

RIV Riverfront Zoning District

Editor's Note: We have used a simple codification (numbering) system for this draft, to make it easier for staff, the public, and officials to comment. We will revise the codification to match the current Code after public review. It is anticipated that the RIV District would be added to the Special Purpose Districts of the Code (Section 905.04).

A. Purpose of the RIV Riverfront Zoning District

1. RIV Riverfront Zoning District

The Allegheny, Monongahela, and Ohio Rivers and their riverfronts are valuable cultural and ecological resources of city-wide and regional significance that contribute to the public's environmental, recreational, and aesthetic well-being. The City intends to improve the ecological health of its rivers and riverfronts for the benefit of the public through regulation of development along its riverfronts. Regulation through the RIV Riverfront Zoning District will limit potentially detrimental impacts near the riverfronts while allowing for high-quality, sustainable development and preservation of the diverse character of the City's riverfronts. The RIV Riverfront Zoning District is intended to promote development of the City's riverfronts in a manner that:

- a. Acknowledges the historic diversity of uses, the varied character, and economic value of the riverfronts;
- b. Facilitates mixed-use development that physically and functionally integrates with the riverfront and strengthens pedestrian connections to the riverfronts;
- c. Maintains and creates connections between the riverfronts and neighborhoods within the City;
- d. Protects areas of industrial use from encroachment of incompatible uses;
- e. Creates an environment that supports multiple modes of transportation;
- f. Promotes sustainable development;
- g. Incentivizes the improvement of the ecological health of the rivers;
- h. Conserves and enhances riverbanks and riverfronts;
- i. Conserves, restores and enhances native riverbank and aquatic plant life, improves river ecosystem health, and supports biodiversity; and
- j. Improves the scenic qualities and the public's enjoyment of riverfronts by preserving, creating, and enhancing public views and access to the riverfronts.

2. RIV District Subdistricts

In order to respond to the variety of development forms along Pittsburgh's riverfronts, the RIV District is divided into five (5) subdistricts that relate to the function, scale, and use of different character areas along the rivers. The subdistricts are as follows and are indicated in Figure 1: RIV District Subdistricts map:

a. RIV-RM Mixed Residential Subdistrict

The RIV-RM Mixed Residential Subdistrict is intended for areas of higher density single-unit attached and multi-family residential development.

b. RIV-MU Mixed-Use Subdistrict

The RIV-MU Mixed-Use Subdistrict is intended to foster a vibrant, connected mixed-use environment that may be designed either vertically within a single development or horizontally within a larger area.

c. RIV-NS North Shore Subdistrict

The RIV-NS North Shore Subdistrict is intended specifically to address the North Shore and its unique mix of large-scale sports, entertainment, and cultural uses. As a mixed-use district, high density residential development is also allowed.

d. RIV-GI General Industrial Subdistrict

The RIV-GI General Industrial Subdistrict is intended to address a variety of industrial uses. The district accommodates both general industrial uses, as well as heavier industrial uses that may produce external impacts such as smoke, noise, glare, or vibration. Outdoor storage and related outdoor activities may also be included in the operation of such uses. The subdistrict is structured to prevent encroachment of non-industrial uses, and to accommodate site design elements related to public safety and maintain compatibility with surrounding uses.

e. RIV-IMU Industrial Mixed-Use Subdistrict

The RIV-IMU Industrial Mixed-Use Subdistrict is intended to address areas of the riverfront that are diversifying from their original, strictly industrial nature. It accommodates a variety of higher intensity uses, including light industrial, commercial, and high density residential development. The RIV-IMU Subdistrict is also intended for industrial areas that are focused on research and development and technology-oriented industries.

B. Definitions

The following definitions apply in the RIV District. Where this Code contains a defined term that conflicts with the definition of the term below, the definitions of this section control in the RIV District.

Build-To Zone. A build-to zone (BTZ) is the area on a lot, measured perpendicular from the front and/or corner side lot line, where a structure must locate within the minimum and maximum range of setback provided. The building facade must be located within the build-to zone.

Blue Roof. A roof designed to store water and discharge rainfall.

Cool Roof. A cool roof is a roof that has been designed to reflect more sunlight and absorb less heat than a standard roof. Typical designs are roofs made of a highly reflective type of paint, a sheet covering, or highly reflective tiles or shingles. A green roof may also be considered a cool roof.

Green Roof. A building roof partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems.

Ordinary High Water Line. The line to which the water rises in the seasons of ordinary high water or the line at which the presence of water is continued for such length of time as to mark upon the soil and vegetation a distinct character. The ordinary high water line dimension is determined by the Army Corps of Engineers.

Water-Dependent Facility or Use. A facility or use that by its nature is required to be on or adjacent to a river; without such adjacency the use could not exist. This includes facilities or uses that were originally designed to utilize the rivers (such as concrete factories), but do not currently use river transport and generally maintain legacy infrastructure related to river use.

Water Enhanced Facility or Use. Recreation, entertainment, or restaurant facilities or uses that achieve greater value or beauty as a result of a location on or near a river

View Corridor. The line of sight, identified as to height, width, and distance, of an observer looking toward an object of significance to the community. In the RIV District, view corridors are directed at the riverfront.

C. Required Site Plan Review

1. The following development actions are subject Site Plan Review and approval per Section 922.04, unless such actions meet the thresholds of item 2 below that are subject to Project Development Plan review and approval:

- a. Any new construction or expansion of primary or accessory structures within 200 feet of the ordinary high water line.
- b. All new construction of primary structures.
- c. Any expansion or any exterior renovation to an existing primary structure.

- d. All new construction of surface parking lots or parking structures.
 - e. The expansion of any existing surface parking lot.
2. The following development actions are subject to Project Development Plan review and approval by Planning Commission per Section 922.10.
- a. All new construction of a primary structure located fully or partially within 200 feet of the ordinary high water line of the river.
 - b. All new construction of 15,000 square feet or more in gross floor area.
 - c. Any addition or expansion of 15,000 square feet or more in gross floor area or building footprint.
3. Any single-family detached dwellings located within the RIV District are exempt from site plan review, unless otherwise specifically required by the Zoning Code.
4. A transportation study is required for any development project subject to Site Plan Review or requiring a Project Development Plan when it is anticipated that such project may have substantial impacts on the City's comprehensive transportation network.
- a. For such projects, a transportation scoping form must be prepared by a qualified transportation engineer to determine if a transportation study is required. If required, the transportation study scope will be tailored to the site-specific elements of the proposed land development project and must conform to City guidelines.
 - b. The project applicant must submit a transportation management plan as a part of the transportation analysis. The transportation management plan must conform to City guidelines and will be reviewed and approved as part of the transportation analysis.

D. Uses

1. Section 911.01 shows the uses allowed within the RIV District subdistricts.
Editor's Note: For ease of review, the public draft contains the use table for RIV District at the end of the document. Following public review, this will be integrated into table within Section 911.01.
2. Single-family – detached dwellings that exist as of the effective date of the adoption of the RIV District are deemed conforming. Such deemed conforming status allows those dwellings to continue in such use and make improvements, alterations, and expansions in accordance with the standards for the R1D-H District for single-family detached dwellings. Once a property owner demolishes such structure, the deemed conforming status is revoked and the lot must be used as allowed within the district.

E. Dimensional Regulations

The following dimensional regulations apply in the RIV District. The regulations apply throughout the RIV District unless a regulation is specifically identified as applying only to a particular subdistrict.

1. Height

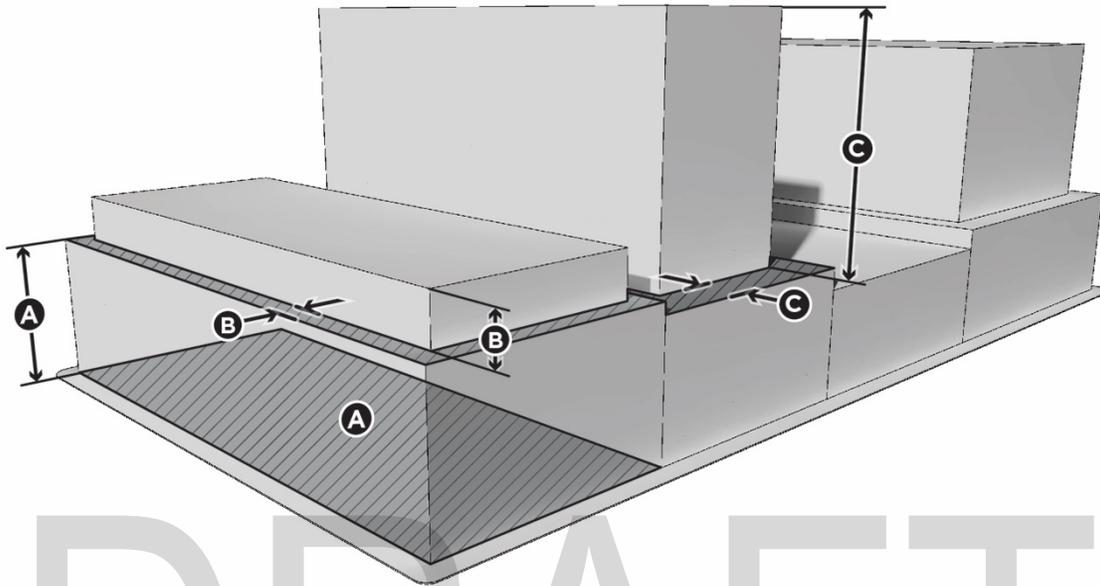
- a. A base height of 45 feet is permitted for all lots within the RIV District.
- b. A minimum height of 24 feet is required for Primary Structures within the RIV District.
- c. A lot may be able to exceed the base height based upon a maximum height map maintained by the Zoning Administrator. The height map describes maximum height limitations throughout the RIV District.
 - i. **Height Bonus**
In order to exceed the base height of 45 feet, a development must provide a height bonus as described in Section L below.

ii. Height Design Standards

To exceed the base height of 45 feet, if permitted in Figure 2, buildings must meet the following design standards:

- (a) Buildings over 65 feet in height are limited to a maximum building footprint of 40,000 square feet. This limit applies to the portion of the building from ground level to a height of 60 feet.
- (b) Where a building exceeds 65 feet in height, upper-story step backs are required as follows:
 - (1) A minimum step back of ten feet is required for structures of 65 feet in height up to 85 feet in height.
 - (2) A minimum step back of 20 feet is required for structures in excess of 85 feet in height.
 - (3) Any required building step back must occur at the portion of a building exceeding 65 feet or six stories, whichever occurs first.
- (c) A shadow study is required. Such study must depict, at a minimum, mid-morning and mid-afternoon shadows cast on the following dates: March 21, June 21, September 22, and December 21, corresponding to the first day of each season. Pre- and post-development shadows must be shown in the plan. Standards for review are as follows:
 - (1) Land use as public space and required riparian buffer zone area: The new net shadow must not result in an average of 50% of public parks and required riparian buffer zone area being cast in shadow for five (5) or more hourly interval times during the September 22 date.
 - (2) Ground level on-site open space areas associated with adjacent non-residential uses: The new net shadow must allow for an average of 50% of any area being exposed to sun light during two (2) consecutive hourly interval times per day between 11am and 3pm (both are inclusive) during all dates.
 - (3) Ground level on-site open space associated with residential uses: No new net shadow within the on-site open space for more than two consecutive hourly test times during June 21 and September 22 dates. Ground level on-site open space are those areas located outdoors and designed for outdoor living, recreation, and/or landscaping.
- d. When pre-empted by federal and/or state regulations that require a height that exceeds 45 feet for any structure, such height is permitted even if it exceeds the maximum height limitations of Figure 2. In such case, the design standards of this section and compliance with the bonus provisions of Section L do not apply. Structures accessory to manufacturing and assembly uses that exceed 45 feet in height and require additional height to function as an essential part of the use are also exempt.

