



Legislation Details (With Text)

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Type:	Ordinance	Status:	In Standing Committee
File created:	9/5/2025	In control:	Commission - Planning Commission
On agenda:	9/9/2025	Final action:	
Enactment date:		Enactment #:	
Effective date:			
Title:	Ordinance supplementing the Pittsburgh Code of Ordinances, Title Nine: Zoning Code, Article I: Introduction and Establishment, Chapter 902: Zoning Districts in General, at Section 902.01: Establishment of Zoning Districts, by adding a new Residential Planned Unit Development District at Subsection 902.01.D.2.a to be identified as (1) Banksville Golden Horizons; at Article IV: Planning Districts, Chapter 909: Planned Development Districts, Section 909.02: PUD, Planned Unit Development District, by creating a new Residential Planned Unit Development District at Subsection 909.02.D.7 to be identified as Banksville Golden Horizons including rules and regulations; and by amending the City of Pittsburgh Zoning Map by changing from RM-M, Residential Multi-Unit Moderate Density and R1D-L, Residential Single-Unit Detached Low Density to Banksville Golden Horizons property consisting of the present Marian Manor and an adjacent parcel of vacant commercial land bisected by Greenboro Lane, all located in the 20th Ward. (Sent to the Planning Commission for a Report & Recommendation on 9/22/25) (Resent to the Planning Commission for a Report & Recommendation on 2/4/26) (Needs to be held for a Public Hearing)		
Sponsors:	Theresa Kail-Smith		
Indexes:	PGH. CODE ORDINANCES TITLE 09 - ZONING		
Code sections:			
Attachments:			

Date	Ver.	Action By	Action	Result
2/4/2026	2	Standing Committees	Referred for Report and Recommendation	Pass
2/4/2026	2	Standing Committees	AMENDED BY SUBSTITUTE	Pass
2/4/2026	2	Standing Committees	RESCINDED	Pass
9/17/2025	1	Standing Committees	Referred for Report and Recommendation	Pass
9/9/2025	1	City Council	Read and referred	

Ordinance supplementing the Pittsburgh Code of Ordinances, Title Nine: Zoning Code, Article I: Introduction and Establishment, Chapter 902: Zoning Districts in General, at Section 902.01: Establishment of Zoning Districts, by adding a new Residential Planned Unit Development District at Subsection 902.01.D.2.a to be identified as (1) Banksville Golden Horizons; at Article IV: Planning Districts, Chapter 909: Planned Development Districts, Section 909.02: PUD, Planned Unit Development District, by creating a new Residential Planned Unit Development District at Subsection 909.02.D.7 to be identified as Banksville Golden Horizons including rules and regulations; and by amending the City of Pittsburgh Zoning Map by changing from RM-M, Residential Multi-Unit Moderate Density and R1D-L, Residential Single-Unit Detached Low Density to Banksville Golden Horizons property consisting of the present Marian Manor and an adjacent parcel of vacant commercial land bisected by Greenboro Lane, all located in the 20th Ward.
(Sent to the Planning Commission for a Report & Recommendation on 9/22/25)

(Resent to the Planning Commission for a Report & Recommendation on 2/4/26)
(Needs to be held for a Public Hearing)

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

Section 1. The Pittsburgh Code of Ordinances, Title Nine: Zoning Code, Article I: Introduction and Establishment, Chapter 902: Zoning Districts in General, Section 902.01: Establishment of Zoning Districts, Subsection 902.01.D.2.a: RP, Residential Planned Unit Development, is hereby supplemented and amended by adding the following:

- (1) Banksville Golden Horizons.

Section 2. The Pittsburgh Code of Ordinances, Title Nine: Zoning Code, Article IV: Planning Districts, Chapter 909: Planned Development Districts, Section 909.02: PUD, Planned Unit Development District, Subsection 909.02.D: RP, Residential Planned Unit Developments, is hereby supplemented and amended by the adding the following:

7. Banksville Golden Horizons.

(a) Use.

