

Ordinance amending the Pittsburgh Code, Title Nine, Zoning, Chapter 909.01, SP, Specially Planned District by creating a new district to be identified as “SP-10/Almono” including rules and regulations, and by amending the City of Pittsburgh Zoning Map by changing from GI, General Industrial District to SP-10/Almono a property of approximately 178 acres consisting of the former LTV Steel Works that is generally bounded by the GI District on the northern side, and is set back approximately 550 feet southeast of the Hot Metal Bridge; the eastern side of the site, traveling in a southerly direction, borders with Second Avenue, the CSX railroad and Gloster Street; the southern side of the site borders Tecumseh Street and the western side of the site borders the Monongahela River; 4<sup>th</sup> and 15<sup>th</sup> Wards.

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

**Section 1.** The Pittsburgh Code, Title Nine, Zoning, is hereby amended as follows by inserting the following underlined text:

- A. Amend Chapter 902.01, Planned Development Districts, Section 902.01.E Establishment of SP Districts, by adding the following:
  - (i) SP-10, Almono
- B. Amend Chapter 909, Planned Development Districts, Section 909.01, SP, Specially Planned District by adding the following:

909.01.Q SP-10 Almono

909.01.Q.1 Development Districts

The SP-10 Almono consists of the former LTV Steel Works and is generally bounded by the GI District on the northern side, and is set back approximately 550 feet southeast of the Hot Metal Bridge; the eastern side of the site, traveling in a southerly direction, borders with Second Avenue, the CSX railroad and Gloster Street; the southern side of the site borders Tecumseh Street and the western side of the site borders the Monongahela River. The following special provisions apply to the following development districts.

(a) Development - Riverview District

Riverview District is situated furthest north on the site, bordered on the north by the General Industrial District, and is set back approximately 550 feet southeast of the Hot Metal Bridge; the eastern side of Riverview District borders the CSX railroad and Gloster Street; the southern side of Riverview District borders Tecumseh Street; and the western side of Riverview District borders the Monongahela River. Land may be used and structures may be erected, altered, demolished or enlarged for only the uses listed in this section.

- (1) Uses: In Riverview District, land may be used and structures may be erected, altered, demolished or enlarged for only the uses listed in the tables included in this section. In addition to the standards set forth in this section, uses authorized by

conditional use shall comply with the process and standards set forth in Section 922.06, uses authorized by special exception shall comply with the process and standards set forth in Section 922.07, and uses authorized by administrator exception shall comply with the process and standards set forth in Section 922.08.

**Note: For the specific boundaries of the Mixed Use A, Mixed Use B, and Open Space areas, see the Preliminary Land Development Plan.**

LAND USE	SUBDISTRICT			USE STANDARD
<b>RESIDENTIAL</b>				
	Mixed Use A	Mixed Use B	Open Space	
Multi-Unit Residential	P	P	-	911.04.A.85(a)
Dormitory	P	P	-	911.04.A.23
Multi-Suite Residential (Limited)	CU	CU	-	911.04.A.41(a)(1)
Multi-Suite Residential (General)	CU	CU	-	911.04.A.41(a)(1)
<b>COMMERCIAL</b>				
Amusement Arcade	SE	SE	-	911.04.A.3
Art or Music Studio	P	P	-	-
Bank or Financial Institution (Limited)	P	P	-	911.04.A.96
Bank or Financial Institution (General)	P	P	-	911.04.A.96
Child Care (Limited)	P	P	-	911.04.A.12(a)
Child Care (General)	P	P	-	911.04.A.12(a)
Educational Classroom Space (Limited)	AE	AE	-	911.04.A.20(a)
Educational Classroom Space (General)	AE	AE	-	911.04.A.21(a)
Grocery Store (Limited)	SE	SE	-	911.04.A.82(a)
Outdoor Retail Sales and Services	P	P	AE	911.04.A.91
Recreation and Entertainment, Indoor (Limited)	P	P	CU	911.04.A.48(a)
Recreation and Entertainment, Indoor (General)	SE	SE	CU	911.04.A.47(d)
Recreation and Entertainment, Outdoor (Limited)	AE	SE	CU	911.04.A.49(a)
Recreation and Entertainment, Outdoor (General)	CU	SE	CU	911.04.A.50(a)
Restaurant (Limited)	P	P	CU	911.04.A.56(c)
Restaurant (General)	P	P	CU	911.04.A.57(a)
Retail Sales and Services (Limited)	P	P	-	911.04.A.58
Retail Sales and Services (General)	P	P	-	911.04.A.59(b)
Retail Sales and Services, Residential Convenience	P	P	-	911.04.A.60
Sidewalk Café	P	P	AE	911.04.A.68
<b>OFFICE</b>				
Laboratory/Research Services	SE	SE	-	911.04.A.37(a)
Medical Office/Clinic (Limited)	P	P	-	911.04.A.81(3)
Medical Office/Clinic (General)	P	P	-	911.04.A.81(3)
Office (Limited)	P	P	-	911.04.A.42(a)
Office (General)	P	P	-	911.04.A.43(a)

