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Memorandum

To: Kara Smith, City of Pittsburgh – Department of City Planning
James Stitt, Pittsburgh Water and Sewer Authority

From: AKRF, Inc.

Date: March 15, 2021

Re: Stormwater Code and Ordinance Review and Update Project
Title Nine - Zoning Code: Summary of Changes

ARTICLE I. - INTRODUCTION AND ESTABLISHMENT

CHAPTER 902: - ZONING DISTRICTS IN GENERAL

902.01.B Overlay Zoning Districts

- Remove reference to SM-O, Stormwater Management Overlay and reserve 902.01B(6). Include in editor's note reference to Title Thirteen.

ARTICLE II. – BASE ZONING DISTRICT

CHAPTER 905: - SPECIAL PURPOSE DISTRICTS

905.03.D Institutional Master Plans, 905.03.D.4 Submission Requirements

(c) Existing Property and Uses

- Add requirement to provide list of existing stormwater management best management practices (BMPs) with information in accordance with the City/PWSA MS4 Permit requirements (MCM #5, BMP #3) and proposed stormwater banking and trading policies to be included in the Stormwater Design Manual. New code text:
 - “(6) List of stormwater management best management practices (BMPs) with the following information for each BMP: location including latitude and longitude with street address, type of BMP, the year BMP was installed, and any associated stormwater volume control offsets information in accordance with Title Thirteen: Stormwater Management.”

(e) Ten-Year Development Envelope

- Proposed stormwater management strategy including the type and location of stormwater best management practices and stormwater volume control offsets planned in relation to future development.

905.04 - RIV, Riverfront, 905.04.E.4. Structure Placement**a. Riparian Buffer Zone**

- Clarification that Riparian Buffer Zone requirements of Chapter 905.04 are specific to the RIV and reference provided to Title Thirteen for riparian buffers associated with streams, lakes, ponds, and wetlands.

(2)(b)

- Add reference to Title Thirteen.

905.04.F. Stormwater Management

- Add reference to Title Thirteen. Remove reference to Small Project Stormwater Standards.

905.04.G. Design Standards**905.04.G.3.Design Standards for Nonresidential Uses, Roof Design, i.**

- Add green roof as an option for roofs visible from a public right-of-way.

905.04.H. Accessory Structures and Encroachments, 905.04.H.3. Flat Roof Features

- Add reference to City of Pittsburgh Stormwater Design Manual for additional requirements for rooftop stormwater management systems.

905.04.J. Landscape and Green Infrastructure

- Rename as “905.04.J Landscape” to avoid confusion with stormwater management requirements. There are no references to green infrastructure within this section other than the title.

ARTICLE III. - OVERLAY ZONING DISTRICTS**CHAPTER 906: - ENVIRONMENTAL OVERLAY DISTRICTS****906.02. - FP-O, Floodplain overlay district, 906.02.G.2 Application Requirements for Special Permits, (e) (6)**

- For excavation or grading, add requirement that plan must meet requirements of Title Thirteen, as applicable, in addition to requirements Department of Environmental Protection.

906.07. - SM-O, Stormwater Management Overlay District.

- Remove all content and reserve 906.07. Content to be edited and incorporated into Title Thirteen. Include in editor's note reference to Title Thirteen.

ARTICLE IV. - PLANNING DISTRICTS**908.04. - Uptown Public Realm District****908.04.A Definitions**

- Edit definition of "Green Infrastructure" for consistency with Title Thirteen and DEP 2022 Model Stormwater Management Ordinance.

908.04.C.2 Development Standards, l.

- Add reference to Title Thirteen. Remove reference to Small Project Stormwater Standards.

908.04.D Uptown Public Realm Subdistricts**908.04.D.1 Uptown Subdistrict A/UPR-A: Mixed-Use Urban Core, c. Conditions of approval for Special Exceptions**

- Add reference to Title Thirteen requirements, as applicable, for use of green infrastructure as a site feature that may be used as condition of a special exemption for structured parking.

908.04.D.2 Uptown Subdistrict B/UPR-B: Residential Core, c. Conditions of approval for Special Exceptions

- Add reference to Title Thirteen requirements, as applicable, for use of green infrastructure as a site feature that may be used as condition of a special exemption for structured parking.

