

Amendment #1
Bill 2012-0606
Special Planned District Riverfront Landing
Sponsored by Councilmember Dowd
December 5, 2012

An Ordinance mending the Pittsburgh Code, Title Nine, Zoning, Chapter 902.01.D Planned Development Districts, creating a new district to be identified as “SP-8 Riverfront Landing” and Chapter 909, Planned Development Districts, creating a new district to be identified as “SP-8/Riverfront Landing” 909.01, SP, Specially Planned District by creating a new district to be identified as “SP-8/Riverfront Landing” including rules and regulations, and by amending the City of Pittsburgh Zoning Map by changing from GT-C, Golden Triangle Subdistrict C and UI, Urban Industrial District to SP-8/Riverfront Landing certain property bounded by the Veterans Bridge, the Allegheny River, Twenty-first Street and Smallman Street; 2nd Ward.

Be it resolved by the City of Pittsburgh as follows:

Section 1. Title Nine, Zoning, is hereby amended as follows:

A. Amend Chapter 902.01.D, Planned Development Districts, 902.01.D.1 SP, Specially Planned by adding the following:

~~(g) SP-7, Oakland Planned Unit Development District~~

(h) SP-8, Riverfront Landing

Section 2. Title Nine, Zoning, is hereby amended as follows:

A. Amend Chapter 909, Planned Development Districts, Section 909.01.E, Establishment of SP Districts, as follows:

(h) SP-8, Riverfront Landing

Amendment #2
Bill 2012-0606
Special Planned District Riverfront Landing
Sponsored by Councilmember Dowd
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~~B. Amend Chapter 909, Planned Development Districts, Section 909.01.C, Applicable Standards, as follows:~~

~~909.01.C Applicable Standards~~

~~The approval of an improvement subdivision site plan and the enactment of an SP District as an amendment to the Zoning Code shall require compliance with all applicable regulations of this Code and with the standards and regulations contained in the Subdivision Regulations and Standards pursuant to the Act of May 13, 1927, (PL. 1101) as amended, adopted by the Planning Commission.~~

~~1. The SP District regulations of this section establish standards governing development intensity, building height, setbacks, open space, off-street parking, off-street loading and other basic site criteria that shall apply within SP Districts.~~

~~2. The Subdivision Regulations and Standards adopted by the Planning Commission shall govern the spatial arrangement of uses and structures on the site and all other elements of site design and improvement, including the design and improvement of pedestrian and vehicular circulation and parking; the location and improvement of open spaces for light, air, recreation and other purposes; provisions for utilities, facilities and services; and the relationship of the SP District to adjacent areas.~~

~~3. The Environmental Performance Standards of Chapter 915 shall apply within SP District. It shall be the responsibility of the Planning Commission to determine, through application of standards contained in the adopted subdivision regulations, that the environmental characteristics and physical capacity of an SP District site and of land adjacent to the site are suitable for the character and intensity of development proposed. When necessary to protect the natural environment, to prevent hazardous development or otherwise to protect the public welfare, the Planning Commission may require a lower intensity of development or more restricted development on all or portions of a site than otherwise required by the provisions of this Code.~~

~~4. The [Sign Regulations of Chapter 919 and the] Parking, Loading and Access Regulations of Chapter 914 shall apply within an SP District unless the Planning Commission determines that the nature or impact of the proposed development warrants more restrictive standards. The Planning Commission may require compliance with more~~

restrictive standards than specified in this Zoning Code, when determined necessary to protect the natural environment, adjacent properties or the public welfare.

5. The Sign Regulations of Chapter 919 shall apply within an SP District unless study and analysis is undertaken to propose specific standards for an individual SP District. When not undertaken as part of a Preliminary Land Development Plan, these regulations may be approved under Section 922.11.C. Applicable regulations and procedures created shall complement efficient, functional and attractive urban areas that incorporate high levels of amenities and that meet public objectives for protection and preservation of the natural environment while defining the character of the Specially Planned District in a way that is consistent with these objectives. The regulations may permit substantial flexibility in the use of electronic and non-electronic non-advertising signage because of the large size of the site and because of its relative isolation from any neighborhood context.

