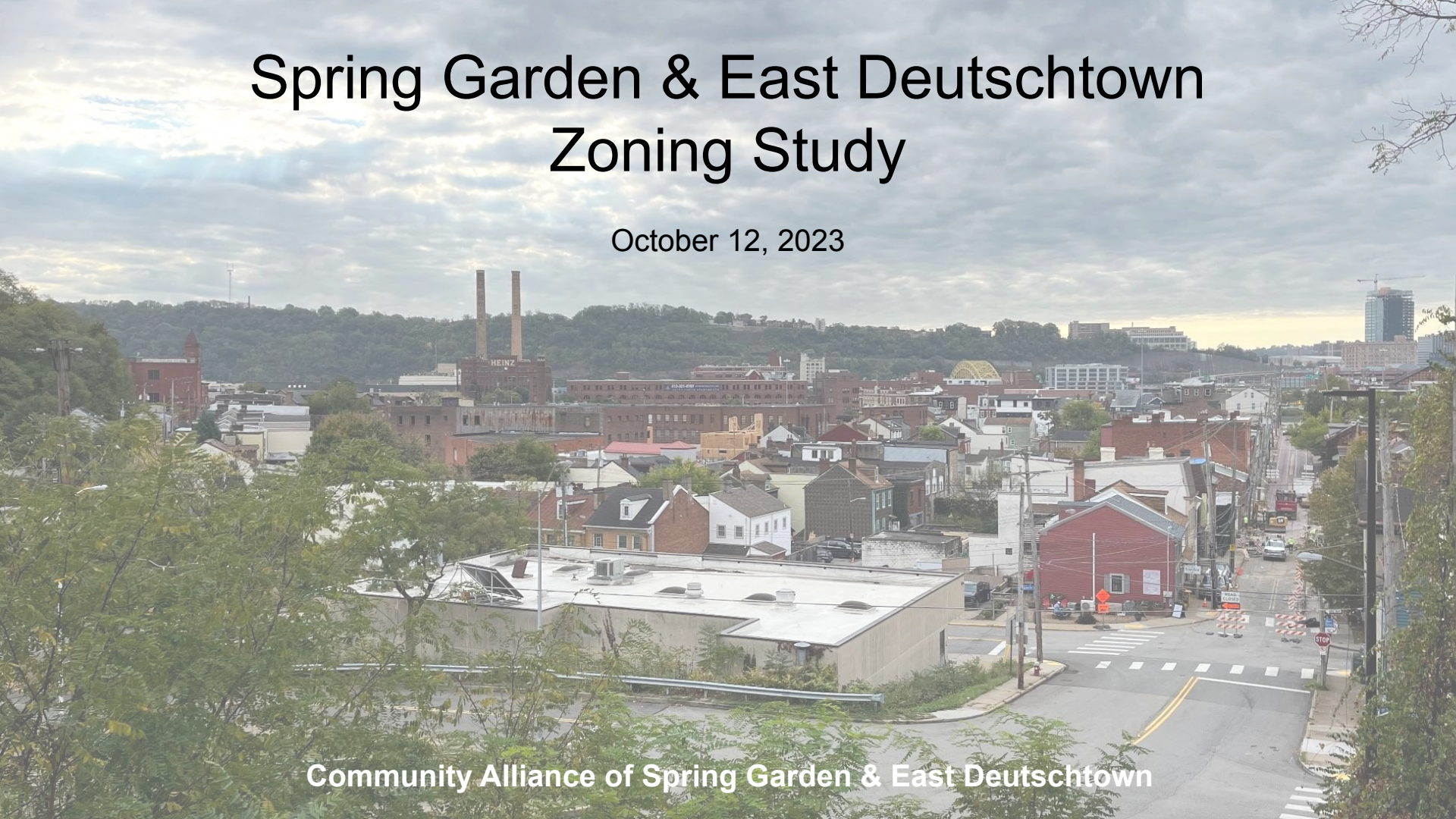


Spring Garden & East Deutschtown Zoning Study

October 12, 2023

Community Alliance of Spring Garden & East Deutschtown



Neighborhood Growth Project (2012)



- Completed in August 2012 by CA-SGED and consultants Paskek+MTR. Full document can be accessed [here](#).
- Organized into 4 chapters:
 - Residential
 - Commercial
 - Public Safety
 - Beautification
- Recommended changing the zoning on Chestnut Street and portions of Spring Garden Avenue from Residential (R1) to Mixed-Use (LNC) zoning
- Recommended formalizing neighborhood parks and greenways
- Acknowledged that parking is a challenge when considering commercial uses



Neighborhood Strategy (2022)



What is Zoning?

