

ZONING

The Operation Better Block Cluster Planning process created a community-driven plan for a complete community in Homewood. While supported by an intense community process and in-depth analysis, the Plan does not match existing zoning in Homewood, meaning that attempts to develop as suggested in the Plan would require a variance or not be permitted. Many stakeholders feel the Cluster Plan is the path forward, and zoning changes need to be made to reflect this work.

The code changes should also reflect market conditions and the potential for increased development pressure. The process should identify key historic resources and culturally-important places, and create standards that ensure protection.

Figure 3.5

CLUSTER PLAN MAP

Source: OBB Cluster Plan



Key questions that influenced recommendations:

- What are the biggest differences between the Cluster Plan recommendations and current zoning districts in relation to urban form (build design, sitting and mass)?
- What are the biggest differences between the Cluster Plan recommendations and current zoning districts in relation to land use?
- Where are the most pressing changes needed to align with the Cluster Plan?
- What areas are less problematic?
- Are there places where zoning changes would result in a legal issue, such as a downzoning and a major change?
- Do current landscaping and buffering standards reflect the Cluster Plan recommendation?
- What is the process for making zoning changes with the City?
- What barriers does the community face in accepting the Cluster Plan as a land use plan and how can these differences be addressed?
- What places should be kept as they are and how should these places be protected in the face of development pressure?

