

An Ordinance amending the Chapter 909 of the Pittsburgh Code, Title Nine, Zoning, summarized as follows:

A. Amending Article I, Chapter 909.01.I by adding a new section 909.01.1.4 to establish the standards applicable to the existing SP-4(IV) East Station Square subdistrict; and

B. Renumbering existing Article I, Chapter 909.01.I.4 – Regulations Applicable Throughout the SP-4 District to Chapter 909.01.I.5; and

C. Amending Article I, Chapter 902.03 to modify the Zoning Map to include Block and Lot 4-D-45 in the SP-4(IV) East Station Square subdistrict.

Be it resolved by the City of Pittsburgh as follows:

Section 1. Amend Article IV, Chapter 909.01.I – SP-4 Station Square, to read as follows:

909.01.I SP-4 Station Square

The provisions of this section apply to all land within the SP-4 district, which is generally bounded by ~~Smithfield Street on the east~~¹ **the most easterly property line of Block and Lot 4-D-45**, Carson Street on the south, a line approximately one thousand nine hundred (1,900) feet west of the Fort Pitt Bridge on the west, and the Monongahela River on the north.

909.01.I.1 SP-4 (I), Park/Landing Subdistrict

The SP-4(I) subdistrict is generally bounded by the Fort Pitt Bridge, the Monongahela River, Commerce Drive, and West Carson Street.

(a) Use Regulations

Within the SP-4(I) subdistrict, land and structures may be used, and structures may be erected, altered, demolished or enlarged for only the following uses:

- (1) Multiple-unit dwellings;
- (2) Restaurants, including those with entertainment;
- (3) Office;
- (4) Institutional, limited to museum, exhibition, and library;
- (5) Hotels;
- (6) Theaters;
- (7) Major parking area or major parking garage;
- (8) Child day care center;

¹ Deletion reflects change in Zoning Code text as printed and posted on City of Pittsburgh website; Ordinance 2005-1871 extended the easterly boundary of the SP-4 district to S 1st Street.

- (9) Retail uses within buildings where such services are not the principal use, and only when located within a structure housing a permitted principal use;
- (10) Transportation right-of-way, roadway and trackage, including shelter and comfort stations incident to the use thereof;
- (11) Accessory uses that are clearly incidental to permitted principal uses, and only when located within a structure housing a permitted principal use;
- (12) Signs larger than twenty (20) square feet that are visible from the river or from across the river shall be neon and positioned so as to maximize reflection in the river.
- (13) Gaming enterprise.

(b) Maximum Height

The height of structures hereafter erected or enlarged in the SP-4(I) subdistrict shall not exceed the following limits:

- (1) Structures north of Station Square Road: Sixty (60) feet
- (2) Structures south of Station Square Road: One hundred (100) feet

909.01.I.2 SP-4 (II), Pointview

The SP-4(II) subdistrict is generally bounded by the western boundary of the SP-4 District, the Monongahela River, the Fort Pitt Bridge, and West Carson Street.

(a) Use Regulations

Within the SP-4(II) subdistrict land may be used and structures may be erected, altered, demolished or enlarged for only the following uses:

- (1) Multiple-unit dwellings;
- (2) Restaurants, including those with entertainment;
- (3) Office, when located within a structure existing on the date of this subsection, or in a new structure if limited to a structure not in excess of fifty thousand (50,000) gross square feet or sixty (60) feet in height;
- (4) Hotel, when located within a structure existing on the date of this subsection;
- (5) Institutional, limited to museum, exhibition, and library;
- (6) Child day care center;
- (7) Retail uses within buildings where such services are not the principal use, and only when located within a structure housing a permitted principal use;
- (8) Transportation right-of-way, roadway and trackage, including shelter and comfort stations incident to the use thereof;
- (9) Accessory uses that are clearly incidental to permitted principal uses, and only when located within a structure housing a permitted principal use; and
- (10) Signs larger than twenty (20) square feet that are visible from the river or from across the river shall be neon and positioned so as to maximize reflection in the river.

(b) Maximum Height

The maximum height of structures hereafter erected or enlarged or used in the SP-4(II) subdistrict shall be as follows:

- (1) Existing structures: One hundred ten (110) feet
- (2) New structures: One hundred (100) feet

909.01.1.3 SP-4 (III), Historic Subdistrict

The SP-4(III) subdistrict is generally bounded by the Monongahela River, Smithfield Street, and West Carson Street.

