Text File

Introduced: 1/9/2026 **Bill No:** 2026-0009, **Version:** 3

Committee: Commission - Planning Commission **Status:** Held in Standing Committee

Ordinance amending the Pittsburgh Zoning Code, Title Nine - Zoning, ~~Article IV, Planning Districts; Chapter 908 Public Realm Districts; Chapter 909 Planned Development Districts;~~ Article V, Use Regulations; Chapter 911 Primary Uses; Chapter 912 Accessory Uses and Structures, to add Short-Term Rental use regulations.
(Sent to the Planning Commission or a Report & Recommendation on 2/11/26)
(Resent to the Planning Commission for a Report & Recommendation on 7/1/26)

Section 1. The Pittsburgh Zoning Code, Title Nine: Zoning, Article V: Use Regulations, Chapter 911 - Primary Uses, 911.02 - Use Table is here by amended as follows:

Use Classification	Base Zoning Districts*																										
	* As Base Zoning District Regulations, all uses may be subject to additional regulations impo applicable Overlay Zoning Districts																										
	Residential					Mixed Use										Special			DT		RIV						
	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	Sta See §91
Short Term Rental Short-Term Rental means a dwelling unit, in which sleeping accommodations are provided for one or more guests, for a fee, on a nightly or weekly basis.	~~[S]~~	~~[S]~~	~~[S]~~	~~[S]~~	P	P	P	P	P			P	P	P	P			P	P		P	P	P		P	§ 911 01

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Section 2. The Pittsburgh Zoning Code, Title Nine, Article V: Use Regulations, Chapter 911 - Primary Uses, 911.04: Use Standards is hereby amended to include a new Section 911.04.A.101 - Short-Term Rental as follows:

911.04.A.101 Short-Term Rental

(a) Short-Term Rental uses shall be subject to the following standards:

(1) Separation from other Short-Term Rental Uses:

(i) No more than two (2) Short-Term Rental uses shall be permitted in buildings of twenty (20) or fewer units;

(ii) No more than five (5) Short-Term Rental uses shall be permitted in buildings of over twenty (20) units;

(2) Short-Term Rental units shall be rented for the purpose of the overnight accommodation of the registered guests, and may not be used to host public assemblies, recreational entertainment, or hospitality activities.

(3) A License shall be obtained as provided by Chapter 768.04(B) of the Pittsburgh Code of Ordinances, and operator must maintain the license in good standing to maintain occupancy approval.

~~(b) In districts where Short-Term Rental is permitted by Special Exception, Short-Term Rental uses shall be subject to the following additional standards~~ **Short-Term Rental uses shall be subject to the following standards in R1D, R1A, R2, and R3 zoning districts**:

(1) A single lot may contain only one (1) Short Term Rental.

(2) The Approving Body shall determine that the Short-Term Rental use will not create detrimental impacts on the surrounding properties, taking into consideration the physical relationship of the proposed use and structure to the surrounding uses and structures and the probable hours of operation.

Section 3. The Pittsburgh Code, Title Nine: Zoning, Article V: Use Regulations, Chapter 912 - Accessory Uses and Structures, is hereby amended to include a new Section 912.09 - Short-Term Rental as follows:

912.09 Short-Term Rental (Accessory Use)

A. Definition: Short-Term Rental (Accessory Use) means rooms within a dwelling unit or an accessory dwelling unit, in which sleeping accommodations are provided to one or more guests, for a fee, on a nightly or weekly basis;

B. A Short-Term Rental (Accessory Use) shall be subject to the following standards:

(1) The Short-Term Rental (Accessory Use) shall be managed by the owner of record, who is also a resident of the property;

(2) Short-Term Rental (Accessory Use) units shall be rented for the purpose of the overnight accommodation of registered guests, and may not be used to host public assemblies, recreational entertainment, or hospitality activities.

(3) A License shall be obtained as provided by Chapter 768.04(B) of the Pittsburgh Code of Ordinances, and operator must maintain the license in good standing to maintain occupancy approval.

(4) No more than one (1) Short-Term Rental (Accessory Use) unit shall be permitted on a single zoning lot.