Figure 3.6
CURRENT ZONING MAP

Source: OBB Cluster Plan

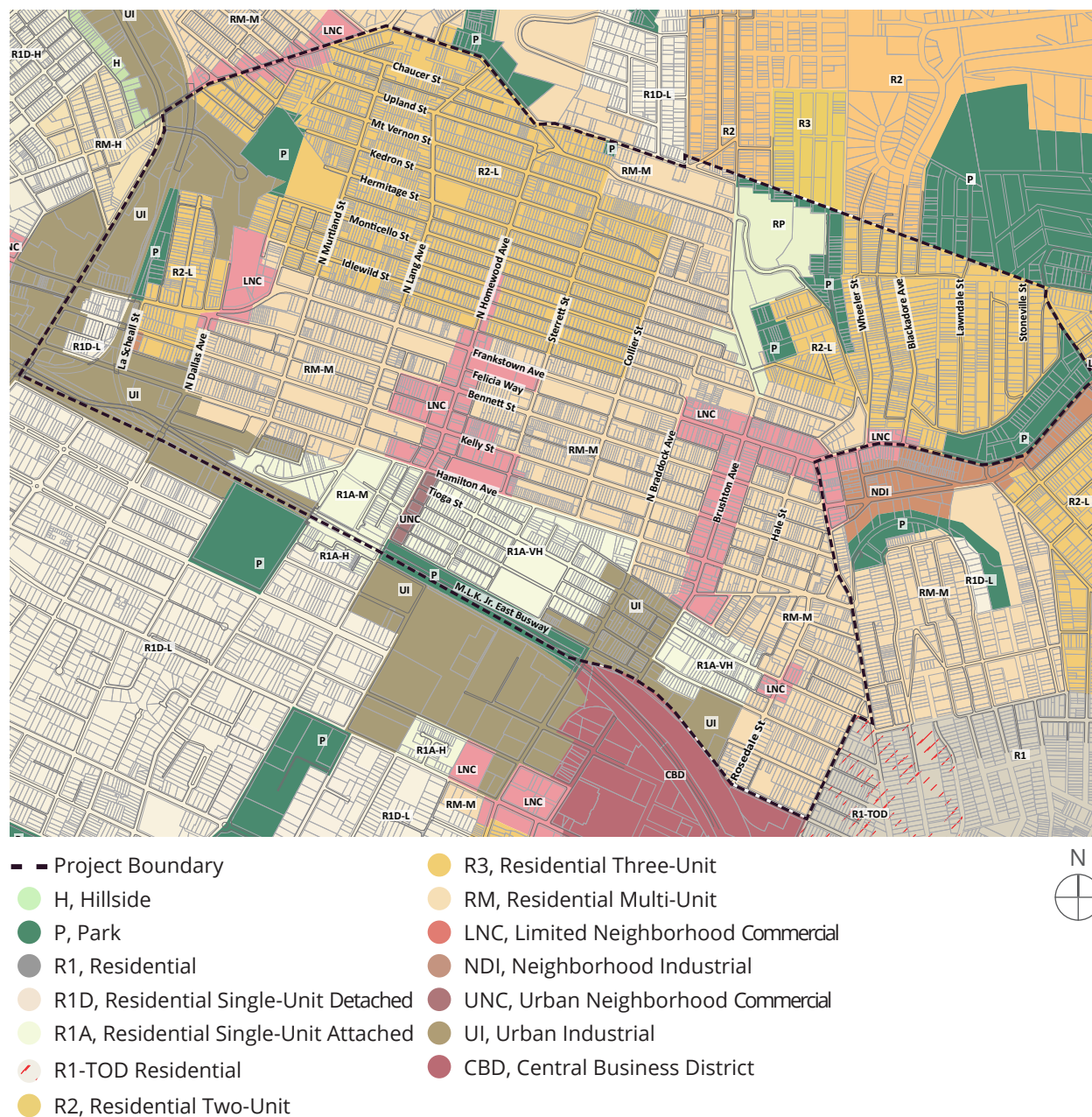
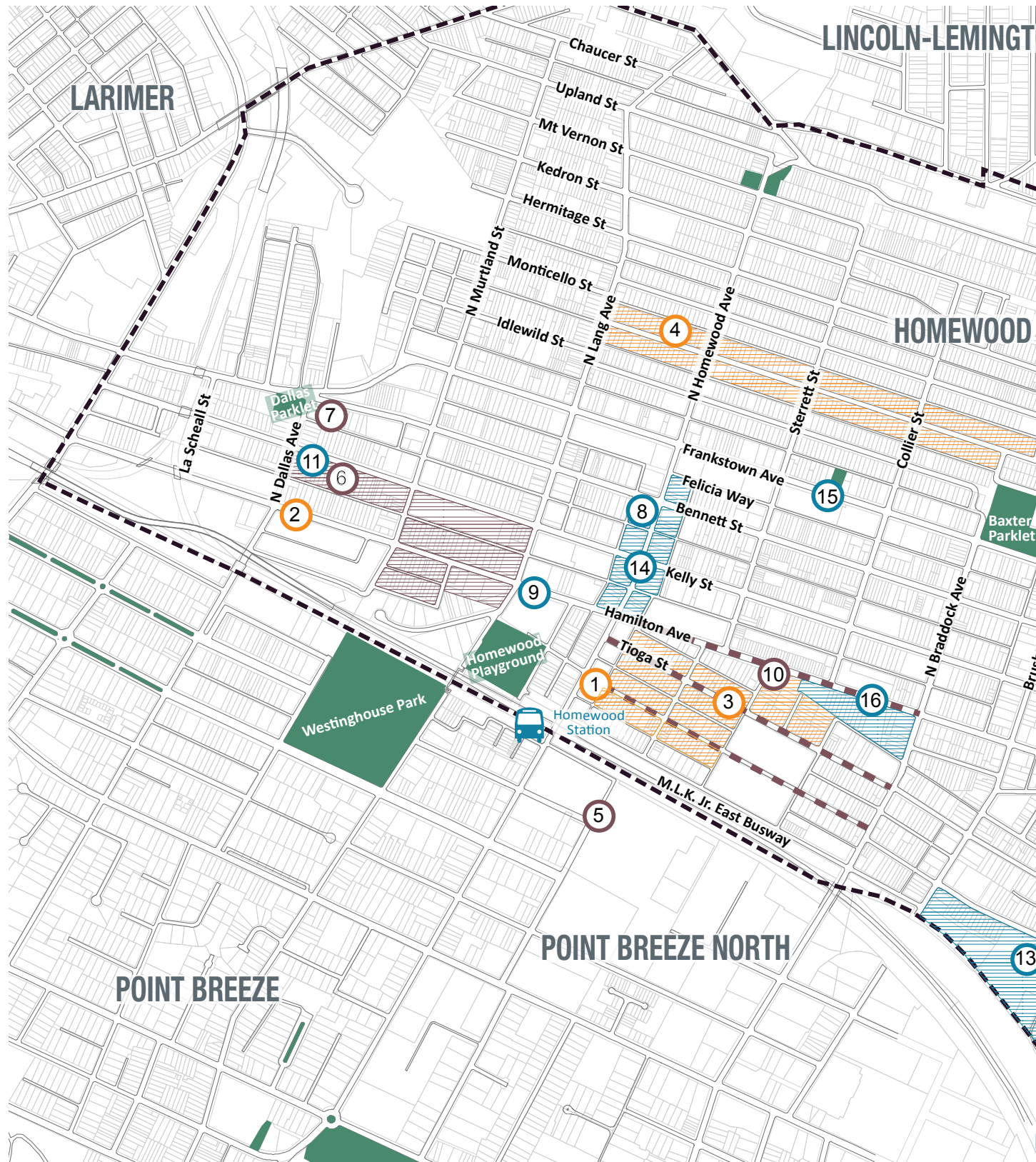