(a) Use Regulations

Within the SP-4(III) subdistrict, land and structures may be used, and structures may be erected, altered, and enlarged for only the following uses:

- (1) Multiple-unit dwellings;
- (2) Restaurants, including those with entertainment;
- (3) Office;
- (4) Institutional, limited to museum, exhibition, and library;
- (5) Hotels;
- (6) Retail sales, including personal service;
- (7) Theaters;
- (8) Child day care center;
- (9) Accessory uses that are clearly incidental to permitted principal uses, and only when located within a structure housing a permitted principal use;
- (10) Signs larger than twenty (20) square feet visible from the river or from across the river shall be neon and positioned so as to maximize reflection in the river; and
- (11) Gaming enterprise.

(b) Maximum Height

The maximum height of structures hereafter erected or enlarged or used in the SP-4 (III) subdistrict shall not exceed one hundred twenty-five (125) feet (not to exceed ten (10) stories). Height for Residential and Hotel/Motel uses shall not exceed one hundred seventy-five (175) feet and twenty (20) stories. Additional height for Residential and Hotel/Motel uses may be allowed by the Planning Commission provided that the height of such use or uses shall not exceed two hundred seventy-five (275) feet and twenty-five (25) stories and that the building is oriented perpendicularly to the Monongahela and Ohio Rivers.

909.01.1.4 - SP-4(IV), East Station Square Subdistrict

The SP-4(IV), East Station Square subdistrict is generally bounded by Smithfield Street, E. Carson Street, the easterly line of Block and Lot 4-D-45 and the Monongahela River.

(a) Use Regulations

Within the SP-4(IV) subdistrict, land and structures may be used, and structures may be erected, altered, demolished or enlarged for only the following uses:

- (1) Multi-unit residential;**
- (2) Retail Sales and Services (General) or (Limited);**
- (3) Restaurant (General) or (Limited) and Restaurant with Liquor License (General) or (Limited), including Sidewalk Cafe;**
- (4) Office (General) or (Limited)**
- (5) Cultural Service or Library (General) or (Limited);**
- (6) Hotel/Motel (General) or (Limited)**
- (7) Recreation and Entertainment, Indoor (General) or (Limited)**
- (8) Parking, including Parking, Commercial (General) and Parking Structure (General);**
- (9) Grocery Store (General) or (Limited); and**
- (10) Public Assembly (General) or (Limited).**

(b) Compliance with Preliminary Land Development Plan.

Development regulations within Sections 2.1.1, 2.2.2, 2.3.1, 4.4.1, 4.4.2, 4.5.1 and 4.5.2 of the Preliminary Land Development Plan, as amended, are incorporated herein and compliance with such requirements shall be a prerequisite of approval of a Final Land Development Plan.

(c) Maximum Height

The maximum height of structures hereafter erected or enlarged or used in the SP-4(IV) subdistrict shall be as shown on the Preliminary Land Development Plan, as amended.

(d) Minimum Height

All buildings in the SP-4(IV) subdistrict shall be greater than twenty- five (25) feet in height, measured to the tallest portion of the building.

(e) Building Setbacks

All buildings within the SP-4(IV) subdistrict shall comply with the setback requirements of the Preliminary Land Development Plan, as amended.

(f) Build-to Lines

Build-to lines for all buildings in the SP-4(IV) subdistrict shall comply with build-to line requirements set forth in the Preliminary Land Development Plan, as amended.

(g) Other Development Standards.

All development to be approved in the SP-4(IV) district shall comply with the following standards:

(1) Buildings shall be arranged within blocks but in no event shall the maximum length of any side of a building exceed 700 lineal feet.

(2) Loading, trash collection, and similar facilities shall be incorporated into the overall design of a building so that the visual and acoustic impacts of these functions are either substantially contained within the building or otherwise screened so as to be out of the direct street-level view from adjacent properties and public streets. Loading and unloading areas shall be situated so as to not conflict with pedestrian movement.

(3) Parking structures or those portions of buildings within the SP-4(IV) district used exclusively for parking purposes shall comply with Section 914.09.G.1 of the Code, but need not comply with Section 914.09.G.2 of the Code.

