



Legislation Details (With Text)

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File created:	7/15/2025	In control:	Committee on Hearings
On agenda:	9/10/2025	Final action:	12/31/2025
Enactment date:		Enactment #:	
Effective date:			
Title:	Ordinance amending and supplementing the Pittsburgh Code, Title Nine: Zoning, Article V: Use Regulations, Chapter 911-Primary Uses, 911.02 - Use Table, and Adding Section 911.04.A.101 - Short Term Rental; and amending and supplementing the Pittsburgh Code, Title Nine: Zoning, Article V: Use Regulations, Chapter 912 – Accessory Uses and Structures, by adding Section 912.09 - Short-Term Rental (Need to be sent to the Planning Commission for Report & Recommendation) (Needs to be held for a Public Hearing)		
Sponsors:	Deborah L. Gross		
Indexes:	PGH. CODE ORDINANCES TITLE 09 - ZONING		
Code sections:			
Attachments:	1. 2025-2082 Use Table		

Date	Ver.	Action By	Action	Result
12/31/2025	1	City Council	Died due to expiration of legislative term	
9/10/2025	1	Standing Committees	Held for Cablecast Post Agenda	Pass
7/23/2025	1	Standing Committees	Held in Committee	Pass
7/15/2025	1	City Council	Read and referred	

Ordinance amending and supplementing the Pittsburgh Code, Title Nine: Zoning, Article V: Use Regulations, Chapter 911-Primary Uses, 911.02 - Use Table, and Adding Section 911.04.A.101 - Short Term Rental; and amending and supplementing the Pittsburgh Code, Title Nine: Zoning, Article V: Use Regulations, Chapter 912 - Accessory Uses and Structures, by adding Section 912.09 - Short-Term Rental
(Need to be sent to the Planning Commission for Report & Recommendation)
(Needs to be held for a Public Hearing)

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

Section 1. The Pittsburgh Zoning Code, Title Nine: Zoning, Article V: Use Regulations, Chapter 911 - Primary Uses, 911.02 - Use Table is hereby amended as attached:

Section 2. The Pittsburgh Zoning Code, Title Nine, Article V: Use Regulations, Chapter 911 - Primary Uses, 911.04: Use Standards is hereby amended to include a new Section 911.04.A.101 - Short-Term Rentals as follows:

911.04.A.101 Short-Term Rental

A. In all permitted districts, Short-Term Rental uses shall be subject to the following standards:

(1) Separation from other Short-Term Rental Uses:

- a. No more than two (2) Short-Term Rental uses shall be permitted in buildings of twenty (20) or fewer units;
- b. No more than five (5) Short-Term Rental uses shall be permitted in buildings of over twenty (20) units;

(2) Short-Term Rental units shall be rented for the purpose of the overnight accommodation of the registered guests, and may not be used to host public assemblies, recreational entertainment, or hospitality activities.

(3) A License shall be obtained as provided by Chapter 768.04(B) of the Pittsburgh Code of Ordinances, and operator must maintain the license in good standing to maintain occupancy approval.

B. In districts where Short-Term Rental is permitted by Special Exception, Short-Term Rental uses shall be subject to the following additional standards:

(1) A single lot may contain only one (1) Short Term Rental.

(2) The Approving Body shall determine that the Short-Term Rental use will not create detrimental impacts on the surrounding properties, taking into consideration the physical relationship of the proposed use and structure to the surrounding uses and structures and the probable hours of operation.

Section 3. The Pittsburgh Code, Title Nine: Zoning, Article V: Use Regulations, Chapter 912 - Accessory Uses and Structures, is hereby amended to include a new Section 912.09 - Short-Term Rental as follows:

912.09 Short-Term Rental (Accessory Use).

A. The Short-Term Rental standards of this Section are intended to permit and set regulations for the accessory use of residential structures as Short-Term Rentals as defined in 912.09.B;

B. Definition: An accessory Short-Term Rental means a dwelling unit; guestrooms within dwelling unit; or an accessory dwelling unit to a residential or commercial structure, in which sleeping accommodations are provided to one or more guests, for a fee, on a nightly or weekly basis;

C. A Short-Term Rental Accessory Use shall be subject to the following standards:

(1) The Short-Term Rental Accessory Use shall be managed by the owner of record, who is also a resident of the property;

(2) Short-Term Rental units shall be rented for the purpose of the overnight accommodation of registered guests, and may not be used to host public assemblies, recreational entertainment, or hospitality activities.

(3) A License shall be obtained as provided by Chapter 768.04(A) of the Pittsburgh Code of Ordinances, and operator must maintain the license in good standing to maintain occupancy approval.

(4) No more than one (1) Short-Term Rental Accessory Use unit shall be permitted in a residential structure.

Section 4. The Pittsburgh Code, Title Nine: Zoning, Article VIII: Review and Enforcement, Chapter 924 - Enforcement and Penalties is hereby amended as follows:

924.01 Authority.

This Code shall be enforced by the ~~Chief of the Bureau of Building Inspection~~ Director of the Department of Permits, Licenses, Inspections, or Code Official or such other officer of the City as may from time to time be designated by the City Council or its designee. Enforcement shall include inspection of development requiring a record of zoning approval and before issuance of a certificate of occupancy to confirm installation per approval.