Amendment #3
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Section 3. Title Nine, Zoning, is hereby amended as follows:

A. Amend Chapter 909, Planned Development Districts, 909.01.O SP, Specially Planned by adding the following

909.01.O SP-8, Riverfront Landing

All development within SP-8 Riverfront Landing shall adhere to the Allegheny River Vision Plan by improving connections to and reinforcing the identity and authenticity of the Strip District, improving public connections to and along the Allegheny River, encouraging within the site the use of all modes of transportation, reducing within the site acreage dedicated to parking, providing new public open space, trails, and a pedestrian-friendly environment, and encourage economic development of housing and retail within a mixed-use context.

909.01.O.1 Establishment of SP-8 District

SP-8, Riverfront Landing Planned Development District, is hereby established shall take effect only after the Buncher Company and the Allegheny Valley Railroad Company have resolved all disputes related to the matter of Surface Transportation Board Finance Docket No. 35239 and after City Council has determined that the outcome has no material effect on the Riverfront Landing Preliminary Land Development Plan.

909.01.O.1 Applicable Standards SP-8

The approval of an improvement subdivision site plan and the enactment of an SP-8 Zoning District for the Riverfront Landing Planned Development District as an amendment to the Code shall require compliance with all regulations of this Section.

This Section establishes standards governing land use, development intensity, building height, setbacks, build to lines, building orientation, urban open space, parking, signs and other basic criteria that shall apply within the Riverfront Landing Planned Development District.

The approved Preliminary Land Development Plan for the Riverfront Landing Planned Development District illustrates the roadway layout, open space location and demonstrates how the foregoing use and development standards may be applied throughout the District.

909.01.O.2 Boundaries

The Riverfront Landing Planned Development District is bounded:

On the west, by the eastern edge of the structure of the Veterans Bridge,
On the east, by the centerline of Twenty-first Street,

On the south, by the centerline of Smallman Street, and
On the north, by the southern harbor line of the Allegheny River.

Amendment #4
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909.01.O.34 Uses

909.01.O.34.(a) Permitted Primary Uses. Except for the Produce Terminal Building which shall be rehabilitated and used exclusively as rental space for a public market with an emphasis on wholesale and retail produce, the uses in the Riverfront Landing Planned Development District shall be, (i) the same as; (ii) subject to the same use review and approval processes as; and (iii) subject to the same conditions applicable to those set forth for the GT, Golden Triangle District, as the use regulations for the GT, Golden Triangle District are amended from time to time. The following uses, which are permitted either by right or as Administrator's Exceptions in the GT, Golden Triangle District and the SP-8, Riverfront Landing Planned Development District, are clarified as follows:

Public Assembly, Limited and Public Assembly, General shall specifically include conference centers; and

Manufacturing / Assembly, Limited shall specifically include bakeries, breweries and distilleries; and

Restaurant with Liquor, Limited and Restaurant with Liquor, General shall specifically include restaurants with accessory baking, brewing or distilling facilities.

In addition to the foregoing, the following Uses shall also be permitted in the Riverfront Landing Planned Development District:

Additional uses permitted by right:

Residential, Single Family Attached

Amusement Arcade

Retail Sales and Service, Residential Convenience

Nursery, Retail Limited

Nursery, Retail General

909.01.O.34.(b) The following additional uses are permitted subject to review by the Zoning Administrator pursuant to Section 922.08:

Residential, Housing for the Elderly, General (subject to the Use Standards for all Districts set forth in paragraph 911.04.A.35)

~~Warehouse, Limited (subject to the Use Standards set forth in Section 911.04.A.78 for properties located in the UI District and the requirements of Section 922.04.E.1 of the Code).~~

~~Warehouse, General, subject to the Use Standards set forth in Section 911.04.A.78 for properties in the UI zoning district. In addition to the foregoing, warehouse buildings shall be designed so that the width or length of any uninterrupted elevation facade is not greater than 1½ times the height of the building. The use of fenestration patterns and traditional design elements is encouraged to provide relief to buildings over 40' 0" in length or width. Expanses of "unbroken walls" over 40' 0" shall be prohibited. Examples of such design elements are facade offsets, covered porticoes, recessed or projected entries, and other appropriate architectural features and details. Varied rooflines are recommended for both new construction and rehabilitation which includes roof alterations to add visual interest and to break up the mass of the building.~~

909.01.O.34(c) Mixed Use. Individual buildings that house two or more allowed uses are encouraged in the Riverfront Landing Planned Development District.