(4) No uninterrupted building elevation or facade shall be permitted that is greater than seventy (70) lineal feet in length unless a break in plane at least six (6) inches in width is also provided. No street facing walls shall extend for more than hundred and fifty (150) lineal feet in length unless interrupted by a building entrance, lobby or similar feature. This section shall not be applicable to any building elevations, facades or street facing walls above the third story of a building nor to any building elevation, facade or street facing wall that is visible only from E. Carson Street.

(h) Off Street Parking

Minimum off-street parking shall be determined by a parking demand analysis pursuant to Section 914.04. The parking demand analysis shall take into account all modes of transportation to the SP-4(IV) district and shall include appropriate adjustments to parking demand resulting from public transit service, pedestrian and bicycle pathways to and from the SP-4(IV) district and industry standard reductions for internal capture.

(i) Other Parking Standards

The Preliminary Land Development Plan for the SP-4(IV) district shall limit the area for Commercial Parking to that portion of the district lying to the east of the

easterly line of South 1st Street, with such line being extended to the northern perimeter of the district; provided, however, that Commercial Parking may continue as an allowed use within all of the SP-4(IV) district until completion of construction of all buildings shown on the conceptual master plan component of the Preliminary Land Development Plan or later if a designated “park and ride” or transited oriented component is specifically included as part of an amended Preliminary Land Development Plan. Shared parking between buildings shall be permitted and access between buildings and parking structures by way of upper story elevation bridges is allowed.

(i) Signage

All business signs and identification signs permitted in the GT and DR zoning districts pursuant to Section 919.03.M.7 shall be permitted in the SP-4(IV) subdistrict, except that within fifty (50) feet of the northern boundary of the SP-4(IV) subdistrict only ground signs no higher than ten (10) feet in height and no greater than eighty (80) square feet in area (single face) are permitted, and no wall mounted signs are allowed within fifty (50) feet of the northern boundary of the SP-4(IV) subdistrict.

909.01.I.5 Regulations Applicable Throughout the SP-4 District

The following regulations shall apply throughout the SP-4 district:

(a) Height

That portion of the facade of any structure above one hundred (100) feet in height shall be no greater than one hundred twenty (120) feet in width when viewed directly opposite the structure from the river, perpendicular to the shore.

(b) Signs

Signs and sign structures shall be subject to Sign Guidelines adopted by the Planning Commission as a component of the Preliminary Land Development Plan.

(c) Floor Area Ratio

The maximum floor area ratio for the entire SP-4 District shall be four (4).

(d) Traffic Analysis

Traffic and Parking Demand Analyses shall be required for all new development in a format specified by the Zoning Administrator. The Zoning Administrator shall review the submitted analyses, including all sources of data, to establish appropriate traffic and parking mitigation measures. The costs for constructing and implementing all required mitigation measures shall be the responsibility of the Applicant.

(e) Urban Open Space

At least ten (10) percent of the entire SP-4 district shall be provided and maintained as Urban Open Space.

(f) Useable Open Space

For residential uses, Useable Open Space shall be provided in accordance with Land Use Intensity Rating System of the Subdivision Regulations and Standards.

(g) Height Exceptions

The following exceptions to the height regulations established for the SP-4 district and its subdistricts shall be permitted:

Exceptions in height which are authorized by the Zoning Administrator, according to the following:

- (1) Erection above the height limit of certain portions of structures according to the following standards:

Structures with a gross floor plate not in excess of twenty thousand (20,000) square feet: one hundred fifty (150) feet; one hundred seventy (170) feet if a residential building.

Structures with a gross floor plate not in excess of fifteen thousand (15,000) square feet: One hundred eighty (180) feet; two hundred (200) feet if a residential building.

- (2) No more than two (2) structures within the SP-4(I) subdistrict shall be in excess of one hundred fifty (150) feet in height.

- (3) No more than one (1) structure within the SP-4(II) subdistrict shall be in excess of one hundred fifty (150) feet in height.

Section 2. Amend Pittsburgh Code, Title Nine, Zoning Article I, Section 902.03 Zoning Map to designate all land within the parcel described by the Allegheny County Deed Registry Office as Block and Lot 4-D-45 as SP-4(IV).