BUILDING HEIGHT



- A** Buildings over 65 feet in height are limited to a maximum building footprint of 40,000 square feet. This limit applies to the portion of the building from ground level to a height of 60 feet.
- B** Structures measuring 65 to 85 feet in height are required to provide a minimum step back of ten feet at the portion of the building exceeding 65 feet or six stories, whichever occurs first.
- C** Buildings in excess of 85 feet in height are required to provide a minimum step back of 20 feet at the portion of the building exceeding 65 feet or six stories, whichever occurs first.

2. Impervious Surface Coverage

Impervious surface coverage is a measure of intensity of land use that represents the portion of a site that is occupied by structures, pavement, and other impervious surfaces that do not allow for the absorption of water. Impervious surface coverage is calculated as the percentage of all impervious surface area of the total area of the lot.

- a. Any development located fully or partially within 200 feet of the ordinary high water line of the river is limited to a maximum impervious surface coverage of 75%, calculated as the percentage of cover of the entire lot.
- b. Up to 25% of the total area comprised of permeable hardscape is not counted toward total impervious surface. Any permeable paving in excess of 25% of the total paved surface on site is calculated as impervious surface.
- c. A green roof may be used as a reduction in the total impervious surface coverage calculation on a 50% basis. For example, a 10,000 square foot green roof would count as 5,000 square feet of impervious surface for the building footprint. All green roofs must be designed by a licensed landscape architect or equivalent licensed design professional and must be continually in place and maintained.

3. Building Placement

a. Riparian Buffer Zone

i. No development is permitted within 125 feet of the ordinary high water line of the river. The riparian buffer zone may be reduced to no less than 95 feet if it complies with the bonus provisions in Section L.

ii. The following are exempt from the riparian buffer zone requirement:

(a) Water-dependent facilities or uses.

(b) Water-enhanced facilities or uses.

(c) Accessory uses that are open space amenities such as unstaffed bike rental stations, unstaffed bike repair stands, kayak launches, and fishing areas.

iii. Within the required riparian buffer zone, native or naturalized vegetation is required. Grading, filling, excavation, clear cutting, and removal of vegetative cover are prohibited within this buffer, except in the following instances:

(a) To remove noxious or invasive vegetation.

(b) To implement green infrastructure or stormwater best management practices (BMPs).

(c) To facilitate a water-dependent or water-enhanced facility or use, including riverfront trails.

(d) To implement erosion and flood control measures

(e) To undertake activities related to riverbank restoration and stabilization.

b. Street Build-To Zone

i. When abutting a public street, a build-to zone is required of zero to 10 feet from the property line.

ii. A build-to zone must be maintained for a minimum of 60% of the building frontage.

iii. A minimum distance of 10 feet is required from the back of curb to the building façade to facilitate pedestrian access.

c. Rear Setback

The rear setback for single-family attached dwellings is five feet. This may be reduced to two feet when the rear yard abuts a way (alley). There is no rear setback required for other development types.

d. View Corridors

i. View corridors must be at least the same width as the public right-of-way and must continue to the riverfront as a straight line extension of the street. Structures may set back farther from the view corridor area.

ii. No structure may block the view of the riverfront from any public street that

(a) Extends to the riverfront.

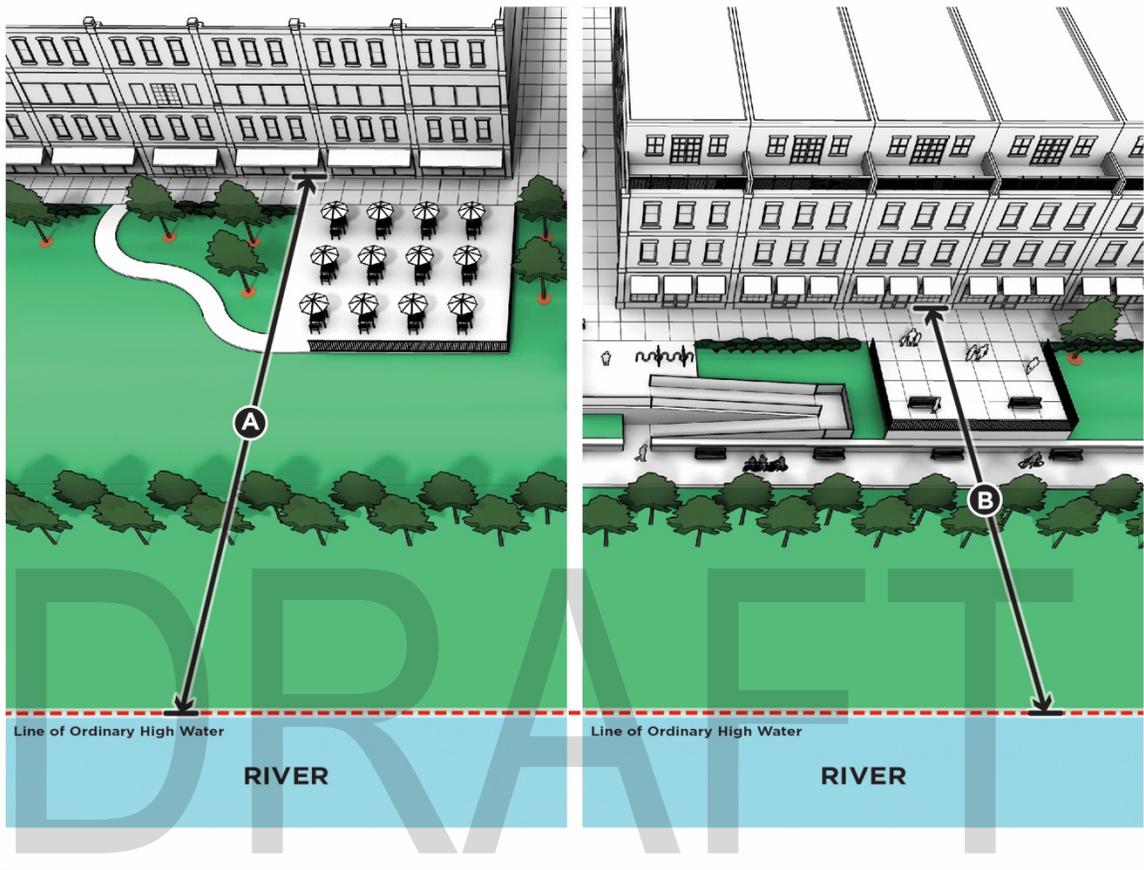
(b) Terminates before reaching the riverfront but is within the RIV District.

(c) Terminates at the boundary of the RIV District.

iii. The encroachment of a structure into any view corridor is limited to no more than 10% of the width of the corridor.

iv. Building passages cannot be used to meet this view corridor requirement.

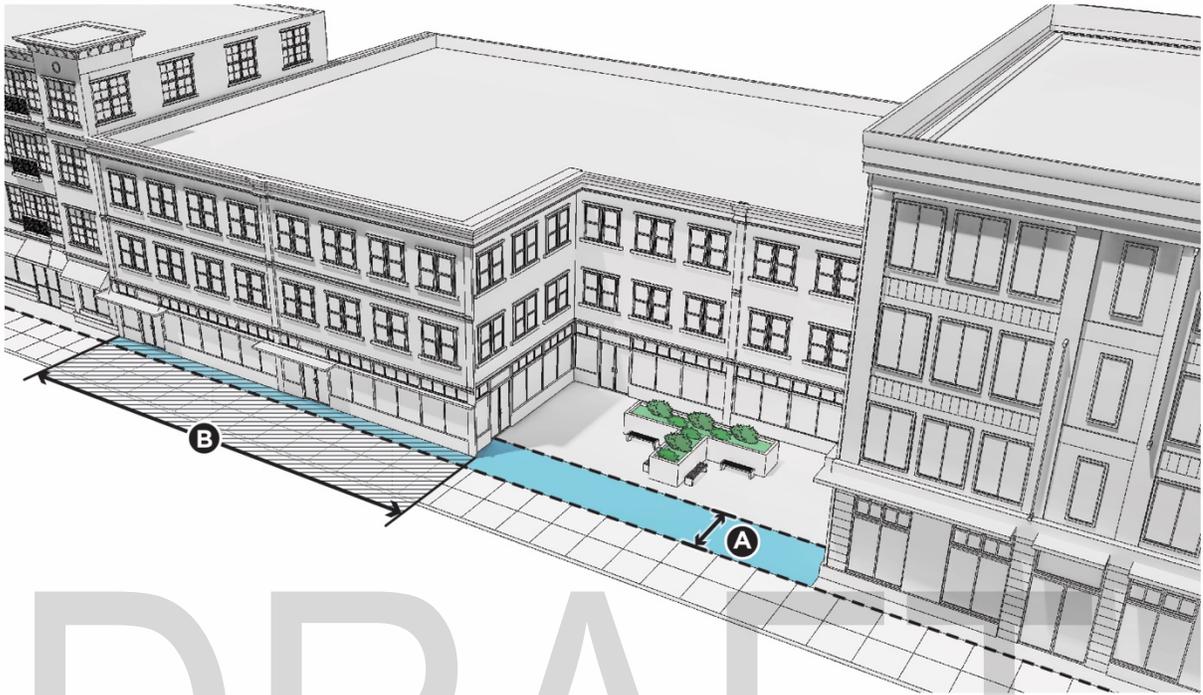
RIPARIAN BUFFER ZONE



A Non-exempt structures must be set back 125 feet from the line of ordinary high water of the river.

B The riparian buffer zone may be reduced to no less than 95 feet for a structure if it provides one or more bonus actions.

STREET BUILD-TO ZONE



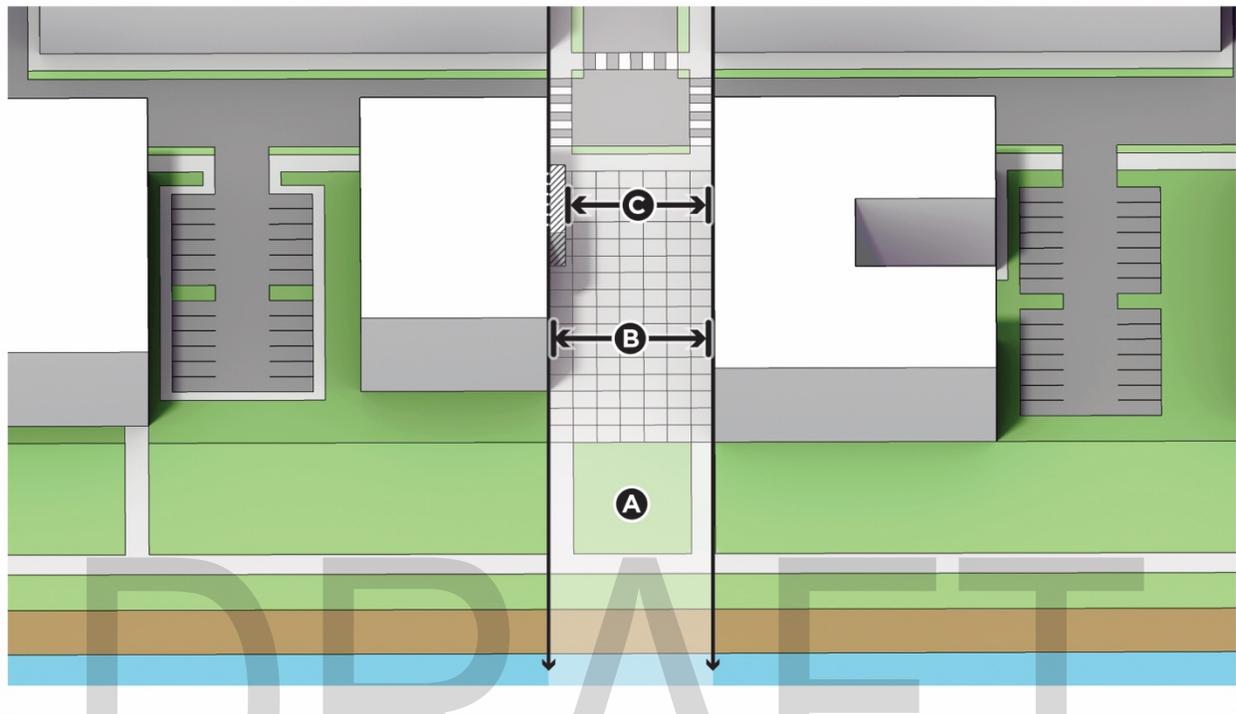
A Structures must meet a build-to zone of zero to 10 feet from any public street, with a minimum build-to percentage of 60%.

