgh Code, Title Nine: Zoning Code, Article V: Use Regulations, Chapter 911: Primary Uses, at Section 911.02: Use Table and Chapter 911.04.A.69, Use Standards, to Permit Single-Unit Attached Residential Uses in Residential Single-Unit Detached Districts subject to certain standards.

(Report and Recommendation sent 1/31/24)

(Report and Recommendation received 3/6/24)

(Public Hearing held 4/10/24)

The Council of the City of Pittsburgh ordains as follows:

Section 1. The Pittsburgh Code, Title Nine, Zoning Code, Article V, Use Regulations, is hereby amended at Chapter 911, Use Regulations, as follows:

911.01. General.

911.01.A Use Type

Each of the use types listed in Use Table are defined in Chapter 926.

911.01.B Uses Permitted By-Right

Uses identified in a district column with a "P" are uses permitted By-Right and shall be allowed in the respective district, subject to compliance with all other applicable regulations of this Code.

911.01.C Uses Requiring Review by the Zoning Administrator

Uses identified in a district column with an "A" are Administrator Exceptions and shall be allowed the respective district only if reviewed and approved in accordance with the Zoning Administrator Exception review procedures of Sec. 922.08.

911.01.D Uses Requiring Review by the Zoning Board of Adjustment

Uses identified in a district column with an "S" are Special Exceptions and shall be allowed in the respective district only if reviewed and approved by the Zoning Board of Adjustment in accordance with the Special Exception review procedures of Sec. 922.07.

911.01.E Conditional Uses Requiring Review by the City Council

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Uses identified in a district column with a "C" are Conditional Uses and shall be allowed in the respective district only if reviewed and approved in accordance with the Conditional Use review procedures of Sec. 922.06.

911.01.F Not Permitted

Uses that are not associated with a letter in a district column shall be considered prohibited uses and shall not be allowed in the respective district unless otherwise expressly permitted by other regulations of this Code.

911.01.G Standards

The "Standards" column of the Use Table contains a reference to specific standards that apply to listed uses in one (1) or more of the districts in which such use is allowed. Complete text of the Use Standards can be found in Sec. 911.04, which immediately follows the Use Table.

911.02. Use Table.

Use Classification The Pittsburgh Urban Zoning Code P = Permitted By Right A = Administrator Exception S = Special Exception C = Conditional Use	Base Zoning Districts*																				Standard Section 911.04.x					
	Residential					Mixed Use							Special			DT		RIV								
* As Base Zoning District Regulations, all uses may be subject to additional regulations imposed by applicable Overlay Zoning Districts.	R1	R1A	R2	R3	RM	ND	LD	NDI	UN	HC	GI	UI	UC-MU	UC-E	R-MU	P	H	EM	GT	RM	MU	NS	GI	IMU		
Residential Uses																										
Single-Unit Detached Residential means the use of a zoning lot for one detached housing unit.	P	P	P	P	P	P	P	P	P							P	P	A	P							A.69

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Single-Unit Attached Residential means the use of a zoning lot for one dwelling unit that is attached to one or more dwelling units by a party wall or separate abutting wall and that is located on its own separate lot.	P/S	P	P	P	P	P	P	P	P					P		P		S					P	P					A.69;A.69	
Two-Unit Residential means the use of a zoning lot for two dwelling units that are contained within a single building.				P	P	P	P	P	P					P		P						P		P	P				P	
Three-Unit Residential means the use of a zoning lot for three dwelling units that are contained within a single building.					P	P	P	P	P					P		P						P		P	P				P	
Multi-Unit Residential means the use of a zoning lot for four or more dwelling units that are contained within a single building.						P	P	P	P				S	P	A	P							A	P		P	P	P	P	A.85

Section 2. The Pittsburgh Code, Title Nine, Zoning Code, Article V, Use Regulations, is hereby amended at Chapter 911.04.A.69, Use Standards, as follows:

911.04.A.69 Single-Unit Detached and Attached Residential

(a) In H Districts

Single-Unit Detached and Attached Residential uses shall be subject to the following conditions

in the H District.

- (1) Topography. Primary structure must be located on buildable land defined as a contiguous area of the lot less than thirty (30) percent in existing slope.
- (2) Soils. Any site proposed for development in the H District shall be investigated to determine the soil characteristics. A soils engineering report may be required at the discretion of the Zoning Administrator. Factors to be considered by the Zoning Administrator when determining whether an engineering report will be required include the following (any one (1) factor may warrant an engineer's report):
 - a. Nature, distribution, and strength of existing soils as described in the County Soils Survey;
 - b. Any development proposed on natural slopes greater than 20%;
 - c. Areas that are landslide-prone;
 - d. Areas with soils that have a high shrink-swell potential;
- (3) Vegetation. The proposed development shall be designed to minimize the incidence of erosion. The Zoning Administrator will be reviewing the application to determine how the applicant uses the vegetation to reduce erosion. The application must show the Administrator how:
 - a. Any deep-rooted woody vegetation reduces storm runoff volume over the slope;
 - b. Existing and proposed foliage reduces the velocity of raindrops by reducing their energy when they strike the ground;
 - c. Existing and proposed vegetation increases the roughness of the ground surface which slows the velocity of surface water flow; and
 - d. Existing root networks will be protected to bind the soil.
- (4) Access. For any new construction of a dwelling, or dwellings, on a lot fronting on a substandard hillside street, the Zoning Administrator will be reviewing the application to determine how the applicant accesses the street and will be making recommendations to improve any substandard conditions that will be conditions of any approval for a building and occupancy permit. The Zoning Administrator will consider the following existing conditions in the review: road width and slope, road surface condition, drainage, sight distance, availability of on-street and off-street parking, and presence of retaining walls.
- (5) Infrastructure. Public water and sewer must be available for connection at the lot line.

If the lot in which the owner/applicant is requesting to build upon is determined to meet these five (5) conditions, the Zoning Administrator will then review the plot plan for compliance with the Development Standards in Section 905.02.C, 905.02.D, and 905.02.E.

- (b) Existing vegetation shall be cleared only to the extent needed for the structure, driveway, and outdoor activities that are associated with the residential use. In no case shall more than ten (10) percent, or two thousand four hundred (2,400) square feet, whichever is larger, be cleared.
- (c) Single Unit Attached dwellings are permitted by Special Exception in the H District provided that no more than four (4) units are constructed in any cluster.

911.04.A.69A Single-Unit Attached Residential

- (a) In Residential Single-Unit Detached Districts, Single-Unit Attached Uses shall be permitted subject to the following standards:
 - 1. For lots with Lot Widths of 35 feet or smaller, Single-Unit Attached Uses shall be permitted by right.
 - 2. For lots with Lot Widths larger than 35 feet, Single-Unit Attached Uses shall be permitted by the Special Exception Provisions of 922.07.