<b>CIVIC</b>				
Club (General)	SE	SE	-	911.04.A.88
College or University Campus	CU	CU	-	911.04.A.90(a)
Community Center (Limited)	SE	SE	-	911.04.A.14(a)(1)
Cultural Service (Limited)	P	P	CU	911.04.A.18(c)
Cultural Service (General)	P	P	CU	911.04.A.19(c)
Library (Limited)	CU	CU	-	911.04.A.38(c)
Library (General)	CU	CU	-	911.04.A.38(c)
Parks and Recreation (Limited)	AE	AE	P	911.04.A.46(c)
Parks and Recreation (General)	AE	AE	P	911.04.A.46(c)
Public Assembly (Limited)	CU	CU	CU	911.04.A.5(b)
Public Assembly (General)	CU	CU	CU	911.04.A.6(a)
Religious Assembly (Limited)	SE	SE	-	911.04.A.53
Religious Assembly (General)	SE	SE	-	911.04.A.53
Safety Service	SE	SE	-	911.04.A.61(d)
School, Elementary or Secondary (Limited)	CU	CU	-	911.04.A.63(c)
School, Elementary or Secondary (General)	CU	CU	-	911.04.A.64(c)
Vocational School (Limited)	SE	SE	-	911.04.A.77(b)
Vocational School (General)	CU	CU	-	911.04.A.77(b)
<b>MISCELLANEOUS</b>				
Helicopter Landing (Helipad and Heliport)	CU	CU	-	911.04.A.28-29
Helistop	CU	CU	-	911.04.A.28; 31-32
Hospital	CU	CU	-	911.04.A.89(b)
Hotel/Motel (Limited)	P	P	-	911.04.A.33(b)
Hotel/Motel (General)	P	P	-	911.04.A.34(a)
Nursery, Retail (Limited)	-	-	SE	911.04.A.80(d)
Parking, Commercial (Limited)	P	P	-	911.04.A.44(b)
Parking, Commercial (General)	P	P	-	911.04.A.45(a)
Parking Structure (Limited)	P	P	-	911.04.A.87(a)(3)
Parking Structure (General)	P	P	-	911.04.A.87(b)(3)
Transit Facility	SE	SE	-	911.04.A.70
Utility (Limited)	SE	SE	CU	911.04.A.71
Utility (General)	SE	SE	-	911.04.A.72
<b>RIVER ORIENTED USES</b>				
Barge Staging	-	-	SE	-
River to Railroad Transfer	-	SE	SE	-

(2) Development Standards: The following regulations shall apply throughout Riverview District:

a. Height:

<b>Mixed Use A</b>	
Minimum	5 stories
Maximum	10 stories
Potential Bonus (See the Preliminary Land Development Plan for details and standards)	2 additional stories
<b>Mixed Use B</b>	
Minimum	3 stories

Maximum	7 stories
Potential Bonus (See the Preliminary Land Development Plan for details and standards)	1 additional story
<b>Open Space</b>	
Minimum	1 story
Maximum	2 stories

b. Setbacks for structures:

<b>Mixed Use A</b>	
Primary Street	Minimum: 0 feet; maximum: 10 feet
A. Second Avenue	Minimum: 10 feet; maximum: 20 feet
B. Signature Boulevard	Minimum: 0 feet; maximum: 10 feet
Secondary Street	Minimum: 0 feet; maximum: 10 feet
Interior Sideyard	Minimum: 0 feet
Rear Yard	Adjacent to a way: 0 feet minimum; adjacent to a property line: 6 feet minimum
<b>Mixed Use B</b>	
Primary Street	Minimum: 0 feet; maximum: 10 feet
A. Second Avenue	Minimum: 10 feet; maximum: 20 feet
B. Signature Boulevard	Minimum: 0 feet; maximum: 10 feet
Secondary Street	Minimum: 0 feet; maximum: 10 feet
Interior Sideyard	Minimum: 40 feet
Rear Yard	Adjacent to a way: 0 feet minimum; adjacent to a property line: 6 feet minimum
<b>Open Space</b>	
Primary Street	Minimum: 10 feet; maximum: 20 feet
A. Signature Boulevard	Minimum: 5 feet; maximum: 10 feet
Secondary Street	Minimum: 0 feet; maximum: 20 feet
Interior Sideyard	Minimum: 5 feet
Rear Yard	Adjacent to a way: 0 feet minimum; adjacent to a property line: 20 feet minimum

c. Setbacks for parking:

<b>Mixed Use A</b>	
Primary Street	Minimum: 10 feet; maximum depth from Second Avenue setback: 150 feet
A. Second Avenue	
B. Signature Boulevard	Minimum: 100 feet
Secondary Street	Minimum: 20 feet
Interior Sideyard	Surface: 5 feet minimum; structured: 20 feet minimum
Rear Yard	Adjacent to a way: 5 feet minimum; adjacent to a property line: 20 feet minimum

