904.08. UC-MU Urban Center Mixed Use

904.08.A Purpose

The intent of the UC-MU District is to allow for commercial uses while also providing diverse housing options, including affordable and workforce housing. To ensure each new development contributes to the public realm, publicly accessible open spaces are required, along with active ground floor uses, and adequate sidewalk width. To transition from smaller scale residential adjacent to this district, green spaces and other buffers are required between lower scale residential and taller new buildings.

904.08.B Use Regulations

904.08.B.1 Primary Uses

Primary uses shall be allowed in the UC-MU District in accordance with the Use Table of Sec. 911.02.

904.08.B.2 Accessory Uses

Accessory Uses shall be allowed in the UC-MU District in accordance with the Accessory Use regulations of Chapter 912.

904.08.C Site Development Standards

Site and Design Standards for the UC-MU shall be in accordance with 922.15.

904.07.C.1 Height

a. Base height without Performance Points is as illustrated in the Height Map, including limits in the mapped Height Reduction Zone.

b. A minimum height of twenty-four (24) feet is required for Primary Structures.

c. The maximum height of a Primary Structure may exceed the base height, up to the maximum height illustrated in the Height Map, provided the following conditions are met:

(1) Height Bonus To exceed the base height as illustrated in the height map, a development must qualify for a height bonus as described in 904.08.C.3 and 915.07.

(2) Height Design Standards

To exceed the height of sixty-five (65) feet, as permitted in the Height Map, buildings must meet the following design standards:

(a) Where a building exceeds sixty-five (65) feet in height, step-backs are required as follows:
(i) A minimum front and street-side step-back of ten (10) feet is required for structures of sixty-five (65) feet in height or greater.

(ii) Structures in excess of eighty-five (85) feet in height shall be designed so that above eighty-five feet, no more than eighty (80) percent of the building’s structure exceeds the allowable buildable zoning envelope with massing to be concentrated away from adjacent residential areas.

(iii) Any required building step-back may begin at a lower height, including at ground level, but at a minimum must occur at the portion of a building exceeding sixty-five (65) feet or six (6) stories, whichever occurs first.

(iv) In the required stepbacks, above grade can be open air balconies and other architectural design features that project from the façade, provided they are not enclosed square footage. At ground level, open space shall be provided that meets Urban Open Space standards and may be used to meet Urban Open Space Requirements.

(b) When a development includes a new primary structure with a maximum height of more than twice the average height of an existing adjacent primary structure, a Green Buffer shall be provided. The Green Buffer(s) shall be located as an interior sideyard(s) or rear yard along the lot line(s) abutting the lot with the shorter structure. Additions to existing structures in the Green Buffer shall be permitted as a Special Exception, subject to the provisions of 922.07.

(c) For structures that exceed sixty-five (65) feet in height, applicants must submit a shadow study demonstrating the effects of the proposed structure to the Zoning Administrator. Pre- and post-development shadows must be included in the shadow study. The study must depict, at a minimum, mid-morning and mid-afternoon shadows cast on the following dates: March 21, June 21, September 22, and December 21, corresponding to the first day of each season.

904.07.C.2 Build-To Zone

a. When abutting a Street, a build-to zone is imposed between zero (0) and ten (10) feet inward from the property line. Provided however, this build-to line may be greater if the area in front of the structure contains Urban Open Space with approval by Administrator Exception.
b. When abutting a Street, a minimum of sixty (60) percent of the building frontage or façade must be located in the Build-To Zone. Provided however, this requirement may be reduced if the area in front of the structure contains Urban Open Space with approval by Administrator Exception.

904.08.C.3 Sidewalks

Along Boulevard of the Allies, continuous pedestrian sidewalks at least twelve (12) feet wide shall be provided, with clear path exclusive of obstructions of at least six (6) feet. Street trees and other landscaping is required in this sidewalk to manage stormwater and provide an improved pedestrian experience. In all other locations in this district, continuous pedestrian sidewalks of at least ten (10) feet along a Street, with a clear path exclusive of obstructions of at least five (5) feet. The continuous pedestrian sidewalk is inclusive of obstructions including street furniture, tree pits, and Green Infrastructure. If the sidewalk does not have the necessary width available in the public right-of-way as determined by the City, the additional width must be provided on the development parcel. Where the sidewalk is extended onto private property, this portion of the site may also be counted to Urban Open Space requirements, if that portion of the site otherwise meets the Urban Open Space standards.

904.08.C.4 Urban Open Space

Urban Open Space shall be provided at ground level on lots of twenty thousand (20,000) square feet or more in an amount at least equal to ten (10) percent of the lot area.

904.08.C.5 Performance Points

a. New buildings and renovations in this district can utilize a subset of the bonus system of Section 915.07. Points earned by satisfying the bonus goals can be utilized in this district to achieve the bonus height as identified in Section 904.07.C.1. Points may be transferred from a development site to another, if approved by Planning Commission as part of a Master Development Plan, based on procedures as developed by the Department of City Planning.

b. All projects pursuing bonus options in the UC-MU shall meet the following requirements:

Minority and Women Business Enterprise (MWBE) compliance intent. All projects seeking Performance Points must show satisfactory efforts made to meet City of Pittsburgh policies regarding minority and women business enterprises found in Section 177A.02 of the City Code.
All projects seeking Performance Points must meet the standards for the lowest point of the relevant energy consumption point for the project type (i.e., new construction or existing buildings).

c. The Department of City Planning shall work with Urban Redevelopment Authority (URA) for the review and compliance documentation that applicants using the Performance Points system have made satisfactory efforts to meet with MWBE goals.

At time of application, applicant shall submit the MWBE Narrative to the URA. Upon documentation the Narrative is sufficient, the applicant may proceed to the second phase of MWBE compliance.

In the second phase, the applicant shall submit to the URA, the MWBE Total Project Cost Calculator and updated Narrative. The URA shall deem these documents sufficient prior to the project proceeding to Planning Commission hearing.

The applicant shall submit to the URA the complete MWBE Plan. The URA shall deem these documents sufficient prior to the project receiving the Record of Zoning Approval (ROZA).

d. In the UC-MU, the following bonus points are available:

1. On-Site Energy Consumption – New Construction 915.07.D.1.a—1.d; Points as listed

2. On-Site Energy Consumption – Existing Buildings 915.07.D.2.a—2.c; Points as listed

3. On-Site Energy Generation 915.07.D.3.a—3.c.; Points as listed

4. Affordable housing: Section 915.07.D.4.a—4.c.; points modified as follows: 4.c is four (4) points; 4.d is six (6) points.