909.01.O.34(d) Accessory Uses. Accessory Uses and Structures as set forth in Chapter 912 and in Section 914.02.C shall be permitted subject to the setback, entry and screening requirements set forth in the section and only in so far as accessory uses and structures do not impede public access to the riverfront park and the river.

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909.01.O.45 Regulations Applicable to the Entire SP-8 District

The following regulations shall apply to all development in the Riverfront Landing Planned Development District:

- (a) All contiguous parcels in any Zone may be combined or divided as required to facilitate building development.

- (b) Parking structures may be constructed on the lower levels of a mixed use building subject to the conditions applicable to the Golden Triangle District in Section 911.04.A.87 of the Code. Such parking structures may be accessory to the primary use(es) of the building or may be offered as commercial parking. Any parking structures shall be constructed with building-like applications so that the structure appears more like an office or residential building rather than a parking garage.

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909.01.O.53 Development Zones

The Riverfront Landing Planned Development District shall be divided into six (6) "Zones" referred to as "Zone A" through "Zone F", inclusive.

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909.01.O.6 Zone Regulations

Zone A

Zone A Boundaries: Zone A is bounded by 17th Street on the west, 21st Street on the east, Smallman Street on the south and the proposed Waterfront Place on the north.

Zone A Development Standards

Build-to lines:

Waterfront Place: ~~10'-0" 0'-0"~~ for no less than 50% ~~75%~~ of the property length.
17th Street: ~~15'-0" 0'-0"~~ for no less than 30% of the property length, which shall be not less than ~~1-story or~~ 20'-0" in height.

Setbacks:

~~17th Street: 10'-0"~~
~~21st Street: 10'-0"~~ Setbacks match existing build-to line of the Produce Terminal Building
~~Smallman Street: 10'-0"~~
Waterfront Place: 10'-0" 5'-0"
Porches may encroach onto setback a maximum of 5'-0".

Building Height

Maximum: ~~3 stories or~~ 40'-0"
Minimum: ~~except along the 17th Street build to line): 2-story or~~ 20'-0"
~~Minimum along the 17th Street build to line: than 1-story or~~ 20'-0"

Building Orientation and Entry:

Existing Terminal Building may be entered on all sides.
New buildings shall be primarily oriented to and shall be entered by pedestrians from Waterfront Place.
No parking structure shall be entered by vehicles from 17th Street.
No new accessory parking lot shall be entered by vehicles from 17th Street and shall be limited to 50 spaces. Any amount of accessory parking greater than 50 spaces shall be subject to a Parking Demand Analysis consistent with 914.02.B.
Except for building service facility entrances for the Terminal Building, building service facility entrances for vehicles shall not be permitted on Waterfront Place or 17th Street.

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909.01.O.6 Zone Regulations

Zone B

Zone B Boundaries: Zone B is bounded by 17th Street on the west, 21st Street on the east, the proposed Waterfront Place on the south and the Allegheny River on the north.

Zone B Development Standards

Build-to lines:

17th Street ~~Piazza~~: 0'-0" for 100% of the property length between the Allegheny River setback and Waterfront Place setback and for a minimum of 4 ~~story or~~ of 18'-0" in height.

Waterfront Place: ~~19'-0" 5'-0"~~ for no less than 70% 50% of the property length, which shall not be less than ~~2-stories or~~ and 24'-0" in height.

Setbacks:

21st Street: ~~40'-0"~~ Setbacks to match existing build-to line of the Produce Terminal Building

~~Private Drives~~ : ~~26'-0"~~ 18th and 20th Streets (new public roads): 5'-0"

Waterfront Place: ~~6'-0" 5'-0"~~

Allegheny River: ~~20'-0" 45'-0"~~ measured from the inland side of the 50'-0"

~~Riverfront Park easement line~~ Riverfront Setback established in Section 906.03 E.

Floor Area Ratio

The maximum floor area ratio for structures that do not contain residential dwelling units shall be six (6). The maximum floor area ratio for structures that contain residential dwelling units shall be seven and a half (7.5) provided that the total amount of residential floor area exceeds one half (.5) the total floor area.

Building Height

Maximum: ~~15-stories or 210'-0" 125'-0"~~

Minimum (except at the Waterfront Place build to line or the 17th build-to line): ~~4-stories or 56'-0"~~

Minimum along the 17th Street build-to line: ~~1-story or 18'-0"~~

Minimum along the Waterfront Place build-to line: ~~2-stories or 24'-0"~~.

