



Legislation Details (With Text)

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Type: Ordinance **Status:** Passed Finally

File created: 3/3/2025 **In control:** Committee on Land Use and Economic Development

On agenda: 5/14/2025 **Final action:** 5/6/2025

Enactment date: 5/6/2025 **Enactment #:** 10

Effective date: 5/7/2025

Title: Ordinance amending and supplementing the Pittsburgh Code of Ordinances, Title Nine, Zoning, Article Two, Base Zoning Districts, Chapter 903, Residential Zoning Districts, to reduce required minimum lot sizes.
(Public Hearing held 4/23/25)

Sponsors: Bobby Wilson, Barbara Warwick, Robert Charland

Indexes: PGH. CODE ORDINANCES TITLE 09 - ZONING

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
5/7/2025	1	Mayor	Signed by the Mayor	
5/6/2025	1	City Council	Passed Finally	Pass
4/30/2025	1	Standing Committees	Held in Committee	Fail
4/30/2025	1	Standing Committees	Affirmatively Recommended	Pass
4/23/2025	1	Committee on Hearings and Policy	Public Hearing Held	
3/12/2025	1	Standing Committees	Held for Cablecast Public Hearing	Pass
3/4/2025	1	City Council	Read and referred	

Ordinance amending and supplementing the Pittsburgh Code of Ordinances, Title Nine, Zoning, Article Two, Base Zoning Districts, Chapter 903, Residential Zoning Districts, to reduce required minimum lot sizes.
(*Public Hearing held 4/23/25*)

The Council of the City of Pittsburgh hereby enacts as follows:

Section 1. **The Pittsburgh Code, Title Nine, Zoning Code, Article II, Base Zoning District, is hereby amended at Chapter 903, Residential Zoning Districts, as follows:**

903.03. - Development Subdistricts.

Development Subdistricts establish regulations governing site development within residential zoning districts.

903.03.A Very Low-Density

903.03.A.1 Map Designation

The zoning map designation for lands classified in the Very Low-Density Subdistrict shall be the letters "VL", which shall follow the Use Subdistrict designation (e.g., R1D-VL)

903.03.A.2 Site Development Standards

Sites in the Very Low-Density Subdistrict shall be developed in accordance with the following site development standards, provided that:

- (a) 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](#); and
- (b) The Environmental Performance Standards of Chapter 915 shall impose additional regulations on site development if such conditions exist.

Article VI and Chapter 925 contain a complete description of site development standards and a listing of exemptions to various standards.

- (c) When a dwelling unit is "attached" to one (1) or more separate dwelling units on separate lots by a party wall or separate abutting wall the required interior sideyard setback shall be zero on the abutting or party wall side.

Site Development Standard	Very-Low Density Subdistrict
Minimum Lot Size	8,000 s.f. <u>6,000 s.f.</u>
Minimum Lot Size per Unit	8,000 s.f.
Minimum Front Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	30 ft. 30 ft.
Minimum Rear Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	30 ft. 30 ft.
Minimum Exterior Sideyard Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	30 ft. 30 ft.
Minimum Interior Sideyard Setback R1D, R2 & R3 Subdistricts R1A Subdistrict RM Subdistrict	5 ft. 5 ft. 30 ft.
Maximum Height R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	40 ft. (not to exceed 3 stories) 40 ft. (not to exceed 3 stories)

903.03.B Low-Density**903.03.B.1 Map Designation**

The zoning map designation for lands classified in the Low-Density Subdistrict shall be the letter "L", which shall follow the Use Subdistrict designation (e.g., R1D-L)

903.03.B.2 Site Development Standards

Sites in the Low-Density Subdistrict shall be developed in accordance with the following site development standards, provided that:

- (a) 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](#); and
- (b) The Environmental Performance Standards of Chapter 915 shall impose additional regulations on site development if such conditions exist.

Article VI and Chapter 925 contain a complete description of site development standards and a listing of exemptions to various standards.

(c) When a dwelling is "attached" to one (1) or more separate dwelling units on separate lots by a party wall or separate abutting wall the required interior sideyard setback shall be zero on the abutting or party wall side.

ite Development Standard	Low Density Subdistrict
Minimum Lot Size	5,000 s.f. <u>3,000 s.f.</u>
Minimum Lot Size per Unit	3,000 s.f.
Minimum Front Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	30 ft. 25 ft.
Minimum Rear Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	30 ft. 25 ft.
Minimum Exterior Sideyard Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	30 ft. 30 ft.
Minimum Interior Sideyard Setback R1D, R2 & R3 Subdistricts R1A Subdistrict RM Subdistrict	5 ft. 5 ft. 25 ft.
Maximum Height R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	40 ft. (not to exceed 3 stories) 40 ft. (not to exceed 3 stories)

903.03.C Moderate Density

903.03.C.1 Map Designation

The zoning map designation for lands classified in the Moderate-Density Subdistrict shall be the letter "M", which shall follow the Use Subdistrict designation (e.g., R2-M)

903.03.C.2 Site Development Standards

Sites in the Moderate-Density Subdistrict shall be developed in accordance with the following site development standards, provided that:

- (a) 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; and
- (b) The Environmental Performance Standards of Chapter 915 shall impose additional regulations on site development if such conditions exist.