5. Rainwater 915.07.D.5.a – 5.c; Points as listed


7. Workforce development: Section 915.07.D.12.a-12.c a; points modified as follows: 12.c is five (5) points


904.08.D Review Procedures

904.08.D.1 Site Plan Review

The following development actions are subject to Site Plan Review and approval per Section 922.04, unless such actions meet the thresholds of Section 9 04.08.D.2, in which case they are subject to Project Development Plan review and approval.
a. All new construction of primary structures.

b. Any expansion or any exterior renovation to an existing primary structure.

c. All new construction of parking structures.

Any existing single-family detached dwellings located within this District are exempt from Site Plan Review, unless otherwise specifically required by the Zoning Code.

904.08.D.2 Project Development Plan

The following development actions are subject to Project Development Plan review and approval by Planning Commission per Section 922.10.

a. All new construction of fifteen thousand (15,000) square feet or more in gross floor area.
b. Any addition or expansion of fifteen thousand (15,000) square feet or more in gross floor area or building footprint.
c. Commercial structured parking of fifty (50) or more spaces.
d. Demolition of any Primary Structure of 15,000 square feet or greater or a total of five (5) or more Primary Structures under the same ownership or control.
e. New Parks and Recreation (Limited and General) uses of two thousand four hundred 2,400 square feet or greater, where Art Commission review and approval is not required.

Project Development Plans that are filed for building demolitions not part of an application for new construction shall include a report, study, or statement of the property's future use that meets the review criteria of Section 922.10.E.2.

919.03.F Real Estate and Political Signs

Temporary real estate signs pertaining to the sale or lease of the premises and temporary political campaign signs or posters relating to the election of a person to public office, to a political party or to a matter to be voted upon at an election called by a public body shall be subject to the following regulations.

919.03.F.1 General

(a) Such signs may be attached to a building wall and no part of the sign shall project more than four (4) inches at a height below eighty (80) inches from the grade beneath the sign. Signs attached to the building at a height above eighty (80) inches from the bottom of the sign to the grade beneath the sign shall not project more than three (3) feet from the building.

(b) Such signs shall be removed within thirty (30) days following the sale or election. An elected candidate in a primary election may maintain the sign until thirty (30) days following the general election.
919.03.F.2 Residential, LNC, UNC, UC-MU, GT, RIV-RM and EMI Districts

In the Residential, LNC, UNC, HC, GT, RIV-RM and EMI Zoning Districts such signs:

(a) Shall not exceed twelve (12) square feet in face area;

(b) Shall be nonilluminated and limited to one (1) along each street frontage.

919.03.F.3 HC, NDI, RIV-IMU, RIV-GI, RIV-MU, RIV-NS, UI and GI Districts

In the HC, GI, UI, RIV-IMU, RIV-GI, RIV-MU, RIV-NS and NDI Zoning Districts, such signs:

(a) Shall not exceed thirty-two (32) square feet in face area;

(b) Shall be limited to two (2) along each street frontage and may be illuminated.

919.03.M.5 LNC, UNC, UC-MU, RIV-MU, RIV-IMU, CP, and AP Districts

In the LNC, UNC, UC-MU, RIV-MU, RIV-IMU, CP, and AP Districts:

(a) Wall mounted signs are permitted provided that the total face area shall not exceed two (2) square feet of sign face area for each lineal foot of building wall width to a maximum of eighty (80) square feet and shall be mounted no higher than twenty (20) feet above grade except where expressly permitted. For buildings with multi-commercial tenants on the first and second floors one (1) additional tenant business or identification sign shall be permitted per tenant identifying the name of the tenant or business, the total face area of which shall not exceed two (2) square feet of sign face area for each lineal foot of tenant frontage to a maximum of eighty (80) square feet per sign on each wall or façade and shall be mounted no higher than the second floor above grade. Tenant signs are to be located within the façade area of the tenant. Maximum letter height on all wall signs below twenty (20) feet above grade shall be four (4) feet.

(b) Ground signs shall be limited to one (1) along each street frontage when the property frontage measures one hundred (100) feet or less, otherwise ground signs shall not be spaced within one hundred (100) feet of each other when located on the same zoning lot. Ground signs shall not extend more than forty (40) feet from the top of the sign to the grade beneath the sign and shall not exceed a total face area of one hundred fifty (150) square feet;

(c) Marquee or canopy sign is a sign attached to, painted on or inscribed upon a marquee or canopy that otherwise complies with any other governmental regulation; the face of such sign shall not project above or below the marquee or canopy, shall not exceed eight (8) inches in height, shall not project more than six (6) inches horizontally from the surface of such marquee or canopy, shall not contain flashing lights or animation and shall not contain any advertising except for the name of the owner, name of the building or name of the business.

(d) Wall mounted signs mounted between twenty (20) above grade and no higher than forty (40) feet above grade are permitted by Administrator's Exception provided that the following conditions are met:
1. The sign does not exceed two (2) square feet of sign face area for each lineal foot of building wall width.

2. The letters of the sign do not exceed three (3) feet in height.

3. The sign is architecturally compatible with the building and surrounding buildings.

4. Zoning Administrator approval is in accordance with PDP review procedures as outlined in the Zoning Ordinance.

5. The sign is limited to the business and identification exclusively and does not repeat itself or include extraneous identifying information.

(e) Wall mounted signs exceeding eighty (80) square feet may be approved by Administrator's Exception if the following conditions are met:

1. The sign does not exceed two (2) square feet of sign face area for each lineal foot of building wall width.

2. The letters of the sign do not exceed three (3) feet in height.

3. The sign is architecturally compatible with the building and surrounding buildings.

4. Zoning Administrator approval is in accordance with PDP review procedures as outlined in the Zoning Ordinance.

5. The sign is limited to the business and identification exclusively and does not repeat itself or include extraneous identifying information.

919.03.M.8 Projecting Signs

(a) Purpose

The purpose of these regulations is to permit and regulate the installation of projecting signs in commercial areas of the City.

