

Ordinance amending the Pittsburgh Code, Title Nine, Zoning Code, Article I, Zoning Map, Article II, Base Zoning District, Chapter 904 Mixed Use Districts; Article IV, Planning Districts, Chapter 908 Public Realm Districts; Article V, Use Regulations, Chapter 911, Primary Uses, Section 911.02, Use Table; and Section 911.04, Use Standards; Article VI Development Standards, Chapter 914 Parking Loading and Access, Chapter 915, Environmental Performance Standards, and Chapter 919, Signs; and Article VIII Review and Enforcement, Chapter 922 Development Review Procedures; and Article IX, Chapter 926 Definitions, to create three new base zoning districts, and other zoning amendments.

**Section 1.** Amending the Pittsburgh Code, Title Nine, Zoning, Article I, Section 902.03 Zoning Map by changing certain parcels from R1A-VH Single-Unit Attached Residential Very High Density, R2-H Two-Unit Residential High Density, R3-M Three-Unit Residential Moderate Density, RM-H Multi-Unit Residential High Density, OPR-A Oakland Public Realm - Subdistrict A, OPR-C Oakland Public Realm - Subdistrict C, OPR-D Oakland Public Realm – Subdistrict to UC-E Urban Center – Employment, UC-MU Urban Center – Mixed Use, R-MU (Residential – Mixed Use), and P (Parks) in the Central, West, and North Oakland neighborhood as prescribed within the attached map for district and maximum height limits.

**Section 2** Amending the Pittsburgh Code, Title Nine, Zoning, Article I, Section 902.03 Zoning Map, by adding certain properties as identified as mapped in a supplemental document, and generally to include the official boundaries of the following neighborhoods as mapped by the City of Pittsburgh’s Geographic Information Systems Division of the Department of Innovation and Performance:, North Oakland, West Oakland, Central Oakland, and South Oakland, excluding any areas zoned EMI or UPR.

**Section 3.** Amending the Pittsburgh Code, Title Nine, Zoning, Article III, Overlay Zoning Districts, Chapter 907: Development Overlay Districts, 907.04.A, to expand the boundaries of the Inclusionary Overlay District as mapped in an additional supplement.

**Section 4.** Amending the Pittsburgh Code, Title Nine, Zoning, Article I, Section 902.03 Zoning Map, by changing from R1A-VH, Residential Single-Unit Attached Very High Density, to P, Parks, four parcels identified as 354 Craft Avenue Block No. 28-P Lots 162, 163, and 164 and 268 Dunseith Street Block No. 28-A Lot 133 all in the Allegheny County Block and Lot System.

**Section 5.** Amending the Pittsburgh Code, Title Nine, Zoning, Article I, Section 902.03 Zoning Map, by changing from OPR-D, Oakland Public Realm Subdistrict-D, to P, Parks, one parcel identified as 436 Zulema Street Block No. 28-R Lot 371 in the Allegheny County Block and Lot System and property on Boulevard of the Allies bounded by Bates Street, Block No. 28-R Lot 259, Juliet Street, and Boulevard of the Allies.

**Section 6.** The Pittsburgh Code, Title Nine, Zoning Code, Article II, Base Zoning Districts, is hereby amended at Chapter 904, Mixed Use Zoning Districts, to create a new Section 904.08, Urban Center Mixed Use as follows:

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. Commercial uses in the UC-MU should include neighborhood serving retail and other businesses serving residents and other uses.

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.

Surface parking shall be permitted as accessory to Multi-Unit Residential uses with at least fifty (50) dwelling units for no more than ten (10) spaces. Surface parking accessory to such Multi-Unit Residential uses shall be subject to the landscaping and screening standards of Chapter 918, regardless of the applicability related to number of spaces set forth therein, and shall not be located in any Build-To Zone.

904.08.C Site Development Standards

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

904.08.C.1 Height

- a. Base height without Performance Points is as illustrated in the Height Map, including limits in the mapped Height Reduction Zone. New development shall not to be permitted to use the Contextual Height Provisions of 925.07.D.
- 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.5 and 915.07.

(2) Height Design Standards

To exceed the base height as permitted in the Height Map, buildings must meet the following design standards (See Figure 1):

(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 meet one of the following standards beginning no higher than eighty-five (85) feet:

(A) Additional front and street-side step-backs of ten (10) feet are required, in addition to the ten (10) foot step-back required at sixty-five (65) feet.

(B) The portion of the structure that exceeds eighty-five (85) feet in height must be no more than eighty (80) percent of the building footprint. The required ten-foot step-back at sixty-five (65) feet shall be maintained.

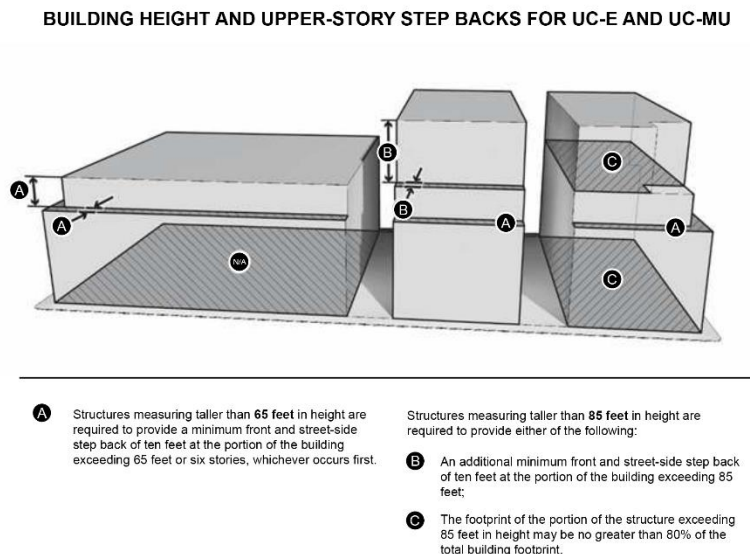
(iii) Any required building step-back may begin at a lower height, including at ground level, but at a minimum must occur at the portion of a building exceeding sixty-five (65) feet or six (6) stories, whichever occurs first.

(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. This provision applies to parcels abutting another parcel with the smaller structure, not across a Street or Way. The Green Buffer(s) shall be located as an interior sideyard(s) or rear yard along the lot line(s) abutting the lot(s) with the shorter structure(s). 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.

Figure 1.