<b>Mixed Use B</b>	
Primary Street A. Second Avenue  B. Signature Boulevard	Minimum: 10 feet; maximum depth from Second Avenue setback: 150 feet Minimum: 100 feet
Secondary Street	Minimum: 20 feet
Interior Sideyard	Surface: 5 feet minimum; structured: 20 feet minimum
Rear Yard	Adjacent to a way: 0 feet minimum; adjacent to a property line: 20 feet minimum

(b) Smart Site Central Green

Smart Site Central Green is bounded to the north by the Riverview District, in proximity to the existing roundhouse, and contains a railroad “s-curve” through the approximate center of Smart Site Central Green; the eastern side of Smart Site Central Green borders with Second Avenue and the CSX railroad; the southern side of Smart Site Central Green borders the Eco-Tech Park District in proximity to the existing Mill 19 building; and the western side of Smart Site Central Green borders the Monongahela River. Land may be used and structures may be erected, altered, demolished or enlarged for only the uses listed in this section.

- (1) Uses: In Smart Site Central Green, land may be used and structures may be erected, altered, demolished or enlarged for only the uses listed in the tables included in this section. In addition to the standards set forth in this section, uses authorized by conditional use shall comply with the process and standards set forth in Section 922.06, uses authorized by special exception shall comply with the process and standards set forth in Section 922.07, and uses authorized by administrator exception shall comply with the process and standards set forth in Section 922.08.

**Note: For the specific boundaries of the Land Based Industry and Open Space areas, see the Preliminary Land Development Plan.**

LAND USE	SUBDISTRICTS		USE STANDARD
	Land Based Industry	Open Space	
<b>COMMERCIAL</b>			
Agriculture (Limited)	SE	-	911.04.A.2(c)
Agriculture (Limited with beekeeping)	SE	-	911.04.A.2(b)
Agriculture (General)	SE	-	911.04.A.2(a)
Art or Music Studio	P	-	-
Bank or Financial Institution (Limited)	P	-	911.04.A.96
Bank or Financial Institution (General)	P	-	911.04.A.96
Basic Industry	P	-	-

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Child Care (Limited)	CU	-	911.04.A.12(b)
Child Care (General)	CU	-	911.04.A.12(b)
Educational Classroom Space (Limited)	AE	-	911.04.A.20(a)
Educational Classroom Space (General)	AE	-	911.04.A.21(a)
Grocery Store (Limited)	P	-	911.04.A.82(a)
Manufacturing and Assembly (Limited)	P	-	911.04.A.39(a)
Manufacturing and Assembly (General)	P	-	911.04.A.39(a); 40
Nursery, Retail (Limited)	P	P	911.04.A.80(d)
Nursery, Retail (General)	P	P	-
Outdoor Retail Sales and Services	P	AE	911.04.A.91
Recreation and Entertainment, Indoor (Limited)	SE	CU	911.04.A.48(a)
Recreation and Entertainment, Indoor (General)	SE	CU	911.04.A.47(d)
Recreation and Entertainment, Outdoor (Limited)	SE	CU	911.04.A.49(b)
Recreation and Entertainment, Outdoor (General)	SE	CU	911.04.A.50(a)
Restaurant (Limited)	P	CU	911.04.A.56(c)
Restaurant (General)	P	CU	911.04.A.57(a)
Retail Sales and Services (Limited)	P	-	911.04.A.58
Retail Sales & Services, Residential Convenience	SE	-	911.04.A.60
Sidewalk Café	P	AE	911.04.A.68
Welding or Machine Shop	P	-	911.04.A.79(b)
<b>OFFICE</b>			
Laboratory/Research Services (Limited)	P	-	911.04.A.37(b)
Office (Limited)	P	-	911.04.A.42(a)
Office (General)	P	-	911.04.A.43(a)
<b>CIVIC</b>			
Club (Limited)	P	-	-
Club (General)	SE	-	911.04.A.88
College or University Campus	CU	-	911.04.A.90(a)
Community Center (Limited)	SE	-	911.04.A.14(a)(1)
Community Center (General)	SE	-	911.04.A.14(a)(1)
Cultural Service (Limited)	AE	CU	911.04.A.18(a)
Cultural Service (General)	AE	CU	911.04.A.19(a)
Library (Limited)	CU	-	911.04.A.38(c)
Library (General)	CU	-	911.04.A.38(c)
Parks and Recreation (Limited)	AE	P	911.04.A.46(c)
Parks and Recreation (General)	AE	P	911.04.A.46(c)
Religious Assembly (Limited)	SE	-	911.04.A.53
Religious Assembly (General)	SE	-	911.04.A.53
Safety Service	SE	-	911.04.A.61(d)
School, Elementary or Secondary (Limited)	CU	-	911.04.A.63(b)
School, Elementary or Secondary (General)	CU	-	911.04.A.64(b)
Vocational School (Limited)	SE	-	911.04.A.77(b)
Vocational School (General)	CU	-	911.04.A.77(b)
<b>MISCELLANEOUS</b>			
Bed and Breakfast (Limited)	CU	-	911.04.A.7; 8(a)
Bed and Breakfast (General)	CU	-	911.04.A.7; 9(a)
Freight Terminal	CU	-	911.04.A.24
Helicopter Landing (Helipad and Heliport)	CU	-	911.04.A.28-29
Helistop	CU	-	911.04.A.28; 31-32

