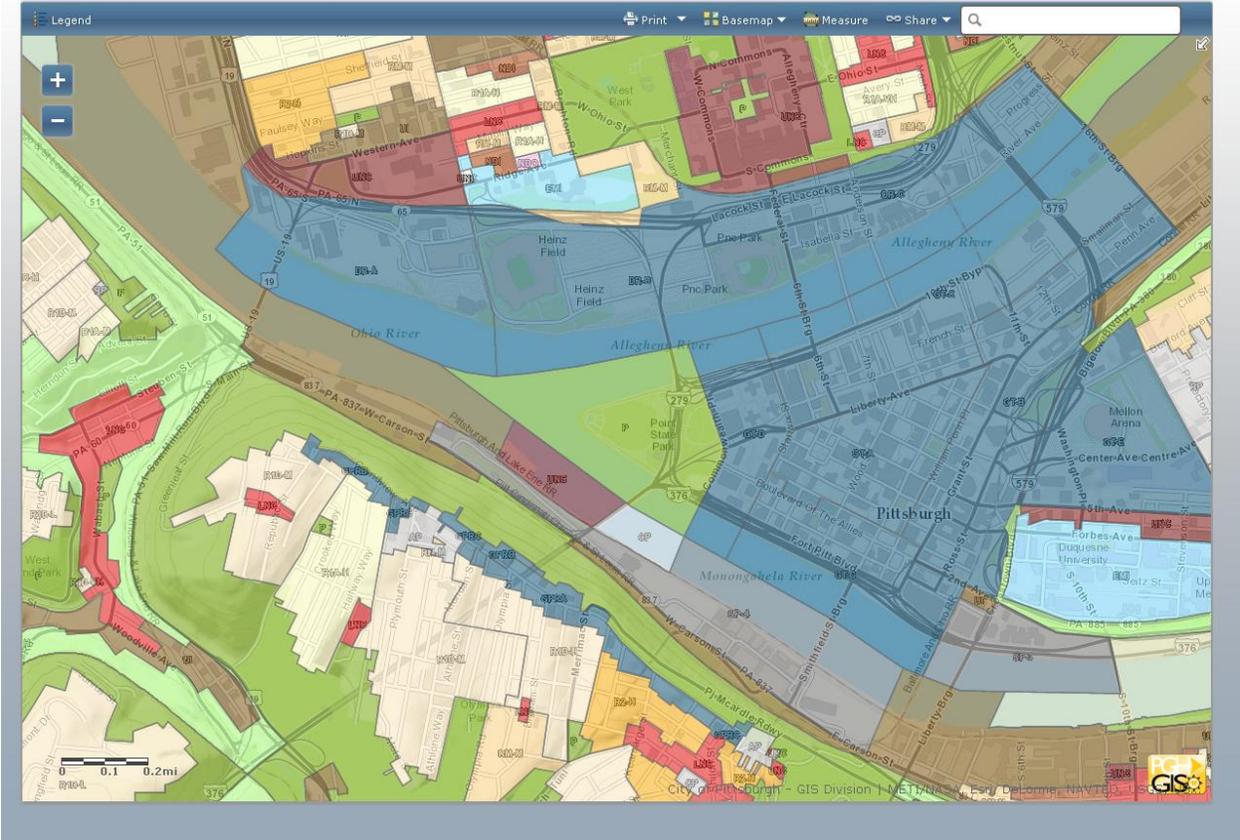


# Introduction to Pittsburgh Zoning Application

## Main screen

### Pittsburgh Zoning

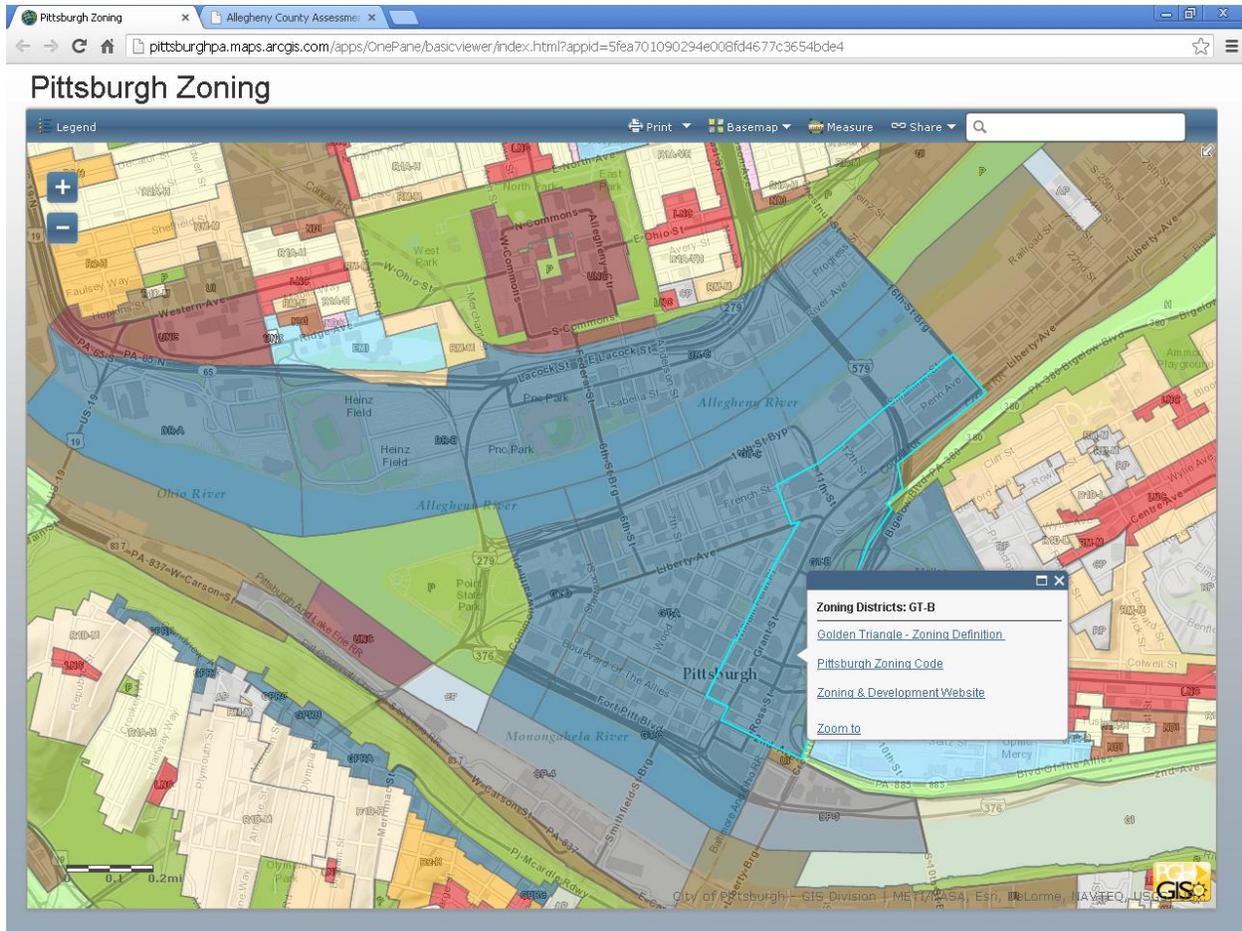


Letter and color indicates each zone type

<b>Zoning Districts</b>	
	Downtown Riverfront
	Golden Triangle
	Grandview Public Realm
	Oakland Public Realm
	Planned Unit Development
	Specially Planned
	Educational/Medical Institution
	Neighborhood Office
	Hillside
	Parks
	General Industrial
	Neighborhood Industrial
	Urban Industrial
	Highway Commercial
	Local Neighborhood Commercial
	Urban Neighborhood Commercial
	Single-Unit Attached Residential
	Single-Unit Detached Residential
	Two-Unit Residential
	Three-Unit Residential
	Multi-Unit Residential
	Mount Oliver Borough