Pittsburgh's Zoning Code is adopted for the purpose of preserving and improving the public health, safety and general welfare of the citizens of Pittsburgh. More specifically, it is the purpose of the Code to:

- a. Facilitate development of good quality;
- b. Spur reinvestment in the existing building stock;
- c. Recognize and preserve the uniqueness of Pittsburgh, including its natural and human-made environment;
- d. Maintain and strengthen the City's neighborhoods;
- e. Ensure appropriate opportunities for participation and involvement by all affected parties;
- f. Control the impacts associated with land uses;
- g. Ensure predictability and consistency in the land development process for neighborhood, business and development interests;
- h. Preserve and enhance the Public Realm; and
- i. Facilitate administration and enforcement of the City regulations.

What is Zoning?

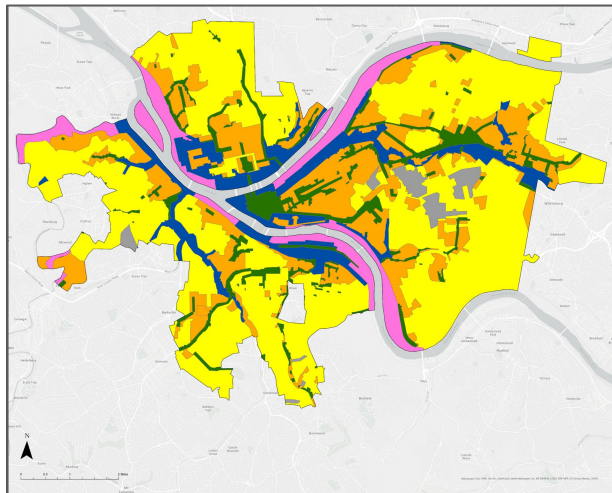
Zoning can:

- Set maximum building heights
- Set minimum setbacks from front, rear, and side lot lines
- Allow or prohibit certain uses
- Limit housing density
- Determine parking allocations
- Set regulations for parking lot design

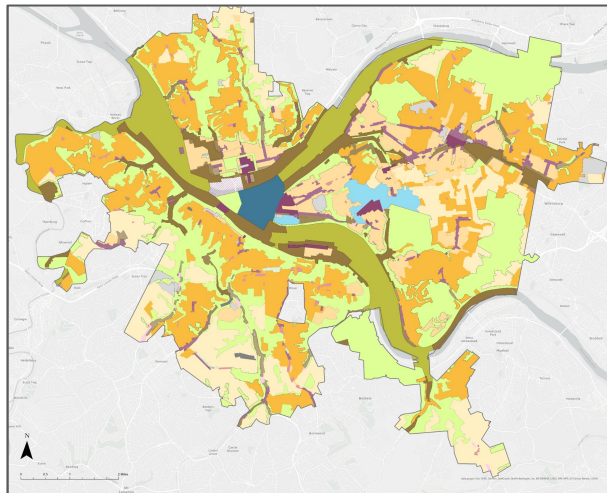
Zoning cannot:

- Set the exact materials or colors of buildings
- Say *exactly* what use goes where
- Set rental prices (unless in conjunction with Inclusionary Zoning, which can be a separate discussion)