Hotel/Motel (Limited)	SE	-	911.04.A.33(b)
Incinerator, Solid Waste	CU	-	911.04.A.36
Transit Facility	SE	-	911.04.A.70
Parking, Commercial (Limited)	P	-	911.04.A.44(b)
Parking, Commercial (General)	P	-	911.04.A.45(a)
Parking Structure (Limited)	P	-	911.04.A.87(a)(3)
Parking Structure (General)	P	-	911.04.A.87(b)(3)
Utility (Limited)	SE	-	911.04.A.71
Utility (General)	SE	-	911.04.A.72
<b>RIVER ORIENTED USES</b>			
Barge Staging	SE	-	-
River to Railroad Transfer	SE	-	-

(2) Development Standards: The following regulations shall apply throughout Smart Site Central Green:

a. Height:

<b>Land Based Industry</b>	
Maximum	3 stories
Minimum	1 story (15 feet)
Potential Bonus (See the Preliminary Land Development Plan for details and standards)	1 additional story
<b>Open Space</b>	
Maximum	2 stories
Minimum	1 story

b. Setbacks for structures:

<b>Land Based Industry</b>	
Primary Street	
A. Second Avenue	Minimum: 25 feet
B. Signature Boulevard	Minimum: 100 feet
Secondary Street	Minimum: 25 feet
Interior Sideyard	Minimum: 6 feet
Rear Yard	Minimum: 25 feet
<b>Open Space</b>	
Primary Street	Minimum: 10 feet; maximum: 20 feet
A. Signature Boulevard	Minimum: 5 feet; maximum: 10 feet
Secondary Street	Minimum: 0 feet; maximum: 20 feet
Interior Sideyard	Minimum: 5 feet
Rear Yard	Adjacent to a way: 0 feet minimum; adjacent to a property line: 20 feet minimum

c. Setbacks for parking:

<b>Land Based Industry</b>	
Primary Street	
A. Second Avenue	Minimum: 25 feet
B. Signature Boulevard	Minimum: 200 feet
Secondary Street	Minimum: 25 feet
Interior Sideyard	Minimum: 25 feet
Rear Yard	Minimum: 25 feet

(c) Eco-Tech Park

Eco-Tech Park is bounded to the north by the Smart Site Central Green District, in proximity to the existing Mill 19 building; the eastern side of Eco-Tech Park borders with Second Avenue and the CSX railroad; the southern side of Eco-Tech Park borders the Hazelwood Flats District in proximity to the former Longworth Street alignment; and the western side of Eco-Tech Park borders the Monongahela River. Land may be used and structures may be erected, altered, demolished or enlarged for only the uses listed in this section.

- (1) Uses: In Eco-Tech Park, land may be used and structures may be erected, altered, demolished or enlarged for only the uses listed in the tables included in this section. In addition to the standards set forth in this section, uses authorized by conditional use shall comply with the process and standards set forth in Section 922.06, uses authorized by special exception shall comply with the process and standards set forth in Section 922.07, and uses authorized by administrator exception shall comply with the process and standards set forth in Section 922.08.

**Note:** For the specific boundaries of the Light Industrial, Flex, Mixed-Use, and Open Space areas, see the Preliminary Land Development Plan.

LAND USE	SUBDISTRICTS				USE STANDARD
<b>RESIDENTIAL</b>					
	Light Industrial	Flex	Mixed Use	Open Space	
Multi-Unit Residential	-	P	-	-	911.04.A.85(a)
Assisted Living (Class B & C)	-	SE	-	-	911.04.A.66(b); (c-2)
Community Home	-	SE	-	-	911.04.A.84
Housing for the Elderly (Limited)	-	SE	-	-	911.04.A.35(a)
Housing for the Elderly (General)	-	SE	-	-	911.04.A.35(a)
Personal Care Residence (Small)	-	SE	-	-	911.04.A.95B(b)
Personal Care Residence (Large)	-	SE	-	-	911.04.A.95A
<b>COMMERCIAL</b>					
Agriculture (Limited)	SE	-	-	-	911.04.A.2(c)