Figure 3.7

CURRENT AND PROPOSED DEVELOPMENT

Source: City of Pittsburgh

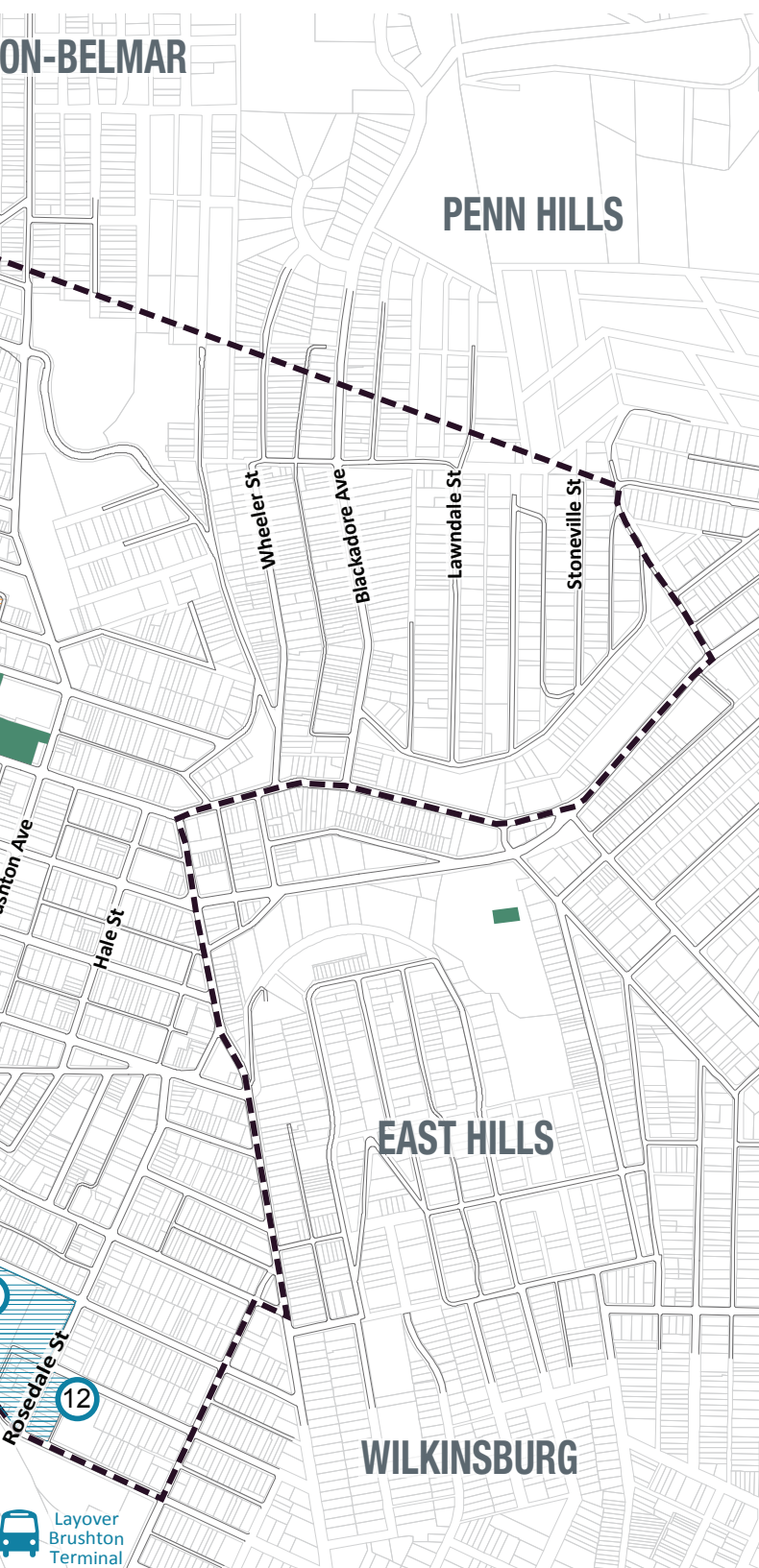


ON-BELMAR

PENN HILLS

EAST HILLS

WILKINSBURG



ONGOING DEVELOPMENT

The map to the left shows recent, current and future development in Homewood, which has tended to cluster primarily south of Frankstown, with the exception of the Race Street area.

ID	Address
1	Homewood Station: 7202 Susquehanna Street
2	Humane Animal Rescue: 6926 Hamilton Avenue
3	Susquehanna Homes
4	Race Street Rehabs
5	Lexington Technology Park: 400 N Lexington Street
6	Kelly Hamilton: 6900 & 7000 blocks of Kelly Street
7	Habitat for Humanity: 6900 Bennett Street
8	N Homewood Ave business district investment
9	Homewood School/Field: 7100 Hamilton Ave
10	TAP Pedestrian Improvements
11	Hamilton Townhouses: 6900 Kelly Street
12	Madiera bungalows: 400 Rosedale Street
13	7800 Susquehanna Street expansion
14	James T Givner Building: 627 N Homewood Avenue
15	Coliseum: 7310 Frankstown Avenue
16	Homewood Rowhouses Rehabs: 7300-7500 Hamilton Avenue
17-34	Homewood Esperanza Rehabs- Scattered Sites