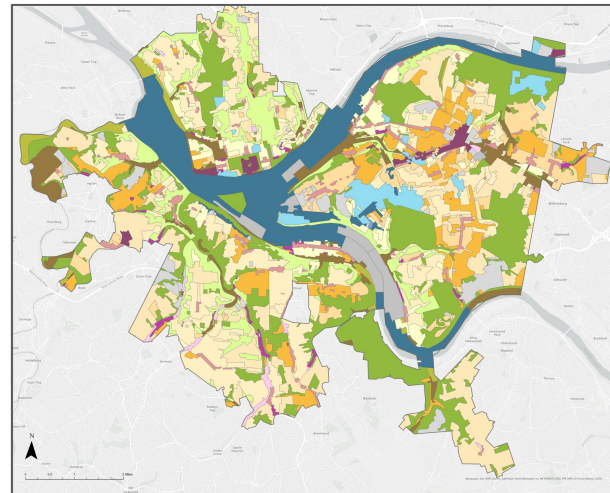
History of Zoning in Pittsburgh



1927



1967



2023

In 1932, Chestnut Street was Mixed-Use



Residence

Community Center

Brewery

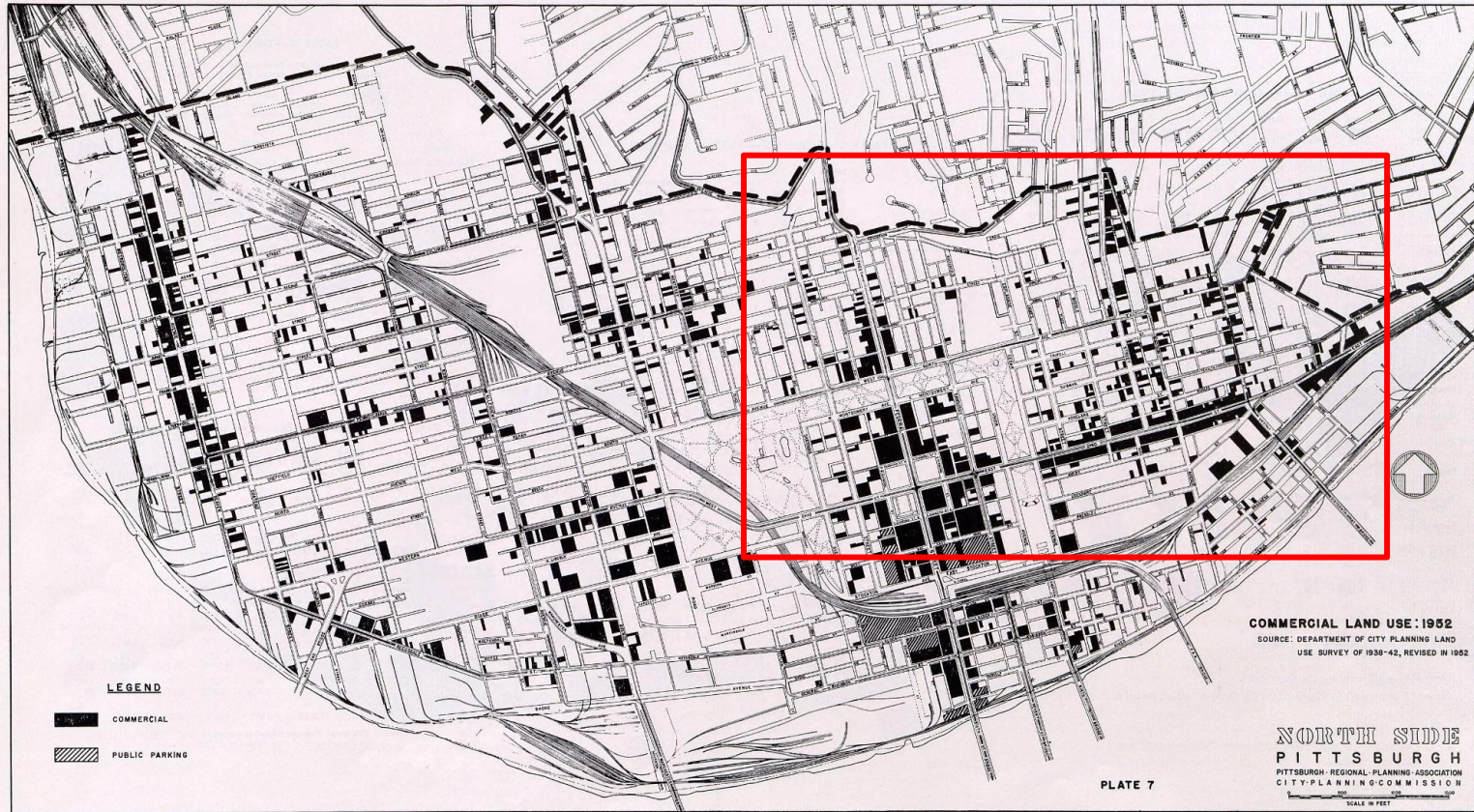
Barber

Tailor

Billiards Room

Residence

Commercial Land Use in 1952



Properties shown in black contained commercial uses.