## Accessing specific zone and parcel information

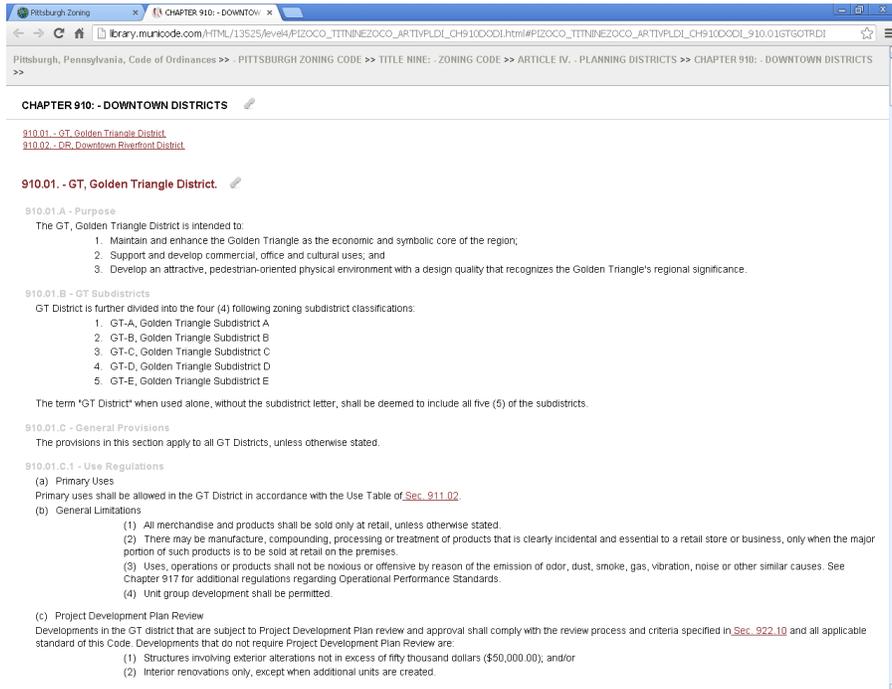
1. Zoom to location of interest, for instance a part of the Central Business District, and click on that zone:



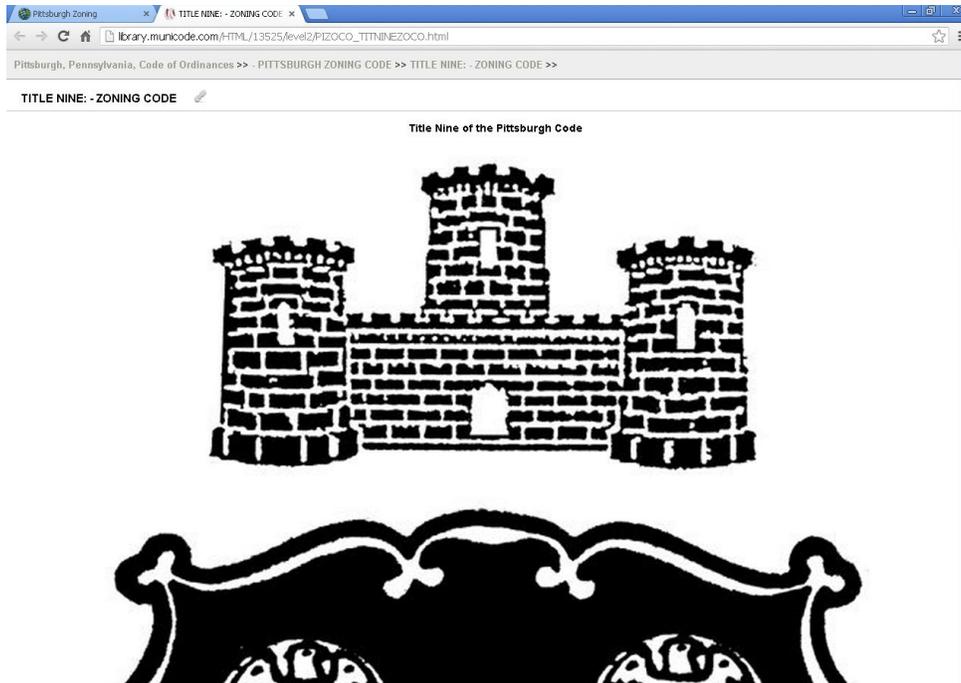
2. A dialog box appears:



## Link to Zoning Definition:



## Link to Pittsburgh Zoning Code:



# Link to Zoning & Development Website:

The screenshot shows a web browser window with two tabs: "Pittsburgh Zoning" and "Zoning and Development Re...". The address bar shows the URL "pittsburghpa.gov/dcp/zoning/". The website header features the Pittsburgh logo and the tagline "A MOST LIVABLE CITY". A navigation menu includes links for Home, Mayor, City Council, City Controller, Public Safety, City Directory, 311, Resources, AskPGH, and Search. The main content area is titled "ZONING AND DEVELOPMENT REVIEW DIVISION" and includes a "pittsburgh city planning" logo. The page is divided into three columns: a left sidebar with a "Zoning & Development Review" menu, a central main content area with sections for "Hours of Operation", "Primary Roles and Responsibilities", and a note about zoning maps; and a right sidebar with "DCP Links", "DCP Divisions", "Boards, Commissions & Committees", and "Share this page".