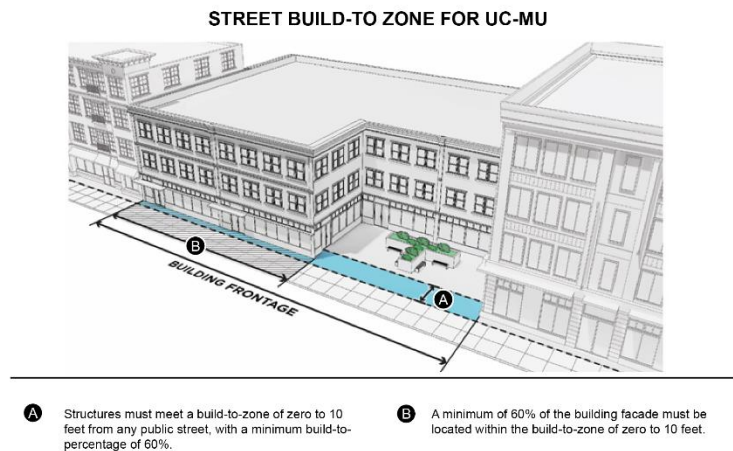


#### 904.08.C.2 Build-To Zone

a. When abutting a street, a build-to zone is imposed between zero (0) and ten (10) feet inward from the property line (See Figure 2). A build-to zone is imposed on all street frontages, except where the applicant can document that the frontage requirements cannot be met due to Green Buffer or Urban Open Space requirements.

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.

Figure 2.



#### 904.08.C.3 Sidewalks

Along Boulevard of the Allies, continuous pedestrian sidewalks at least twelve (12) feet wide shall be provided, with a 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 904.08.C.1. Each point equates to fifteen (15) feet of additional building height. Points may be transferred from a development site to another, if approved by Planning Commission as part of a Master

Development Plan, in accordance with procedures as developed by the Department of City Planning.

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

(1) 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.

(2) 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. In the UC-MU, the following bonus points are available:

(1) Zero Energy or Zero Carbon Buildings 915.07.D.1.a—1.c; Points as listed

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

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

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

(5) On Site Public Art Section 915.07.D.9.a-9.c; Points as listed.

(6) Equitable Development: Section 915.07.D.12.a-12.c a: points modified as follows: 12.c is five (5) points

(7) Fresh Food Access: Section 915.07.D.13.a Points as listed.

#### 904.08.C.6 Sustainable Development Bonuses

Developments are not eligible for the provisions of 915.04, Sustainable Development Bonus.

#### 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 904.08.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 fifteen thousand (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.

**Section 7.** The Pittsburgh Code, Title Nine, Zoning Code, Article II, Base Zoning Districts, is hereby amended at Chapter 904, Mixed Use Zoning Districts, to create a new Section 904.09, Urban Center Employment as follows:

#### 904.09. UC-E Urban Center Employment

##### 904.09.A Purpose

The intent of the UC-E District is to support life sciences, healthcare, and other industrial sectors that benefit from locating together and provide employment for a variety of workers and educational levels. The priority is on employment over residential uses. As this district draws the most users and visitors, new development shall provide publicly accessible open space, active ground floor uses, adequate sidewalk width, and varied community services and amenities to create an active and inviting public realm experience. Multi-modal transportation is encouraged, especially transit, and where parking is provided it should be shared. Commercial uses in the UC-E include neighborhood serving retail and other businesses serving residents and other uses.

##### 904.09.B Use Regulations

###### 904.09.B.1 Primary Uses

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

###### 904.09.B.2 Accessory Uses

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

#### 904.09.C Site Development Standards

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

##### 904.09.C.1 Height

- a. Base height without Performance Points is as illustrated in the Height Map, including limits in the mapped Height Reduction Zone. New development shall not to be permitted to use the Contextual Height Provisions of 925.07.D.
- b. A minimum height of forty (40) 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 feet as illustrated in the height map, a development must qualify for a height bonus as described in Sections 904.09.C.4 and [915.07](#).

##### (2) Height Design Standards

To exceed the base height as permitted in the Height Map, buildings must meet the following design standards (See Figure 1):

(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 meet one of the following standards beginning no higher than eighty-five (85) feet:

(A) Additional front and street-side step-backs of ten (10) feet are required, in addition to the ten (10) foot step-back required at sixty-five (65) feet.

(B) The portion of the structure that exceeds eighty-five (85) feet in height must be no more than eighty (80) percent of the building footprint. The required ten-foot step-back at sixty-five (65) feet shall be maintained.

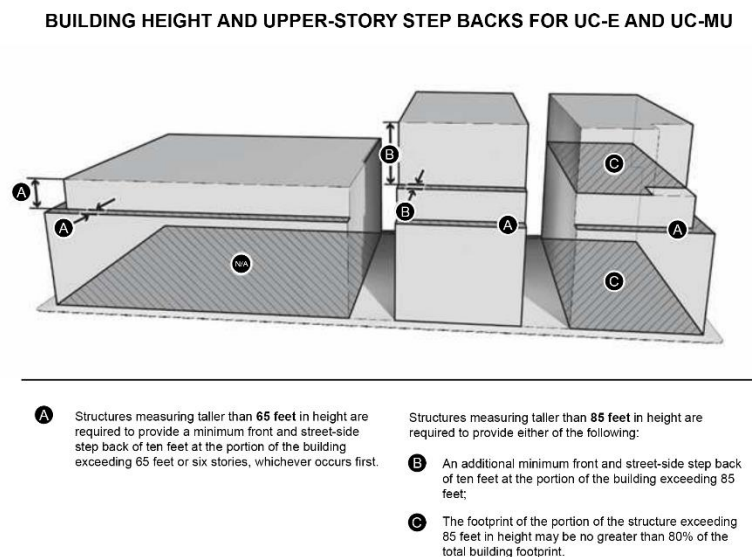
(iii) Any required building step-back may begin at a lower height, including at ground level, but at a minimum must occur at the portion of a building exceeding sixty-five (65) feet or six (6) stories, whichever occurs first.



(iv) In the required stepbacks above grade, projections may include open 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) 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.

Figure 1.



### 904.09.C.2 Sidewalks

Along Fifth Avenue and Forbes Avenue, continuous pedestrian sidewalks at least twenty (20) feet wide shall be provided, with clear path exclusive of obstructions of at least ten (10) feet. 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 be used to meet Urban Open Space requirements, if that portion of the site otherwise meets the Urban Open Space standards.

### 904.09.C.3 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.

### 904.09.C.4 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 904.09.C.1. Each point equates to fifteen (15) feet of additional building height. Points may be transferred from a development site to another, if approved by Planning Commission as part of a Master Development Plan, in accordance with procedures as developed by the Department of City Planning.

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

(1) 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.

(2) 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. In the UC-E, the following bonus points are available:

(1) Zero Energy or Zero Carbon Buildings 915.07.D.1.a—1.c; Points as listed

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

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

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

(5) On Site Public Art Section 915.07.D.9.a-9.c; Points as listed.

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

### 904.09.C.5 Sustainable Development Bonuses

Developments are not eligible for the provisions of 915.04, Sustainable Development Bonus.

### 904.09.D Review Procedures

#### 904.09.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 904.09.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.

#### 904.9.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 fifteen thousand (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.