Commercial Land Use in 1952

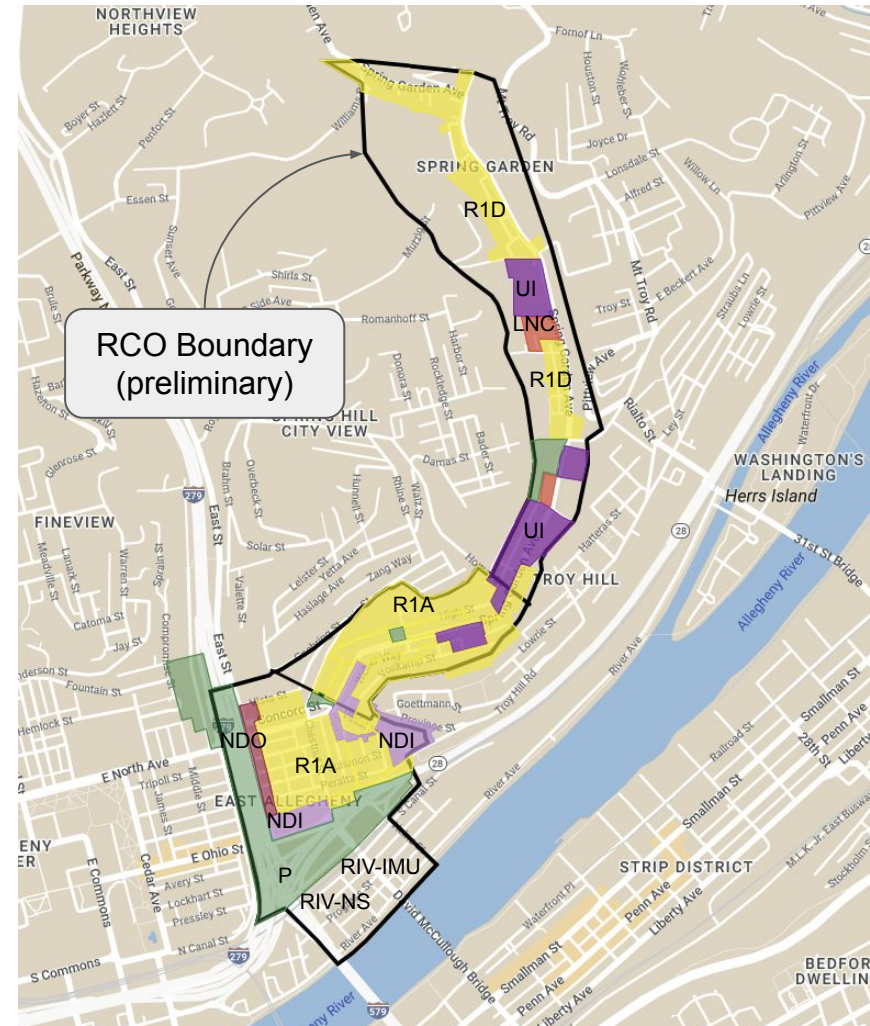


About half of the buildings on Chestnut St had a commercial use in the 1950's.

Our current zoning doesn't reflect the historically mixed-use nature of our neighborhood.