(b) Definition

Projecting sign means any business or identification sign which sole means of support is by attachment to a legal structure on a zoning lot and which projects more than twelve (12) inches into a public right-of-way. A projecting sign shall contain no more than two (2) sign faces which include lettering, and these signs faces shall be back-to-back.

(c) Applicability

These regulations shall apply in the following districts:

(i) NDO/Neighborhood Office

(ii) LNC/Local Neighborhood Commercial

(iii) NDI/Neighborhood Industrial
(iv) UNC/Urban Neighborhood Commercial
(v) HC/Highway Commercial
(vi) UI/Urban Industrial
(vii) EMI/Educational/Medical Institute
(viii) GPR-C Grandview Public Realm Subdistrict C
(ix) OPR/Oakland Public Realm (Subdistricts A-D)
(x) SP-4/Station Square
(xi) SP-5/South Side Works
(xii) CP/Commercial Planned Unit Development
(xiii) AP/Mixed Use Planned Unit Development
(xiv) GT/Golden Triangle
(xv) RIV/Riverfront
(xvi) UC-MU Urban Center – Mixed Use

(d) General Requirements

(i) For each street-level business a maximum of one (1) projecting sign shall be permitted for each façade of a structure facing a street;

(ii) Projecting signs shall be a maximum of nine (9) square feet per side. The area of irregular or three-dimensional shapes shall be computed by multiplying the height and width at the widest points;

(iii) Projecting signs shall extend no more than four (4) feet from the front of a building or structure or two-thirds (⅔) of the width of the sidewalk beneath the sign where such sidewalk exists, whichever is less. The bottom most point of a projecting sign shall be no less than ten (10) feet above the grade beneath the sign; and

(iv) No projecting sign structure shall be placed onto or obscure or damage any significant architectural feature of a building.

922.15 Mixed Use Development Standards

922.15.A Parking

In addition to the Parking, Loading and Access requirements of Chapter 914, the following limitations on parking shall apply. In the case of conflict with other provisions of the Code, these provisions control in this District.
1. Required Parking

   a. The minimum parking required in this District is fifty (50) percent of the minimum parking required in Schedule A of Section 914.02.A, unless otherwise provided.

   b. The maximum parking limitation is the minimum parking required listed in Schedule A of Section 914.02.A.

   c. Uses requiring parking demand analysis shall provide parking in accordance with Section 914.02.E without modification.

   d. Reduction below to fifty (50) percent of the minimum parking required in Schedule A required parking minimums requires contributing to a mobility improvement trust.

2. Surface Parking

   a. Surface parking is prohibited, except as accessory to single and two-unit residential when located at the rear of the property, or as short term visitor parking of no more than ten spaces as accessory to Multi-Unit Residential uses with at least fifty (50) dwelling units. Tuck-in parking, located at the rear and underneath multi-unit residential structures shall not be considered surface parking.

3. Structured and Integral Parking

   a. New structured and integral parking with six (6) or more spaces, whether a primary or accessory use, must have at least ten (10) percent of spaces EV Ready or twenty (20) percent of spaces EV Capable. When the minimum number of EV spaces required results in a fractional number, a fraction of less than one-half (½) shall be rounded down to next lowest number and a fraction of one-half (½) or more shall be rounded to the next highest whole number. Prior to issuance of the Record of Zoning Approval, an electrical engineer or other qualified, licensed professional shall document that the building and/or electrical permit drawings approved by the Department of Permits, Licenses, and Inspections are in compliance with requirement.

   b. On any Street frontage, ground level parking is prohibited except if lined with an active use. Active uses include residential, retail, office, lobbies, and bike facilities.

922.15.B Urban Open Space

   Urban Open Space shall be provided in accordance with district requirements and shall be located, developed and maintained in accordance with the following standards.
1. Components

The particular functions and kinds of Urban Open Space to be provided at a development site shall be based upon consideration of existing and projected pedestrian volumes and circulation patterns; the location, size and character of existing Urban Open Space in the vicinity of the development site; existing and proposed land use patterns; relation to public transportation; and objectives contained in the adopted plan and policy documents pertaining to this District.

2. Development Standards

   a. There are two types of Urban Open Space:

      Urban Open Space designed to facilitate pedestrian circulation or relieve pedestrian congestion. This type of Urban Open Space shall be at the same level as abutting public sidewalks, shall provide a clear path or area for movement, and shall be accessible to persons with disabilities throughout the entire area.

      Urban Open Space designed to provide passive recreation space or informal activity areas. This type of Urban Open Space shall abut and be accessible from a public sidewalk. A plaza or park may be located above or below the level of the abutting sidewalk or open space provided it is accessible to the handicapped. A plaza or park shall contain seating, permanent landscaping and lighting for nighttime illumination.

   b. The Urban Open Space shall be open without restriction to the general public at least during business hours normal to the area in which it is located and during periods of heavy pedestrian movement in the area.

   c. Urban Open Space located under a colonnade is discouraged. If it is provided, the underside of the colonnade shall be two stories above grade. This style of colonnade should be at grade and lined with active uses. The colonnade shall be accessible at the entry and exits and to the extent possible, continuously open to the sidewalk.

   d. When a development site is adjacent to a bus stop or transit station, the Urban Open Space shall be designed to provide access to and waiting areas for transit riders.

   e. Loading and service uses, including trash storage, shall be separate from Urban Open Space to the largest extent feasible.

   f. Landscaping in the Urban Open Space shall assist in managing stormwater and an operations and maintenance plan shall be provided for all stormwater management features. Landscaping selections shall be appropriate for the urban environment and seventy-five (75) percent of planting area shall be composed of native species as defined by the Pennsylvania Department of Conservation and Natural Resources' (DCNR's). Development applications shall include a statement
from a registered landscape architect or other qualified professional regarding species selected for durability, survivability, and potential air pollution mitigation.

g. The Planning Commission may approve the payment of funds in-lieu of the provision of open space in the following cases:

(1) On small sites where required open space would result in areas of limited public usefulness;

(2) In locations where required open space would be adjacent to existing large open spaces; or

(3) In specific locations such as historic districts or other areas where the adopted plans and policy documents applicable to the district indicate that open space is not desirable.