**Section 8.** The Pittsburgh Code, Title Nine, Zoning Code, Article II, Base Zoning Districts, is hereby amended at Chapter 904, Mixed Use Zoning Districts, to create a new Section 904.10, Residential Mixed Use as follows:

#### 904.10. R-MU Residential Mixed Use

##### 904.10.A Purpose

The intent of this district is to provide healthy, attractive, and affordable rental housing in multifamily buildings. Encourage a mixture of restored historic homes and modern apartment buildings, with neighborhood serving retail.

##### 904.10.B Use Regulations

##### 904.10.B.1 Primary Uses

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

#### 904.10.B.2 Accessory Uses

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

#### 904.10.C Site Development Standards

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

##### 904.10.C.1 Height

a. Base height without Performance Points is as illustrated in the Height Map, including limits in the mapped Height Reduction Zone. New development shall not to be permitted to use the Contextual Height Provisions of 925.07.D.

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 Sections 904.10.C.6 and [915.07](#).

##### (2) Height Design Standards

To exceed the height the base height as permitted in the Height Map, buildings must meet the following design standards (See Figure 3):

(a) Where a building exceeds forty-five (45) 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 forty-five (45) feet in height or greater.

(ii) Structures in excess of sixty-five (65) feet in height shall meet one of the following standards beginning no higher than sixty-five (65) feet:

(A) Additional front and street-side step-backs of ten (10) feet are required, in addition to the ten (10) foot step-back required at forty-five (45) feet.

(B) The portion of the structure that exceeds sixty-five (65) feet in height must be no more than eighty (80) percent of the building footprint. The required ten-foot step-back at forty-five (45) feet shall be maintained.

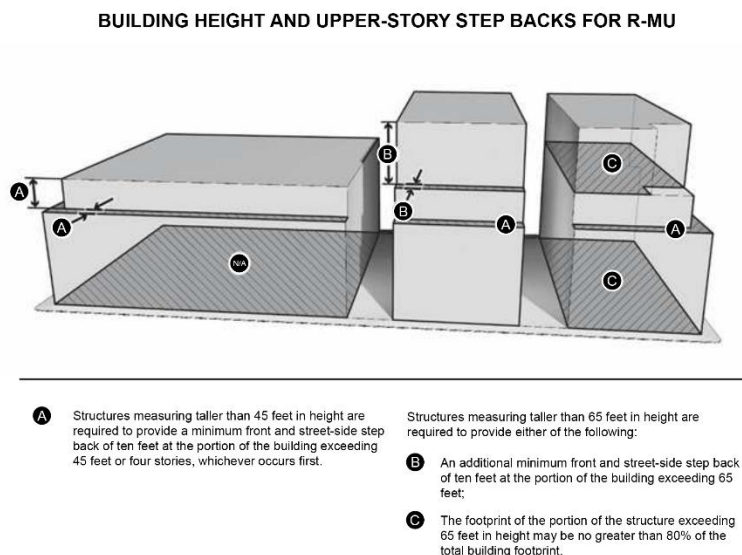
(iii) Any required building step-back may begin at a lower height, including at ground level, but at a minimum must occur at the portion of a building exceeding forty-five (45) feet or six (4) stories, whichever occurs first.

(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(s) with the shorter structure(s). 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.

Figure 3.



## 904.10.C.2 Rear Setback

A five (5) foot rear setback shall be required when not adjacent to a way, two (2) feet if adjacent to a way.

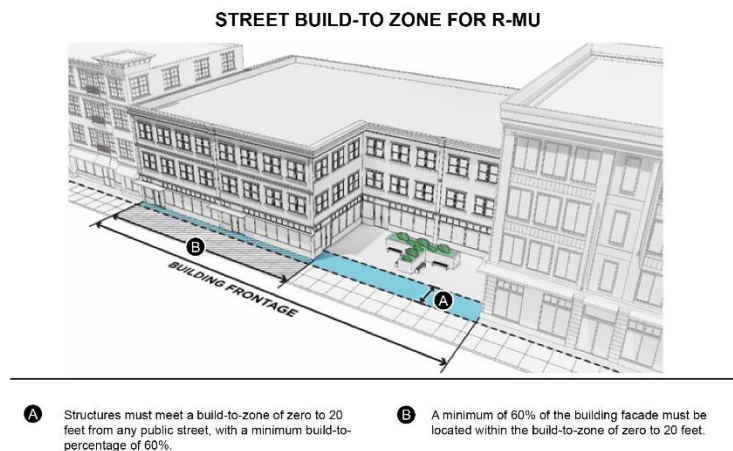
#### 904.10.C.3 Build to Zone

(1) When abutting a Street, a build-to zone is imposed between zero (0) and twenty (20) feet inward from the property line (See Figure 4).

(2) When abutting a Street, a minimum of sixty (60) percent of the building frontage or façade must be located in the Build-To Zone.

(3) Where a project has frontage on two (2) or more Streets, a build-to zone is imposed on all the Street frontages, except where the applicant can document that the frontage requirements cannot be met due to setback, Green Buffer, or Urban Open Space requirement.

Figure 4



#### 904.10.C.4 Sidewalks

Continuous pedestrian sidewalks at least ten (10) feet wide shall be provided, with 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.

#### 904.10.C.5 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.

#### 904.10.C.6 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 904.10.C.1. Each point equates to fifteen (15) feet of additional building height. Points may be transferred from a development site to another, if approved by Planning Commission as part of a Master Development Plan, in accordance with procedures as developed by the Department of City Planning.

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

(1) 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.

(2) 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. In the R-MU, the following bonus points are available:

(1) Zero Energy or Zero Carbon Buildings 915.07.D.1.a—1.c; Points as listed

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

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

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

(5) Building Reuse Section 915.07.D 6.b-6.c; Points as listed

(6) On Site Public Art Section 915.07.D.9.a-9.c; Points as listed.

#### 904.09.C.7 Sustainable Development Bonuses

Developments are not eligible for the provisions of 915.04, Sustainable Development Bonus.

#### 904.10.D Review Procedures

##### 904.10.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 904.10.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.

904.10.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 fifteen thousand (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.

**Section 9.** The Pittsburgh Code, Title Nine, Zoning Code, Article IV, Planning Districts is hereby amended in Chapter 908.03, Oakland Public Realm as follows:

908.03. Oakland Public Realm District.

908.03.A General Boundaries

Specific boundaries of the Oakland Public Realm District are mapped on the City's Zoning District Map.

908.03.B Objective

Oakland is a place of unusual density and concentrated public activity due to the lively environment of highly mixed uses, monumental and grand civic buildings, and large educational and medical institutions. The intent of the Oakland Public Realm District (OPR) is to provide regulations for the development and growth of Oakland in an effort to preserve the mixed use nature of the community while enhancing the sense of place within Oakland's public areas. The Oakland Improvement Strategy, A Comprehensive Strategy for the Development, Improvement and Zoning of Oakland's Public Corridors, Housing and Commercial Areas, identified the need to create zoning standards reflective of the vast areas of Oakland used and seen by the general public. Four (4) sub-districts have been designed to accentuate the positive attributes of each area, and to protect and enhance the fine qualities of Oakland.