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Agriculture (Limited with beekeeping)	SE	-	-	-	911.04.A.2(b)
Agriculture (General)	SE	-	-	-	911.04.A.2(a)
Amusement Arcade	P	-	P	-	911.04.A.3
Art or Music Studio	P	SE	P	-	-
Bank or Financial Institution (Limited)	P	-	P	-	911.04.A.96
Bank or Financial Institution (General)	P	-	P	-	911.04.A.96
Basic Industry	P	-	P	-	-
Child Care (Limited)	-	P	P	-	911.04.A.12(a)
Child Care (General)	-	P	P	-	911.04.A.12(a)
Construction Contractor (Limited)	SE	-	-	-	911.04.A.15
Construction Contractor (General)	SE	-	-	-	-
Education Classroom Space (Limited)	P	-	P	-	911.04.A.20(a)
Education Classroom Space (General)	P	-	P	-	911.04.A.20(a)
Grocery Store (Limited)	-	-	P	-	911.04.A.82(a)
Laundry Services	P	-	P	-	911.04.A.67
Manufacturing and Assembly (Limited)	P	P	AE	-	911.04.A.39(a)
Manufacturing and Assembly (General)	P	P	AE	-	911.04.A.39(a); 40
Nursery, Retail (Limited)	SE	-	-	SE	911.04.A.80(d)
Nursery, Retail (General)	SE	-	-	-	911.04.A.80(d)
Outdoor Retail Sales and Services	P	-	P	AE	911.04.A.91
Recreation and Entertainment, Indoor (Limited)	P	-	P	CU	911.04.A.48(a)
Recreation and Entertainment, Indoor (General)	P	-	P	CU	911.04.A.47(d)
Restaurant (Limited)	P	P	P	CU	911.04.A.56(c)
Restaurant (General)	P	P	P	CU	911.04.A.57(a)
Retail Sales and Services (Limited)	SE	-	SE	-	911.04.A.58
Retail Sales and Services (General)	P	-	P	-	911.04.A.59(b)
Retail Sales and Services, Residential Convenience	P	P	P	-	911.04.A.60
Sidewalk Cafe	P	P	P	AE	911.04.A.68
Warehouse (Limited)	P	-	-	-	911.04.A.78(a)
Warehouse (General)	P	-	-	-	911.04.A.78(c)
Welding or Machine Shop	P	P	-	-	911.04.A.79(b)
<b>OFFICE</b>					
Laboratory/Research Services (Limited)	P	-	P	-	911.04.A.37(a)
Laboratory/Research Services (General)	P	-	P	-	911.04.A.37(a)
Medical Office/Clinic (Limited)	P	P	P	-	911.04.A.81(2)
Medical Office/Clinic (General)	P	P	P	-	911.04.A.81(2)
Office (Limited)	P	P	P	-	911.04.A.42(a)
Office (General)	P	P	P	-	911.04.A.43(a)
<b>CIVIC</b>					
College or University Campus	SE	-	CU	-	911.04.A.90(a)
Community Center (Limited)	SE	CU	P	-	911.04.A.14(2)
Community Center (General)	SE	CU	P	-	911.04.A.14(2)
Cultural Service (Limited)	P	P	P	CU	911.04.A.18(a)
Cultural Service (General)	P	P	P	CU	911.04.A.19(c)
Library (Limited)	CU	CU	CU	-	911.04.A.38(c)
Library (General)	CU	CU	CU	-	911.04.A.38(c)
Parks and Recreation (Limited)	AE	AE	AE	CU	911.04.A.46(c)
Parks and Recreation (General)	AE	AE	AE	CU	911.04.A.46(c)
Public Assembly (Limited)	SE	-	SE	CU	911.04.A.5(b)
Public Assembly (General)	SE	-	SE	CU	911.04.A.6(a)
Religious Assembly (Limited)	CU	CU	CU	-	911.04.A.53

Religious Assembly (General)	CU	CU	CU	-	911.04.A.53
Safety Service	P	-	P	-	911.04.A.61(d)
School, Elementary or Secondary (Limited)	-	-	CU	-	911.04.A.63(b)
School, Elementary or Secondary (General)	-	-	CU	-	911.04.A.64(b)
Vocational School (Limited)	SE	-	SE	-	911.04.A.77(b)
Vocational School (General)	CU	-	CU	-	911.04.A.77(b)
<b>MISCELLANEOUS</b>					
Communication Tower Class A	SE	-	-	-	911.04.A.13(b)
Freight Terminal	SE	-	-	-	911.04.A.24(a)
Helicopter Landing (Helipad and Heliport)	CU	-	CU	-	911.04.A.28-29
Helistop	SE	-	SE	-	911.04.A.28; 31-32
Hospital	CU	-	CU	-	911.04.A.89(b)
Hotel/Motel (Limited)	-	-	SE	-	911.04.A.33(b)
Incinerator, Solid Waste	SE	-	-	-	911.04.A.36
Parking, Commercial (Limited)	AE	AE	AE	-	911.04.A.44(b)
Parking, Commercial (General)	AE	AE	AE	-	911.04.A.45(a)
Parking Structure (Limited)	AE	AE	AE	-	911.04.A.87(a)(3)
Parking Structure (General)	AE	AE	AE	-	911.04.A.87(b)(3)
Transit Facility	SE	-	SE	CU	911.04.A.70
Utility (Limited)	SE	-	-	-	911.04.A.71
Utility (General)	SE	-	-	-	911.04.A.72
<b>RIVER ORIENTED USES</b>					
Barge Staging	-	-	-	SE	-
River to Rail Transfer	-	-	-	SE	-

(2) Development Standards: The following regulations shall apply throughout Eco-Tech Park:

a. Height:

<b>Light Industrial</b>	
Minimum (Primary building component)	2 stories
Minimum (Ancillary building component)	1 story (15 feet)
Maximum (Primary building component)	5 stories
Maximum (Ancillary building component)	5 stories
Potential Bonus (See the Preliminary Land Development Plan for details and standards)	1 additional story
<b>Flex</b>	
Minimum	4 stories
Maximum	7 stories
Potential Bonus (See the Preliminary Land Development Plan for details and standards)	1 additional story
<b>Mixed Use</b>	
Minimum	2 stories
Maximum	7 stories

Potential Bonus (See the Preliminary Land Development Plan for details and standards)	1 additional story
<b>Open Space</b>	
Minimum	1 story
Maximum	2 stories

b. Setbacks for structures:

<b>Light Industrial</b>	
Primary Street	Minimum: 0 feet; maximum: 10 feet
A. Second Avenue	Minimum: 10 feet; maximum: 20 feet
B. Signature Boulevard	Minimum: 0 feet; maximum: 20 feet
Secondary Street	Minimum: 0 feet; maximum: 10 feet
Interior Sideyard	Minimum: 20 feet
Rear Yard	Adjacent to a way: 0 feet minimum; adjacent to a property line: 6 feet minimum
<b>Flex</b>	
Primary Street	Minimum: 0 feet; maximum: 10 feet
Secondary Street	Minimum: 0 feet; maximum: 15 feet
Abuts Eco-Tech Park Open Space	Minimum: 0 feet; maximum: 10 feet
Interior Sideyard	Minimum: 6 feet
Rear Yard	Adjacent to a way: 0 feet minimum; adjacent to a property line: 5 feet minimum
<b>Mixed Use</b>	
Primary Street	Minimum: 0 feet; maximum: 10 feet
A. Second Avenue	Minimum: 0 feet; maximum: 10 feet
B. Signature Boulevard	Minimum: 0 feet; maximum: 5 feet
Secondary Street	Minimum: 0 feet; maximum: 10 feet
Interior Sideyard	Minimum: 0 feet
Rear Yard	Adjacent to a way: 0 feet minimum; adjacent to a property line: 6 feet minimum
<b>Open Space</b>	
Primary Street	Minimum: 10 feet; maximum: 20 feet
A. Signature Boulevard	Minimum: 5 feet; maximum: 10 feet
Secondary Street	Minimum: 0 feet; maximum: 20 feet
Interior Sideyard	Minimum: 5 feet
Rear Yard	Adjacent to a way: 0 feet minimum; adjacent to a property line: 20 feet minimum

c. Setbacks for parking:

<b>Light Industrial</b>	
Primary Street	
A. Second Avenue	Minimum: 10 feet

B. Signature Boulevard	Minimum: 50 feet
Secondary Street	Surface: 10 feet minimum; structured: 20 feet minimum
Interior Sideyard	Surface: 5 feet minimum; structured: 20 feet minimum
Rear Yard	Adjacent to a way: 5 feet minimum; adjacent to a property line: 10 feet minimum
<b>Flex</b>	
Primary Street	Minimum: 30 feet
A. Second Avenue	Minimum: 50 feet
Secondary Street	Surface: 10 feet minimum; structured: 30 feet minimum
Open Space	Minimum: 30 feet
Interior Sideyard	Surface: 5 feet minimum; structured: 10 feet minimum
Rear Yard	Adjacent to a way: 5 feet minimum; adjacent to a property line: 10 feet minimum
<b>Mixed Use</b>	
Primary Street	Minimum: 30 feet
A. Second Avenue	Minimum: 50 feet
B. Signature Boulevard	Minimum: 50 feet
Secondary Street	Surface: 10 feet minimum; structured: 30 feet minimum
Interior Sideyard	Surface: 5 feet minimum; structured: 20 feet minimum
Rear Yard	Minimum: 5 feet

(d) Hazelwood Flats

Hazelwood Flats is bounded to the north by the Eco-Tech Park District, in proximity to the former Longworth Street alignment; the eastern side of Hazelwood Flats borders with the CSX railroad and Gloster Street; the southern side of Hazelwood Flats borders the existing Tecumseh Street alignment; the western side of Hazelwood Flats borders the Monongahela River. Land may be used and structures may be erected, altered, demolished or enlarged for only the uses listed in this section.

- (1) Uses: In Hazelwood Flats, land may be used and structures may be erected, altered, demolished or enlarged for only the uses listed in the tables included in this section. In addition to the standards set forth in this section, uses authorized by conditional use shall comply with the process and standards set forth in Section 922.06, uses authorized by special exception shall comply with the process and standards set forth in Section 922.07, and uses authorized by administrator exception shall comply with the process and standards set forth in Section 922.08.