The funds from any approved, in-lieu payments shall be used by the City for the acquisition and development of open space elsewhere within the same neighborhood. The amount of such payment shall be based upon the value of the land that would otherwise be required to be devoted to open space on the development site, plus the cost that would otherwise be incurred by the applicant for development of that space in accordance with the provisions of this section.

h. Open air restaurants shall be permitted within the area of an Urban Open Space provided that seventy-five (75) percent of the urban open space is still available to the public without charge.

i. Enlargement of a structure on a lot that does not comply with the required Urban Open Space at ground level may be permitted only if the enlargement does not reduce any of the existing Urban Open Space.

922.15.C Building Length

Building length on street facing facades is limited to a maximum of four hundred seventy-five (475) feet. Where a zoning lot has a building at a length of four hundred seventy-five (475) feet along a street facing facade, any new buildings or building addition on the same zoning lot shall be separated by at least ten (10) feet. Separate buildings connected by an above ground pedestrian bridge shall exclude the length of the pedestrian bridge from this calculation.

922.15.D Mechanical Equipment

Mechanical equipment includes heating, ventilation, and air conditioning (HVAC) equipment, electrical generators, and similar equipment. These standards do not apply to wind turbines and solar panels.
a. Ground-Mounted Equipment

Mechanical equipment must be located to the side or rear of the structure. Any mechanical equipment visible from the public realm, must be screened from view by a decorative wall or solid fence that is compatible with the architecture of the building and/or landscaping. The wall or fence must be of a height equal to or greater than the height of the mechanical equipment being screened.

b. Roof-Mounted Equipment

Roof-mounted equipment visible from the proximal public realm must be screened.

c. Wall-Mounted Equipment

1. Wall-mounted mechanical equipment is not permitted on any façade abutting a primary street frontage.

2. Wall-mounted mechanical equipment on a secondary street-fronting façade that protrudes more than twelve (12) inches from the outer building wall must be screened from view by structural features that are compatible with the architecture of the subject building. This does not apply to window-mounted air conditioners.

922.15.E Alternative Compliance for Design Standards

The Zoning Administrator may approve alternative design standard compliance where the alternative design is determined to achieve the purpose of the district equally or more so than through strict adherence to the standards.

922.15.F Design Standards for Commercial and Mixed Uses

a. Façade Design

1. The ground floor of a multi-story building must be a minimum of fifteen (15) feet in height measured floor to floor, to promote mixed-use and accommodate a variety of ground-floor uses.

2. No façade adjacent to a street shall contain a non-articulated condition greater than 50 linear feet in length. Building wall articulation must be achieved through changes in the façade depth of no less than six inches.

3. Façades must be designed with consistent building materials and treatments that wrap around all façades. A unifying architectural theme must be used for the entire development, using a common vocabulary of architectural forms, elements, materials, and/or colors.
b. Building Entry

1. All buildings must maintain a public entrance from the sidewalk along the primary street frontage.

2. Public entrances on any façade must be designed as visually distinct elements of the facade.

c. Fenestration Design

1. The street level facade shall be transparent between the height of three (3) feet and eight (8) feet above the walkway grade for no less than sixty (60) percent of the horizontal length of the building facade.

d. Roof Design

1. Cool Roofs are required for new construction and for roof replacement on existing buildings. Solar Reflective Index values of cool roofs must be consistent with Energy Star Roof Products Key Product Criteria, except where Green Roofs are installed.

2. Reflective roof surfaces that produce glare are prohibited, except for solar panels or cool roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.

e. Site Design

1. Security elements, such as bollards, and site amenities, like bike racks, should be coordinated with the architectural theme of the building and/or the surrounding landscape and hardscape design and shall not impede the five (5) foot accessible pedestrian route in the sidewalk.

2. No curb cuts should be permitted along primary streets when access to a lot is otherwise available via a secondary street or a way, unless technically infeasible. Requests for curb cuts on primary streets shall include documentation from a licensed transportation professional and the Zoning Administrator shall consult with the Department of Mobility and Infrastructure on these requests.

f. Flat Roof Features

1. Green roofs, rooftop decks, rooftop gardens, and stormwater management systems are permitted to extend above the parapet of any flat roof building.

2. Accessory rooftop features of a flat roof, including green roofs, rooftop decks, rooftop gardens, and stormwater management systems are excluded from the calculation of maximum building height.
922.15.G Design Standards for Residential Uses

Single-Unit Attached Residential, Two-Unit Residential, Three-Unit Residential and Multi-Unit Residential uses must meet the following requirements:

1. Façades must be designed with consistent building materials and treatments that wrap around all façades. There must be a unifying architectural theme for the entire development, using a common vocabulary of architectural forms, elements, materials, and/or colors.

2. Façades of structures containing Multi-Unit Residential uses abutting a street must be articulated through the use of architectural elements to break up blank walls, add visual interest, and present a residential character. Two (2) or more of the following forms of building articulation must be incorporated into the design of structures containing Multi-Unit Residential uses:
   a. For facades over fifty (50) feet in length, modulation of the façade through the use of features such as projections or indentations. Such building modulations must either be projected or be set back a minimum of two (2) feet in depth, and must be a minimum of four (4) feet in width. There may be no more than fifty (50) feet between such modulations.
   b. Architectural elements such as balconies, bay windows, patios, porches, or terraces. There may be no more than fifty (50) feet between such elements.
   c. Changes in color, texture, or material. Changes should occur at inside corners to convey solidity and permanence, and should not occur on a flat wall plane or an outside edge. There may be no more than fifty (50) feet between such changes.
   d. Lighting fixtures or other building ornamentation such as artwork, trellises, or green walls. There may be no more than fifty (50) feet between such fixtures or elements of ornamentation.

3. Public entrances on any façade must be designed as visually distinct elements of the facade.

4. Where private open space for residents is maintained, only forty (40) percent of the total of such area may consist of impervious surface. Any fencing that delineates the private open space from public space must be open fencing of at least sixty (60) percent open design with a maximum height of six and one half (6.5) feet. Shadowbox fencing is prohibited.

5. Single-Unit Attached Residential uses are subject to the following curb cut standards:
   a. Garages and parking spaces must be accessed from the rear yard if rear yard access is available. Corner lots, with or without rear access, may alternatively access garages and parking spaces from the exterior side yard.
b. In cases where front-loaded garage design is the remaining option, shared driveways with one (1) curb cut are encouraged.

