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

City of Pittsburgh, Department of City Planning

16 June 2020
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% …"

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