B A minimum of 60% of the building façade must be located within the build-to-zone of zero to 10 feet.

4. Building Length

All structures within the RIV District are limited to a maximum building length of 500 feet. Any development where a new building, building addition, or assemblage of buildings, including across zoning lots, creates a building wall longer than 250 feet is subject to a minimum 15 foot setback along interior side yards.

VIEW CORRIDORS



A Structures may not block the view of the riverfront from any public street that extends to the riverfront or terminates prior to reaching the riverfront.

B Corridors must be the same width as the public right-of-way and continue to the riverfront.

C A building may project into the view corridor no more than 10% of the corridor's width.

F. Stormwater Management

Stormwater standards (Chapter 1003) apply to all development projects equal to or greater than 5,000 square feet in area. Small Project Stormwater Standards of Section 915.03 apply to all new construction and building additions that include a land disturbance greater than 500 square feet but less than 5,000 square feet in area.

G. Design Standards

The Zoning Administrator may approve alternative design standard compliance as an Administrator Exception, in accordance with Section 922.08, where the alternative design is determined to achieve the purpose of the RIV District equally or more so than through strict adherence to the standards.

1. Design Standards for Single-Family Attached and Multi-Family Developments

Single-family attached and multi-family developments within the RIV District must meet the following design standards.

a. Façades must be designed with consistent building materials and treatments that wrap around all façades. There must be a unifying architectural theme for the entire development, using a common vocabulary of architectural forms, elements, materials, and/or colors.

b. Building façades for multi-family development abutting a street or abutting the riverfront must be articulated through the use of architectural elements to break up blank walls, add visual interest, and present

a residential character. Two or more of the following forms of building articulation must be incorporated into the design of multi-family developments in the RIV District:

- i. Modulation of the façade through the use of features such as projections or indentations. Such building modulations must either be projected or be set back a minimum of two (2) feet in depth, and must be a minimum of four (4) feet in width. There may be no more than 50 feet between such elements of modulation.
 - ii. Provision of awnings and/or cornices that span the length of the building façade.
 - iii. Provision of architectural elements such as balconies, bay windows, patios, porches, or terraces. There may be no more than 50 feet between such elements.
 - iv. Changes in color, texture, or material. Such changes should occur at inside corners to convey solidity and permanence, and should not occur on a flat wall plane or an outside edge. There may be no more than 50 feet between such changes.
 - v. Provision of lighting fixtures or other building ornamentation such as artwork, trellises, or green walls. There may be no more than 50 feet between such fixtures or elements of ornamentation.
- c. The following chart dictates the minimum transparency requirements that apply to a façade. The percentage is calculated on the basis of the entire area of the façade:

	Façade Abutting a Street	Façade Abutting the River
Single-Family Attached	20%	15%
Multi-Family	35%	25%

- d. Public entrances on any façade must be designed as visually distinct elements of the facade.
- e. Where private open space for residents is maintained along the riverfront façade, only 40% of the total of such area may consist of impervious surface. Any fencing that delineates the private open space from public space must be open fencing of at least 60% open design and no more than 6.5 feet in height. Shadowbox fencing is prohibited.
- f. Single-family attached developments are subject to the following curb cut standards:
 - i. Where alley access or other means of access from the rear yard is available, garages and garage access must be located from alleys or rear access points. However, corner lots with or without alley access, are permitted a garage access from the corner lot line.
 - ii. If the development cannot be accessed from an alley or the rear of the lot, only one curb cut for a shared driveway is allowed. If the development requires front-loaded garage design, an internal common access drive may be used to access individual garages.

DESIGN STANDARDS FOR MULTI-FAMILY DEVELOPMENT



A Façades must be designed with consistent building materials and a unifying architectural theme.

B Building façades must be articulated using architectural elements occurring at intervals no greater than 50 linear feet.

2. Design Standards for Developments in the RIV District

The Table 2: RIV District Design Standards dictates the design standards for non-residential and mixed-use development within the RIV District Subdistricts. The RIV-RM Subdistrict is not included as the design standards are addressed in Item 1 above; further, any single-family attached and multi-family developments in any other subdistrict are subject to the standards of Item 1 above. An “X” indicates that a standard is applicable in a subdistrict.

Table 2: RIV District Design Standards		RIV-MU	RIV-NS	RIV-GI	RIV-IMU
Façade Design					
1	The ground floor of a multi-story building must be a minimum of 15 feet in height, to promote mixed-use and accommodate a variety of ground-floor uses.	X	X		X
2	No building wall adjacent to a street or a riverfront can contain a non-articulated condition greater than 50 linear feet in length. Building wall articulation must be achieved through changes in the façade depth no less than six inches.	X	X		X
3	Façades must be designed with consistent building materials and treatments that wrap around all façades. There must be a unifying architectural theme for the entire development, using a common vocabulary of architectural forms, elements, materials, and/or colors.	X	X		X
Building Entry					
4	All buildings must maintain a public entrance from the sidewalk along the primary street frontage.	X	X		X
5	Public entrances on any façade must be designed as visually distinct elements of the facade.	X	X		X
Fenestration Design					
6	The ground floor of a street facing façade must maintain a transparency of 50%, measured as a percentage of the ground floor façade floor to floor height.	X	X		X

Table 2: RIV District Design Standards					
		RIV-MU	RIV-NS	RIV-GI	RIV-IMU
7	The ground floor of a riverfront façade, must maintain a minimum transparency of 50%, measured as a percentage of the ground floor façade floor to floor height.	X	X		X
8	Upper floors of a riverfront façade must maintain a transparency of 25% of the wall area of each story.	X	X		
Roof Design					
9	Any roof that is visible from a public right-of-way must be 30-year architectural shingle or colored standing seam metal roofing.	X	X		X
10	Cool roof designs are required for new construction and for existing buildings roof replacement. SRI values of cool roofs must be consistent with Energy Star Roof Products Key Product Criteria.	X	X	X	X
11	Reflective roof surfaces that produce glare are prohibited, except for solar panels or cool roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.	X	X	X	X
Site Design					
12	Curb cuts, including access to parking lots and structures, should be minimized along perpendicular connections to the riverfront.	X			X
13	The total maximum impervious surface must be 60% for plazas or open spaces along riverfronts.	X	X		X
14	Security elements, such as bollards, and site amenities, like bike racks, should be coordinated with the architectural theme of the building and/or the surrounding landscape and hardscape design.	X	X		X
15	No curb cuts permitted along primary streets when access to a lot is otherwise available via a secondary street or a way.	X	X	X	X

3. Building Material

Durable, high quality building materials are required.

- a. The following building materials are prohibited on any façade.
 - i. Plain concrete block (restriction does not apply in the RIV-GI Subdistrict)
 - ii. Glass block
 - iii. Exposed aggregate (rough finish) concrete wall panels
 - iv. Exterior insulating finish systems (EIFS)
 - v. T-111 composite plywood siding
 - vi. Plastic
 - vii. Vinyl (excluding cellular vinyl trim); this does not apply to single-family attached dwellings
 - viii. Fiber cement and composite panels on the ground floor; this does not apply to single-family attached dwellings
 - ix. Reflective (mirror finish) glass
- b. The following building materials are may be used only as decorative or detail elements for up to 25% of the façade, measured as the total of the whole facade.
 - i. Corrugated metal
 - ii. Cellular vinyl trim (for single-family attached and multi-family only)

DESIGN STANDARDS FOR DEVELOPMENTS IN THE RIV DISTRICT



- A** The ground floor of a multi-story building must be at least 15 feet in height.
- B** Façades abutting a street or the riverfront cannot have blank wall areas that exceed 50 linear feet.

- C** Buildings must feature a public entrance from the sidewalk along the primary street frontage. All public entrances must be visually distinctive.
- D** Total impervious surface area for plazas or open spaces along riverfronts is limited to 60%.



- A** Developments must have a unifying architectural theme and use consistent building materials throughout.
- B** Multi-building complexes must be designed using unifying visual links between buildings.

- C** Developments should provide pedestrian links to adjacent commercial uses.
- D** Security elements and site amenities like bollards and bike racks should be coordinated with the architectural theme of the building and/or the surrounding landscape design.

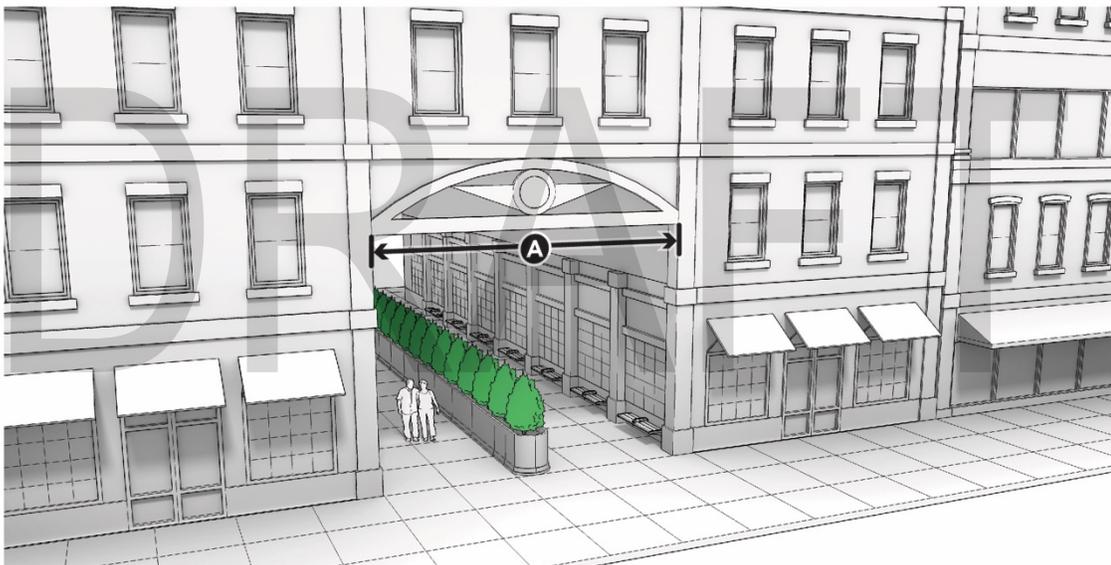
4. Building Passages

Building passages that provide a break in the ground floor façade from a public street, and may include stories above the ground floor, are encouraged. Building passages may be public, allowing public access to the riverfront, or private, providing only for view corridors.

a. General Requirements

- i. Building passages must be a minimum of 15 feet in width. A width of 30 feet or greater is preferred.
- ii. To provide a visual connection from the street to the riverfront, passages must be designed to maintain views from one end through to the other. Such views must not be obstructed by lighting or other features.
- iii. Inclusion of decorative elements or public art within passages is encouraged.
- iv. For the purposes of calculating a build-to line, build-to zone, and/or build-to percentage, a building passage is considered part of the building façade that meets such requirements.