922.15.H Fences and Walls

1. Fences and walls in the Build-To Zones are permitted to a maximum four (4) feet in height and shall be of an open design.

2. Fences and walls in the rear and interior side yard are permitted to a maximum height of six and one-half (6.5) feet and may be opaque. Provided however, that the foregoing requirements excludes retaining walls, or site walls built into landscapes.

3. Fences and walls, including retaining walls and site walls built into landscapes, shall meet the Materials and Methods Standards in 918.03.B.1.(b).

922.15.I Residential Compatibility

The Building Height and Setback Standards of 916.02 shall not apply. The Screening standards of 916.03; the Site Design standards of 916.04, the Operating Hours standards of 916.05; Noise standards of 916.06; and Lighting standards of 916.07; and Odor standards of 916.08 shall apply.

922.15.J Green Buffers

Green Buffers shall be a minimum of fifteen (15) feet. There are two types of Green Buffers.

1. A Green Buffer designed for pedestrian access and use. This type of Green Buffer shall provide at least one pedestrian connection through the site. It shall be at the same level as abutting public sidewalks, shall provide a clear path or area for movement to avoid foot or wheel traffic damaging vegetation and soil, and shall be accessible to persons with disabilities throughout the entire area. This portion of the site shall be open to the public during daylight hours and shall include signage indicating such. This type of Green Buffer may count toward the Urban Open Space requirement.

2. Green Buffer designed for ecological benefit. This type of Green Buffer shall be designed to provide native habitat function and may include green infrastructure for stormwater management. Plantings must be native species that are appropriate for the urban environment, especially tree and plant species that have the largest impact to reduce air pollutants. Each application for this type of Green Buffer shall include a statement from a registered landscape architect or other qualified professional regarding plant species selected for durability, survivability, and potential mitigation on air pollution. An operations and maintenance plan shall be provided for all stormwater
management features. This type of buffer is not required to be open to the public and may include an open fence of high-quality material meeting the standards of 918.03.B.1.(b), not more than 6 feet tall, that allows easy and free access of non-human animals.

922.15.J Whole-Building Life-Cycle Assessment

All projects requiring Planning Commission Review and Approval under 904.08.D.2 shall submit an initial draft Whole-Building Life-Cycle Assessment as part of application materials, except building demolitions and new open spaces.

The intent of the study is to have those proposing new buildings or significant additions to identify pathways to reducing to zero (0) the net carbon emissions from the project. The study will allow the applicant to understand what would be required to meet that goal, and clearly show through the application review process what recommendations from the study are being incorporated into the project, what are not, and why.

The study must include the following elements:

1. Embodied carbon in existing structures. Includes consideration of how existing structures can be reused in whole through rehabilitation or in part through retaining components of the building or reusing significant portion of the building materials (e.g., bricks, timber, stonework).
2. Carbon capture value of existing trees on the site. Includes options for development that retain existing and mature trees on already on the site in addition to inclusion of new trees and vegetation that would be added through development. Specifically, how can the building be shaped and massed around existing trees in ways that maintain their health and environmental function?
3. Zero Carbon energy sourcing. How can the project’s construction and operation result in zero net carbon emissions? How can energy for building operation be sources through on- or off-site renewables?

915.07. Performance Points System.

915.07.A Purpose

The City of Pittsburgh recognizes that communities that embrace innovation and livability while remaining affordable to all citizens will be more sustainable both in their demands on the environment and their ability to continue to grow and succeed over time. This set of incentives for development seeks to increase the provision of affordable housing, increase the number of green buildings constructed, and incent the retention of existing structures that represent the city’s built heritage.

915.07.B Applicability
The following incentives are available within designated zoning districts that include the following elements:

1. Provision enabling use of this bonus system;
2. Bonus Goals and Points section specifying the points awarded for each option; and
3. Bonus section specifying how points earned through the incentives can be used.

915.07.C Definitions

1. Reserved.
2. 95th Percentile Rain Event shall mean the measured precipitation depth accumulated over a 24-hour period for the period of record that ranks in the 95th percentile rainfall depth based on the range of all daily event occurrences during this period.
3. Affordable Housing shall mean housing with a gross cost, including utilities, that does not exceed thirty (30) percent of the occupant's income.
4. AIA 2030 Commitment Average Savings Level shall mean the average reported energy reduction of architecture firms that have committed to the AIA (American Institute of Architects) 2030 Challenge. Average savings levels can be found in the annual AIA 2030 Commitment Report.
5. Area Median Income (AMI) shall mean the average median income of the metropolitan area (MSA) or Non-Metropolitan areas (counties) as established annually by the U.S. Department of Housing and Urban Development (HUD).

6. Building Energy Model (BEM) shall mean the use of a physics-based software simulation of building energy use. A BEM program takes as input a description of a building form and materials, the building's use and operation including schedules for occupancy, lighting, plug-loads, and thermostat settings, and combines these inputs with information about local weather and uses physics equations to calculate thermal loads, system response to those loads, and resulting energy use, along with related metrics like occupant comfort and energy costs.

7. Distributed Energy Systems shall mean a range of smaller-scale technologies designed to provide electricity and thermal energy closer to consumers. These approaches include fossil and renewable energy technologies, micro-grids, on-site energy storage, and combined heat and power systems. Technologies could include: existing district energy facilities combined heat and power systems, microgrids, fuel cells, and batteries.

8. Fresh Food Market shall mean an establishment (under Grocery Store – General) primarily engage in the sale of grocery products and that provides all of the following:
   i. At least five thousand (5,000) sq. ft. of customer-accessible floor area use for display and sales of a general line of food and nonfood grocery products such as dairy, canned and frozen foods, fresh fruits and vegetables, and fresh and prepared meats, fish, and poultry, intended for home preparation, consumption, and use;
 ii. At least fifty (50) percent of such customer-accessible sales and display area is used for the sale of general line of food products intended for home preparation and consumption;

 iii. At least twenty-five (25) percent of retail inventory by volume is in the form of perishable goods, which must include dairy, fresh fruits and vegetables, and frozen foods that may include fresh meats, poultry and fish; and

 iv. At least twenty-five (25) percent of such customer-accessible sales and display area is used for the sale of fresh fruits and vegetables.