Specifically, the intent of the Oakland Public Realm District is:

To enact and implement new zoning districts to enhance and protect Oakland's special character;



To protect the character of less intensive uses from impacts of more intensive uses;

To provide a guide to non-residential and residential development in order to encourage growth that will be both pedestrian friendly and compatible with the existing neighborhood; and

To encourage mixed use development that allows non-residential and residential uses to co-exist without conflict.

#### 908.03.C General Provisions

The provisions of this section shall apply to the entire Oakland Public Realm District unless otherwise noted hereunder.

##### *908.03.C.1 Use*

Permitted uses shall be those listed in each subdistrict below.

##### *908.03.C.2 Development Standards*

Site Development Standards are listed in each subdistrict below.

The Residential Compatibility Standards of Chapter 916 shall impose additional height and setback standards on new High Density and Very High Density Residential and nonresidential development abutting Residential and H Districts.

The Environmental Performance Standards of Chapter 915 shall impose additional restrictions on site development.

New development shall be allowed to use Contextual Setbacks and Contextual Building Heights in accordance with the provisions of Sec. 925.06 and Sec. 925.07.

#### 908.03.D Oakland Public Realm Subdistricts

##### ~~908.03.D.1 Oakland Subdistrict A/OPR A: Atwood Street District~~

##### ~~(a) Purpose~~

~~To encourage limited retail and restaurant uses in the ground floors of residential-like structures.~~

~~To maintain the existing residential scale and character of the street in order to address potential impacts of commercial development in a residential area.~~

##### ~~(b) Permitted Uses~~

~~The following uses shall be permitted by right in the OPR A Subdistrict.~~

~~Single-unit detached residential~~

~~Single-unit attached residential~~

~~Two-unit residential~~

~~Art or Music Studio~~

~~Medical Office (limited)~~

~~Restaurant, Fast Food (limited)~~

~~Restaurant (limited)~~

~~Retail Sales and Services (limited)~~

~~Sidewalk Cafe~~

~~Accessory uses shall be allowed in accordance with the Accessory Use regulations of Chapter 912.~~

~~(c) Site Development Standards~~

Site Development Standard	OPR A Regulation
Minimum Lot Size	None
Maximum Floor Area Ratio	3:1
Minimum Front Setback	0 feet
Minimum Rear Setback —When not adjacent to way —When adjacent to way	20 feet 0 feet
Minimum Interior Sideyard Setback	0 feet
Minimum Street Sideyard Setback	5 feet
Maximum Lot Coverage	80%
Maximum Height	40 feet

~~(d) Specific Project Development Plan Standards~~

~~No parking shall be permitted in the front yard; interior garages on the front facade are not permitted. Accessory detached garages are permitted only in the rear yard.~~

~~New construction shall maintain a sixty-five (65) percent building frontage along the established build to line.~~

~~The design of any structure used for non-residential purposes that does not occupy a structure originally designed as a residence shall be residential in character. The building design may employ sloped roofs, gables, porches, double hung windows, and other elements associated with residential structures.~~

~~Entrances to first floor uses shall provide a prominent and highly visible street level doorway or entrance on the facade of the building that fronts onto Atwood Street.~~

~~(e) Use Exceptions~~

~~Use exceptions are the same as those for the Neighborhood Office/NDO district as listed in the Use Table in Chapter 911.02.~~

~~908.03.D.2~~ Oakland Subdistrict B/OPR-B: Craig Street

(a) Purpose

To encourage retail and restaurant uses in the ground floors of buildings.

To encourage a variety of residential and office-like uses on the upper floors of buildings.

(b) Permitted Uses

The following uses shall be permitted by-right in the OPR-B Subdistrict:

Two-unit residential

Three-unit residential

Multi-unit residential

Art or Music Studio

Bank or Financial Institution (limited)

Bed and Breakfast (limited)

Community Center (limited)

Cultural Services (limited)

Library (limited and general)

Medical Office (limited and general)

Office (limited and general)

Religious Assembly (limited)

Restaurant, Fast Food (limited)

Restaurant (limited)

Retail Sales and Services (limited)

Sidewalk Cafe

Accessory uses in accordance with the Accessory Use regulations of Chapter 912. In addition, accessory uses in the uses in the OPR-B Subdistrict shall not exceed twenty-five (25) percent of the gross floor area of the primary use.

(c) Site Development Standards

Site Development Standard	OPR-B Regulation
Minimum Lot Size	None
Maximum Floor Area Ratio	4:1
Minimum Front Setback	0 feet
Minimum Rear Setback When not adjacent to way When adjacent to way	20 feet 0 feet
Minimum Interior Sideyard Setback	0 feet
Minimum Street Sideyard Setback	0 feet
Maximum Lot Coverage	90%
Maximum Height	60 feet (see Section 908.03.D.2.f for Special Exception for additional height)

(d) Specific Project Development Plan Standards

No accessory surface parking will be permitted without the applicant providing the alternatives considered and the reasons why those alternatives were not determined to be acceptable by the applicant.

New construction shall maintain a sixty-five (65) percent building frontage along the established build-to-line.

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.

All Primary Structures shall provide a prominent and highly visible street level doorway or entrance on the facade of the building that fronts onto Craig Street.

(e) Use Exceptions

Use exceptions are the same as those for the Local Neighborhood Commercial/LNC district as listed in the Use Table in Chapter 911.02.

(f) Special Exception for Height in the OPR-B Subdistrict

Additional height above sixty (60) feet in the Oakland Public Realm Subdistrict B shall be allowed in accordance with the Special Exception procedures of Section 922.07 with the following standards:

The maximum height shall be eighty-five (85) feet;

The additional height will not create detrimental impacts on nearby properties through consideration of the additional traffic impacts caused by the additional height, the impacts on views from such properties, and the impacts of the bulk of the buildings on such properties.

~~908.03.D.3 Oakland Subdistrict C/OPR C: Fifth & Forbes District~~

~~(a) Purpose~~

~~To provide a district where an intensive concentration of mixed uses that accommodate office, retail, housing, institutional, classrooms, and student housing of all types.~~

~~To encourage continuous retail business frontage at street or similar pedestrian level, with additional retail, office, classrooms, institutional, and residential uses as the primary uses of upper stories of buildings.~~

~~To encourage private development which creates a vibrant and attractive pedestrian environment along the public streets.~~

~~(b) Permitted Uses~~

~~The following uses shall be permitted by right in the OPR C Subdistrict:~~

~~Multi-unit Residential~~

~~Art or Music Studio~~

~~Bank or Financial Institution (limited and general)~~

~~Bed and Breakfast (limited and general)~~

~~Child Care (limited and general)~~

~~Community Center (limited and general)~~

~~Cultural Services (limited and general)~~

~~Grocery Store (limited)~~

~~Hotel/Motel (limited and general)~~

~~Laboratory/Research Services (limited and general)~~

~~Library (limited and general)~~

~~Medical Office (limited and general)~~

~~Office (limited and general)~~

~~Parking Structure (limited and general)~~

~~Religious Assembly (limited and general)~~

~~Restaurant, Fast Food (limited)~~

~~Restaurant (limited and general)~~

~~Retail Sales and Services (limited and general)~~

~~Sidewalk Cafe~~

~~Vocational School (limited)~~

Accessory uses in accordance with the Accessory Use regulations of Chapter 912. In addition, accessory uses in the OPR-C Subdistrict shall not exceed twenty-five (25) percent of the gross floor area of the primary use.