**Zoning & Development Review**

**Hours of Operation**

The Zoning and Development Review Division of the Department of City Planning administers the City of Pittsburgh Zoning Code. The intent of zoning regulations is to allow property owners the reasonable use of their property insofar as the use is not detrimental to abutting properties or to the neighborhood. Every property in the city has a zoning classification and subsequent occupancy permit that determines how the property can be used.

The Zoning and Development Review Division is the first step to getting a building permit in the City of Pittsburgh. The approval processes involved vary by project type and zoning district. Once zoning approval is granted, the project will be reviewed by the Bureau of Building Inspection. Click [here](#) for more information about Permitting for Land and Building Improvements

**Primary Roles and Responsibilities**

- Controls and Regulates Land Use within the City of Pittsburgh
- Approves Interior/Exterior Renovations, Additions/ Expansions, and New Construction
- Initiates Zone Changes and Text Amendments
- Shapes Public Realm through Design Review Process

Looking for zoning maps? They can be found in the GIS Division's Map Room page.

**DCP Links**

- DCP Home
- Welcome from the Director
- Organizational Structure/Chart
- Key Contacts
- Requests for Proposals
- City Planning Internships

**DCP Divisions**

- Community Development
- Geographic Information Systems (GIS)
- Strategic Planning
- Public Art
- Zoning & Development Review

**Boards, Commissions & Committees**

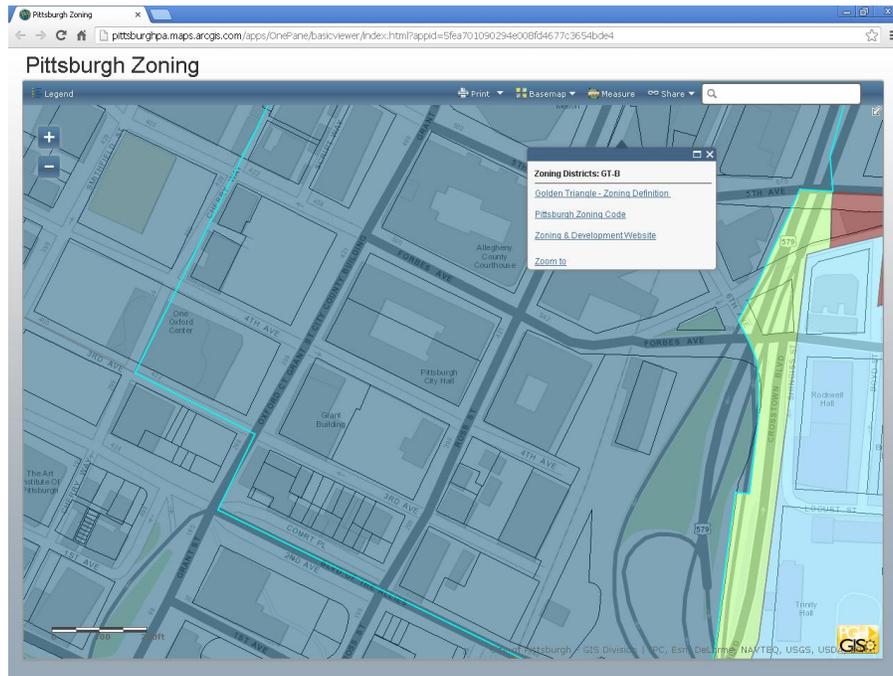
- Art Commission
- Historic Review Commission
- Planning Commission
- Zoning Board of Adjustment