GENERAL REQUIREMENTS FOR BUILDING PASSAGES



A Building passages must be at least 15 feet in width but a width of 30 feet or greater is preferred.

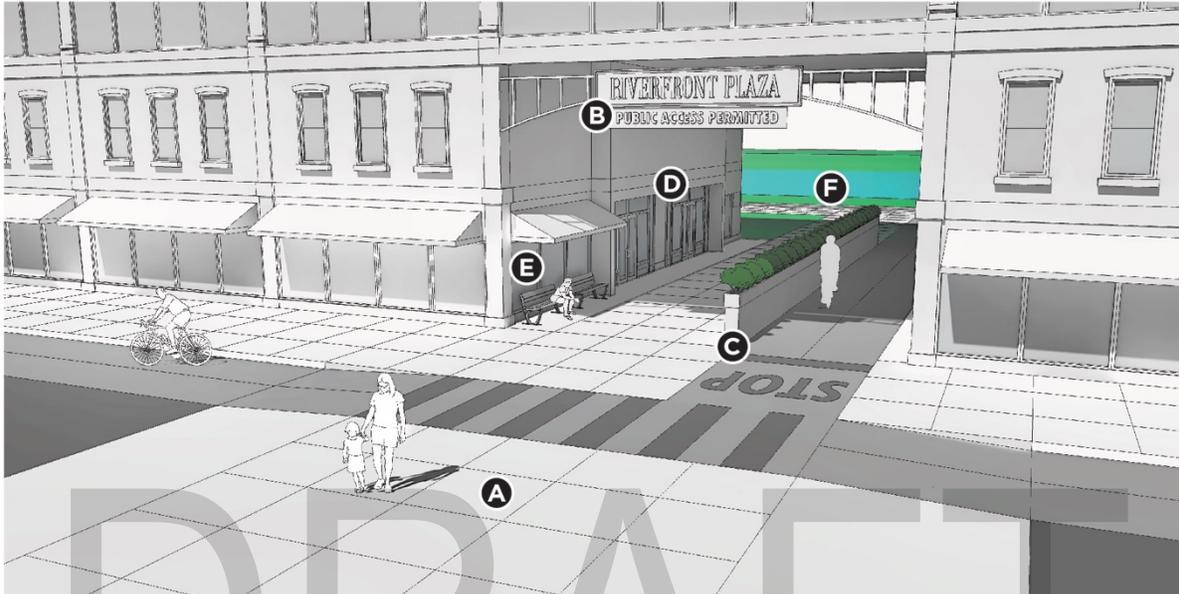
B Including decorative elements or public art within passages is encouraged.

b. Public Building Passages

- i. To the extent possible, building passages should align with the street grid or other points of access to public open space along the riverfront where feasible.
- ii. Signs that indicate public access are required.
- iii. In nonresidential and mixed-use buildings, ground floor uses must be oriented toward the passage, including public entrances where feasible.
- iv. Ground floor façades facing into public building passages in nonresidential and mixed-use buildings must maintain a minimum transparency of 35% of the wall area of the passage.

- v. Where providing a connection directly to the riverfront, passages must be designed to maintain views from one end through to the other. Such views must not be obstructed by lighting or other features.

PUBLIC BUILDING PASSAGES



- A** Building passages should align with public open space access points and pedestrian crosswalks to the extent possible.
- B** Signs indicating public access are required.
- C** Public access allowing both pedestrians and bicyclists must be delineated through distinct markings.
- D** In nonresidential and mixed-use buildings, ground floor uses and entrances must be oriented toward the building passage.
- E** Ground floor façades facing into passages in nonresidential and mixed-use buildings must have a minimum transparency of 35%.
- F** Passages providing a direct connection to the riverfront may not be obstructed by building or accessory features.

c. Private Building Passages

- i. Private building passages may be closed off to the public with gates and/or fencing but must be of open design to allow the public a clear view through the passage.
- ii. Private passages should be designed with elements to be used by site users, such as seating areas.
- iii. Ground floor façades facing into private building passages in nonresidential and mixed-use buildings must maintain a minimum transparency of 25% of the wall area of the passage.

PRIVATE BUILDING PASSAGES



- A** Non-retractable or permanently closed security gates may not be used to close off private passages.
- B** Private passages should include elements serving the site user, such as seating.

- C** Passages providing a visual connection from the street to the riverfront must be designed to maintain views from one end through to the other.

H. Accessory Structures and Encroachments

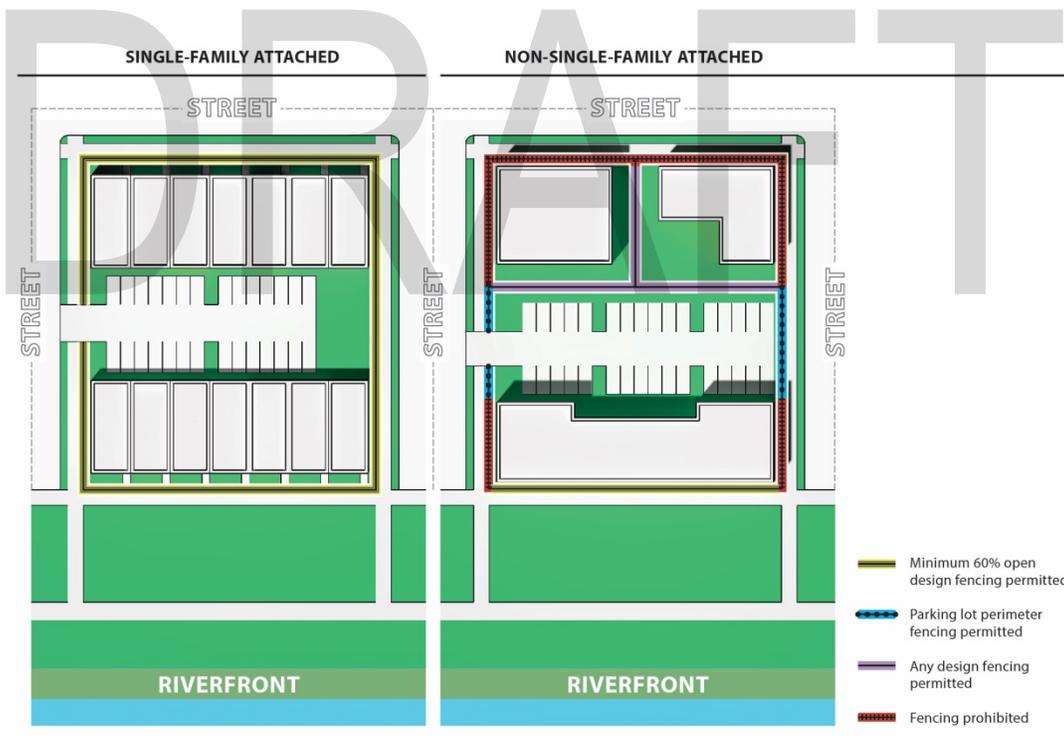
In addition to the requirements of the Zoning Code, the following apply to the RIV District. In the case of conflict with other provisions of the Code, these provisions control in the RIV District.

1. Fences

- a.** Fences are prohibited in any yard between a building and a street. This prohibition does not apply to the following:
- i.** Fencing that is required or allowed as part of parking lot perimeter landscape, as required in Section 918.02 and/or for Section 918.03.
 - ii.** Single-family attached developments are permitted open fencing with at minimum 60% open design to a maximum height of 6.5 feet.
 - iii.** Outdoor dining areas are permitted open fencing with at minimum 60% open design to a maximum height of 4 feet.
 - iv.** Fencing that is required by federal or state regulations for security.
- b.** In any yard located between a building and the riverfront, where open fencing with at least 60% open design to a maximum height of 6.5 feet only open fencing of at least 60% open design is permitted up to a maximum height of 6.5 feet. This limitation does not apply to the following:

- i. Fencing that is required by federal or state regulations for security.
- c. Between a building and any side lot or rear lines, fencing of any type is permitted up to a maximum height of 6.5 feet.
- d. The following materials are prohibited in the construction of fences and walls:
 - i. Scrap metal
 - ii. Corrugated metal
 - iii. Sheet metal
 - iv. Pallets
 - v. Electrical fences
 - vi. Razor or barbed wire, unless required by state or federal regulations. Where permitted, it must be located at least eight feet above the ground.
 - vii. Chain link, including chain link with slats. Chain link without slats is permitted in heavy industrial or utility uses within the RIV District.

FENCE LOCATION



- A** Fencing is prohibited in any yard between a building and a street. Fencing is permitted in any yard of a single-family attached development or where required or allowed as part of parking lot perimeter landscape.
- B** Only open fencing of at least 60% open design is permitted for single-family attached developments.
- C** Open fencing of at least 60% open design is permitted in any yard located between a building and the riverfront.
- D** Fencing is permitted between a building and any side lot or rear lot lines.
- E** Unless federal or state regulations require otherwise, all fencing is limited to a maximum height of six-and-one-half (6.5) feet.

2. Mechanical Equipment

The following standards apply to mechanical equipment in all subdistricts except the RIV-GI Subdistrict. Mechanical equipment includes heating, ventilation, and air conditioning (HVAC) equipment, electrical generators, and similar equipment.

a. Ground-Mounted Equipment

Mechanical equipment must be located to the side or rear of the structure. If mechanical equipment is located to the rear within a setback abutting the river, it must be screened from view by a decorative wall or solid fence that is compatible with the architecture of the building and/or landscaping. The wall or fence must be of a height equal to or greater than the height of the mechanical equipment being screened.

b. Roof-Mounted Equipment

Roof-mounted equipment must be screened from view by a four foot parapet on all sides of the building.

c. Wall-Mounted Equipment

i. Wall-mounted mechanical equipment is not permitted on any façade abutting a primary street frontage.

ii. Wall-mounted mechanical equipment on a riverfront or secondary street-fronting façade that protrudes more than 12 inches from the outer building wall must be screened from view by structural features that are compatible with the architecture of the subject building. This does not apply to window-mounted air conditioners.

3. Flat Roof Features

Accessory rooftop features of a flat roof, such as green roofs, rooftop decks, rooftop gardens, and stormwater management systems are permitted below the parapet of any flat roof building, and are excluded from the calculation of maximum building height.

4. Wind Turbines

a. Wind turbines may be designed as either vertical or horizontal axis turbines, with or without exposed blades, including designs that combine elements of the different types of turbines.

b. Wind turbines are subject to the following height restrictions:

i. Maximum height is the total height of the turbine system, including the tower and the maximum vertical height of the turbine blades. Maximum height therefore is calculated measuring the length of a prop at maximum vertical rotation to the base of the tower. The maximum height of any ground-mounted wind turbine is measured from grade to the length of a prop at maximum vertical rotation.

ii. No portion of exposed turbine blades may be within 20 feet of the ground. Unexposed turbine blades may be within ten feet of the ground.

iii. The maximum height of a ground-mounted wind turbine is the maximum height allowed in the district.

iv. The maximum height of a roof-mounted wind turbine is 15 feet where the building structure is less than 60 feet high, and 25 feet where the building structure is 60 feet high or greater.

c. Ground-mounted wind turbines are permitted only in the rear yard. No part of the wind system structure, including guy wire anchors, may be located closer than 10 feet to any lot line.

d. Ground-mounted wind turbines must be set back a distance equal to the height of the turbine from any primary structures on the lot and adjacent lots, as measured at the nearest external wall or walls.

e. All wind turbines must be equipped with manual (electronic or mechanical) and automatic over speed controls to limit the blade rotation speed to within the design limits of the wind energy system.