**Note: For the specific boundaries of the Flex, Residential A, Residential B, and Mixed Use areas, see the Preliminary Land Development Plan.**

LAND USE	SUBDISTRICTS				USE STANDARDS
<b>RESIDENTIAL</b>					
	Flex	Residential A	Residential B	Mixed Use	
Single-Unit Attached	P	P	-	P	911.04.A.69(a)
Multi-Unit Residential	P	P	P	P	911.04.A.85(a)
Assisted Living	SE	SE	SE	SE	911.04.A.66(a-1); (b-1); (c-1)
Community Home	-	SE	SE	SE	911.04.A.84
Housing for the Elderly (Limited)	P	P	P	P	911.04.A.35(a)
Housing for the Elderly (General)	P	P	P	P	911.04.A.35(a)
Personal Care Residence (Large)	-	SE	SE	SE	911.04.A.95A
Personal Care Residence (Small)	-	SE	SE	SE	911.04.A.95B(b)
<b>COMMERCIAL</b>					
Agriculture (Limited)	SE	SE	SE	SE	911.04.A.2(c)
Art or Music Studio	P	P	P	P	-
Bank or Financial Institution (Limited)	-	-	-	AE	911.04.A.96
Bank or Financial Institution (General)	-	-	-	AE	911.04.A.96
Child Care (Limited)	P	-	-	P	911.04.A.12(a)
Child Care (General)	P	-	-	P	911.04.A.12(a)
Grocery Store (Limited)	P	-	-	P	911.04.A.82(a)
Outdoor Retail Sales and Services	-	-	-	SE	911.04.A.91
Recreation and Entertainment, Indoor (Limited)	-	SE	-	SE	911.04.A.48(a)
Restaurant (Limited)	P	-	-	P	911.04.A.56(c)
Restaurant (General)	P	-	-	P	911.04.A.57(a)
Retail Sales and Services (Limited)	P	-	-	P	911.04.A.58
Retail Sales and Services, Residential Convenience	P	P	P	P	911.04.A.60
Sidewalk Café	P	-	P	P	911.04.A.68
<b>OFFICE</b>					
Medical Office/Clinic (General)	P	-	-	P	911.04.A.81(3)
Office (Limited)	P	-	-	P	911.04.A.42(a)
<b>CIVIC</b>					
Community Center (Limited)	SE	-	-	P	911.04.A.14(a)(1)
Community Center (General)	SE	-	-	P	911.04.A.14(b)(1)
Cultural Service (Limited)	P	-	-	P	911.04.A.18(a)
Cultural Service (General)	P	-	-	P	911.04.A.19(a)
Library (Limited)	P	P	P	P	911.04.A.38(a)

Library (General)	P	-	-	P	911.04.A.38(c)
Parks and Recreation (Limited)	AE	AE	AE	AE	911.04.A.46(c)
Parks and Recreation (General)	AE	AE	AE	AE	911.04.A.46(c)
Religious Assembly (Limited)	SE	SE	SE	SE	911.04.A.53
Religious Assembly (General)	SE	SE	SE	SE	911.04.A.53
Safety Service	SE	-	-	-	911.04.A.61(b)
School, Elementary or Secondary (Limited)	CU	-	-	-	911.04.A.63(b)
School, Elementary or Secondary (General)	CU	-	-	-	911.04.A.64(b)
<b>MISCELLANEOUS</b>					
Bed and Breakfast (Limited)	-	P	P	-	911.04.A.7; 8(a)
Bed and Breakfast (General)	-	P	P	-	911.04.A.7; 9(a)
Hotel/Motel (Limited)	-	-	-	SE	911.04.A.33(b)
Parking, Commercial (Limited)	P	-	P	P	911.04.A.44(b)
Parking, Commercial (General)	P	-	P	P	911.04.A.45(a)
Parking Structure (Limited)	SE	SE	SE	SE	911.04.A.87(a)(3)
Parking Structure (General)	SE	SE	SE	SE	911.04.A.87(b)(3)
Transit Facility	SE	-	SE	SE	911.04.A.70
Utility (Limited)	SE	-	-	-	911.04.A.71
Utility (General)	SE	-	-	-	911.04.A.72

(2) Development Standards: The following regulations shall apply throughout Hazelwood Flats:

a. Height:

<b>Flex</b>	
Minimum	1 story (20 feet)
Maximum	3 stories
Potential Bonus (See the Preliminary Land Development Plan for details and standards)	1 additional story
<b>Residential A</b>	
Maximum (Primary building)	3 stories
Maximum (Detached garage)	25 feet
<b>Residential B</b>	
Minimum	3 stories
Maximum	7 stories
Potential Bonus (See the Preliminary Land Development Plan for details and standards)	1 additional story
<b>Mixed Use</b>	
Minimum	2 stories
Maximum	5 stories
Potential Bonus (See the Preliminary Land Development Plan for details and standards)	2 additional stories

b. Setbacks for structures:

<b>Flex</b>	
Primary Street A. Second Avenue	Minimum: 0 feet; maximum: 10 feet Minimum: 0 feet; maximum: 10 feet
Secondary Street	Minimum: 0 feet; maximum: 15 feet
Interior Sideyard	Minimum: 6 feet
Rear Yard	Adjacent to a way: 0 feet minimum; adjacent to a property line: 5 feet minimum
<b>Residential A</b>	
Primary Street	Minimum: 0 feet; maximum: 10 feet
Secondary Street	Minimum: 0 feet; maximum: 15 feet
Interior Sideyard	Minimum: 6 feet
Rear Yard	Adjacent to a way: 5 feet minimum; adjacent to a property line: 5 feet minimum
<b>Residential B</b>	
Primary Street A. Hazelwood Avenue	Minimum: 0 feet; maximum: 10 feet Minimum: 0 feet; maximum: 10 feet
Secondary Street	Minimum: 0 feet; maximum: 15 feet
Interior Sideyard	Minimum: 6 feet
Rear Yard	Adjacent to a way: 0 feet minimum; adjacent to a property line: 5 feet minimum
<b>Mixed Use</b>	
Primary Street A. Second Avenue B. Signature Boulevard	Minimum: 0 feet; maximum: 10 feet Minimum: 0 feet; maximum: 10 feet Minimum: 0 feet; maximum: 5 feet
Secondary Street	Minimum: 0 feet; maximum: 10 feet
Interior Sideyard	Minimum: 0 feet
Rear Yard	Adjacent to a way: 0 feet minimum; adjacent to a property line: 6 feet minimum

c. Setbacks for parking:

<b>Flex</b>	
Primary Street	Minimum: 20 feet
Secondary Street	Surface: 10 feet minimum; structured: 30 feet minimum
Interior Sideyard	Surface: 5 feet minimum; structured: 10 feet minimum
Rear Yard	Adjacent to a way: 5 feet minimum; adjacent to a property line: 5 feet minimum
<b>Residential A</b>	
Primary Street A. Signature Boulevard	Minimum: 30 feet Minimum: 15 feet

Secondary Street	Minimum: 10 feet
Interior Sideyard	Minimum: 0 feet
Rear Yard	Adjacent to a way: 5 feet minimum; adjacent to a property line: 5 feet minimum
<b>Residential B</b>	
Primary Street	Surface: 30 feet minimum; structured: 50 feet minimum
Secondary Street	Surface: 10 feet minimum; structured: 30 feet minimum
Interior Sideyard	Surface: 0 feet minimum; structured: 10 feet minimum
Rear Yard	Adjacent to a way: 5 feet minimum; adjacent to a property line: 5 feet minimum
<b>Mixed Use</b>	
Primary Street	Minimum: 50 feet
Secondary Street	Surface: 10 feet minimum; structured: 30 feet minimum
Interior Sideyard	Surface: 0 feet minimum; structured: 20 feet minimum
Rear Yard	Adjacent to a way: 5 feet minimum; adjacent to a property line: 5 feet minimum

909.01.Q.2 Parking, Loading and Access.

An applicant may submit and the Zoning Administrator may approve a parking demand study prepared in accordance with the methodologies set forth in the Preliminary Land Development Plan and the current City guidelines in lieu of the requirements of Chapter 914.

909.01.Q.3. Building Height Bonuses.

An applicant obtaining a building height bonus pursuant to the standards set forth in the Preliminary Land Development Plan shall enter into an agreement with the City with regard to enforcement of the terms and conditions of the bonus.

909.01.Q.4. Definitions.

For purposes of this Section 909.01.Q, the following words and terms shall be defined as:

- (a) **Barge Staging** means the making up, breaking down, or staging of barge tows for the purpose of the transportation and shoring of goods pursuant to a permit issued by the United States Army Corps of Engineers.
- (b) **Railroad** means a public or private right-of-way on which tracks for trains are constructed.

- (c) **River to Railroad Transfer** means the transfer of goods from a Barge Staging facility to a Railroad.

**Section 2.** The Pittsburgh Code, Title Nine, Zoning, is hereby amended as follows:

- A. Amend the Pittsburgh Code, Title Nine Zoning Map by changing from GI, General Industrial District to SP-10/Almono, District A (Riverview):

All that certain parcel of land being situate in the 4<sup>th</sup> and 15<sup>th</sup> Ward of the City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania and being more particularly described as follows:

[Insert metes and bounds]

- B. Amend the Pittsburgh Code, Title Nine Zoning Map by changing from GI, General Industrial District to SP-10/Almono, District B (Smart Site Central Green):

All that certain parcel of land being situate in the 15<sup>th</sup> Ward of the City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania and being more particularly described as follows:

[Insert metes and bounds]

- C. Amend the Pittsburgh Code, Title Nine Zoning Map by changing from GI, General Industrial District to SP-10/Almono, District C (Eco-Tech Park):

All that certain parcel of land being situate in the 15<sup>th</sup> Ward of the City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania and being more particularly described as follows:

[Insert metes and bounds]

- D. Amend the Pittsburgh Code, Title Nine Zoning Map by changing from GI, General Industrial District to SP-10/Almono, District D (Hazelwood Flats):

All that certain parcel of land being situate in the 15<sup>th</sup> Ward of the City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania and being more particularly described as follows:

[Insert metes and bounds]