

Title 9. Zoning Code

Article IV. Planning Districts

CHAPTER 908. Public Realm Districts

§ 908.04. Uptown Public Realm District.

[Ord. No. 16-2002, eff. 6-4-2002; Ord. No. 48-2017, § 4, 12-8-2017; Ord. No. 34-2021, § 1, eff. 10-11-2021; Ord. No. 13-2024, § 2, eff. 5-14-2024]

A. Definitions.

1. **AFFORDABLE HOUSING**

shall mean housing with a gross cost, including utilities, that does not exceed thirty (30) percent of the occupant's income.

2. **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.

3. **REGULATED ACTIVITIES**

shall include land operations, earth disturbances, or any activities that involve the alteration or development of land in a manner that may affect stormwater runoff.

B. Objective.

The Uptown Public Realm District (UPR) or "district" was created to provide regulations for the development and growth of Uptown as Pittsburgh's first Ecolnnovation District. A special emphasis is placed on sustainability and economic development in the district. The regulations preserve the mixed-use nature of the community and encourage investment to increase the residential population and commercial activity.

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

To implement the development vision of the Uptown / West Oakland Ecolnnovation District Plan;

To allow denser development which better utilizes limited lands and supports a complete and healthy urban community;

To encourage innovative new buildings that are highly energy efficient, produce energy on-site or connect to efficient district energy systems, and/or capture and treat rainwater on-site using green infrastructure;

To provide Affordable Housing in the district; and

To encourage sustainable development through adaptive reuse of existing buildings to maintain the district's built heritage.

C. General Provisions. The provisions of this section shall apply to the entire Uptown Public Realm District unless otherwise noted.

1. Use. Permitted uses shall be those listed in each subdistrict below.

2. Development Standards.

a. All Project Development Plans within the district shall be subject to Design Review.

b. 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.

c. No surface parking, accessory or primary, shall be constructed with frontage on Fifth Avenue, Forbes Avenue, or Boulevard of the Allies. Surface parking in all other locations will only be permitted if the applicant provides the alternatives considered and demonstrates why those alternatives were not feasible.

d. Landscaping and screening standards (Chapter **918**) shall apply to all Project Development Plans within the district. The exemption provisions of Section 918.01.B.2 shall not apply in the Uptown Public Realm District, and off-street parking areas shall be subject to all screening and landscaping standards of Chapter **918**.

e. Structured parking must be designed to allow for conversion to other uses or the applicant must provide analysis that clearly demonstrates this requirement cannot be met including engineering diagrams and/or other schematics.

f. No building wall adjacent to a street shall contain a non-articulated condition greater than fifty (50) linear feet in length. Building wall articulation shall be achieved through changes in the facade depth no smaller than six (6) inches.

g. Street level facades fronting on Fifth Avenue and Forbes Avenue or primary building frontages on any other street 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.