I. Parking

In addition to the requirements of the Zoning Code, the following apply to the RIV District. In the case of conflict with other provisions of the Code, these provisions control in the RIV District.

1. Required Parking

- a. The minimum parking required in the RIV District is 50% of the minimum parking required in Schedule A of Section 914.02.A.
- b. The maximum parking limitation is the minimum parking required listed in Schedule A of Section 914.02.A.
- c. Reduction to required parking minimums may be available by contributing to a transportation improvement trust.

2. Surface Parking Lot Restriction

- a. No surface parking for a development can exceed 75 total spaces on the entire development site.
- b. Any surface parking lot between a building and the riverfront is limited to a maximum of 15 spaces.

3. Parking Structure Design

- a. Where the façade of a parking structure is 150 feet or more in length located along any primary street in the RIV-MU, RIV-NS, and RIV-IMU Subdistricts, the ground floor facade must include active uses along 50% of the of its length, excluding required access areas from the calculation. Such active spaces must be a minimum of 20 feet in width and 30 feet in depth. Active uses include residential, retail, office, lobbies and bike facilities.

J. Landscape and Green Infrastructure

In addition to the requirements of the Zoning Code, the following apply to the RIV District. In the case of conflict with other provisions of the Code, these provisions control in the RIV District.

1. Site Landscape

- a. Areas of a development that are not covered by structures or paving must be planted and maintained with live landscaping that contributes to the biodiversity of the three rivers, enhancing the wildlife habitat and native plant communities of the Western Pennsylvania region. Such landscaping must consist primarily of species that are native or naturalized to the region. Landscape should incorporate species from the Pennsylvania Department of Conservation and Natural Resources' (DCNR's) Native Wild Plant Species Accounts.
- b. All plant species listed on the Pennsylvania Department of Conservation and Natural Resources (DCNR) Invasive Plants List are prohibited.
- c. River rock, mulch and other permeable landscape material may be used for a maximum of 30% of the total landscape area. These materials cannot be used on slopes of 3:1 or greater.

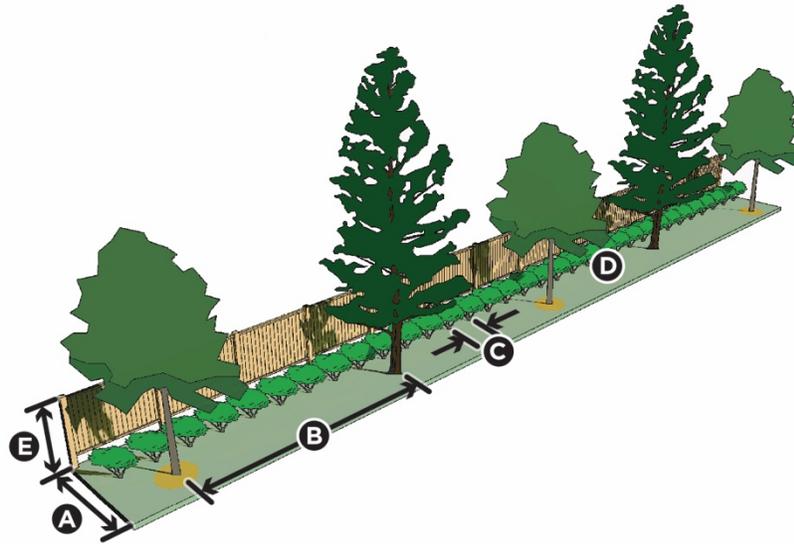
2. Screening Buffers in the RIV-GI Subdistrict

This section establishes standards for the dimension and required landscape for buffer yards between land uses and/or zoning districts within the rear or interior side yard.

- a. Screening buffers must be reserved for the planting of material and installation of screening as required by this section. No parking, sidewalks, accessory structures, or any impervious surfaces are permitted within the screening buffer area.
- b. Screening buffers are required where the RIV-GI Subdistrict abuts any other RIV Subdistrict or any other non-industrial zoning district. This does not apply if a public right-of-way is located between districts.
- c. RIV District screening buffer requirements:

- i. A screening buffer must be a minimum of 10 feet in width.
- ii. The total number of shade or evergreen trees required to be planted is one tree for every 25 linear feet of screening yard. Trees may be spaced at various intervals, but the total number of trees must be no less than one per 25 linear feet of screening buffer length.
- iii. The total number of evergreen shrubs required to be planted is one shrub for every three linear feet of screening yard. Shrubs may be spaced at various intervals based, but the total number of shrubs must be no less than one per three linear feet of screening buffer length.
- iv. 60% of the landscape area outside of shrub and tree masses must be planted and maintained in live groundcover, perennials, or ornamental grasses. River rock or other permeable natural materials are allowed for any remaining area.
- v. Unless otherwise specifically required by this Zoning Code, a solid fence or wall must be erected along 100% of the screening buffer length, with the exception of ingress/egress points. Fences or walls must meet the following standards:
 - (a) Fences or walls must be a minimum of six feet and a maximum of eight feet in height must be erected along 100% of the screening buffer length, with the exception of ingress/egress points. A fence and berm may be combined so long as it achieves the screening height required by this section.
 - (b) Fences or walls must be constructed of wood posts and planks, brick, masonry, or stone. Chain link, with or without slats, is prohibited.
 - (c) Fences or walls must be compatible with architectural style and building materials.
 - (d) Walls greater than 40 feet in length must incorporate some form of visual relief, including, but not limited to, pattern breaks, varying wall construction, vertical features such as columns, differing construction materials, or a combination of the above.
- vi. Screening buffer landscape is in addition to any other landscape requirements, such as parking lot landscaping.

SCREENING BUFFERS



- A** A buffer yard must be at least 10 feet in width.
- B** One shade or evergreen tree must be planted for every 25 feet of buffer yard length, spaced linearly.
- C** One evergreen shrub must be planted for every three feet of buffer yard, spaced linearly.
- D** 60% of landscape area outside of shrub and tree masses must be planted in live groundcover, perennials, or ornamental grasses.
- E** A solid fence or wall between six feet and eight feet in height must be erected along 100% of the buffer yard length.

K. Bonus Structure

Certain dimensional regulations allow for development bonuses. The bonuses will allow for additional building height and a reduction in the riparian buffer zone. In order to obtain such development bonuses, a series of bonus actions will be established within the RIV District. Each bonus action will earn a corresponding number of points, which may be used to achieve additional building height above the base height of 45 feet, or to reduce the required riparian buffer zone. The proposed direction this bonus structure will take are outlined below. Details will be determined through the public feedback process.

1. Bonus Menu

Some bonus actions and corresponding points are pre-existing in Section 91507 of the Zoning Code, and will be applicable in the RIV District. These are Affordable Housing (Section 915.07.D.4.a-4.c) and Rainwater (915.07.D.5). Additional actions under consideration for bonus points are indicated in italics.

Bonus Actions		Points Awarded
1	On-Site Energy Consumption – New Construction	
1.a	Site energy use intensity is at AIA 2030 Commitment average savings levels.	1
1.b	Site energy use intensity is at least 70% below national median.	2
1.c	Site energy use is 80% or more below national median.	3
2	On-Site Energy Consumption – Existing Buildings	
2.a	Site energy use intensity is at least 20% below national median.	1

Bonus Actions		Points Awarded
2.b	Site energy use intensity is at least 35% below national median.	2
2.c	Site energy use is 50% or more below national median.	3
3	On-Site Energy Generation	
At least one (1) point from On-Site Energy Consumption required prior to using the On-Site Energy Generation points below.		
3.a	At least 25% of energy use is generated from on-site renewable sources.	1
3.b	At least 50% of energy use is generated from on-site renewable sources; or Connecting to distributed energy systems.	2
3.c	75% or more of energy use is generated from on-site renewable sources.	3
4	Affordable Housing	
* Available only to projects where at least 50% of the gross floor area is used for residential units. * Points for options 1.c and 1.d below will only be awarded to development projects providing at least 20 housing units.		
4.a	At least 5-14.9% of units for rent are affordable housing for persons at or below 80% AMI.	2
4.b	At least 5-14.9% of units for sale are affordable housing for persons at or below 80% AMI; or	4
	At least 5-14.9% of units for rent are affordable housing for persons at or below 60% AMI; or	
	At least 15-19.9% of units for rent are affordable housing for persons at or below 80% AMI.	
4.c	At least 15-19.9% of units for sale are affordable housing for persons at or below 80% AMI; or	6
	At least 15-19.9% of units for rent are affordable housing for persons at or below 60% AMI; or	
	At least 20% or more of units for rent are affordable housing for persons at or below 80% AMI.	
4.d	20% or more of units for sale are affordable housing for persons at or below 80% AMI; or	8
	20% or more of units for rent are affordable housing for persons at or below 60% AMI.	
5	Rainwater	
* All vegetated Green Infrastructure must use at least 50% Native Plants. * The Zoning Administrator can update payment-in-lieu options as needed to remain consistent with Green Infrastructure construction costs.		
5.a	At least 50% of 1.5 inches of rainfall in a 24-hour period, including a peak of 1.05 inches in 15 minutes, or a 95th percentile rain event on-site, whichever is greater, is captured using Green Infrastructure installations; or	1
	At least 15% of total volume of rainfall in a 24-hour period, including peak of 1.05 inches in 15 minutes, or a 95th percentile rain event on-site, whichever is greater, can be captured and reused on-site; or	
	For sites where retention, infiltration, or reuse strategies using Green Infrastructure are not possible at the levels above, a one-time payment-in-lieu of \$6 per gallon is provided to the Stormwater Trust Fund.	
5.b	At least 75% of 1.5 inches of rainfall in a 24-hour period, including a peak of 1.05 inches in 15 minutes, or a 95th percentile rain event on-site, whichever is greater, is captured using Green Infrastructure installations; or	2
	At least 30% of total volume of rainfall in a 24-hour period, including peak of 1.05 in 15 minutes, or a 95th percentile rain event on-site, whichever is greater, can be captured and reused on-site.	
	For sites where retention, infiltration, or reuse strategies using Green Infrastructure are not possible at the levels above, a one-time payment-in-lieu of \$9 per gallon is provided to the Stormwater Trust Fund.	
5.c	100% or more of 1.5 inches of rainfall in a 24-hour period, including a peak of 1.05 inches in 15 minutes, or a 95th percentile rain event on-site, whichever is greater, is captured using Green Infrastructure installations; or	3
	45% or more of total volume of rainfall in a 24-hour period, including peak of 1.05 in 15 minutes, or a 95th percentile rain event on-site, whichever is greater, can be captured and reused on-site.	
	For sites where retention, infiltration, or reuse strategies using Green Infrastructure are not possible to the levels above, a one-time payment-in-lieu of \$12 per gallon is provided to the Stormwater Trust Fund.	
6	Riverfront Public Access Easements, Trails & Amenities	
6.a	For parcels that abut the riverfront and not separated by a right-of-way, provision of a riverfront public access easement to the City of Pittsburgh of at least 30 feet in width and runs the entire length of the parcel's riverfront boundary.	1
6.b	For sites where no trail exists and a public easement has been made, construction of a trail that meets all City standards as well as national standards of Manual on Uniform Traffic Control Devices (MUCTD), and that connects to existing adjacent trails when feasible.	2

Bonus Actions		Points Awarded
6.c	For sites where an existing trail is present and a public easement has been made, improvement of trail to City standards as well as national standards of Manual on Uniform Traffic Control Devices (MUCTD), and that connects to existing adjacent trails when feasible.	2
6.d	For sites where a riverfront or riverfront-adjacent trail is not feasible, development provides public access that allows for or contributes to continuous mobility parallel the riverfront.	2
6.e	Provision of public restrooms accessible from the trail, open during expected hours of trail use.	2
7	Neighborhood Ecology	
7.a	Ground-level surface parking area is designed so that a minimum of 50% of the total paved area is shaded by solar panels.	1
7.b	The top level of a parking structure is designed so that a minimum of 50% of the total area is shaded by solar panels.	
8	Public Art	
<i>A public art plan is required to be developed and submitted as part of each project utilizing this bonus category. An RFP/RFQ process for the design and placement of public art is recommended.</i>		
8.a	At least 2% of the total project cost is applied directly to the creation and maintenance of public art as defined by the URA's Public Art Resource Guide for Developers.	1
8.b	At least 3% of the total project cost is applied directly to the creation and maintenance of public art as defined by the URA's Public Art Resource Guide for Developers.	2
8.c	At least 4% of the total project cost is applied directly to the creation and maintenance of public art as defined by the URA's Public Art Resource Guide for Developers.	3
9	Urban Fabric	
9.a	Structured parking is designed to allow for conversion to other (non-parking) uses.	2

Editor's Note: For ease of review, the public draft contains the use table for RIV District below. Following public review, this will be integrated into table within Section 911.01.