 8. Green Infrastructure shall mean systems and practices that use or mimic natural processes to infiltrate, evapotranspire, or reuse stormwater on the site where it is generated.

 9. On-Site Renewable Energy shall mean renewable sources, such as wind, solar, and co-generation, that are generated on the project site, thereby relieving reliance on the grid and providing alternative sources of electricity.

10. National Median Site Energy Use Intensity shall mean the middle of the national population half of buildings use more energy, half use less. The National median source EUI is published regularly by the U.S. Environmental Protection Agency's Energy Star program.

11. Native Plants shall mean plants indigenous to Western Pennsylvania. This includes plants that have developed or occurred naturally, excluding invasive species.

12. Networked Walkshed shall mean the land area within a defined walking range, traversable on established streets or pathways.

13. Pittsburgh 2030 District shall mean the initiative led by the Green Building Alliance that supports business and building owners and managers in working toward fifty (50) percent reductions in energy use, water consumption, and transportation emissions (below baselines) by the year 2030.

14. Rapid Services shall mean all modes of transit which use an exclusive right-of-way or have at least seventy-five (75) percent of route miles along a fixed guideway.

15. Site Energy Use Intensity (EUI) shall mean the total, annual building energy use normalized by its gross square footage. Site energy is the amount of energy consumed by a building or development on site, usually reflected on utility bills, but including heat and power generated and used on site. Site EUI is a building’s total annual on-site energy usage in kBTU/ft² and can be determined by using an online calculator to aid in the assessment of energy performance of commercial building designs and existing buildings such as the U.S. Environmental Protection Agency's Target Finder.

16. Preferred Stormwater Management Technologies shall mean stormwater management practices that can provide additional co-benefits, increased reliability, or better performance than other technologies. Preferred Stormwater Management Technologies must be in accordance with the City of Pittsburgh Stormwater Design Manual.

17. Local Workforce Group shall mean an organization that provides publicly available workforce development services, career training services, entrepreneurial services, or business
incubation and startup services or a local, non-franchise business owned and operated by City of Pittsburgh resident.

18. Total Greenhouse Gas Emissions (GHG) Intensity (kgCO2e/ft²) shall mean the total, annual Direct and Indirect building GHG emissions normalized by its gross square footage. Greenhouse Gas (GHG) Emissions are the carbon dioxide (CO2), methane (CH4), and nitrous oxide (N2O) gases released into the atmosphere as a result of energy consumption at the property. GHG emissions are expressed in carbon dioxide equivalent (CO2e), a universal unit of measure that combines the quantity and global warming potential of each greenhouse gas. Emissions are reported in four categories, each is available as a total amount in metric tons (Metric Tons CO2e) or as an intensity value in kilograms per square foot (kgCO2e/ft²): 

i. Direct Emissions – Direct Emissions are emissions associated with onsite fuel combustion (e.g. combustion of natural gas or fuel oil).

ii. Indirect Emissions – Indirect Emissions are emissions associated with purchases of electricity, district steam, district hot water, or district chilled water. These emissions occur at your utility’s plant, but they are a result of your property’s energy consumption and therefore contribute to your overall GHG footprint.

iii. Biomass Emissions – Biomass Emissions are emissions associated with biogenic fuels such as wood or biogas (captured methane). The only biomass fuel currently available in Portfolio Manager is wood. Biogenic fuels are combusted onsite, but do not contribute to Direct or Total Emissions.

iv. Total Emissions – Total Emissions is the sum of Direct Emissions and Indirect Emissions.

19. Underrepresented Groups shall mean existing residents of the Pittsburgh Metropolitan Statistical Area who are of low-income (i.e., those making 80% AMI or less); or lack a four-year degree; or reside in neighborhoods with an unemployment rate that is more than double the city average.

20. Underrepresented Groups shall mean existing residents of the Pittsburgh Metropolitan Statistical Area who are of low-income (i.e., those making 80% AMI or less); or lack a four-year degree; or reside in neighborhoods with an unemployment rate that is more than double the city average.

915.07.D Bonus Goals and Points

<table>
<thead>
<tr>
<th>Goal</th>
<th>Points</th>
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</thead>
<tbody>
<tr>
<td><strong>1. On-Site Energy Consumption High Performing Buildings - New Construction</strong></td>
<td></td>
</tr>
<tr>
<td>1. Site energy use intensity is at AIA 2030 Commitment average savings levels.</td>
<td>1</td>
</tr>
<tr>
<td>a Design and construct a building where projected energy performance of the</td>
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completed building is 5% greater efficiency than required by current PA Uniform Construction Code ASHRAE Standard 90.1 using an energy model created by a qualified energy services provider.

1. b  Site energy use intensity is at least 70% below national median. Design and construct a building where projected energy performance of the completed building is 10% greater efficiency than required by current PA Uniform Construction Code ASHRAE Standard 90.1 using an energy model created by a qualified energy services provider.

2. a  Site energy use is 80% or more below national median. Design and construct a building where projected energy performance of the completed building is 15% greater efficiency than required by current PA Uniform Construction Code ASHRAE Standard 90.1 using an energy model created by a qualified energy services provider.

1. c  Demonstrate that carbon balance over sixty (60) years is less than or equal to zero:

Net emissions = Embodied emissions + Operational emissions – Avoided emissions OR


