



Elimination of Minimum Parking Requirements for Single-Unit Attached Residential Uses

City of Pittsburgh, Department of City Planning

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Overview

- Single-unit attached residential uses: What, where?
- Current parking requirements for single-family attached uses
- Impacts on pedestrian realm
- How has the City addressed this so far?
- Proposed reduction in parking requirement



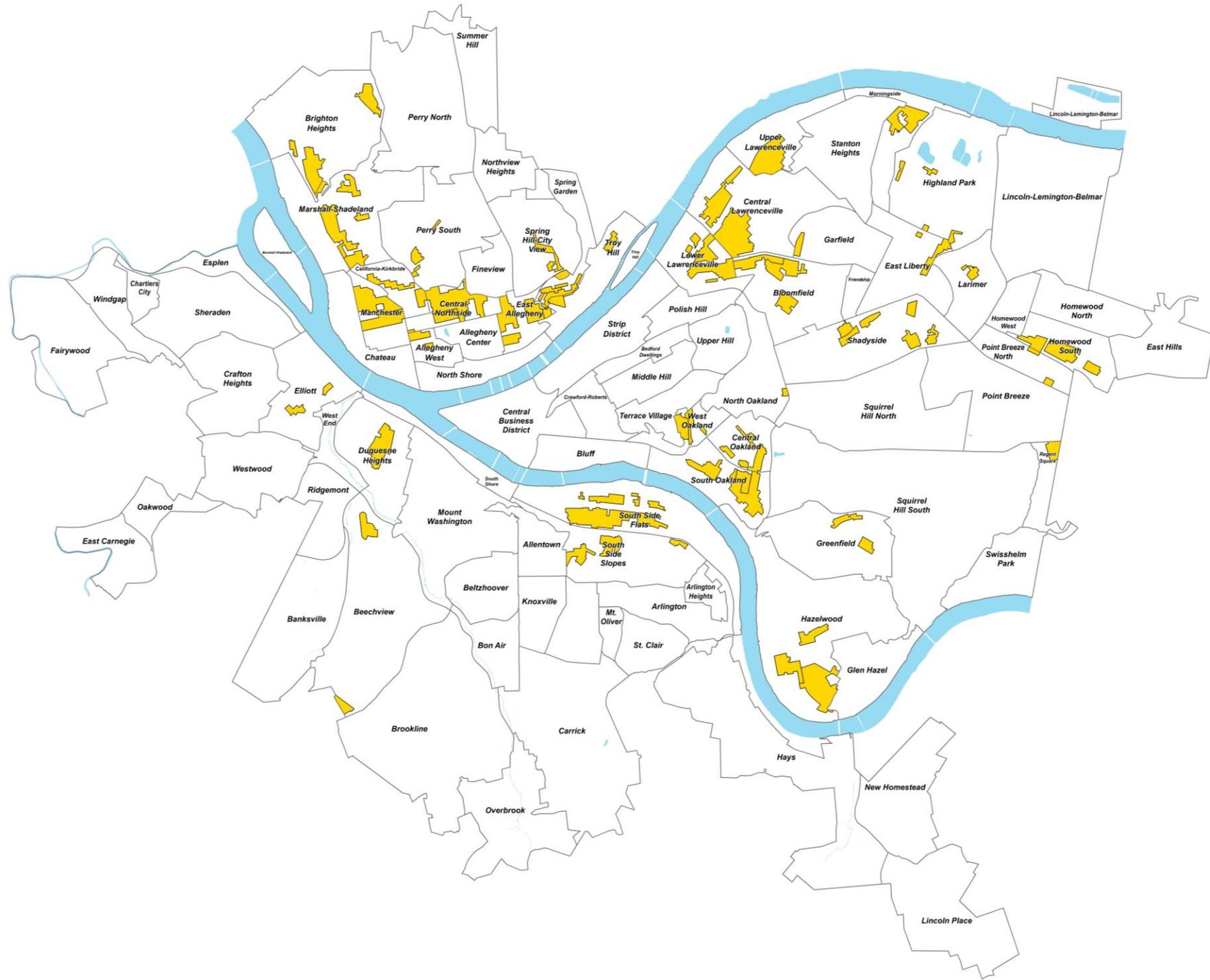
Single-Unit Attached Uses: What?

- Townhomes & rowhouses



Single-Unit Attached Uses: Where?

- Most prevalent in R1-A zoning districts.



Current Parking Requirements for Single-Unit Attached Uses

- New developments **MUST** provide
 - Minimum: One (1) per unit
 - Maximum: Four (4) per unit



Impact on the Pedestrian Realm

- Dilutes street life



Impact on the Pedestrian Realm

- Removes public parking

13 feet

Typical width of a single-vehicle
curb cut

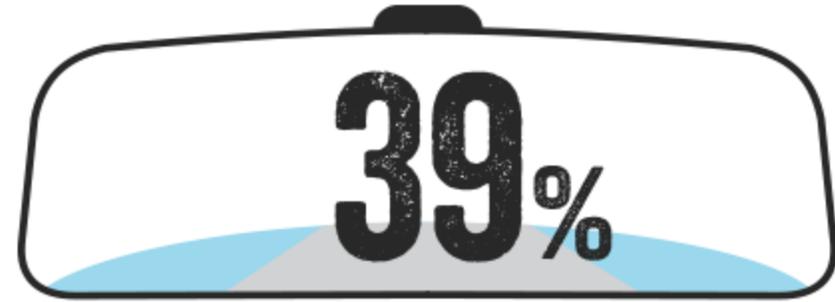
18 feet

Typical width of a single parking
space per the Zoning Code



Impact on the Pedestrian Realm

- Decreases pedestrian safety



39% of deaths from accidental car back-overs happen in a driveway at home, an apartment parking lot, or a townhouse complex.
- Safe Kids Worldwide

<https://makesafehappen.com/articles/driveway-safety>



Impact on Housing Price

- "Based on typical affordable housing development costs, one parking space per unit increases costs approximately 12.5% ..."