P = Permitted By Right A = Administrator Exception S = Special Exception C = Conditional Use	RIV					Standard Section 911.04.x
	RM	MU	NS	GI	IMU	
Residential Uses						
Single-Unit Detached Residential means the use of a zoning lot for one detached housing unit.						A.69
Single-Unit Attached Residential means the use of a zoning lot for one dwelling unit that is attached to one or more dwelling units by a party wall or separate abutting wall and that is located on its own separate lot.	P	P				A.69
Two-Unit Residential means the use of a zoning lot for two dwelling units that are contained within a single building.	P	P			P	
Three-Unit Residential means the use of a zoning lot for three dwelling units that are contained within a single building.	P	P			P	
Multi-Unit Residential means the use of a zoning lot for four or more dwelling units that are contained within a single building.	P	P	P		P	A.85
Assisted Living means a facility for the accommodation of convalescents or chronically ill persons, in which such nursing care and medical services are prescribed or are performed under the general direction of persons licensed to provide such care or services in accordance with Commonwealth laws.						
Assisted Living Class A means an Assisted Living use with less than 9 patient beds.	S	A	P		P	A.66
Assisted Living Class B means an Assisted Living use with 9 to 17 patient beds.	S	S	P		P	A.66
Assisted Living Class C means an Assisted Living use with 18 or more patient beds.		S	P		S	A.66
Community Home is a group of more than eight unrelated disabled persons living together as a single housekeeping unit with shared common facilities. If required, staff persons may reside on the premises. A Community Home may not be a Multi-Suite Residential use or an Assisted Living use as defined in Section 911.02. For the purposes of this definition, "disabled" means "handicapped" as defined according to the Fair Housing Act Amendments of 1988, 42 U.S.C.S. 3602(h), and any amendments thereto. This use does not include Custodial Care Facilities. This use includes halfway houses where persons are aided in readjusting to society following a period of hospitalization or institutionalized treatment for a medical, psychiatric, developmental, emotional, or other disability or handicap. This does not include halfway houses for people leaving a correctional facility.	S	S	S		S	A.84
Dormitory means the use of a zoning lot for occupancy by groups of people who are not defined as a family and who are registered students at a college, university or other institution of higher learning, on a weekly basis or longer, and is managed by the institution at which the students are registered. <i>(Ord. 32/November 23, 2005) (Ord. 24/August 21, 2000/A.U-23)</i>						A.23
Fraternity/Sorority means the use of a zoning lot for occupancy by groups of people who are not defined as a family and who are registered students at a college, university or other institution of higher learning, and who are members of a fraternal or other organization which take its membership from the student population of the institution at which the students are registered, on a weekly basis or longer. <i>(Ord. 32/November 23, 2005)</i>						A.23
Housing for the Elderly means a building, or portion thereof, with dwelling units and shared facilities for residents, designed specifically for occupancy predominantly of persons or heads of households who are sixty-two or more years of age.						
Housing for the Elderly (Limited) means a Housing for the Elderly use with less than 30 units.	S	A	A		A	A.35
Housing for the Elderly (General) means a Housing for the Elderly use with 30 or more units.	S	S	S		S	A.35

P = Permitted By Right A = Administrator Exception S = Special Exception C = Conditional Use	RIV					Standard Section 911.04.x
	RM	MU	NS	GI	IMU	
Multi-Suite Residential means a building or portion thereof, containing rooms rented as sleeping or living quarters, without private kitchens and with or without private bathrooms. Lodging or meals or both are provided for compensation on a weekly or monthly basis. Multi-Suite Residential uses shall not include Dormitory and Fraternity/Sorority.						
Multi-Suite Residential (Limited) means a Multi-Suite Residential use with less than 8 sleeping rooms. <i>(Ord. 32/November 23, 2005)</i>	A	P	P		P	A.41
Multi-Suite Residential (General) means a Multi-Suite Residential use with 8 or more sleeping rooms. <i>(Ord. 32/November 23, 2005)</i>	S	A	P		A	A.41
Personal Care Residence is a building where food, shelter and personal assistance or supervision are provided for at least one full day for three or more adults who are not relatives of the operator and who may require assistance or supervision in the matters as dressing, bathing, diet, or medication prescribed for self administration but do not require hospitalization or care in a Nursing Home.						
Personal Care Residence (Large) is a personal care residence that is limited to no more than nineteen (19) persons including clients, operator (any person responsible for the day-to-day operation and supervision of the home) and family of the operator. An operator may also be the householder. Clients shall be limited to no more than seventeen (17) Persons.	S	S	S		S	A.95A
Personal Care Residence (Small) is a personal care residence that is limited to no more than ten (10) persons and no fewer than three (3) persons including clients, operator (any person responsible for the day-to-day operation and supervision of the home) and family of the operator. An operator may also be the householder. Clients shall be limited to no more than eight (8) persons.	A	A	A		A	A.95B
Non-Residential Uses						
Adult Entertainment means Adult Bookstore, Adult Cabaret, Adult Mini-Theater, Adult Theater, Massage Establishment, Model Studio, or Sexual Encounter or Meditation Center. See Chapter 926 for definitions. <i>(Ord. 28/November 17, 2000/A. U-25)</i>					S	A.1
Agriculture (General) means the growing of crops and raising of livestock and domestic small farm animals for domestic and commercial uses. The minimum lot size required is two (2) acres.	P				P	A.2(a)
Agriculture (Limited) With Beekeeping means the growing of crops and raising honey bees for domestic and commercial uses.	P	P			P	A.2(b)
Agriculture (Limited) means the growing of crops for commercial use. No minimum lot size is required.	P	P			P	A.2(c)
Amusement Arcade means any establishment displaying seven or more amusement devices including but not limited to pool tables, foosball tables, air hockey, "pong" games, mechanical rides for children, electronic games, and shooting gallery types games. See Chapter 926 for additional definitions.		S	A		S	A.3
Animal Care (Limited) means a use providing small animal (household pets) boarding or veterinary services with no outside runs, not including lab animals.		P	P		P	A.4
Animal Care (General) means a use providing animal care, veterinary services or boarding.		P			P	
Art or Music Studio means an art studio, music studio or photographer's studio.		P	P		P	
Public Assembly means open, partially enclosed or fully enclosed structure used or intended to be used primarily for spectator sports, entertainment events, expositions and other public gatherings. Typical uses include convention and exhibit halls, sports arena and amphitheaters.						
Public Assembly (Limited) means a Public Assembly use with a capacity of less than 500 persons. <i>(Ord. 32/November 23, 2005)</i>		S	P		S	A.5

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	RM	MU	NS	GI	IMU	
Public Assembly (General) means a Public Assembly use with a capacity of 500 or more persons. <i>(Ord. 32/November 23, 2005)</i>		S	P		S	A.6
Bank or Financial Institution means an establishment engaged in deposit banking. Typical uses include commercial banks, savings institutions and credit unions.						
Bank or Financial Institution (Limited) means a Bank or Financial Institution use with a gross floor area or less than 3,500 square feet.		P	P		P	A.96
Bank or Financial Institution (General) means a Bank or Financial Institution use with a gross floor area of 3,500 square feet or more. <i>(Ord. 32/November 23, 2005)</i>		P	P		P	A.96
Basic Industry means an establishment engaged in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials.				P	S	
Bed and Breakfast means an occupied dwelling unit in which rooms are let on an overnight basis as the temporary abiding place of persons who have residences elsewhere.						
Bed and Breakfast (Limited) means a Bed and Breakfast use containing one to three guest rooms.	S	P	P		P	A.7; A.8
Bed and Breakfast (General) means a Bed and Breakfast use containing four to ten guest rooms.	S	P	P		P	A.7; A.9
Car Wash means an establishment primarily engaged in cleaning or detailing motor vehicles, whether self-service, automatic or by hand.				P	A	A.10
Cemetery means land used or intended to be used for the burial of the dead and dedicated to cemetery purposes, including columbariums, crematories, mausoleums, and mortuaries, when operated in conjunction with and within the boundary of such cemetery.						A.11
Check Cashing means an establishment engaged in some or all of a variety of financial services including cashing of checks, warrants, drafts, money orders or other commercial paper securing the same purpose; deferred deposit of personal checks whereby the check casher refrains from depositing a personal check written by a customer until a specific date; money transfers, payday advances; issuance of money orders; distribution of governmental checks and food stamps; payment of utility bills; issuance of bus passes and tokens; sale of phone cards and similar uses. This use shall not include a state or federally chartered bank, savings association, credit union, industrial loan association, or rental-purchase company and shall not include a retail seller engaged primarily in the business of selling consumer goods, including consumables, to retail buyers that cashes checks or issues money orders for a minimum flat fee not exceeding two dollars (\$2.00) as a service to its customers incidental to the main use of the establishment.						A.93
Child Care means an establishment that provides care, protection and supervision for children on a regular basis away from their primary residence for less than 24 hours per day. The term does not include the following: public or private elementary or secondary schools or facilities operated in conjunction with an employment use, shopping center or other principal activity, where children are cared for while parents or custodians are occupied on the premises or in the immediate vicinity.						
Child Care (Limited) means a Child Care center that provides care, protection and supervision for 4 to 6 children at any one time, including those under the supervision or custody of the child care provider and those under the supervision or custody of employees. The term includes but is not limited to "Family Child Day Care Home" as defined by Title 55 of the Pennsylvania Code.	P	P	P		P	A.12
Child Care (General) means a Child Care center that provides care, protection and supervision for 7 or more children at any one time, including those under the supervision or custody of the child care provider and those under the supervision or custody of employees. The term includes but is not limited to "Family Child Day Care Home" as defined by Title 55 of the Pennsylvania Code.		P	P		P	A.12