<table>
<thead>
<tr>
<th>2. On-Site Energy Consumption - Existing Buildings</th>
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</thead>
<tbody>
<tr>
<td>2. a  Site energy use intensity is at least 20% below national median.</td>
</tr>
<tr>
<td>2. b  Site energy use intensity is at least 35% below national median.</td>
</tr>
<tr>
<td>2. c  Site energy use is 50% or more below national median.</td>
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<tr>
<th>3. On-Site Energy Generation</th>
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<tbody>
<tr>
<td>At least one (1) point from On-Site Energy Consumption required prior to using the On-Site Energy Generation points below.</td>
</tr>
<tr>
<td>3. a  At least 25% of energy use is generated from on-site renewable sources.</td>
</tr>
<tr>
<td>3. b  At least 50% of energy use is generated from on-site renewable sources; or Connecting to distributed energy systems.</td>
</tr>
<tr>
<td>3. c  75% or more of energy use is generated from on-site renewable sources.</td>
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<tr>
<th>4. Affordable Housing</th>
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<tbody>
<tr>
<td>Available only to projects where at least 50% of the gross floor area is used for residential units.</td>
</tr>
<tr>
<td>Points for options 4.c and 4.d below will only be awarded to development projects providing at least 20 housing units.</td>
</tr>
<tr>
<td>4. a  At least 5-14.9% of units for rent are affordable housing for persons at or below 80% AMI.</td>
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<tr>
<td>Section</td>
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<td>---------</td>
</tr>
<tr>
<td>4. b</td>
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<td>4. d</td>
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<td>5. Rainwater</td>
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<td>5. a</td>
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<tr>
<td>6. Building Reuse</td>
</tr>
<tr>
<td>6. a</td>
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<tr>
<td>6. b</td>
</tr>
<tr>
<td>7. Riverfront Public Access Easements, Trails and Amenities</td>
</tr>
<tr>
<td>7. a</td>
</tr>
</tbody>
</table>
of at least 20 feet in width and runs the entire length of the parcel's riverfront boundary.

7. For sites where no trail exists and a public easement has been made, construction of a trail that meets all City standards as well as national standards of Manual on Uniform Traffic Control Devices (MUTCD), and that connects to existing adjacent trails when feasible.

7. For sites where an existing trail is present and a public easement has been made, improvement of trail to City standards as well as national standards of Manual on Uniform Traffic Control Devices (MUTCD), and that connects to existing adjacent trails when feasible.

7. For sites where a riverfront or riverfront-adjacent trail is not feasible, development provides public access that allows for or contributes to continuous mobility parallel the riverfront.

7. Provision of public restrooms accessible from the public riverfront trail, open during expected hours of trail use.

7.f Provision of public access easement and passageway built in accordance with Section 905.04.G.5(a) and (b), providing connections from public rights-of-way to the riverfront.

8. **Neighborhood Ecology**

8. Ground-level surface parking area is designed so that a minimum of 50% of the total paved area is shaded by solar panels.

8. The top level of a parking structure is designed so that a minimum of 50% of the total area is shaded by solar panels.

9. **Public Art**

The percent of estimated gross construction cost applied to public art includes artist engagement; design, fabrication and placement of art; insurance; and funds dedicated for ongoing maintenance.

9. At least 1% of the estimated gross construction cost is applied directly to the creation and maintenance of on-site public art as defined by the URA's Public Art Resource Guide for Developers, OR made as a one-time contribution to the City's Public Art Fund for use by the City for art on publicly owned lands within the same neighborhood.

9. At least 2% of the estimated gross construction cost is applied directly to the creation and maintenance of on-site public art as defined by the URA's Public Art Resource Guide for Developers, OR made as a one-time contribution to the City's Public Art Fund for use by the City for art on publicly owned lands within the same neighborhood.

9. At least 3% of the estimated gross construction cost is applied directly to the creation and maintenance of on-site public art as defined by the URA's Public Art Resource Guide for Developers, OR made as a one-time contribution to the City's Public Art Fund for use by the City for art on publicly owned lands within the same neighborhood.

10. **Urban Fabric**

10.a Structured parking is designed to allow for conversion to other (non-parking) uses.
### 11. Transit-Oriented Development

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<tr>
<th></th>
<th>Description</th>
<th>Points</th>
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<tbody>
<tr>
<td>11.a</td>
<td>Site is within ½ mile networked walkshed of rapid service routes.</td>
<td>1</td>
</tr>
<tr>
<td>11.b</td>
<td>On-site transit station for rapid service routes, designed as an integral part of the development project and to meet Port Authority standards for transit stations.</td>
<td>3</td>
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</table>

### 12. Equitable Development

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Points</th>
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</table>
| 12.a | Commitment to ensuring ten (10) percent of jobs in the building will be hired from Underrepresented Groups for the first ten (10) years the building is in operation and recertified by the City of Pittsburgh every two (2) years; or  
Contribution of a sum equal to $4 per rentable square foot (RSF) of the project into the City’s Equitable Development Trust Fund either in full or annually over a period not to exceed 10 years with a minimum of twenty-five (25) percent of the total sum due at the time the project completes construction; or  
A signed lease agreement between the applicant and a Local Workforce Group for a period not less than five (5) years. | 1      |
| 12.b | Commitment to ensuring 20 percent of jobs in the building will be hired from Underrepresented Groups for the first 10 years the building is in operation and recertified by the City of Pittsburgh every two (2) years; or  
Contribution of a sum equal to $5 per rentable square foot (RSF) of the project into the City’s Equitable Development Trust Fund either in full or annually over a period not to exceed 10 years with a minimum of twenty-five (25) percent of the total sum due at the time the project completes construction. | 2      |
| 12.c | Commitment to ensuring thirty (30) percent of jobs in the building will be hired from Underrepresented Groups for the first 10 years the building is in operation and recertified by the City of Pittsburgh every two (2) years; or  
Contribution of a sum equal to $6 per rentable square foot (RSF) of the project into the City’s Equitable Development Trust Fund either in full or annually over a period not to exceed ten (10) years with a minimum of twenty-five (25) percent of the total sum due at the time the project completes construction. | 3      |

### 13 Fresh Food Access

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Points</th>
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</thead>
<tbody>
<tr>
<td>13.a</td>
<td>The building is designed and constructed, or a renovation of a building within the District, includes a Fresh Food Market as a tenant.</td>
<td>2</td>
</tr>
</tbody>
</table>
915.07.E Enforcement

1. If a project is awarded a height or riparian buffer bonus pursuant to this subsection, the Developer shall provide the Department of City Planning with satisfactory evidence of having completed the following steps in the process toward achieving the requirements of the bonus:

a. On-site energy consumption and production:

   (1) Application and predesign phase: Submission of the p4 Energy Declaration or other form as proscribed by the Zoning Administrator clearly indicating the EUI target of the building based upon percent reduction from the baseline. The baseline as determined by building use type, is based upon the 2003 Commercial Building Energy Consumption Survey (CBECS) data. In addition to EUI target of the building, the Declaration must also include the energy efficiency approaches and technologies that will be used to minimize demand, any on-site energy generation systems, and the amount of expected building demand that will be offset.

