Pittsburgh Department of City Planning

Urban Agriculture Zoning

WHAT IS URBAN AGRICULTURE?

Agriculture and Urban Agriculture are use classifications in the City of Pittsburgh Zoning Code that allow a range of small to large scale agricultural uses, from a chicken coop located in a backyard to a commercial farm.

Agriculture and Urban Agriculture can either be a primary or accessory use. Within these categories, there are specific use types based on the activities occurring.

PRIMARY USES

A primary use is the main activity occurring on a parcel of land. Primary uses may or may not be permitted depending on the zoning district. The primary use categories in the Zoning Code related to agriculture are:

- **Agriculture (General)** is the category most resembling traditional agriculture and allows full-scale commercial growing of crops and raising of livestock. This use requires a minimum lot size of two acres.
- **Agriculture (Limited) with Beekeeping** allows beekeeping as the primary use on a parcel. This use permits two beehives on lots with a minimum lot size of 2,000 sq ft, and permits two additional beehives for every additional 2,000 sq ft of lot up to 10,000 sq ft. The applicant must provide a flyway barrier at least 6 feet in height.
- **Agriculture (Limited)** allows for the commercial growing of crops as the primary use on a lot of any size. No animals are permitted.

ACCESSORY USES

An accessory use is an activity that is secondary and subordinate to the primary use.

- **Urban Agriculture (Accessory Use) With No Animals** allows for the commercial growing of crops where there is a separate primary use.
- **Urban Agriculture (Accessory Use) With Animals** allows for the housing of chickens, ducks, goats and/or bees where there is a separate primary use. Up to five chickens or ducks are permitted with a minimum lot size of 2,000 sq ft, and an additional chicken or duck is permitted for each additional 1,000 sq ft. Exactly two miniature goats are permitted on lots 2,000 sq ft to 10,000 sq ft that do not also have chickens or ducks. Two full-size goats are permitted on lots over 10,000 sq ft. See *Agricultural Use (Limited) With Beekeeping* in previous section for requirements on bees.

WHAT PERMITS ARE REQUIRED?

A Record of Zoning Approval (ROZA) is required for any of the agricultural uses described above, excluding chicken coops. Other structures related to these uses, including but not limited to large sheds, bee flywalls, commercial composting facilities, and fences, must also be included on the A Record of Zoning Approval (ROZA).

Fences taller than 6 feet require a building permit.

Agricultural buildings used to store agricultural products, horticultural products and/or farm animals may not require a buidling permit. Structures containing habitable spaces; spaces used to process, treat or package agricultural products; and/or a spaces occupied by the general public require a building permit. For questions on what may require a building permit, please visit: https://pittsburghpa.gov/pli.

Sheds that do not exceed 120 square feet and are accessory to a single-family or two-family dwelling do not require a ROZA or a building permit.

SO I DON'T NEED A ROZA OR OTHER PERMIT FOR A CHICKEN COOP, DO I NEED TO FOLLOW THE OTHER REQUIREMENTS?

Yes, all zoning requirements, such as as minimum lot size and number of animals must be met.

I WANT TO GROW VEGETABLES ON MY PROPERTY FOR PERSONAL CONSUMPTION AND WILL NOT BE SELLING IT. DO I NEED A PERMIT?

No, the growing of vegetables for personal consumption is allowed in Pittsburgh and does not require a permit.

MY LOCAL COMMUNITY GROUP WANTS TO GROW AND SELL PRODUCE ON VACANT PROPERTY THAT WE OWN. DO WE NEED A PERMIT?

Yes, if you are growing and selling food on a piece of property in your neighborhood, you will need a permit for the agriculture use (Limited or General) and the retail use.

DO I NEED A SOIL TEST IN ORDER TO USE MY PROPERTY FOR URBAN AGRICULTURE?

Although a soil test is always advised, it is not a requirement of the Zoning Code in order to obtain a permit.

LEGAL DISCLAIMER: *This handout should not be used as a substitute for applicable law, including the City of Pittsburgh Zoning Code. The applicant is responsible for compliance with all applicable legal requirements, whether or not addressed in this handout.*

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WHAT IS THE APPLICATION PROCESS?

To start the process for the Record of Zoning Approval (ROZA), please file a Zoning and Development Review Application from the OneStopPGH online portal. From the home page, click on "Planning Applications" then "Zoning Development Review Application". A $50 filing fee is required to submit the application, paid via credit card or e-check. (Please note a service charge will apply).

If a building permit is also required, please apply at he OneStopPGH online portal. From the home page, click on "Permits" and then "Building Permit". Fees will apply

Hard copy applications and checks may still be mailed or dropped off at the OneStopPGH Counter, 200 Ross St, Suite 320, Pittsburgh, PA 15219, open daily from 8 am to 3 pm. If hard copy drawings are filed, please note that the largest size Zoning can accept is 11" x 17".

WHAT NEEDS TO BE ON MY SITE PLAN?

The site plan must include:

- Property address and parcel number
- Name and contact information for property owner
- Entire lot, including dimensions
- Scale of drawing
- Existing structures, including fencing and sheds
- Location and height of any proposed accessory structures, including storage sheds/containers, coops, hives and fencing
- Location and height of any proposed landscaping or fencing attributed to a flyway
- Distance between accessory structures and neighboring properties

Please review our Site Plan Survey handout for more information.

WHAT ARE THE FEES?

The fee for a Record of Zoning Approval (ROZA) is $50. While this fee will cover most residential accessory use applications, some structures may require additional review depending on the zone, size of the lot, size of the structures and conformity with the setback requirements. If the application includes structures that require additional review, such as Site Plan Review, additional fees may be assessed.'

For information on Building Permit fees, please visit the PLI website at https://pittsburghpa.gov/pli/.

I AM INTERESTED IN KEEPING BEES, CHICKENS OR GOATS BUT MY PROPERTY IS LESS THAN 2,000 SQ FT. WHAT CAN I DO?

You may apply for a Variance from the Zoning Board of Adjustments. The Board will consider the specific circumstances of your property and determine whether or not to grant the variance. This process involves a hearing in front of the Board and can take approximately 4-5 months. Please see the Zoning Board handout for more information on the fees and process.

I WOULD LIKE TO KEEP MORE THAN THE ALLOTTED AMOUNT OF BEES, CHICKENS OR GOATS. WHAT CAN I DO?

You may apply for a Variance from the Zoning Board of Adjustments. See previous section.

AM I ALLOWED TO KEEP PIGS OR OTHER FARM ANIMALS IN MY YARD?

No, only bees, chickens, ducks or goats are allowed as accessory uses. Other farm animals are allowed with Agriculture (General) as a primary use with a minimum lot size of two acres.

DO I NEED A SOIL TEST IN ORDER TO USE MY PROPERTY FOR URBAN AGRICULTURE?

Although a soil test is always advised, it is not a requirement of the Zoning Code in order to obtain a permit.

MY NEIGHBORS HAVE ANIMALS IN THEIR YARD BUT ARE NOT FOLLOWING THE REGULATIONS. WHO CAN I CALL?

Please dial 311 or use the 311 form on the City's website at www.pittsburghpa.gov.

I FOUND A ROAMING CHICKEN, DUCK OR GOAT. WHO CAN I CALL?

Call Animal Care and Control 412-255-2036. They will attempt to capture a wandering animal. If you have the animal captured either the Animal Rescue League or the Human Society can accept the farm animal.

WHO CAN I CALL IF I HAVE MORE QUESTIONS ABOUT THESE REGULATIONS?

For additional information, please contact the Division of Zoning and Development Review at zoning@pittsburghpa.gov or 412-255-2241.

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