~~(c) Site Development Standards~~

Site Development Standard	OPR-C Regulation
Minimum Lot Size	None
Maximum Floor Area Ratio	6:1 (see Section 908.03.D.3.g for Special Exception for additional floor area)
Minimum Front Setback	0 feet
Minimum Rear Setback —When not adjacent to way —When adjacent to way	20 feet 0 feet
Minimum Interior Sideyard Setback	0 feet
Minimum Street Sideyard Setback	0 feet
Maximum Lot Coverage	90%
Maximum Height	85 feet (see Section 908.03.D.3.f for Special Exception for additional height)

~~(d) Specific Project Development Plan Standards~~

~~No accessory surface parking will be permitted without the applicant providing the alternatives considered and the reasons why those alternatives were not determined to be acceptable by the applicant.~~

~~New construction shall maintain eight five (85) percent building frontage along the established build-to-line.~~

~~The street level facade shall be transparent between the height of three (3) feet and eight (8) feet above the walkway grade for o less than sixty (60) percent of the horizontal length of the building facade.~~

~~Ground floor retail or commercial space shall be provided along the entire building frontage along Forbes and Fifth Avenues.~~

~~All Primary Structures shall provide a prominent and highly visible street level doorway or entrance on the facades of the building which front onto either Fifth Avenue, Forbes Avenue or cross streets.~~

~~Continuous pedestrian sidewalks shall be provided along the main facade of building that front onto Forbes Avenue and Fifth Avenue.~~

~~(e) Use Exceptions~~

~~Use exceptions are the same as those for the Urban Neighborhood Commercial/UNC district as listed in the Use Table in Chapter 911.02.~~

~~(f) Special Exception for Height in the OPR-C Subdistrict~~

~~Additional height above eighty five (85) feet in the Oakland Public Realm Subdistrict C shall be allowed in accordance with the Special Exception procedures of Section 922.07 with the following standards:~~

~~The building shall have frontage along Fifth Avenue;~~

~~The maximum height shall be one hundred twenty (120) feet, measured from Fifth Avenue;~~

~~The additional height will not create detrimental impacts on nearby residential properties through consideration of the additional traffic impacts caused by the additional height, the impacts on views from such residential properties, and the impacts of the bulk of the buildings on such residential properties.~~

~~(g) Special Exception for FAR in the OPR-C Subdistrict~~

~~Additional FAR allowance in the Oakland Public Realm Subdistrict C shall be allowed in accordance with the Special Exception procedures of Section 922.07 with the following standards:~~

~~The maximum FAR for structures that contain residential dwelling units shall be 7.5, provided that the total amount of residential floor area equals or exceeds twice the amount of bonus floor area;~~

~~The additional density will not create detrimental impacts through consideration of the additional traffic impacts caused by the additional density and the impacts of the bulk of the buildings on such residential properties.~~

*908.03.D.4 Oakland Subdistrict D/OPR D: Boulevard of the Allies*

~~(a) Purpose~~

~~To encourage the redevelopment of the Boulevard of the Allies as a grand boulevard and an entrance to Oakland and Schenley Park as well as an attractive connection to Downtown.~~

~~To create consistency in scale, size and design of buildings on the Boulevard of the Allies in order to reflect the desire to create an urban boulevard.~~

~~To address the need for an alternative and safe pedestrian environment which promotes strong connections between neighborhoods on both sides of the street.~~

~~(b) Permitted Uses~~

~~The following uses shall be permitted by right in the OPR D Subdistrict:~~

~~Single-unit attached residential~~

~~Two-unit residential~~

~~Three-unit residential~~

~~Multi-unit residential~~

~~Housing for the Elderly (limited)~~

~~Animal Care (limited)~~

~~Art or Music Studio~~

~~Bank or Financial Institution (limited and general)~~

~~Bed and Breakfast (limited and general)~~

~~Child Care (limited and general)~~

~~Community Center (limited and general)~~

~~Cultural Services (limited and general)~~

~~Grocery Store (limited and general)~~

~~Hotel/motel (limited and general)~~

~~Laboratory / Research Services (limited and general)~~

~~Library (limited and general)~~

~~Medical Office (limited and general)~~



~~Nursery (limited)~~

~~Office (limited and general)~~

~~Parking Structure (limited and general)~~

~~Parks and Recreation, Indoor (limited)~~

~~Parks and Recreation, Outdoor (limited)~~

~~Religious Assembly (limited and general)~~

~~Restaurant, Fast Food (limited)~~

~~Restaurant (limited and general)~~

~~Retail Sales and Services (limited and general)~~

~~Safety Service~~

~~Sidewalk Cafe~~

~~Vocational School (limited)~~

~~Accessory uses in accordance with the Accessory Use regulations of Chapter 912. In addition, accessory uses in the OPR-D Subdistrict shall not exceed twenty five (25) percent of the gross floor area of the primary use.~~

~~(c) Site Development Standards~~

Site Development Standard	OPR-D Regulation
Minimum Lot Size	None
Maximum Floor Area Ratio <del>—When not located within 1,500 ft. of a Major Transit Facility</del> <del>—When located within 1,500 ft. of a Major Transit Facility</del>	4:1  5:1
Maximum Lot Coverage	80%
Minimum Front Setback	20 feet
Minimum Rear Setback <del>—When not adjacent to way</del> <del>—When adjacent to way</del>	20 feet 0 feet
Minimum Sideyard Setback	0 feet
Maximum Height	60 feet (see Section

	908.03.D.4.f for Special Exception for additional height)
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~~(d) Specific Project Development Plan Standards~~

~~Any parking area adjacent to the Boulevard of the Allies must be adequately screened from view with decorative fencing or landscaping.~~

~~New construction shall maintain a fifty (50) percent building frontage along the established build-to line.~~

~~Varied building designs that avoid long, flat facades are required, and continuous linear strip developments are prohibited.~~

~~Each principal building on a site shall have a clearly defined, highly visible entrance. Main entrances to buildings should be emphasized using larger doors and framing devices such as deep overhangs, recesses, peaked roof forms, an arches. This entrance shall face the Boulevard of the Allies.~~

~~Sidewalks at least six (6) feet in width shall be provided along the Boulevard of the Allies, and at least one (1) continuous pedestrian walkway must be provided from the street to the principal building entrance.~~