2013 Commission Calendar

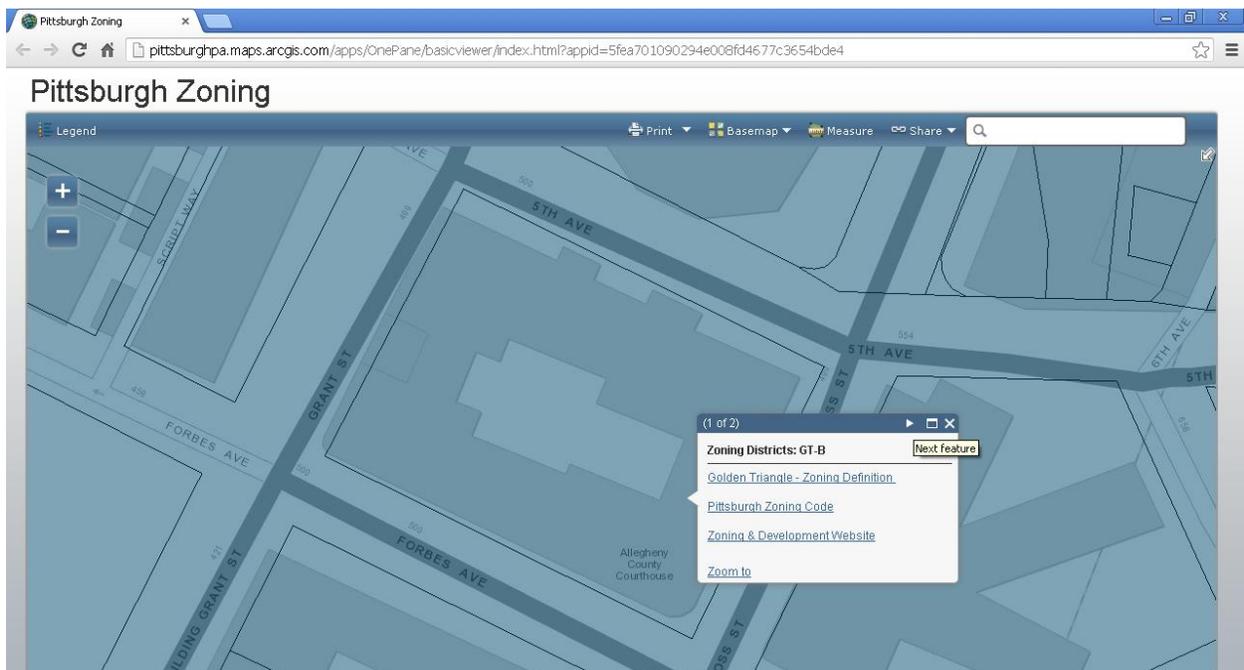
**Share this page**

Like 0 Send

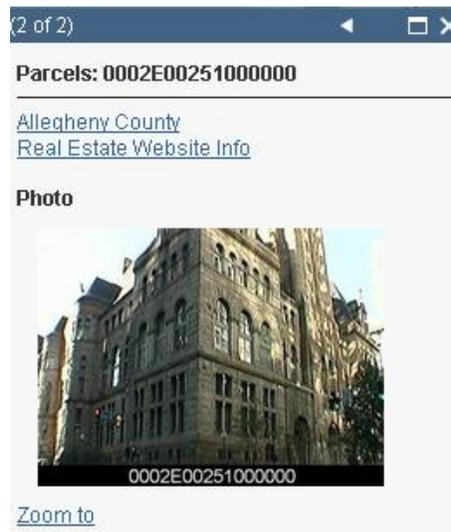
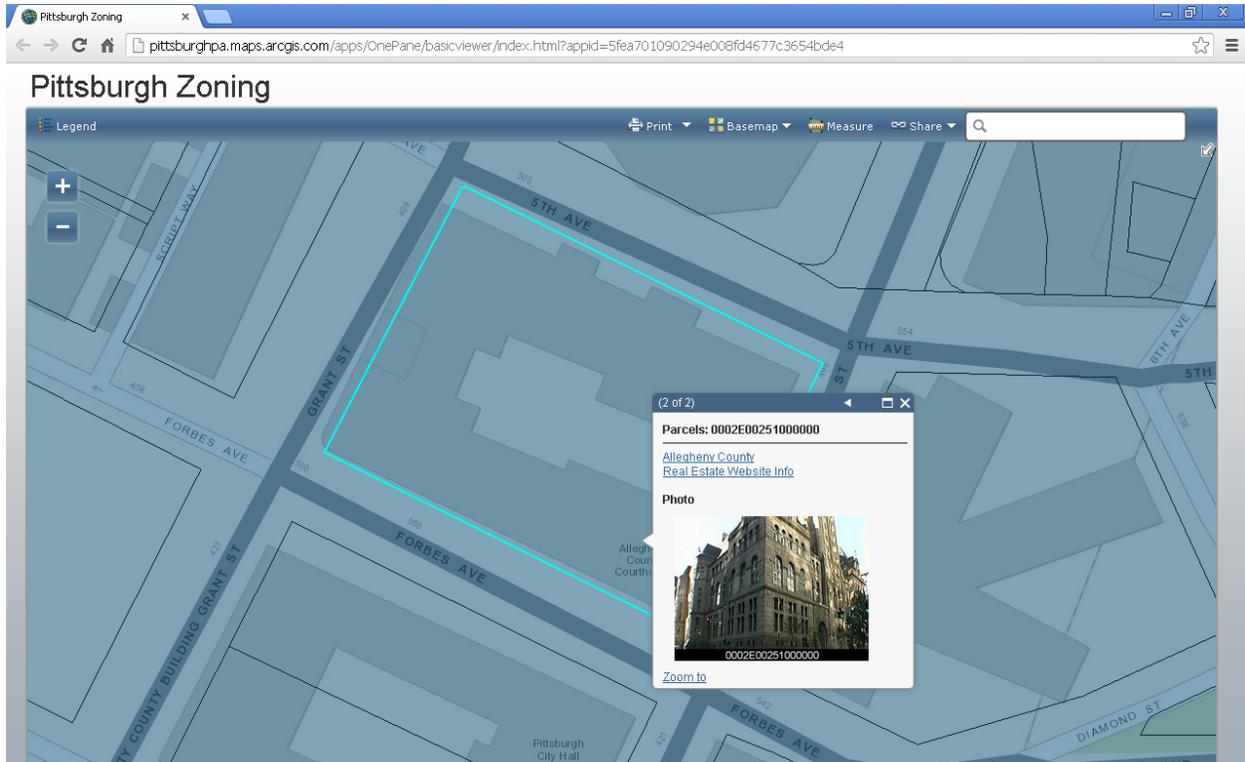
3. Zoom in closer for parcels to appear:



4. Click on the parcel of interest, for example, the Allegheny County Courthouse. Then, click the white right arrow ► for the “Next feature” :



- The parcel of interest becomes highlighted. A dialog box provides the parcel number, a photo of the property, and a link to the Allegheny County Real Estate Website:



Link to Allegheny County Real Estate Website:

**ALLEGHENY COUNTY PENNSYLVANIA**  
 A GREAT PLACE TO LIVE, WORK & PLAY & HOME OF AMERICA'S MOST LIVABLE CITY

5/8/2013 2:44:35 PM [New Search](#) [Help](#) [Subscription Login](#)

[General Information](#) [Building Information](#) [Tax Information eBill / ePay](#) [Owner History](#) [Image](#) [Comparables](#) [Appeal Status](#) [Maps](#)

**General Information**

Parcel ID : 0002-E-00251-0000-00 Municipality : 102 PITTSBURGH - 2ND WARD  
 Property Address : 436 GRANT ST Owner Name : COUNTY OF ALLEGHENY  
 PITTSBURGH, PA 15219

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School District : City Of Pittsburgh Neighborhood Code : 51C01  
 Tax Code : Exempt Recording Date : 4/9/1833  
 Owner Code : Corporation Sale Price : \$0  
 State Code : Government Deed Book : 55  
 Use Code : COUNTY GOVERNMENT Deed Page : 55  
 Homestead : No Abatement : No  
 Famstead : No Lot Area : 3.3056 Acres

2013 Full Market Value		2013 County Assessed Value	
Land Value	\$8,639,500	Land Value	\$8,639,500
Building Value	\$24,333,300	Building Value	\$24,333,300
Total Value	\$32,972,800	Total Value	\$32,972,800

2012 Full Market Value		2012 County Assessed Value	
Land Value	\$6,219,700	Land Value	\$6,219,700
Building Value	\$19,050,600	Building Value	\$19,050,600
Total Value	\$25,270,300	Total Value	\$25,270,300

**Address Information**

Tax Bill Mailing : COUNTY OFFICE BUILDING  
 542 FORBES AVE  
 PITTSBURGH, PA 15219-0000

Owner Mailing : 542 FORBES AVE RM 347  
 PITTSBURGH, PA 15219-2591

[Send data errors to landhelp@alleghenycounty.us](mailto:landhelp@alleghenycounty.us) | [Property Assessments HomePage](#) | [Legal Disclaimer](#)