



**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Susan Tymoczko, Zoning Administrator

200 ROSS STREET ♦ THIRD FLOOR ♦ PITTSBURGH ♦ PENNSYLVANIA ♦ 15219

EXPLANATION OF APPLICATIONS USED FOR ZONING APPROVAL

INFORMATION FOR ALL APPLICANTS

To apply for Zoning Approval of your residential or commercial project, you must submit and complete **one of the following three applications:**

the **Walk-Through Zoning Application**, the **Zoning Application** or the **Development Review Application**.

The scenarios that apply to these three applications are presented below. Please note that an Accessory Structure is a structure that is supplemental to a Primary Use Structure. For example a Deck is an Accessory Structure that is supplemental to a Residential House (Primary Structure).

| When you can use the Walk-Through Zoning Application: | When you can use the Zoning Application: | When you must use the Development Review Application: |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> ◆ Work on either a 1-Family or a 2-Family Detached Dwelling that meets the following criteria: <ul style="list-style-type: none"> • <u>Repairs</u>: The restoration to good or sound condition of any part of an existing building for the purpose of its maintenance. • <u>Alterations</u>: Any construction or renovation to an existing structure other than repair or addition. • <u>Additions (vertical)</u> • <u>Extensions (horizontal)</u> ◆ Construction of a New Accessory Structure <ul style="list-style-type: none"> • Some examples are a deck, porch, fence, garage, swimming pool, antenna, home business ◆ Occupancy Permit Needed (no work proposed) <p>*This application CANNOT be used if the work will take place in a Historic District.</p> <p>*This application CANNOT be used if the Zoning Board of Adjustment will review the application.</p> | <ul style="list-style-type: none"> ◆ New Construction of a 1-Family or 2-Family Dwelling ◆ For a 3-Family or larger Residential Dwelling or for a Non-Residential Structure: <ul style="list-style-type: none"> • <u>Repairs</u> • <u>Interior/Exterior Alterations</u> • <u>Additions (vertical)</u> • <u>Extensions (horizontal)</u> | <ul style="list-style-type: none"> ◆ New Construction of a Primary Use Structure larger than a 2-Family Dwelling. This includes new Non-Residential Primary Use Structures. ◆ Any project or development that requires a Land Operations Permit ◆ Any other types of work not listed under the Walk-Through Zoning Application and the Zoning Application |