~~Street trees are required along the entire site frontage along the Boulevard of the Allies according to standards outlined in Section 918: Landscaping & Screening Standards. Additional landscaping shall be in the required twenty foot front setback with the purpose to screen buildings and parking areas; such landscaping shall be a considered in the Project Development Plan review process. Use of earthen berms, low walls, ornamental fences and other such screening types should be considered as components of the landscaping plan in the frontyard setback.~~

~~(e) Use Exceptions~~

~~Use exceptions are the same as those for the Urban Neighborhood Commercial/UNC district as listed in the Use Table in Chapter 911.02.~~

~~(f) Special Exception for Height in the OPR-D Subdistrict~~

~~Additional height above sixty (60) feet in the Oakland Public Realm Subdistrict D shall be allowed in accordance with the Special Exception procedures of Section 922.07 with the following standards:~~

~~The maximum height shall be eighty five (85) feet;~~

~~The additional height will not create detrimental impacts on nearby properties through consideration of the additional traffic impacts caused by the additional height, the impacts on views from such properties, and the impacts of the bulk of the buildings on such properties.~~

**Section 10.** The Pittsburgh Code, Title Nine, Zoning Code, Article V, Use Standards is hereby amended in Chapter 911, Use Table as follows:

**Section 11.** The Pittsburgh Code, Title Nine, Zoning Code, Article VI, Development Standards is hereby amended in Chapter 914.04, Off-Street Parking Exemption/Reduction Areas, as follows:

914.04. - Off-Street Parking Exemption/Reduction Areas

The minimum off-street parking requirements of Section 914.02.A shall be decreased as shown in the following table for uses located in districts designated on the Official Zoning Map as "Parking Exempt Areas." Uses located in Parking Exempt Areas shall provide no more than the otherwise required minimum parking ratio established in Section 914.02.A.

Area	Use Type	Percent Decrease
SP Districts & PUDs	Any use	Parking Demand Analysis Required, see Sec. 914.02.B
Downtown	Any use	100
East Liberty	Any use except residential	50
SP-11 Lower Hill Planned Development	Any use	100
North Shore	Any use except residential	25
North Side	Any use except residential	25
Oakland	<del>Any use except residential</del>	50
Uptown Public Realm District	Any use	100
Riverfront Zoning Districts	Any use	50
<u>UC-E, UC-MU and R-MU Zoning Districts</u>	<u>Any use</u>	<u>50</u>

The parking reductions of this section shall not be applicable to the minimum Bicycle Parking requirements of [Section 914.05](#).

**Section 12.** The Pittsburgh Code, Title Nine, Zoning Code, Article VI, Development Standards is hereby amended in Chapter 915.07, Performance Points System, as follows:

#### 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.~~
54. Area Median Income (AMI) shall mean the average medium 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).

65. 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.

76. 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.

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

~~12. 11. 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.~~

~~14.12.~~ 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. 13.~~ 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.

14. 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.

15. Underrepresented Groups shall mean existing residents of the Pittsburgh Metropolitan Statistical Area with incomes at or below eighty (80) percent AMI; or lack a four-year degree; or reside in a City of Pittsburgh neighborhood with an unemployment rate that is more than double the City of Pittsburgh average.

#### 915.07.D Bonus Goals and Points

Goal	Points
<del>1. On-Site Energy Consumption—</del> <u>Zero Energy or Zero Carbon Buildings New Construction</u>	
1.a <del>Site energy use intensity is at AIA 2030 Commitment average savings levels. Demonstrate compliance with International Energy Conservation Code Section C407 Total Building Performance criteria or ASHRAE Standard 90.1-2019 Appendix G Building Performance Rating Method.</del>	1
1.b <del>Site energy use intensity is at least 70% below national median. Demonstrate compliance with International Energy Conservation Code Section C407 Total Building Performance criteria or ASHRAE Standard 90.1-2019 Appendix G Building Performance Rating Method and buildings shall be designed and</del>	2

	constructed with no gas or fossil-fuel fired equipment as described in <u>Zero Code 2.0.</u>	
1.c	<del>Site energy use is 80% or more below national median.</del> <u>Demonstrate compliance with International Energy Conservation Code Appendix CC: Zero Energy Commercial Building Provisions.</u>	3
2. <u>Reserved On-Site Energy Consumption—Existing Buildings</u>		
2.a	<del>Site energy use intensity is at least 20% below national median.</del>	1
2.b	<del>Site energy use intensity is at least 35% below national median.</del>	2
2.c	<del>Site energy use is 50% or more below national median.</del>	3
3. On-Site Energy Generation		
At least one (1) point from <del>On-Site Energy Consumption</del> <u>Zero Energy or Zero Carbon Buildings</u> required prior to using the On-Site Energy Generation points below.		
3.a	At least 25% of energy use is generated from on-site renewable sources.	1
3.b	At least 50% of energy use is generated from on-site renewable sources; or	2
	Connecting to distributed energy systems.	
3.c	75% or more of energy use is generated from on-site renewable sources.	3
4. Affordable Housing		
Available only to projects where at least 50% of the gross floor area is used for residential units.		
Points for options 4.c and 4.d below will only be awarded to development projects providing at least 20 housing units.		
4.a	At least 5-14.9% of units for rent are affordable housing for persons at or below 80% AMI.	1
4.b	At least 5-14.9% of units for sale are affordable housing for persons at or below 80% AMI; or	2
	At least 5-14.9% of units for rent are affordable housing for persons at or below 60% AMI; or	
	At least 15-19.9% of units for rent are affordable housing for persons at or below 80% AMI.	
4.c	At least 15-19.9% of units for sale are affordable housing for persons at or below 80% AMI; or	3



	At least 15-19.9% of units for rent are affordable housing for persons at or below 60% AMI; or	
	At least 20% or more of units for rent are affordable housing for persons at or below 80% AMI.	
4.d	20% or more of units for sale are affordable housing for persons at or below 80% AMI; or	4
	20% or more of units for rent are affordable housing for persons at or below 60% AMI.	
5. Rainwater		
All vegetated Green Infrastructure must use at least 50% Native Plants.		
5.a	At least 50% of the first two (2) inches of runoff from impervious surfaces is captured and managed using Preferred Stormwater Management Technology installations; or	1
	At least 15% of the first two (2) inches of runoff from impervious surfaces is captured and reused on-site.	
5.b	At least 75% of the first two (2) inches of runoff from impervious surfaces is captured and managed using Preferred Stormwater Management Technology installations; or	2
	At least 30% of the first two (2) inches of runoff from impervious surfaces is captured and reused on-site.	
5.c	100% or more of the first two (2) inches of runoff from impervious surfaces is captured and managed using Preferred Stormwater Management Technology installations; or	3
	45% of the first two (2) inches of runoff from impervious surfaces is captured and reused on-site.	
6. Building Reuse		
6.a	Exterior design of new development is compatible with nearby structures more than fifty (50) years old including the use of similar window and door sizes and materials, cladding materials, bays, cornices, and other Primary Structure elements.	1
6.b	At least 75% of street facing building facades from structures more than 50 years old are restored and integrated into new development.	2
6.c	Existing building shell is restored and retained.	3