Building Orientation and Entry:

Private drives shall be prohibited. ~~for vehicles may be developed extending north from Waterfront Place.~~

Parking structures and service facilities may be entered by vehicles directly from, or be oriented to, 21st Street or any ~~private drive~~ new public roads.

Any accessory parking lot shall be limited to 50 spaces. Any amount of accessory parking greater than 50 spaces shall be subject to a Parking Demand Analysis consistent with 914.02.B.

No parking structure shall be entered by vehicles from, or be oriented to, the 17th

Street ~~Piazza~~.

No parking structure shall be entered directly from Waterfront Place. New accessory parking lots and service facilities may be entered by vehicles directly from 21st Street or any ~~private drive~~ new public roads.

No new accessory parking lot shall be entered by vehicles from 17th Street and shall be limited to 75 spaces. The Off-Street Parking Exemption shall be determined based upon a Parking Demand Analysis consistent with Section 914.02.B

No new accessory parking lot shall be entered by vehicles directly from Waterfront Place and shall be limited to 75 spaces. The Off-Street Parking Exemption shall be determined based upon a Parking Demand Analysis consistent with Section 914.02.B

No building service entrances shall be oriented to Waterfront Place, the 17th Street ~~Piazza~~ or the Allegheny River. No building service facilities shall be entered by vehicles from the 17th Street ~~Piazza~~, the Allegheny River or directly from Waterfront Place.

The maximum distance between public access points to the riverfront shall never be less and 25'-0".

Amendment #9
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909.01.O.6 Zone Regulations

Zone C

Zone C Boundaries: Zone C is bounded by the 16th Street Bridge on the west, 17th Street on the east, Smallman Street to the east and the proposed Waterfront Place on the north.

Zone C Development Standards

Build-to lines:

Smallman Street: ~~100'-0" 0'-0"~~ for no less than 70% 50% of property length.

Waterfront Place: ~~10'-0" 0'-0"~~ for no less than 70% 50% of the property length.

Setbacks:

17th Street: ~~10'-0" 0'-0"~~ for 100% of the property length

16th Street Bridge: 10'-0"

Smallman Street: ~~60'-0"~~, measured from the mid-point of the Terminal Building structure Setbacks to match existing build-to line of the Produce Terminal Building

Floor Area Ratio

The maximum floor area ratio for structures that do not contain residential dwelling units shall be six (6). The maximum floor area ratio for structures that contain residential dwelling units shall be seven and a half (7.5) provided that the total amount of residential floor area exceeds one half (.5) the total floor area.

Building Height

Maximum, Townhomes: ~~3 stories or 40'-0"~~

Minimum, Townhomes: ~~2 stories or 20'-0" 24'-0"~~

Maximum, all other uses: ~~20 stories or 280'-0" 150'-0"~~

Minimum, all other uses: ~~4 stories or 56'-0"~~

Building Orientation and Entry:

Townhouse pedestrian entrances shall be oriented to Waterfront Place

Pedestrian entrances for all other uses shall be oriented to Smallman and 17th Street

New building service facilities shall be oriented to the 16th Street Bridge only.

Any accessory parking lot shall be limited to 50 spaces. Any amount of accessory parking greater than 50 spaces shall be subject to a Parking Demand Analysis consistent with 914.02.B.

Amendment #10
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909.01.O.6 Zone Regulations

Zone D

Zone D Boundaries: Zone D is bounded by the 16th Street Bridge on the west, 17th Street on the east, the proposed Waterfront Place on the south and the Allegheny River on the north.

Zone D Development Standards

Build-to lines:

17th Street ~~Piazza~~: 0'-0" for 100% of the building length, which shall not be less than ~~1-story or 12'-0"~~ 18'-0" in height.

Waterfront Place: ~~19'-0"~~ 5'-0" for no less than 70% ~~50%~~ of the property length, which shall be not less than ~~2-stories or~~ 24'-0" in height.

Setbacks:

16th Street Bridge: 10'-0"

Waterfront Place: ~~6'-0"~~ 5'-0"

Allegheny River: ~~20'-0"~~ 45'-0" measured from the inland side of the 50'-0" Riverfront Setback established in Section 906.03 E Riverfront Park easement line.