1. Within this Residentially Planned Unit Development District, all land and structures shall be used for residential purposes, as further described below. No non-residential principal uses, with the exception of a community clubhouse, shall be permitted. However, accessory uses incidental to a permitted residential use shall be permitted.
2. The following uses, as defined by Section 911.02 (Use Table), shall be permitted by right within this District:
 - i. Single-Unit Detached Residential;
 - ii. Single-Unit Attached Residential;
 - iii. Two-Unit Residential;
 - iv. Three-Unit Residential;
 - v. Community Clubhouse and Recreational Facilities;
 - vi. Multi-Unit Residential;
 - vii. Accessory uses clearly incidental to any of the above, including:
 1. Private garages;
 2. Home occupations;
 3. Recreation and entertainment.

(b) Standards.

1. **Community Clubhouses.** Residential units within this District shall have access to shared community clubhouse facilities, designed to serve as a central amenity and gathering space for residents. Clubhouse facilities shall be accessible to all residents of this District, subject to reasonable rules and limitations established by the applicant, a duly formed homeowners' association, or property management entity. Clubhouse facilities may be privately owned and shall be maintained by the applicant, a duly formed homeowners' association, or a designated management entity.

2. **Housing Typologies.** The applicant shall retain discretion to determine the appropriate mix of unit types, sizes, and price points, based on market analysis, development costs, and anticipated absorption rates. While the inclusion of a variety of housing options is encouraged to promote design interest and demographic diversity, any provision of income-restricted or subsidized units shall be entirely voluntary and at the applicant's sole election.
3. **Maximum Height.** No structure within this District shall exceed a maximum height of forty (40) feet or three (3) stories, whichever is greater.
4. **Minimum Lot Sizes.** Minimum lot size requirements shall not apply within this District. This approach encourages efficient land use, increased housing diversity, and a walkable neighborhood form.
5. **Minimum Parking Requirements.** Minimum off-street parking requirements shall not apply within this District. This provision is intended to allow for context-sensitive parking strategies that align with the scale, use, and character of the District.
6. **Open Space.** A minimum of thirty percent (30%) of the total land area of the District shall be provided and permanently maintained as Open Space. All Open Space shall be dedicated to a homeowners' association. Open Space may count as Urban Open Space.
 - i. For the purposes of this section, "Open Space" shall mean land which is permanently reserved for the use and enjoyment of the residents of the District, or their invitees, and which is not covered by buildings, parking areas, roadways, or other impervious surfaces, except as may be incidental to its function. Open Space may include, but is not limited to:
 1. Natural areas;
 2. Landscaped parks and greenways;
 3. Passive or active recreation areas;
 4. Trails, plazas, or overlooks;
 5. Stormwater management facilities.
7. **Roads.** Any streets, roads, ways, or vehicle accessways within this District that are not dedicated to and accepted by the City of Pittsburgh as public rights-of-way shall be privately owned, maintained, replaced, and repaired in perpetuity by the applicant, a duly formed homeowners' association, or their successors and assigns.
8. **Signage.** Subject to review by the Zoning Administrator, the applicant shall have the right to adopt uniform signage standards to promote consistency and orderly appearance of signage throughout the District.
9. **Stormwater Management.** To the extent that the same is not owned by or dedicated to the City of Pittsburgh and/or the Pittsburgh Water and Sewer Authority, all stormwater management facilities shall be either privately owned by or dedicated to a duly formed homeowners' association. The applicant shall adhere to best management practices in the design and operation of all stormwater management facilities. These obligations will be confirmed by a recorded covenant against the properties.

Section 3. The City of Pittsburgh Zoning Map is hereby amending by changing from RM-M, Residential

Multi-Unit Moderate Density and R1D-L, Residential Single-Unit Detached Low Density to Banksville Golden Horizons all that certain parcel of land being situate in the 20th Ward of the City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania, and being more particularly described as follows:

[Property consisting of the present Marian Manor and an adjacent parcel of vacant commercial land bisected by Greenboro Lane.]