7. Riverfront Public Access Easements, Trails and Amenities		
7.a	For parcels that abut the riverfront and are not separated by a right-of-way, provision of a riverfront public access easement held by the City of Pittsburgh of at least 20 feet in width and runs the entire length of the parcel's riverfront boundary.	1
7.b	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.	2
7.c	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.	1
7.d	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.	2
7.e	Provision of public restrooms accessible from the public riverfront trail, open during expected hours of trail use.	2
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.	1
8. Neighborhood Ecology		
8.a	Ground-level surface parking area is designed so that a minimum of 50% of the total paved area is shaded by solar panels.	1
8.b	The top level of a parking structure is designed so that a minimum of 50% of the total area is shaded by solar panels.	1
9. Public Art		
<i>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.</i>		
9.a	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.	1

9.b	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.	2
9.c	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.	3
10. Urban Fabric		
10. a	Structured parking is designed to allow for conversion to other (non-parking) uses.	2
11. Transit-Oriented Development		
11. a	Site is within ½ mile networked walkshed of rapid service routes.	1
11. b	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.	3
<u>12 Equitable Development</u>		
<u>12. a</u>	<u>Commitment to ensuring 10% 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</u>	<u>1</u>
	<u>Contribution of a sum equal to \$3 per rentable commercial square foot (RCSF) 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 25% of the total sum due at the time the project completes construction; or</u>	
	<u>A signed lease agreement between the applicant and a Local Workforce Group for a period not less than five (5) years.</u>	

<u>12. b.</u>	<u>Commitment to ensuring 20% 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</u>	<u>2</u>
	<u>Contribution of a sum equal to \$4 per rentable commercial square foot (RCSF) 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 25% of the total sum due at the time the project completes construction.</u>	
<u>12. c</u>	<u>Commitment to ensuring 30% 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</u>	<u>3</u>
	<u>Contribution of a sum equal to \$5 per commercial square foot (RCSF) 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 25% of the total sum due at the time the project completes construction.</u>	
<u>13 Fresh Food Access</u>		
<u>13. a</u>	<u>The building is designed and constructed, or a renovation of a building includes a Fresh Food Market as a tenant.</u>	<u>2</u>

#### 915.07.E Compliance and 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 procedures as developed by the Department of City Planning and the following steps in the process toward achieving the requirements of the bonus:

a. ~~On-site energy consumption and production~~ Zero Energy or Zero Carbon Buildings:

(1) Application and predesign phase: Submission of intent to comply with International Energy Conservation Code Section C407 Total Building

Performance criteria or ASHRAE Standard 90.1- 2019 Appendix G Building Performance Rating Method and how the project intends to meet this requirement. ~~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~~ A BEM will be required showing that the building is designed to comply with International Energy Conservation Code Section C407 Total Building Performance criteria or ASHRAE Standard 90.1- 2019 Appendix G Building Performance Rating Method. ~~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 a building energy model reflecting the as-built condition showing International Energy Conservation Code Section C407 Total Building Performance criteria or ASHRAE Standard 90.1- 2019 Appendix G Building Performance Rating Method. ~~or applicable third party certification of energy performancee (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) All projects shall comply with On-Site Inclusionary Standards 907.04.A.6 (e) through (j).
- (2) 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.

- (23) 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, and documenting compliance with On-Site Inclusionary Standards 907.04.A.6 (e) through (j). 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) For projects contributing to the City's Equitable Development Trust Fund per rentable commercial square foot (RCSF), seventy-five (75) percent of the structure's Gross Floor Area must contain commercial, non-residential uses. For purposes of this calculation, shared spaces shall be excluded from Gross Floor Area.

(3) If a building should be found at any point out of compliance with this Performance Point, the property owner shall beginning that year pay the fee per rentable commercial square foot (RCSF) option for the remainder of the ten (10) years from the date construction was completed. This bonus point shall be exempt from 915.07.E.2, however, the first payment shall be made to the Equitable Development Trust Fund within thirty (30) days of the documentation of non-compliance or the City shall have the authority to revoke the certificate of occupancy for the building.

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.

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 unless otherwise noted in this section, the developer-property owner shall be subject to a fine equal to one (1) percent of the construction costs and shall provide a plan for compliance with the bonus point. If the plan is not submitted and 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. If the project is

not brought into compliance within one (1) year, then the City shall have the authority to revoke the certificate of occupancy for the building.

The following Performance Points shall have the compliance path as provided, if projects do not provide satisfactory evidence of achieving the performance standards of each used bonus within three (3) years of receiving its initial certificate of occupancy.

#### On-Site Energy Generation – Distributed Energy Systems

For 3.b, Connecting to distributed energy systems only, the property owner shall be subject to a fine of two (2) percent of construction cost. 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.

#### Building Reuse

For 6.b and 6c., the property owner shall be subject to a fine of two (2) percent of construction cost. 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.

#### Urban Fabric

For 10a., the property owner shall be subject to a fine of two (2) percent of construction cost. 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.

#### Transit Oriented Development

(1) For 11.a, no fine shall be imposed, nor compliance required, under section 915.07.E.2 if rapid service routes are discontinued through no fault of the property owner.

**Section 13.** The Pittsburgh Code, Title Nine, Zoning Code, Article VI, Development Standards, is hereby amended in Chapter 919, Signs, Section 919.03.F as follows:

#### 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, R-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, UC-E, 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.

**Section 14.** The Pittsburgh Code, Title Nine, Zoning Code, Article VI, Development Standards, is hereby amended in Chapter 919, Signs, Section 919.03.M as follows:

919.03.M.3 RP, EMI and GPR and OPR Zoning Districts

In the RP, R-MU, EMI, GPR and OPR Zoning Districts:

- (a) Wall mounted signs shall be limited to one (1) along each street frontage, not exceeding eighty (80) square feet in face area and shall not extend more than forty (40) feet above grade. 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) Ground signs shall be limited to one (1) along each street frontage when the property frontage measures two hundred (200) feet or less. Otherwise, ground signs shall not be spaced within two hundred (200) feet of each other when located on the same zoning lot. Ground signs shall not extend more than twenty (20) feet from the top of the sign to the grade beneath the sign and shall not exceed a total face area of fifty (50) square feet;
- (c) Roof signs shall not be permitted;
- (d) These signs shall not contain animation, rotation (other than barber poles) or illumination that flashes or is intermittent;

(e) 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 the name of the business.