ARTICLE V. - USE REGULATIONS**CHAPTER 911: - PRIMARY USES****911.04. - Use Standards., 911.04.A.22 Excavation/Grading/Fill, Major, (a)**

- Add reference to Title Thirteen requirements, as applicable.

ARTICLE VI. - DEVELOPMENT STANDARDS**CHAPTER 914: - PARKING LOADING AND ACCESS****914.09. - Parking Area Location and Design****914.09.A General Design Principles, 914.09.A.2 Layout**

- Add text regarding proper relation to "stormwater management features."

914.09.B Surfacing

- Add reference to Title Thirteen.

914.10. - Off-Street Loading**914.10.C.1 Surfacing**

- Add reference to Title Thirteen.

CHAPTER 915: - ENVIRONMENTAL PERFORMANCE STANDARDS**915.03. - Small Project Stormwater Standard**

- Remove all content and reserve 915.03.

915.07. - Performance Points System**915.07.C Definitions**

- Remove definition of “1.5 inches of Rainfall in a 24 Hour Period.”
- Edit definition of “Green Infrastructure” for consistency with Title Thirteen and DEP 2022 Model Stormwater Management Ordinance.
- Add definition of “Preferred Stormwater Management Technologies” with reference to the City of Pittsburgh Stormwater Design Manual. Preferred Stormwater Management Technologies to be identified in the Stormwater Design Manual include: bio-infiltration, bio-retention, green roof, and constructed wetland/wet pond.

915.07.D Bonus Goals and Points, 5. Rainwater

- Remove all references to payment-in-lieu as an option to achieve rainwater points.
- Replace references to 95th percentile storm with “the first two (2) inches of runoff from impervious surfaces” to better align with Title Thirteen Volume Control requirements using the Simplified Method per 1303.03(b) and DEP 2022 Model Stormwater Management Ordinance.
- Replace bonus point requirements to use “Green Infrastructure installations” with requirements to use “Preferred Stormwater Management Technology installations.”

915.07.E Enforcement, c. Rainwater

- Replace “preliminary stormwater management plan” with “conceptual stormwater management plan” to align with updates to Title Thirteen.
- Add references to Title Thirteen requirements.
- Replace requirement to “Register the project with the Pittsburgh Water and Sewer Authority” with requirement to “Provide documentation of completion of all Record Drawings, Completion Certificate, and Final Inspection requirements in accordance with Title Thirteen: Stormwater Management.”
- Replace “Green Infrastructure” with “stormwater management installations.”

CHAPTER 918: - LANDSCAPING AND SCREENING STANDARDS**918.02. - Landscaping Requirements, 918.02.C Street Trees**

- Revise minimum nonpaved planting area requirement from 18 square feet to 30 square feet per DCP comments.

ARTICLE VII. - REVIEW AND ENFORCEMENT**CHAPTER 922: - DEVELOPMENT REVIEW PROCEDURES****922.04.E Site Plan Review Criteria, 4(l)**

- Replace “Storm Water Management Plan” with “Stormwater Management Site Plan” for constancy with Title Thirteen.
- Add reference to Title Thirteen.
- Update title of Chapter 1003: Land Operations Control.

CHAPTER 924: - ENFORCEMENT AND PENALTIES**924.02. - Issuance of Permits, (b)**

- Remove approval of Stormwater Management Site Plan criteria and add to Title Thirteen. Include in editor’s note reference to Title Thirteen.

924.03.A Development or Use Without Permits, (b)

- Add reference to Title Thirteen.

924.03.D Development or Use or Regulated Activity Inconsistent with Code

- Add references to Title Thirteen

924.04.A Withhold Permits and Approvals

- Add references to Title Thirteen.

924.04.B Revoke Permits and Approvals**924.04.B.3.Approval of SWM Site Plan and SWM BMPs**

- Edit for consistency with DEP 2022 Model Stormwater Management Ordinance and Title Thirteen: Stormwater Management.

924.04.C Stop Work

- Add reference to Title Thirteen.

924.04.E Injunctive Relief

- Add reference to Title Thirteen.

924.04.G Penalties

- Add reference to Title Thirteen.

ARTICLE IX. - MEASUREMENTS AND DEFINITIONS**CHAPTER 926: - DEFINITIONS****110.**

- Revise “Impervious Surface” definition to align with Title Thirteen.