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	RM	MU	NS	GI	IMU	
Club: Social, Fraternal, Athletic, Business or Professional (Ord. 28/Nov. 17, 2000/A. U-25)						
Club (Limited) means a club that does not provide, sell or allow the consumption of intoxicating beverages on the premises and is not more than 2400 square feet in net floor area. (Ord. 28/Nov. 17, 2000/A. U-25)		P	P		P	
Club (General) other than the limited type described above. (Ord. 28/Nov. 17, 2000/A. U-25)		P	P		P	A.88
College or University Campus means a college, community college, or other post secondary educational complex, or any elements thereof not in an EMI District, which shall include one (1) or more of the following uses: teaching and research facilities; educational classroom space; public assembly; child care facilities, student center; food service facilities; laundry services; library; administrative offices; parking lots and structures; and recreation facilities.					C	A.90
Communication Tower means a structure on which radio frequency transmitting and/or receiving antennae are located or which serves as such an antenna itself, including accessory buildings and equipment. Radio frequency is that portion of the electromagnetic spectrum that contains AM, FM, two-way radio, cellular telephone, television and microwave transmissions.						
Communication Tower, Class A means a Communication Tower that is not more than 100 feet in height.	S	S	S	S	S	A.13
Communication Tower, Class B means a Communication Tower which is between 101 and 200 feet in height.	S	S	S	S	S	A.13
Communication Tower, Class C means a Communication Tower which is more than 200 feet in height.	C	C	C	C	C	A.13
Community Center means a facility used for social or recreational programs generally open to the public and intended to accommodate and serve significant segments of the community.						
Community Center (Limited) means a Community Center which primarily serves the community in which it exists, and with a gross floor area of less than 5,000 square feet and for which fewer than 10 off-street parking spaces are provided.	S	P	P		A	A.14
Community Center (General) means a Community Center with a gross floor area of 5,000 square feet or more, or one for which 10 or more off-street parking spaces are provided.		P	P		A	A.14
Construction Contractor means an establishment primarily engaged in construction, building maintenance and building repair activities, including heating and electrical businesses, building maintenance and building movers.						
Construction Contractor (Limited) means a Construction Contractor with a gross floor area of less than 3,500 square feet.		A		P	A	A.15
Construction Contractor (General) means a Construction Contractor with a gross floor area of 3,500 square feet or more.				P		
Controlled Substance Dispensation Facility means a public or private facility that sells, dispenses, distributes or otherwise provides any controlled substance, as defined in the Controlled Substances Act, 21 U.S.C. § 802 et seq., as the same may be amended from time to time, including, but not limited to, methadone, to any person known or believed by such facility or to any employee, agent or individual otherwise connected to such facility, to be physically or psychologically dependent on the use of controlled substances, for the detoxification treatment or maintenance treatment of such dependency, unless said controlled substance is sold, dispensed, distributed or otherwise provided for the cure or treatment of an illness, malady or disease other than controlled substance dependency.		C	C	C	C	A.98
Correctional Facility is a publicly or privately operated facility housing persons awaiting trial or persons serving a sentence after being found guilty of a criminal offense.						
Correctional Facility (Limited) means a Correctional Facility with less than 50 beds.			C	C	C	A.16

P = Permitted By Right A = Administrator Exception S = Special Exception C = Conditional Use	RIV					Standard Section 911.04.x
	RM	MU	NS	GI	IMU	
Correctional Facility (General) means a Correctional Facility with 50 or more beds.				C		A.17
Cultural Service means a museum or similar use engaged in the collection, display or preservation of objects of community or cultural interest in one or more of the arts or science.						
Cultural Service (Limited) means a Cultural Service with a gross floor area of less than 5,000 square feet.	S	P	P		P	A.18
Cultural Service (General) means a Cultural Service with a gross floor area of 5,000 square feet or more. <i>(Ord. 32/November 23, 2005)</i>		P	P		P	A.19
Custodial Care Facility is facility providing custodial care and treatment in a protective environment for persons residing or attending by court placement, post-correctional facilities, juvenile detention facilities, temporary detention facilities, and halfway houses. This includes halfway houses and similar facilities for people on probation or parole and halfway houses for people leaving a correctional facility or placed there as a form of alternative sentencing.	C	C	C		C	A.94
Educational Classroom Space means classroom space associated with a college, community college, university, or other institution of higher learning.						
Educational Classroom Space (Limited) means an Educational Classroom Space use with a gross floor area of less than 20,000 square feet.		S	P		P	A.20
Educational Classroom Space (General) means an Educational Classroom Space use with a gross floor area of 20,000 square feet or more.					P	A.21
Excavation/Grading/Fill, Major means any operation, other than in connection with the construction of a foundation for a structure, involving: 1. Strip of other mining of coal or other minerals, excavating of sand or rock and the crushing of rock, sanitary and other fills, recovery of metal or other natural resources and similar operations; or 2. A volume of earth movement exceeding 16,000 cubic yards; or 3. A change in ground elevation exceeding 25 feet.	C	C	C	C	C	A.22
Firearms Business Establishment means any business establishment, duly licensed by the appropriate agencies of the United States of America and the Commonwealth of Pennsylvania, that engages in the sale of firearms ("firearms" as defined by Section 607.01 of the City Code), either by wholesale or retail, mail order or any other manner.				S	S	A.92
Forestry Activities: The management, cultivation, maintenance, and harvesting of timber from a site of one-quarter acre (10,890 square feet; approximately 104.35 feet by one hundred 104.35 feet) or more, or a linear extent in any direction exceeding 200 feet. Does not include the production or processing of lumber or similar activities whether grown on site or off site. <i>(Ord. 39/December 30, 2005)</i>						A.22A
Freight Terminal means a facility designed for the moving and storage of goods, including railroad and trucking terminals and railroad repair shops.				P	S	A.24
Funeral Home means an establishment engaged in undertaking services such as preparing the human deceased for burial, and arranging and managing funerals, including mortuaries and crematoria.		S		P	P	A.25
Gaming Enterprise means an establishment where the playing of those games of chance or mixed chance and skill allowed under the Commonwealth of Pennsylvania law are conducted. A Gaming Enterprise use shall not include a facility where resort accommodations are offered to transient guests in conjunction with the operation of games of chance or a facility where live horse or dog race meetings are conducted with pari-mutual wagering. <i>(Ord. 42/December 30, 2005)</i>			P			
Golf Course means an are of land laid out for private or public golf recreation services and support facilities excluding driving ranges.						A.26
Grocery Store means a retail store, the primary function of which is the sale of staple good and other basic life necessities.						

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Grocery Store (Limited) means a Grocery Store use with a gross floor area of less than 3,000 square feet.		P	P		P	A.82
Grocery Store (General) means a Grocery Store use with a gross floor area of 3,000 square feet or more.		P	P		P	A.83
Hazardous Operations means activities principally involved in activities and processes that present hazards to human life and health. Typical uses include arsenals, atomic reactors, explosives and fireworks manufacture, hazardous waste disposal and storage, medical waste disposal and storage. And radioactive waste handling facilities.				C		A.27
Helicopter Landing Area means a dust controlled area of land, structural surface or water used or intended to be used for the landing, taking off or surface maneuvering of helicopter, autogyro or other vertical take off craft with engines operating.						
Helipad means Helicopter Landing Area including one or more appurtenant aircraft parking spaces.			C		C	A.28; A.29
Heliport means a Helicopter Landing Area including any combination of the following: 1. refueling facilities; 2. maintenance or repair facilities; 3. terminal building or enclosed waiting area; 4. aircraft or aircraft parts sales area; 5. emergency service facilities; 6. aircraft parking				C		A.30
Helistop means a Helicopter Landing Area limited to arrivals or departures only, with no parking or storage of aircraft. Aircraft with rotors in motion may remain a period not to exceed ten minutes; aircraft with rotors not in motion may remain a period not to exceed one hour.			S		S	A.28; A.31; A.32
Hospital means an institution that: 1. Offers services beyond those required for room, board, personal services and general nursing care; and 2. Offers facilities and beds for use beyond 24 hours by individuals requiring diagnosis, treatment, or care for illness, injury, deformity, infirmity, abnormality, disease, or pregnancy; and 3. Regularly makes available clinical laboratory services, diagnostic x-ray services, and treatment facilities for surgery or obstetrical treatment of similar extent. Hospitals may include offices for medical and dental personnel, central facilities such as pharmacies, medical laboratories and other related uses.			S		S	A.89
Hotel/Motel means an establishment used, maintained or advertised as a place where sleeping accommodations are supplied for short-term rent to tenants, in which rooms are furnished for accommodation of such guests and which exclude individual kitchen facilities.						
Hotel/Motel (Limited) means a Hotel/Motel use with less than 40 guest rooms.		A	P		P	A.33
Hotel/Motel (General) means a Hotel/Motel use with 40 or more guest rooms. (Ord. 32/November 23, 2005)		S	P		P	A.34
Incinerator, Solid Waste means a facility, alone or in conjunction with a landfill or other facility, used or intended to be used for burning solid waste or trash.				C		A.36
Laboratory/Research Services means an establishment engaged in conducting basic, applied, industrial or scientific research, other than medical testing, including production of prototype products when limited to the minimum scale necessary for full investigation of the merits of a product, but excluding production of products used primarily or customarily for sale or for use in non-prototype production operations. The term also includes medical laboratories where prosthetic devices or medical testing takes place exclusively on the written work order of a licensed member of the dental or medical profession.						
Laboratory/Research Services (Limited) means a Laboratory/Research Services use with a gross floor area of less than 10,000 square feet.		P	P	P	P	A.37

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Laboratory/Research Services (General) means a Laboratory/Research Services use with a gross floor area of 10,000 square feet or more.		P	P	P	P	A.37
Laundry Services means an establishment that is primarily engaged in dry cleaning and laundry services, including pressing, repair, and dry cleaning, other than personal services directly to a consumer.		S	S	P	S	A.67
Library means a facility housing a collection of books, magazines or other material which is loaned to the general public without charge.						
Library (Limited) means a Library with a gross floor area of less than 5,000 square feet. (Ord. 32/November 23, 2005)	S	P	P		P	A.38
Library (General) means a Library with a gross floor area of 5,000 square feet or more.		P	P		P	A.38
Manufacturing and Assembly means an establishment engaged in the manufacture or products or parts, predominantly using previously prepared material, including processing, fabrication, assembly, treatments, and packaging of such products, and incidental storage, sales and distribution of such products.						
Manufacturing and Assembly (Limited) means a Manufacturing and Assembly use with a gross floor area of less than 20,000 square feet.		S	A	P	P	A.39
Manufacturing and Assembly (General) means a Manufacturing and Assembly use with a gross floor area of 20,000 square feet or more.			A	P	P	A.39; A.40
Medical Office/Clinic means an establishment providing therapeutic, preventative, corrective, healing and health-building treatment services on an out-patient basis by physicians, dentists and other practitioners. Typical uses include medical and dental offices and clinics and out-patient medical laboratories.						
Medical Office/Clinic (Limited) means a Medical Office/Clinic use with a gross floor area of less than 5,000 square feet.		P	P		P	A.81
Medical Office/Clinic (General) means a Medical Office/Clinic use with a gross floor area of 5,000 square feet or more.		A	P		P	A.81
Nursery, Retail means the use of a zoning lot for the retail sale of plants and planting materials.						
Nursery, Retail (Limited) means a Retail Nursery with less than 10 parking spaces and with a lot area of less than half an acre.		P			P	A.80
Nursery, Retail (General) means a Retail Nursery with 10 or more parking spaces or with a lot area of half an acre or more.		P			P	
Office means an establishment providing executive, management, administrative or professional services, but not involving medical or dental services or the sale of merchandise, except as incidental to a permitted use. Typical uses include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, government, design, engineering, accounting and similar offices.						
Office (Limited) means an Office with a gross floor area of less than 10,000 square feet.		P	P	P	P	A.42
Office (General) means an Office with a gross floor area of 10,000 square feet or more.		P	P		P	A.43
Outdoor Retail Sales and Service [Non-Accessory Use] means the sale of goods and services, including food items, situated outdoors on property other than public rights-of-way, wherein the sale of goods and services is separate and distinct from the commercial activities being conducted in the existing establishment or property located on the zoning lot or is not consistent with the use specified on the certificate of occupancy for the zoning lot or is being conducted pursuant to a different business identification number from the existing establishment or property.		A	A	A	A	A.91
Parking, Commercial means an area used or intended to be used for the off-street parking of operable motor vehicles on a temporary basis, other than as accessory parking to a principal use, and excluding parking structures.						
Parking, Commercial (Limited) means a Commercial Parking area with less than 25 spaces. (Ord. 32/November 23, 2005)		S	S	A	S	A.44