- h. Active uses shall be provided along the ground floor of the building frontage along Fifth Avenue and Forbes Avenue or primary building frontages on any other street. Active uses include residential, retail, office, lobbies, and bike facilities.
 - i. All primary structures shall provide a prominent and highly visible street level doorway or entrance on the facades of the building that front onto Fifth Avenue or Forbes Avenue.
 - j. Continuous pedestrian sidewalks at least ten (10) feet wide shall be provided along the facades of the building that front onto streets inclusive of obstructions including street furniture, tree pits, and Green Infrastructure. A clear path exclusive of obstructions of at least five (5) feet shall be provided. If the sidewalk does not have ten (10) feet of width available in the public right-of-way as determined by the City, the additional width must be provided on the development parcel.
 - k. All new buildings with a gross floor area greater than ten thousand (10,000) square feet or building additions with a gross floor area greater than five thousand (5,000) square feet shall undergo a green building advisory consultation coordinated by the City of Pittsburgh.
 - l. Stormwater standards (Chapter **1003** and Title 13: Stormwater Management) shall apply to all Project Development Plans with Regulated Activities equal to or greater than five thousand (5,000) square feet in area.
3. Bonus Goals and Points. New buildings and renovations in this district can utilize the bonus system of Section **915.07**. The list below identifies the bonus options available to projects in this district and any modifications to the points earned. Points earned by satisfying the bonus goals can be utilized in this district to achieve the bonus height as identified in Section 908.04.C.4. Points are not transferrable to other development projects.
- a. On-site energy consumption - New construction: Section 915.07.D.1.a—1.c.; points as listed.
 - b. On-site energy consumption - Existing buildings: Section 915.07.D.2.a—2.c.; points modified as follows: Subsection **2.a** is two points, Subsection **2.b** is three points and Subsection **2.c** is four points.
 - c. On-site energy generation: Section 915.07.D.3.a—3.c.; points as listed.
 - d. Affordable housing: Section 915.07.D.4.a—4.c.; points modified as follows: Subsection 4.c is four points; Subsection 4.d is six points.
 - e. Rainwater: Section 915.07.D.5; points as listed.
 - f. Building Reuse: Section 915.07.D.5; points as listed.
4. Bonus Height.
- New buildings and renovations in this district can exceed the maximum heights permitted without bonuses in each subdistrict by using the Performance Points System. Each point equates to fifteen (15) feet of additional building height. Maximum heights with bonuses are regulated for each subdistrict.
- Bonus height earned through the Performance Points System may not be applied in addition to any other height or FAR bonus or exception. These bonuses may not be applied in addition to any additional height or FAR variances or special exceptions granted by the Zoning Board of Adjustment.
5. Off-Street Parking. Off-street parking spaces shall be provided in accordance with the minimum and maximum standards below. Where application of the standard results in a fraction of a space, the number of spaces allowed shall be calculated by rounding the number of spaces allowed down to the nearest full space when the fraction is less than 0.5 spaces and rounding up to the next full space when the fraction is equal to or greater than 0.5 spaces. The parking schedule in this section shall not apply to the Bicycle Parking Requirement of Section 914.05.D.

Use Type	Minimum Off-Street Automobile Spaces Required	Maximum Off-Street Automobile Spaces Allowed
Residential Uses	Exempted in accordance with Section 914.04 . - Off-Street Parking Exemption/Reduction Areas	0.9 per unit
Commercial Uses Includes all permitted non-residential uses other than Manufacturing and Assembly, Welding or Machine Shop		1 per 1,000 s.f.
Industrial Uses Includes Manufacturing and Assembly, Welding or Machine Shop		Parking Demand Analysis Required, see Section 914.02.B

D. Uptown Public Realm Subdistricts.

1. Uptown Subdistrict A/UPR-A: Mixed-Use Urban Core.

a. Purpose.

To encourage mixed-use buildings with office, retail and restaurant uses in the ground floors of residential- and office-like structures;

To increase the scale and density of the subdistrict to allow for more employment and housing; and

To encourage adaptive reuse of existing buildings and/or the incorporation of existing buildings into new development projects.

b. Uses.

Uses are the same as those found in Chapter **903** for the GT, Golden Triangle District, except where modified below.

Permitted By Right:

Housing for the Elderly (Limited)

Housing for the Elderly (General)
Outdoor Retail Sales and Service [Non-Accessory Use]

Not permitted:

Adult Entertainment
Correctional Facility (Limited)
Correctional Facility (General)
Excavation/Grading/Fill, Major
Firearms Business Establishment
Gaming Enterprise

Special Exceptions:

Funeral Home
Incinerator, Solid Waste
Laundry Service
Manufacturing and Assembly (Limited)
Manufacturing and Assembly (General)
Parking, Structured (General)
Recycling Processing Center
Welding or Machine Shop

Administrator Exception:

New and Unlisted Uses

In accordance with Section **922.08**, the Zoning Administrator shall consider New and Unlisted Uses consistent with the Uptown/West Oakland EcoInnovation District Plan, as adopted by Planning Commission.

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

c. Conditions of approval for Special Exceptions.