--- Project Boundary

● Green Space

● Planned Development

● Recent Development

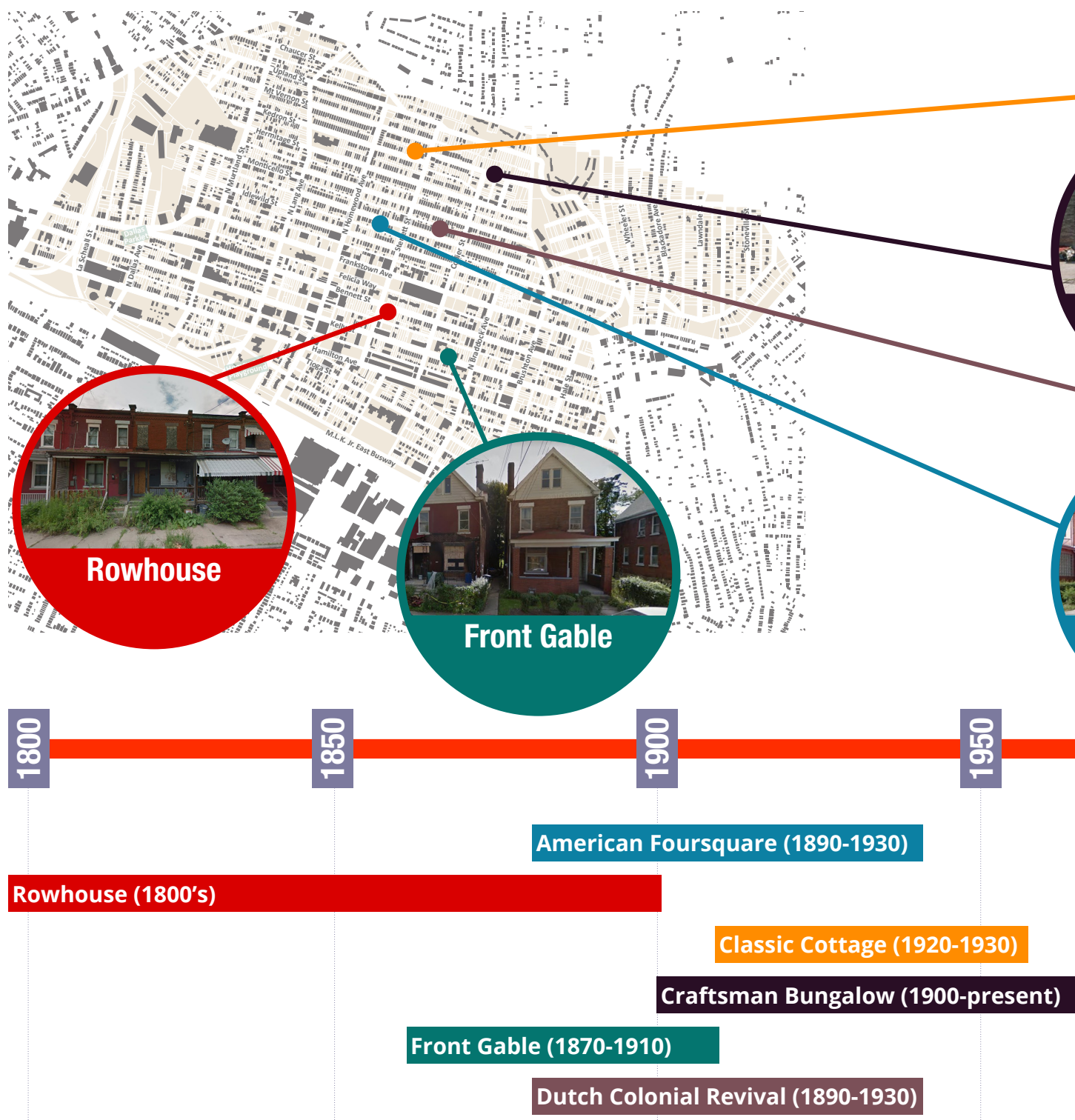
● Current Development

🚌 Public Transit



.2 mile

Figure 3.8 Newly built homes in the area
ARCHITECTURAL STYLES



VARIETY IN DESIGN STANDARDS

Homewood contains many historic buildings with distinct architectural styles and has building forms that support walkability and a strong public realm. To ensure new development furthers the community's goals, and supports existing structures, design guidelines can help new development "fit" within existing patterns.

Key questions that influenced recommendations:

- How can the community ensure quality development?
- How can new development support historic resources?
- What styles should new buildings have?
- How should windows and doors relate to the street?
- How tall should new development be?
- Where should new development be placed on the lot?
- Where should ornamentation on new buildings occur?
- What building types would support the community now and in the future?