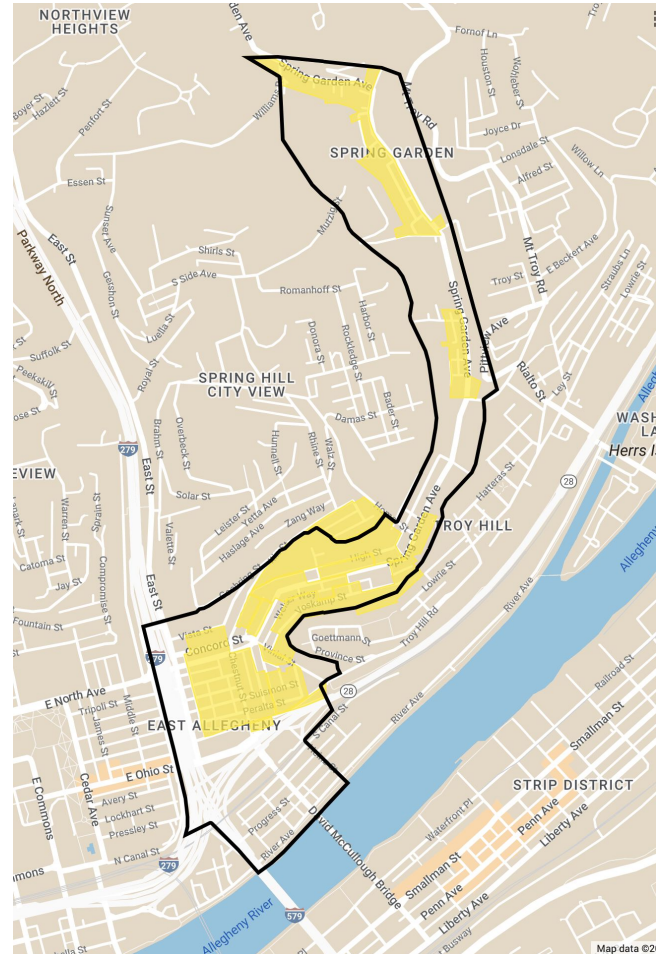
Current Zoning Districts

- R1A Single-family Attached
 - R1D Single-family Detached
-
- NDO Neighborhood Office
 - LNC Local Neighborhood Commercial
-
- NDI Neighborhood Industrial
 - UI Urban Industrial
-
- P Parks and Open Space
 - H Hillside
-
- RIV-NS Riverfront North Shore
 - RIV-IMU Riverfront Industrial Mixed-Use



Current Residential Zoning Districts

- **R1A** – Single-family Residential, Attached
 - Limited to 1 residential unit, unless existing Certificate of Occupancy says otherwise
 - Buildings can be **attached** to each other, like row houses
 - Buildings can also be detached from each other
 - Height not to exceed 40 feet, or 3 stories
- **R1D** – Single-family Residential, Detached
 - Limited to 1 residential unit, unless existing Certificate of Occupancy says otherwise
 - Buildings must be **detached** from each other
 - Height not to exceed 40 feet, or 3 stories
- *Density* is indicated by suffix letters: VL, L, M, H, VH



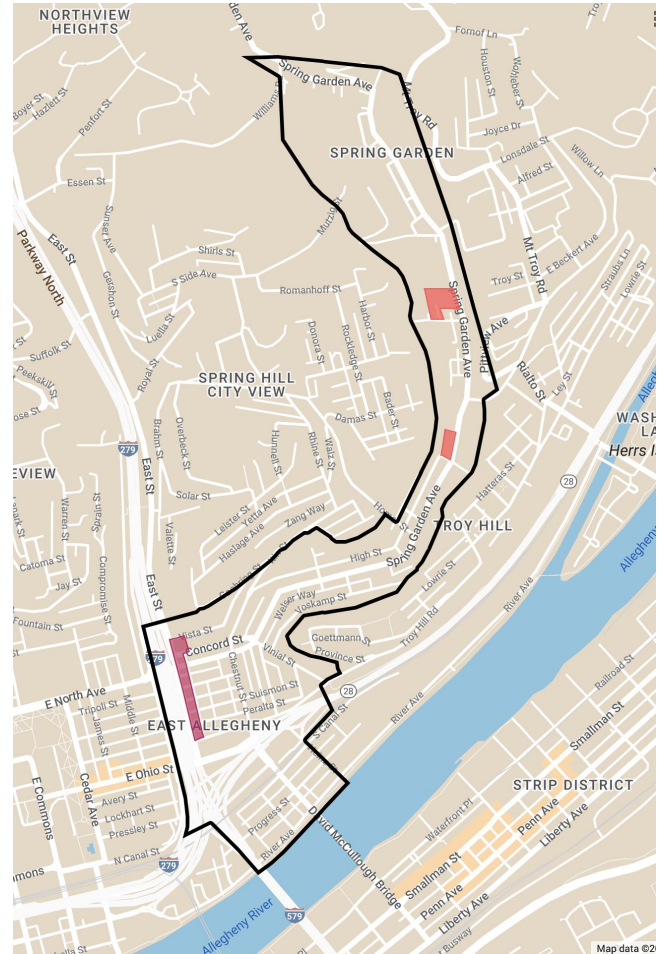
Residential Density Subdistricts

	L Low	M Moderate	H High	VH Very High
Minimum Setbacks (feet): Front Rear Side	30 30 30	30 30 30	15 15 15	5 15 5
Minimum Lot Size	5,000 SF	3,200 SF	1,800 SF	1,200 SF
Minimum Lot Size per dwelling unit	3,000 SF	1,800 SF	750 SF	400 SF

Current **Mixed-Use** Zoning Districts

- **LNC** – Local Neighborhood Commercial
 - Allows for small, neighborhood-serving commercial uses
 - Residential is allowed
- **NDO** – Neighborhood Office
 - Allows small offices in areas next to residential
 - Residential is allowed