Parking, Structured (General) uses shall not be permitted unless at least three (3) of the following site features are included:

On-site renewable energy generation;
Combined heat and power with battery storage;
Connection to district energy system;
Connection to smart/micro-energy grid;
Secured bike storage;
Bike share station;
Electric vehicle charging for 10% of spaces;
Green infrastructure that mitigates stormwater runoff from the right-of-way and is in accordance with all requirements of Title 13: Stormwater Management, as applicable;
Air or other environmental quality monitors;
Neighborhood scale recycling collection station; and
Neighborhood scale compost station.

d. Site Development Standards.

Site Development Standard	UPR-A Regulation
Minimum Lot Size	None
Minimum Height	30 feet
Maximum Height without Bonus	60 feet
Maximum Height with Bonus	180 feet
Minimum Interior Sideyard Setbacks	0 feet
Minimum Front and Exterior Sideyard Setbacks	
First 50 feet from ground level	0 feet
51 — 90 feet from ground level	10 feet
91 — 120 feet from ground level	15 feet
121 — 180 feet from ground level	25 feet
Heights are measured from grade on primary frontage.	
Minimum Rear Setback	
When not adjacent to way, Tustin Street or Watson Street	20 feet
When adjacent to way, Tustin Street or Watson Street	0 feet

e. Specific Project Development Plan Standards.

- (1) All new construction and/or enlargements shall maintain an eighty-five (85) percent building frontage along the established build-to line on the primary frontage except where determined by the minimum front and side setbacks for the subdistrict.

- (2) All new buildings greater than ten thousand (10,000) square feet or building additions greater than five thousand (5,000) square feet shall join the Pittsburgh 2030 District.

2. Uptown Subdistrict B/UPR-B: Residential Core.

a. Purpose.

To encourage a diverse range of residential use types;
To encourage appropriately scaled infill development; and
To encourage creative/industrial and live/work uses.

b. Uses. Uses are the same as those found in Chapter **903** for the LNC, Local Neighborhood Commercial District, except where modified below.

Permitted By Right:

Housing for the Elderly (Limited)
Housing for the Elderly (General)
Grocery Store (General)
Laboratory/Research Services (General)
Office (General)
Recycling Collection Station
Restaurant (General)
Retail Sales and Services (General)

Not permitted:

Controlled Substance Dispensation Facility
Excavation/Grading/Fill, Major
Hotel/Motel (General)
Service Station Vehicle/Equipment Sales (Limited)

Special Exceptions:

Agriculture (General)
Agriculture (Limited) with Beekeeping
Agriculture (Limited)
Hotel/Motel (Limited)
Manufacturing and Assembly (Limited)
Manufacturing and Assembly (General)
Nursery, Retail (Limited)
Nursery, Retail (General)
Parking, Structured (General)
Incinerator, Solid Waste
Recycling Processing Center
Warehouse (Limited)
Welding or Machine Shop

Administrator Exception:

New and Unlisted Uses

In accordance with Section **922.08**, the Zoning Administrator shall consider New and Unlisted Uses consistent with the Uptown/West Oakland EcoInnovation District Plan, as adopted by Planning Commission.

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

c. Conditions of Approval for Special Exceptions.

Parking, Structured (General) uses shall not be permitted unless at least three (3) of the following site features are included:

On-site renewable energy generation;
Combined heat and power with battery storage;
Connection to district energy system;
Connection to smart/micro-energy grid;
Secured bike storage;
Bike share station;
Electric vehicle charging for 10% of spaces;
Green infrastructure that mitigates stormwater runoff from the right-of-way and is in accordance with all requirements of Title 13: Stormwater Management, as applicable;
Air or other environmental quality monitors;
Neighborhood scale recycling collection station; and
Neighborhood scale compost station.

d. Site Development Standards.

Site Development Standard	UPR-B Regulation
Minimum Lot Size	None
Minimum Height	20 feet
Maximum Height without Bonus	40 feet
Maximum Height with Bonus	70 feet
Minimum Interior Sideyard Setbacks	0 feet
Minimum Front and Exterior Sideyard Setbacks	
First 40 feet from ground level	0 feet
41-70 feet from ground level	10 feet
Heights are measured from grade on primary frontage.	
Minimum Rear Setback	
When not adjacent to way, Tustin Street or Watson Street	20 feet
When adjacent to way, Tustin Street or Watson Street	0 feet