Text File

Introduced: 7/5/2024 **Bill No:** 2024-0701, **Version:** 1

Committee: Commission - Planning Commission **Status:** In Standing Committee

Ordinance amending the Pittsburgh Code, Title Nine - Zoning, Article V, Section 911.02 - Use Table, Section 911.04 - Use Standards - by changing use types and review procedures regarding Residential Uses in Residential Districts, City of Pittsburgh.
(Sent to the Planning Commission for a report & recommendation on 7/18/24)
(Public Hearing held 11/20/24)

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

Section 1. The Pittsburgh Code, Title Nine - Zoning, Article V, Section 911.02 - Use Table, Section 911.04 - Use Standards - is hereby amended as follows:

A. Amend Section 911.02 - Use Table by changing the following use types (See Attached Use Table):

Residential Districts (R1D, R1A, R2, R3, RM)
Community Home [special exception] conditional use

SEE ATTACHEMNT

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 See 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.	R1D	R1A	R2	R3	RM	NDO	LNC	NDI	UNC	HC	GI	UI	UC-MU	UC-E	R-MU	P	H	EMI	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
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. *(Ord. 32/November 23, 2005)*	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. (Ord. 32/November 23, 2005)			P	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. *(Ord. 32/November 23, 2005)*				P	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	P			S	P	A	P			A	P		P	P	P		P	A.85
Assisted Living means a facility for the accommodation of convalescents or chronically ill persons, in which such nursing care and r																										
Assisted Living Class A means an Assisted Living use with less than 9 patient beds.			S	S	S	A	A	A	P	P		P	A	A	A			A	P		A	A	P		P	A.66
Assisted Living Class B means an Assisted Living use with 9 to 17 patient beds.					S	S	S	S	P	P		P	S	S	S			S	P		S	S	P		P	A.66
Assisted Living Class C means an Assisted Living use with 18 or more patient beds.					C	S	S	S	S			S	S	S	S			S	P			S	P		S	A.66
Community Home is a group of more than eight unrelated disabled persons living together as a single housekeeping unit with shared common facilities. If required, staff persons may reside on the premises. A Community Home may not be a Multi-Suite Residential use or an Assisted Living use as defined in Section 911.02. For the purposes of this definition, "disabled" means "handicapped" as defined according to the Fair Housing Act Amendments of 1988, 42 U.S.C.S. 3602(h), and any amendments thereto. This use does not include Custodial Care Facilities. This use includes halfway houses where persons are aided in readjusting to society following a period of hospitalization or institutionalized treatment for a medical, psychiatric, developmental, emotional, or other disability or handicap. This does not include halfway houses for people leaving a correctional facility.	**[S] C**	**[S] C**	**[S] C**	**[S] C**	**[S] C**	S	S	S	S	S		S	S	S	S		S	S	S		S	S	S		S	A.84
Dormitory means the use of a zoning lot for occupancy by groups of people who are not defined as a family and who are registered students at a college, university or other institution of higher learning, on a weekly basis or longer, and is managed by the institution at which the students are registered. (*Ord. 32/November 23, 2005) (Ord. 24/August 21, 2000/A.U-23)*																		S	S							A.23
Fraternity/Sorority means the use of a zoning lot for occupancy by groups of people who are not defined as a family and who are registered students at a college, university or other institution of higher learning, and who are members of a fraternal or other organization which take sits membership from the student population of the institution at which the students are registered, on a weekly basis or longer. *(Ord. 32/November 23, 2005)*																		S								A.23

Housing for the Elderly (Limited) means a Housing for the Elderly use with less than 30 units.	S	S	S	S	S	A	A	A	A	A		A	P	A	A			A	A		S	A	A		A	A.35
Housing for the Elderly (General) means a Housing for the Elderly use with 30 or more units.				S	S	A	S	S	S	S		S	S	S	S			A			S	S	S		S	A.35
Multi-Suite Residential (Limited) means a Multi-Suite Residential use with less than 8 sleeping rooms. (Ord. 32/November 23, 2005)					C		A	P	P			P	P	A	P			S	P		A	P	P		P	A.41
Multi-Suite Residential (General) means a Multi-Suite Residential use with 8 or more sleeping rooms. (Ord. 32/November 23, 2005)							S	A	A			A	P	A	P			S	P		S	A	P		A	A.41
Personal Care Residence (Large) is a personal care residence that is limited to no more than nineteen (19) persons including clients, operator (any person responsible for the day-today operation and supervision of the home) and family of the operator. An operator may also be the householder. Clients shall be limited to no more than seventeen (17) Persons.			S	S	S	S	S	S	S	S	S	S	S	S	S			A	S		S	S	S		S	A.95
Personal Care Residence (Small) is a personal care residence that is limited to no more than ten (10) persons and no fewer than three (3) persons including clients, operator (any person responsible for the day-to-day operation and supervision of the home) and family of the operator. An operator may also be the householder. Clients shall be limited to no more than eight (8) persons.	A	A	A	A	A	A	A	A	A	A		A	A	A	A		A	A	A		A	A	A		A	A.95