Floor Area Ratio

The maximum floor area ratio for structures that do not contain residential dwelling units shall be six (6). The maximum floor area ratio for structures that contain residential dwelling units shall be seven and a half (7.5) provided that the total amount of residential floor area exceeds one half (.5) the total floor area.

Building Height

Maximum: ~~15-stories or 210'-0"~~ 125'-0"

Minimum (except at the Waterfront Place build to line or the 17th build-to line): ~~4-stories or~~ 56'-0"

Minimum along the 17th Street build-to line: 1 story or ~~12'-0"~~ 18'-0"

Minimum along the Waterfront Place build-to line: ~~2-stories or~~ 24'-0".

Building Orientation and Entry:

Pedestrian entry is encouraged on Waterfront Place and 17th Street ~~Piazza~~.

No parking structure shall be entered by vehicles from, or be oriented to, the 17th Street ~~Piazza~~.

No new accessory parking lot shall be entered by vehicles from 17th Street and shall be limited to 50 spaces. Any amount of accessory parking greater than 50 spaces shall be subject to a Parking Demand Analysis consistent with 914.02.B.

No building service facilities shall be entered by vehicles from the 17th Street ~~Piazza~~. Building service entrances shall be oriented to 16th Street Bridge only. The maximum distance between public access points to the riverfront shall be no less and 25'-0".

Amendment #11
Bill 2012-0606
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December 5, 2012

909.01.O.6 Zone Regulations

Zone E. In Zone E, buildings may be oriented to and entered from either 15th Street, Smallman Street or Waterfront Place. The required build-to line shall be determined based on the street that is chosen as the primary frontage for the building.

Zone E Boundaries: Zone E is bounded by the Veterans Bridge on the west, the 16th Street Bridge on the east, Smallman Street on the south and the proposed Waterfront Place on the north.

Zone E Development Standards

Build-to lines:

~~Buildings for which 15th Street is considered the primary frontage: 15'-0" 0'-0"~~
for no less than ~~70%~~ 75% of property length along 15th Street.

~~Buildings for which Smallman Street is considered the primary frontage: 40'-0"~~
0'-0" for no less than 50% of property length along Smallman Street.

~~Buildings for which Waterfront Place is considered the primary frontage: 15'-0"~~
0'-0" for no less than ~~50%~~ 30% of property length along Waterfront Place.

Setbacks:

~~15th Street: 10'-0"~~

16th Street Bridge: 10'-0"

~~Smallman Street: 10'-0"~~

~~Waterfront Place: 10'-0"~~

Veterans' Bridge: 10'-0"

Floor Area Ratio

The maximum floor area ratio for structures that do not contain residential dwelling units shall be six (6). The maximum floor area ratio for structures that contain residential dwelling units shall be seven and a half (7.5) provided that the total amount of residential floor area exceeds one half (.5) the total floor area.

Building Height:

Maximum: ~~20 stories or 280'-0"~~ 150'-0'

Minimum: ~~4 stories or 56'-0"~~

Building Orientation and Entry:

Buildings may be oriented to and accessed from either 15th Street, Smallman Street or Waterfront Place, depending on the street that is chosen as the primary frontage.

No parking structure shall be entered from, or be oriented to, the street that is considered the primary frontage.

No new accessory parking lot shall be entered by vehicles from the street that is considered the primary frontage. Any new accessory parking lot shall be limited to 50 spaces. Any amount of accessory

parking greater than 50 spaces shall be subject to a Parking Demand Analysis consistent with 914.02.B.

No building service facilities shall be entered by vehicles from, or be oriented to, the street that is considered the primary frontage.

Building service facilities and new accessory parking lots are encouraged to face either the 16th Street Bridge side or the Veteran's Bridge side.

Amendment #12
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909.01.O.6 Zone Regulations

Zone F

Zone F. In Zone F, buildings may be oriented to and entered from either 15th Street or Waterfront Place. The required build-to line shall be determined based on the street that is chosen as the primary frontage for the building.

Zone F Boundaries: Zone F bounded by the Veterans Bridge on the west, the 16th Street Bridge on the east, the proposed Waterfront Place on the south and the Allegheny River on the north.