   (2) Design completion and prior to construction: Provide design narrative and construction documents. For projects with at least 20,000 square feet of gross floor area a BEM will be required showing that the building is designed to meet the desired site EUI reductions compared to national averages for the building type and size. All projects, including those with less than 20,000 square feet of gross floor area, are required to submit an updated p4 Energy Declaration or other form as proscribed by the Zoning Administrator.

   (3) Construction completion and building occupancy: Provide final performance-based commissioning report and/or applicable third party certification of energy performance (e.g., Passive House, Leadership in Energy and Environmental Design, Living Building Challenge).

   (4) Following first-year operations completion: Provide proof of whole building energy consumption, verified with utility invoices or digital meter data for energy consumed and produced or third party verified by Professional Engineer or equivalent. This requirement may be satisfied by ongoing participation in the Pittsburgh 2030 District.

b. Affordable housing

   (1) Application and predesign phase: Provide a matrix that documents the unit count and includes AMI of occupants. Identify in writing all subsidies and/or financing programs the project will utilize in the provision of affordable housing. Provide letters of commitment for any subsidies and/or financing secured.

   (2) Design completion and prior to construction: Provide floor plans that identify housing unit types and location of amenities, entrances, and lobbies with American
Disabilities Act (ADA) accessibility. Provide letters of commitment for any subsidies and/or financing secured. Where letters of commitment are forthcoming, this requirement can be met by submitting the project for review by the Housing Department of the Urban Redevelopment Authority which will provide a memo to the Department of City Planning identifying how the project satisfies the p4 Affordability component.

c. Rainwater

(1) Application and predesign phase: Provide a conceptual stormwater management plan in accordance with Title Thirteen: Stormwater Management and clearly identifying how the project will satisfy the bonus.

(2) Design completion and prior to construction: Provide a Stormwater Management Site Plan in accordance with Title Thirteen: Stormwater Management and clearly identifying how the project will satisfy the bonus.

(3) Construction completion and building occupancy: Provide documentation of completion of all Record Drawings, Completion Certificate, and Final Inspection requirements in accordance with Title Thirteen: Stormwater Management.

(4) Following first-year operations completion: Provide a performance-based report following one (1) year of operation that shows stormwater management installations are performing as specified in the project's Stormwater Management Site Plan and in accordance with Title Thirteen: Stormwater Management requirements.

d. On-Site Public Art:

(1) Application and predesign phase: Provide a preliminary public art plan that clearly identifies how the project will satisfy the bonus, including estimated gross construction cost, opportunities for inclusion of public art, and a plan for artist engagement.

(2) Design completion and prior to construction: The Department of City Planning will approve final plan for public art including a final budget, design of public art element(s), and proof of establishment of fund for ongoing maintenance.

(3) Construction completion and building occupancy: Provide Department of City Planning with verification that art was installed as designed along with breakdowns and receipts of final project costs. If art was not installed as designed, provide narrative explanation of what alterations were made and why.

e. Equitable Development

(1) For projects providing the percentage employment from Underrepresented Groups, initial compliance report shall be submitted to the Department of City Planning no later than three (3) years following issuance of the Certificate of Occupancy and shall meet standards set by the Department of City Planning at the time of reporting. After that time, compliance reports must be submitted every two (2) years through the first ten (10) years the building is operational.
(2) If a building should be found at any point out compliance with this Performance Point, the property owner shall from that year pay the fee per RSF option for the remainder of the ten (10) years from the date construction was completed.

f. Food Access

(1) A project which receives bonus points for the presence of a Fresh Food Market pursuant to Subparagraph 13(a) shall maintain such tenant or use for a period of at least ten (10) years from the issuance of a Certificate of Occupancy. The Fresh Food Market must be located on the ground floor of the structure and accessible through a separate entrance that must be located on the primary street frontage. At the time of application, no Fresh Food Market may be in operation within a 2,640-foot radius of the proposed project, as determined by the Department of City Planning. If a project fails to comply with these requirements, then the owner of the project shall be subject to a fine equal to one (1) percent of the construction costs. If the fine is not paid within thirty (30) days of the date it is imposed, then the City shall have the authority to revoke the certificate of occupancy for the building.

2. If the project does not provide satisfactory evidence of achieving the performance standards of each used bonus within three (3) years of receiving its initial certificate of occupancy, then the developer shall be subject to a fine equal to one (1) percent of the construction costs. If the fine is not paid within thirty (30) days of the date it is imposed, then the City shall have the authority to revoke the certificate of occupancy for the building.

Definitions

74.1 EV Ready shall mean parking spaces that are built with necessary electrical wires, conduit, and dedicated electric panel space at the time of construction. This would allow charging stations to be added cost effectively at a future time or as part of the original construction of the parking. Specifically, it shall mean a parking space that is provided with dedicated branch circuit that meets the following requirements:

a. Wiring capable of supporting a 40-amp, 208/240-volt circuit.

b. Terminates at a junction box or receptacle located within 3 feet (914 mm) of the parking space, and

c. The electrical panel directory shall designate the branch circuit as "For electric vehicle charging" and the junction box or receptacle shall be labelled "For electric vehicle charging".

74.2 EV Capable shall mean parking spaces that are built with conduit serving the space to allow for future wiring and installation of charging stations. This does not require that the electric panel
has dedicated space for these future charging connections, although this may be cost effective. Specifically, it shall mean a parking space that is provided with conduit that meets the following requirements:

a. The conduit shall be continuous between a junction box or receptacle located within 3 feet (914 mm) of the parking space and an electrical panel serving the area of the parking space with sufficient dedicated physical space for a dual-pole, 40-amp breaker.

b. The conduit shall be sized and rated to accommodate a 40-amp, 208/240-volt branch circuit and have a minimum nominal trade size of 1 inch.

c. The electrical junction box and the electrical panel directory entry for the dedicated space in the electrical panel shall have labels stating “For future electric vehicle charging.”

261.05 Whole-Building Life-Cycle Assessment shall mean an assessment of the embodied carbon impact of a whole building. This includes the impact of all materials used in the project, or a subset of the project, like structure and/or envelope, throughout the life cycle of the building. Life-Cycle Assessment shall comply with ISO 14044.

262.1 Zero Carbon shall mean not using fossil fuel, greenhouse-gas-emitting energy to operate and are instead 100% powered by on-site and/or off-site renewable energy.