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Parking, Commercial (General) means a Commercial Parking area with 25 or more spaces. (Ord. 42/December 30, 2005) (Ord. 32/November 23, 2005)		S	S	S	S	A.45
Parking Structure means a structure used or intended to be used for off-street parking of operable motor vehicles on a temporary basis, other than as accessory parking to a principal use. (Ord. 28/Nov. 17, 2000/A.U-25)						
Parking Structure (Limited) means a Parking Structure with less than 50 spaces. (Ord. 32/November 23, 2005) (Ord. 28/Nov. 17, 2000/A.U-25) (Ord. 19/July 8, 1999/A. U-9)		S	A		A	A.87
Parking Structure (General) means a Parking Structure with 50 or more spaces. (Ord. 32/November 23, 2005) (Ord. 28/Nov. 17, 2000/A.U-25) (Ord. 19/July 8, 1999/A.U-9)		S	A		A	A.87
Parks and Recreation means park, playground or other facility or open space area providing active or passive recreational opportunities for the general public.						
Parks and Recreation (Limited) means a Parks and recreation use that does not have spectator seating, concession, lighted playing courts or fields or more than 19 parking spaces.	P	P	P	P	P	A.46
Parks and Recreation (General) means a Parks and recreation use with spectator seating, concession, lighted playing courts or fields or 20 or more parking spaces.	P	P	P	P	P	A.46
Pawn Shop means an establishment engaged in retail sales of new or secondhand merchandise and offering loans secured by personal property. (Ord. 42/December 30, 2005)					S	A.97
Recreation and Entertainment, Indoor means an establishment offering recreation and entertainment to the general public within an enclosed building. Typical uses include movie theaters, bowling alleys, skating rinks, fitness centers, dance studios, court sports and swimming pools.						
Recreation and Entertainment, Indoor (Limited) means an Indoor Recreation and Entertainment use for which fewer than 20 parking spaces are provided.		P	P		P	A.48
Recreation and Entertainment, Indoor (General) means an Indoor Recreation and Entertainment use for which 20 or more parking spaces are provided. (Ord. 32/November 23, 2005)		P	P		P	A.47
Recreation and Entertainment, Outdoor means an establishment offering recreation, entertainment or games of skill to the general public for a fee or charge wherein any portion of the activity takes place in the open. Typical uses include archery range, golf driving ranges and miniature golf course and other types of recreation and entertainment not otherwise defined.						
Recreation and Entertainment, Outdoor (Limited) means an Outdoor Recreation and Entertainment use for which fewer than 25 parking spaces are provided.		S	P		P	A.49
Recreation and Entertainment, Outdoor (General) means an Outdoor Recreation and Entertainment use for which 25 or more parking spaces are provided. (Ord. 32/November 23, 2005) (Ord. 19/July 8, 1999/A.U-9)		S	P		P	A.50
Recycling Collection Station means freestanding containers not occupying an area of greater than 800 square feet (exclusive of area designed for vehicular access), which are designed to receive and store pre-sorted recyclable materials not intended for disposal and which are made available to the general public.		A	P	P	P	A.51
Recycling Processing Center means a building or land in excess of 800 square feet devoted to the receipt, separation, storage, bailing, conversion and/or processing of recycle materials. (Ord. 19/July 8, 1999/A.U-9)				P		A.52
Religious Assembly means an establishment operated by a religious organization for religious worship, religious training and related religious services.						
Religious Assembly (Limited) means a Religious Assembly use for which fewer than 20 parking spaces are required. (Ord. 20/July 8, 1999/A.U-10)	S	P	P		P	A.53
Religious Assembly (General) means a Religious Assembly use for which 20 or more parking spaces are required. (Ord. 20/July 8, 1999/A.U-10)	S	A	P		P	A.53
Restaurant, Fast-Food means an establishment where the principal business is the sale of food and non-alcoholic beverage in a ready-to-consume state and where the design or principal method of operation is that of a quick-service restaurant where						

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orders are generally not taken at the customers' tables, where food is generally wrapped in disposable wrapping or containers, and where food and beverage may be served directly to the customer in an automobile.						
Restaurant, Fast-Food (Limited) means a Fast-Food Restaurant that does not have a separate curb-cut on a public right-of-way for automobile drive-through service.		S	P		A	A.54
Restaurant, Fast-Food (General) means a Fast-Food Restaurant that has a separate curb-cut on a public right-of-way for automobile drive-through service.					S	A.55
Restaurant means an establishment other than "Fast-Food Restaurant" where the principal business is the sale of food in a ready to consume state, where there is no service to a customer in an automobile, and where the design or principal methods of operation consist of one (1) or more of the following: 1. A sit-down restaurant where customers are normally provided with an individual menu, are generally served food in non-disposable containers by a restaurant employee at the same table or counter at which the food and beverage items are consumed or 2. A cafeteria or cafeteria-type operation where food and beverage generally are served in non-disposable containers and are consumed within the restaurant; But not including Social Club.						
Restaurant (Limited) means a Restaurant with a gross floor area of less than 2,400 square feet and that does not have live entertainment or dancing.		P	P		P	A.56
Restaurant (General) means a Restaurant with a gross floor area of 2,400 square feet or more or one that has live entertainment or dancing. (Ord. 32/November 23, 2005)		S	P		P	A.57
Retail Sales and Services means an establishment engaged in the sale or rental of goods and services, excluding those uses defined more specifically in the Use Table.						
Retail Sales and Services (Limited) means a Retail Sales and Services use with a gross floor area of less than 10,000 square feet.		P	P		P	A.58
Retail Sales and Services (General) means a Retail Sales and Services use with a gross floor area of 10,000 square feet or more.		A	P		A	A.59
Retail Sales and Services, Residential Convenience means a Retail Sales and Services use contained wholly within the ground-floor of a multi-unit residential building. (Ord. 19/July 8, 1999/A.U-9)	A					A.60
Safety Service means a facility designed or used for the conduct of public safety and emergency services, including fire and police protection services and emergency medical and ambulance services.	S	A	P	P	P	A.61
Salvage Yard means a lot, land or structure, or part thereof, used primarily for the collecting, storage and sale of waste paper, rags, scrap metal or discard material; or for the collecting, dismantling, storage and salvaging of machinery or vehicles that are not in operating condition; or for the sale of parts thereof. Typical uses include automobile salvage yards and junk yards.				A		A.62
School, Elementary or Secondary means the use of a site for instructional purposes on an elementary or secondary level, with a curriculum that complies with state regulations.						
School, Elementary or Secondary (Limited) means an Elementary or Secondary School with a maximum enrollment of less than 75 students.	S	S	P		S	A.63
School, Elementary or Secondary (General) means an Elementary or Secondary School with a maximum enrollment of 75 students or more.		S	A		S	A.64
Service Station means an establishment primarily engaged in the retail sale of gasoline or other motor fuels, that may include accessory activities such as the sale of lubricants, automotive accessories or supplies; the lubrication or washing of motor vehicles; and the minor adjustment or repair of motor vehicles.		S	A		A	A.65
Sidewalk Cafe means an establishment serving food and/or beverage on public sidewalk space.	P	P	P		P	A.68

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Transit Facility means a facility used or intended to be used as an area for loading, unloading, and interchange transit passengers. Typical uses include bus terminals, rail stations, and passenger related mass transit facilities.		S	S	S	S	A.70
Utility (Limited) means services and facilities of agencies that are under public franchise or ownership to provide services that are essential to support development and that involve only minor structures, such as but not limited to poles and lines.		C	C	P	C	A.71
Utility (General) means generating plants; electrical switching facilities and primary substations; water and wastewater treatment plants; water tanks; and similar facilities that are under public franchise or ownership to provide the general public with electricity, gas, heat, steam, communication, water, sewage collection, rail lines or other similar service. The term "utility" shall not be construed to include corporate or general offices; gas or oil processing; manufacturing facilities; or other uses defined in this section.		C	C	P	C	A.72
Vehicle/Equipment Repair (Limited) means a use providing automobile and other equipment repair or maintenance services within completely enclosed buildings, but not including General Vehicle/Equipment Repair services. Typical uses include businesses engaged in the following activities: 1. electronic tune-ups; 2. brake repairs (including drum turning); 3. air conditioning repairs; 4. transmission and engine repairs; 5. tire repairs; 6. front end alignments; 7. battery recharging; 8. oil changes and lubrication; and 9. State Inspection stations.		S	A	P	P	A.73
Vehicle/Equipment Repair (General) means: 1. Any vehicle/equipment service not conducted within a completely enclosed building; 2. Any establishment engaged in body work or painting of vehicles or equipment; or 3. Any establishment involved in the repair of heavy equipment, including any vehicle with more than two axles. Typical uses include paint and body shops, truck repair facilities and heavy machinery repair shops.				P	A	A.74
Vehicle/Equipment Sales means an establishment engaged in the retail or wholesale sale or rental, from the premises, of motorized vehicles or equipment, along with incidental service or maintenance. Typical uses include new and used automobile and truck sales, automobile rentals, boat sales, motorcycle sales, construction equipment rental yards, moving trailer rental, farm equipment sale and rental, and machinery sales, service and rental.						
Vehicle/Equipment Sales (Limited) means a Vehicle/Equipment Sales use with a gross floor area of less than 10,000 square feet and a site of less than one acre. (Ord. 29/Nov. 22, 2000/A. U-26) (Ord. 32/2009)				P	A	A.75
Vehicle/Equipment Sales (General) means a Vehicle/Equipment Sales use with a gross floor area of 10,000 square feet or more or a site of one acre or more.				P	S	A.76
Vocational School means an establishment offering regularly scheduled instruction in professional, technical, commercial or trade skills, such as, but not limited to, business, real estate, building and construction, electronics, computer programming and technology, automotive and aircraft mechanics and technology, and similar types of instruction.						
Vocational School (Limited) means a Vocational School for which fewer than 25 parking spaces are required.		P	P	P	P	A.77
Vocational School (General) means a Vocational School for which 25 or more parking spaces are required.		S	P	P	P	A.77
Warehouse means an establishment that is engaged in the storage of materials, equipment or products that will be distributed to wholesalers or retailers.						

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Warehouse (Limited) means a Warehouse use with fewer than five loading/unloading docks or bays.				P	P	A.78
Warehouse (General) means a Warehouse use with five or more loading/unloading docks or bays.				P	A	A.78
Warehouse, Residential Storage means an enclosed storage facility of a commercial nature containing independent, fully enclosed bays which are leased to persons exclusively for dead storage of their household goods or personal property.						
Welding or Machine Shop means a workshop where machines, machine parts, or other metal products are fabricated. Typical uses include machine shops, welding shops and sheet metal shops.				P		A.79
New and Unlisted Uses See Section 911.03						See 911.03

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