Zone F Development Standards

Build-to lines:

~~Buildings for which 15th Street is considered the primary frontage: 15'-0" 0'-0"~~
for no less than ~~70%~~ 75% of property length along 15th Street.

~~Buildings for which Waterfront Place is considered the primary frontage: 40'-0"~~
0'-0" for no less than 50% of property length along Smallman Street.

Setbacks:

15th Street: 10'-0"

16th Street Bridge: 10'-0"

Waterfront Place: 6'-0"

Veterans' Bridge: 10'-0"

Allegheny River: ~~20'-0"~~ 45'-0" measured from the inland side of the 50'-0"
Riverfront Park easement line Riverfront Setback established in Section
906.03 E.

Floor Area Ratio

The maximum floor area ratio for structures that do not contain residential dwelling units shall be six (6). The maximum floor area ratio for structures that contain residential dwelling units shall be seven and a half (7.5) provided that the total amount of residential floor area exceeds one half (.5) the total floor area.

Building Height, Option One and Option Two:

Maximum: ~~15 stories or 210'-0"~~ 125'-0"

Minimum: ~~4 stories or 56'-0"~~.

Building Orientation and Entry:

Buildings may be oriented to and entered from either 15th Street or Waterfront Place, depending on the street that is chosen as the primary frontage.

No parking structure shall be entered by vehicles from, or be oriented to, the street that is considered the primary frontage.

No new accessory parking lot shall be entered by vehicles from the street that is considered the primary frontage. Any amount of accessory parking greater than 50 spaces shall be subject to a Parking Demand Analysis consistent with 914.02.B.

No building service facilities shall be entered from, or shall be oriented to, the

street that is considered the primary frontage.
Building service facilities and new accessory parking lots are encouraged to face
the 16th Street Bridge.

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909.01.O.7 Urban Open Space

Designated Urban Open Space. Not less than 10% of the land area within the Riverfront Landing Planned Development District shall be improved as Urban Open Space. At a minimum, ~~t~~The Urban Open Space shall be located along the Allegheny River between 21st Street and 11th Street in 45'-0" measured from the inland side of the 50'-0" Riverfront Setback established in Section 906.03 and along 17th Street as detailed on page 58 of ~~developed as specified in the Preliminary Land Development Plan and the Final Land Development Plan for the SP-8 Riverfront Landing district~~ as approved by Planning Commission. The Urban Open Space and public access thereto shall comply with all requirements of Section 909.01.D.3(c) of this Code. SP-8 Riverfront Landing shall not take effect until City Council has approved a legally binding maintenance agreement which must include provision for the permanent maintenance of the Urban Open Space by its owner.

Amendment #14
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909.01.O.8 Signage

(a) ~~Business Identification signs in the Riverfront Landing District shall be subject to the sign regulations applicable to the GT Golden Triangle District, as described in Section 919.03.M.7 of this Code. Other identification signage shall be in accord with Section 919.03.N.~~

(b) ~~Additional Sign Requirements.~~

~~In addition the following signage shall be permitted in the SP-8 district:~~

~~Marquee and canopy signs shall comply with the requirements of Section 919.03.M.7(e) except that any such sign installed on the Produce Terminal or other buildings in Zone A may also be permitted to be painted on or inscribed on the marquee or canopy and may be installed above or below such marquee or canopy provided that such signs shall comply with all applicable safety and accessibility regulations.~~

~~Projecting signs shall be permitted in the SP-8 Riverfront Landing District subject to the requirements of Section 919.03.M.8 except that projecting signs over private property and not projecting into the right of way shall also be permitted to project from walls, light fixture poles and pylons.~~

Amendment #15
Bill 2012-0606
Special Planned District Riverfront Landing
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December 5, 2012

Section 42.

A. Amend the Pittsburgh Code, Title Nine, Zoning Map by changing from GT-C, Golden Triangle Subdistrict C and UI, Urban Industrial District to SP- 8 Riverfront Landing certain property bounded by the eastern edge of the structure of the Veterans Bridge; the southern harbor line of the Allegheny River; the centerline of Twenty-first Street, and the centerline of Smallman Street; 2nd Ward.

~~B. This Zoning Map Amendment shall take effect only upon recording of a Planning Commission approved Improvement Subdivision Site Plan for the subject property in the Department of Real Estate, County of Allegheny, within two years of the date of enactment of this ordinance.~~