Article VI and Chapter 925 contain a complete description of site development standards and a listing of exemptions to various standards.

(c) When a dwelling is "attached" to one (1) or more separate dwelling units on separate lots by a party wall or separate abutting wall the required interior sideyard setback shall be zero on the abutting or party wall side.

Site Development Standard	Moderate Density Subdistrict
Minimum Lot Size	3,200 s.f. <u>2,400 s.f.</u>
Minimum Lot Size per Unit	1,800 s.f.

Minimum Front Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	30 ft. 25 ft.
Minimum Rear Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	30 ft. 25 ft.
Minimum Exterior Sideyard Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	30 ft. 25 ft.
Minimum Interior Sideyard Setback R1D, R2 & R3 Subdistricts R1A Subdistrict RM Subdistrict	5 ft. 5 ft. 10 ft.
Maximum Height R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	40 ft. (not to exceed 3 stories) 55 ft. (not to exceed 4 stories)

903.03.D High Density**903.03.D.1 Map Designation**

The zoning map designation for lands classified in the High-Density Subdistrict shall be the Letter "H" which shall follow the Use Subdistrict designation (e.g., RM-H)

903.03.D.2 Site Development Standards

Sites in the High-Density Subdistrict shall be developed in accordance with the following site development standards, provided that:

- (a) 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;
- (b) 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 located near residential and H Districts; and
- (c) The Environmental Performance Standards of Chapter 915 shall impose additional regulations on site development if such conditions exist.

Article VI and Chapter 925 contain a complete description of site development standards and a listing of exemptions to various standards.

- (d) When a dwelling is "attached" to one (1) or more separate dwelling units on separate lots by a party wall or separate abutting wall the required interior sideyard setback shall be zero on the abutting or party wall side.

Site Development Standard	High Density Subdistrict
Minimum Lot Size	1,800 s.f. <u>1,200 s.f.</u>
Minimum Lot Size per Unit	750 s.f.
Minimum Front Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	15 ft. 25 ft.
Minimum Rear Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	15 ft. 25 ft.
Minimum Exterior Sideyard Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	15 ft. 25 ft.

Minimum Interior Sideyard Setback R1D, R2 & R3 Subdistricts R1A Subdistrict RM Subdistrict	5 ft. 5 ft. 10 ft.
Maximum Height R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	40 ft. (not to exceed 3 stories) 85 ft. (not to exceed 9 stories)

903.03.E Very-High Density**903.03.E.1 Map Designation**

The zoning map designation for lands classified in the Very-High Density Subdistrict shall be the letters "VH", which shall follow the Use Subdistrict designation (e.g., RM- VH)

903.03.E.2 Site Development Standards

Sites in the Very High-Density Subdistrict shall be developed in accordance with the following site development standards, provided that:

- (a) New development shall be allowed to use Contextual Setbacks and Contextual Building Heights in accordance with the provisions of Sec. Sec. 925.06 and Sec. 925.07;
- (b) 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 located near residential and H Districts; and
- (c) The Environmental Performance Standards of Chapter 915 shall impose additional regulations on site development if such conditions exist.

Article VI and Chapter 925 contain a complete description of site development standards and a listing of exemptions to various standards.

- (d) When a dwelling is "attached" to one (1) or more separate dwelling units on separate lots by a party wall or separate abutting wall the required interior sideyard setback shall be zero on the abutting or party wall side.

Site Development Standard	Very-High Density Subdistrict
Minimum Lot Size	1,200 s.f.
Minimum Lot Size per Unit	400 s.f.
Minimum Front Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	5 ft. 25 ft.
Minimum Rear Setback	
R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	15 ft. 25 ft.
Minimum Exterior Sideyard Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	5 ft. 25 ft.
Minimum Interior Sideyard Setback R1D, R2 & R3 Subdistricts R1A Subdistrict RM Subdistrict	5 ft. 5 ft. 10 ft.
Maximum Height R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	40 ft. (not to exceed 3 stories) no limit <u>180 ft.</u>

Section 2. The Pittsburgh Code, Title Nine, Zoning Code, Article IX, Measurements and Definitions, is hereby amended at Chapter 926, Definitions, as follows:

101. ~~High-Density Residential~~ means residential development with a density of seven hundred fifty (750) dwelling units per acre. **Reserved.**

Section 3. The Pittsburgh Code, Title Nine, Zoning Code, Article IX, Measurements and Definitions, is hereby amended at Chapter 926, Definitions, as follows:

135. ~~Low Density Residential~~ means residential development at a density of three thousand (3,000) square feet per unit. **Reserved.**

Section 4. The Pittsburgh Code, Title Nine, Zoning Code, Article IX, Measurements and Definitions, is hereby amended at Chapter 926, Definitions, as follows:

148. ~~Moderate-Density Residential~~ means residential development with a density of one thousand eight hundred (1,800) square feet per unit. **Reserved.**

Section 5. The Pittsburgh Code, Title Nine, Zoning Code, Article IX, Measurements and Definitions, is hereby amended at Chapter 926, Definitions, as follows:

251. ~~Very High-Density Residential~~ means residential development with a density of four hundred (400) square feet per unit. **Reserved.**

252. ~~Very Low-Density Residential~~ means residential development with a density of eight thousand (8,000) square feet per unit. **Reserved.**