#### 919.03.M.4 HC Districts

In the HC Zoning Districts:

(a) Wall mounted signs are permitted provided that the total face area attached to a wall 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 forty (40) feet above grade except where expressly permitted. For buildings with multi-commercial tenants on the first and second floors with direct street access 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 store frontage to a maximum of eighty (80) square feet per sign, 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 forty (40) 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 fifty (150) feet or less, otherwise ground signs shall not be spaced within one hundred fifty (150) feet of each other when located on the same zoning lot. Ground signs shall not extend more than thirty (30) feet from the top of the sign to the grade beneath the sign and shall not exceed a total face area of sixty (60) square feet;

(c) Signs attached to gasoline dispensing pumps shall be limited to one (1) sign not exceeding four (4) square feet in face area for each pump;

(d) 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 the name of the business. 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.

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

In the LNC, UNC, UC-MU, UC-E, 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.6 NDI, RIV-GI, GI and UI Districts

In the NDI, RIV-GI, GI and UI Zoning 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 forty (40) feet above grade. 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, and shall not extend higher than the second floor. Tenant signs are to be located within the façade area of the tenant. Maximum letter height on all wall signs below forty (40) feet above grade shall be four (4) feet.
- (b) Ground signs shall not extend more than forty-five (45) from the top of the sign to the grade beneath the sign provided that no sign shall exceed two hundred (200) square feet in face area or a vertical measurement of twenty (20) 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.

#### 919.03.M.7 GT and RIV-NS Zoning Districts

In the GT and RIV-NS Zoning Districts:

- (a) Wall mounted signs, except for public destination facilities, are permitted provided that;
  - (i) 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 forty (40) feet above grade except where expressly permitted.
  - (ii) 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.

(iii) Tenant signs are to be located within the façade area of the tenant. Maximum letter height on all wall signs below forty (40) feet above grade shall be four (4) feet.

(b) For public destination facilities, the total face area of wall mounted signs below forty (40) feet shall not exceed a total of three (3) percent of exposed building façade area or a maximum of two hundred (200) square feet per façade, whichever is smaller, shall permit electronic identification signs with no motion or animation, and shall be subject to design review and approval by the City Planning Commission.

(c) Only the name of the building or business shall be mounted higher than forty (40) feet above grade and may face in all directions but shall not be roof mounted nor project above the roof peak or parapet wall, shall not exceed in face area forty (40) square feet or two (2) percent of exposed façade area whichever is larger, shall be limited to four (4) per building, shall include no motion or animation, shall not exceed a luminance of two thousand five hundred (2,500) nits during daylight hours between sunrise and sunset, shall not exceed a luminance of two hundred fifty (250) nits at all other times, shall permit electronic illumination with no motion or animation, and shall be subject to design review and approval by the City Planning Commission. All applications shall include certification that the sign will comply with luminance level standards at the time of application and must certify again that the sign is operating in compliance with the standards prior to issuance of an occupancy permit.

(d) 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;

(e) 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 meet the definition of business or identification sign; provided that a marquee or canopy sign attached to a Public Assembly (general) facility which shall otherwise be subject to this provision, may be up to eight (8) feet in height and subject to review by the Planning Commission under the Project Development Plan criteria put forth in [Section 922.10](#).

#### 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~~ B)
- (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
- (xvii) UC-E Urban Center – Employment
- (xviii) R-MU Residential – 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 ( $\frac{2}{3}$ ) 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.

**Section 15.** The Pittsburgh Code, Title Nine, Zoning Code, Article VIII, Review and Enforcement, is hereby amended in Chapter 922, to create a Section 922.15 Mixed Use Development Standards.

#### 922.15 Mixed Use Development Standards

These standards shall be applicable to the UC-MU, UC-E, and R-MU zoning districts.

##### 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

##### 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.B 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 exempted in 904.08.B.2. 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. Structured and integral parking accessory to Affordable Housing, housing with a gross cost, including utilities, that does not exceed thirty (30) percent of the occupant's income, shall be exempt from this requirement. When the minimum number of EV spaces required results in a fractional number, a fraction of less than one-half ( $\frac{1}{2}$ ) shall be rounded down to next lowest number and a fraction of one-half ( $\frac{1}{2}$ ) 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 (400) feet. Where a zoning lot has a building at a length of four hundred (400) 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 facade adjacent to a street shall contain a non-articulated condition greater than fifty (50) linear feet in length. Building wall articulation must be achieved through changes in the façade depth of no less than six (6) 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.

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#### 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.

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#### 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 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) 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 Bird Safe Glazing

Bird Safe Glazing is encouraged in the following applications:

1. New Construction, except single-unit residential.
2. Replacement of fifty (50) percent of the glazing on an existing structure except single-unit residential.
3. Additions to existing buildings totaling of 15,000 sf or greater.
4. New or renovated above grade pedestrian bridges.

On the first sixty (60) feet of the building from the ground floor, Bird Safe Glazing is required. Above sixty (60) feet, where Intensive Green Roof or Extensive Green Roof exists or trees and vegetation are architecturally integrated into patios or balconies, bird safe glazing is required on the façade of the floor immediately adjacent and the two floors above.

For locally designated historic structures and structures in local historic district subject to the provisions of Chapter 1101, reversible treatment methods may be used such as netting, glass films, grates and screens.

Where ground floor transparency is required, applicant shall work through the Design Review Process to ensure that the Bird Safe Glazing still meets the design intent of

ground floor transparency, including visibility into the building from the adjacent pedestrian realm.

#### 922.15.I 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 (6) feet and may be opaque.
3. Fences and walls, shall meet the Materials and Methods Standards in 918.03.B.1.(b).
4. Fences that do not comply with the height standards above may be reviewed and approved in accordance with the Administrator Exception procedures of Section 922.08 subject to the following standards:
  - a. No fence or wall shall exceed a height of one foot in additional to what is permitted in the standards above; and
  - b. The exception shall not have a detrimental impact on adjacent, impacted, properties or streets.

#### 922.15.J 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.K Height Reduction Zone

Where identified in Height map, the height reduction zone restricts building height for twenty (20) feet into the development parcel. Structures or portions of structures in this zone may not exceed the maximum height permitted in the adjacent zoning district plus twenty (20) feet. The height reduction zone is not a setback, it restricts height within the first twenty (20) feet as shown on the adopted height map.

#### 922.15.L Whole-Building Life-Cycle Assessment

All projects requiring Planning Commission Review and Approval under 904.08.D.2, 904.09.D.2, 904.10.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 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?

**Section 16.** The Pittsburgh Code, Title Nine, Zoning Code, Article IX, Measurements and Definitions, is hereby amended in Chapter 926, to add new definitions as follows:

33.1 Bird Safe Glazing shall mean glazing treatments or visual markers that minimize the impact of bird collisions that has been treated to a maximum threat factor of 30 in accordance with the American Bird Conservancy Bird Collision Threat Factor Rating, or with a relevant ASTM standard. These may include fritting, netting, frosted glass, exterior screens or physical grids placed on the exterior of glazing that are visible to birds.

#### 34.1 Buffers, Green

Green Buffers shall be a minimum of fifteen (15) feet and may not include parking. 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.

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.