Litman, Todd. "Parking Requirement Impacts on Housing Affordability." 5 June 2020, Victoria Transport Policy Institute

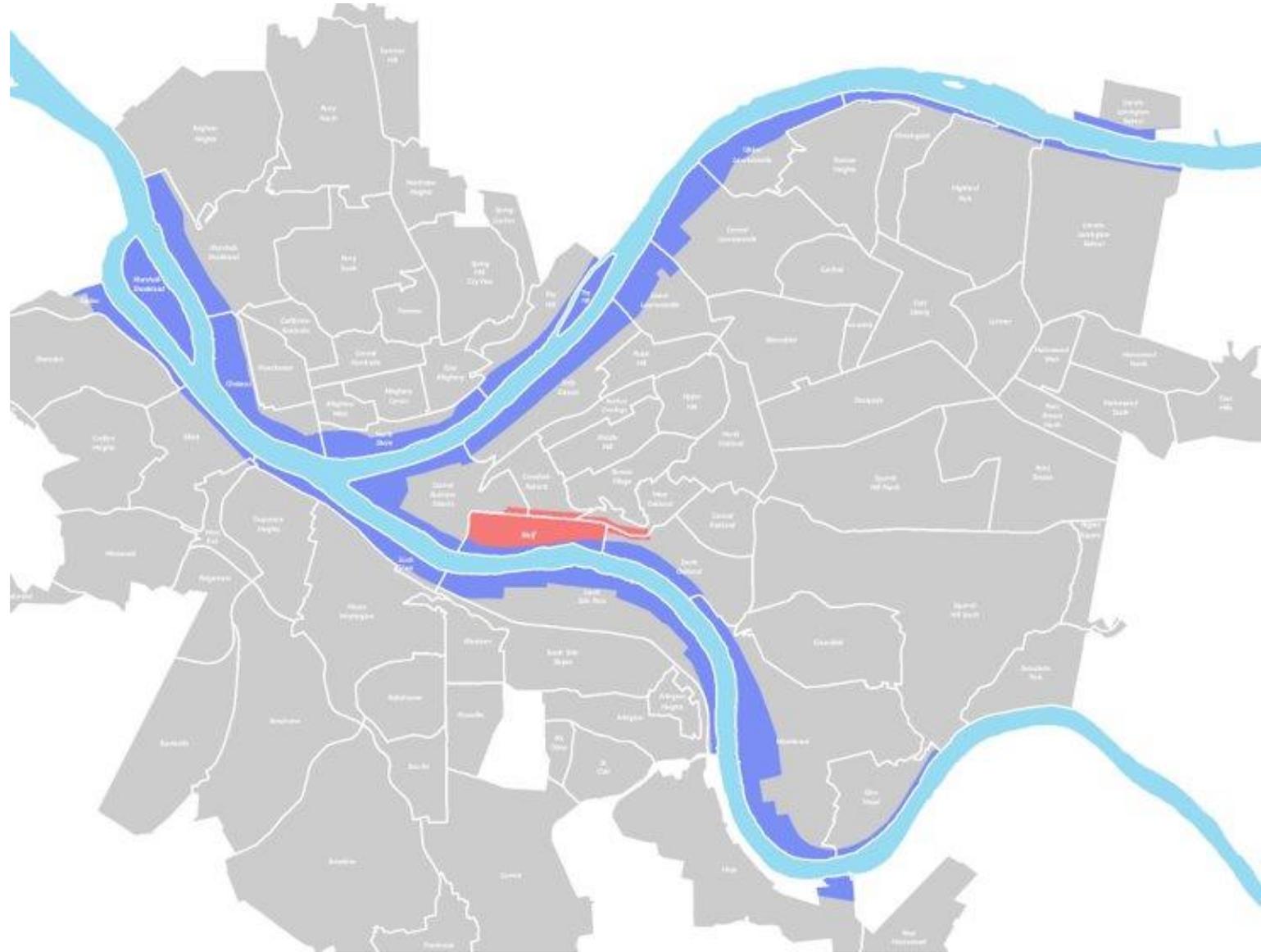


City of Bridges Land Trust, 184 34th Street



How has the City Addressed Rowhouse Parking So Far?

- Uptown EcoInnovation Zone
 - All uses exempted from providing off-street parking.
- RIV Zoning
 - Created parking maximum, halved parking minimum.
 - Created curb cut standards for townhomes.



Proposed Revision to Parking Requirements for Single-Unit Attached Residential Uses

- New developments **MUST** provide
 - Minimum: One (1) Zero (0) per unit
 - Maximum: Four (4) per unit