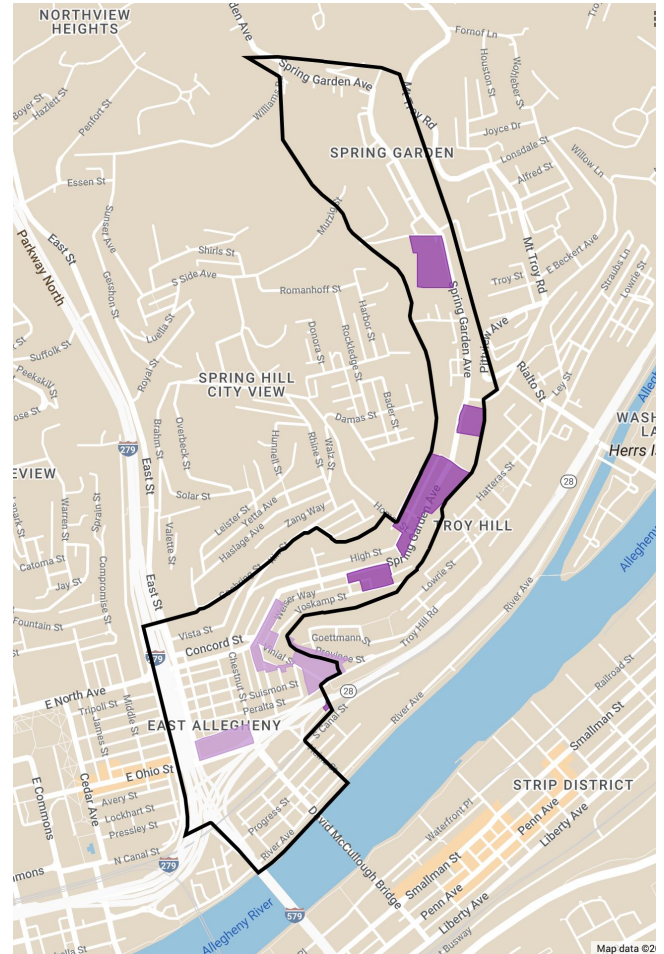
* Both districts have a maximum building height of 45 feet (not to exceed 3 stories).



Current Mixed-Use Zoning Districts

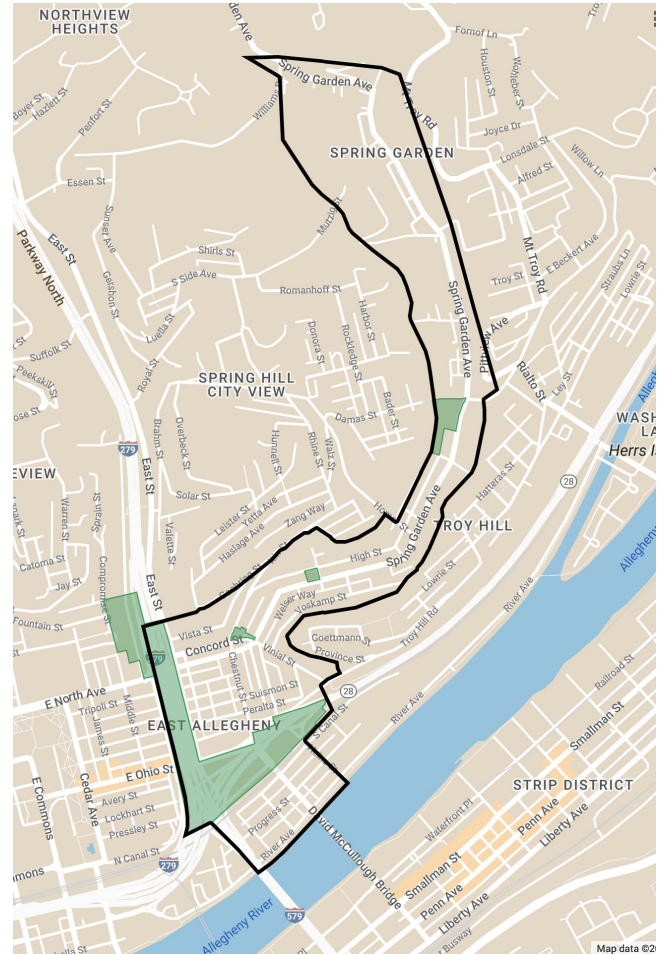
- **NDI** – Neighborhood Industrial
 - Industrial uses subject to performance standards (noise, emissions)
 - Residential is allowed
- **UI** – Urban Industrial
 - Allows multi-use buildings that permit assembly, inventory, sales, and business functions within the same space
 - Allows for larger multi-family buildings

* Both districts have a maximum building height of 45 feet (not to exceed 3 stories).



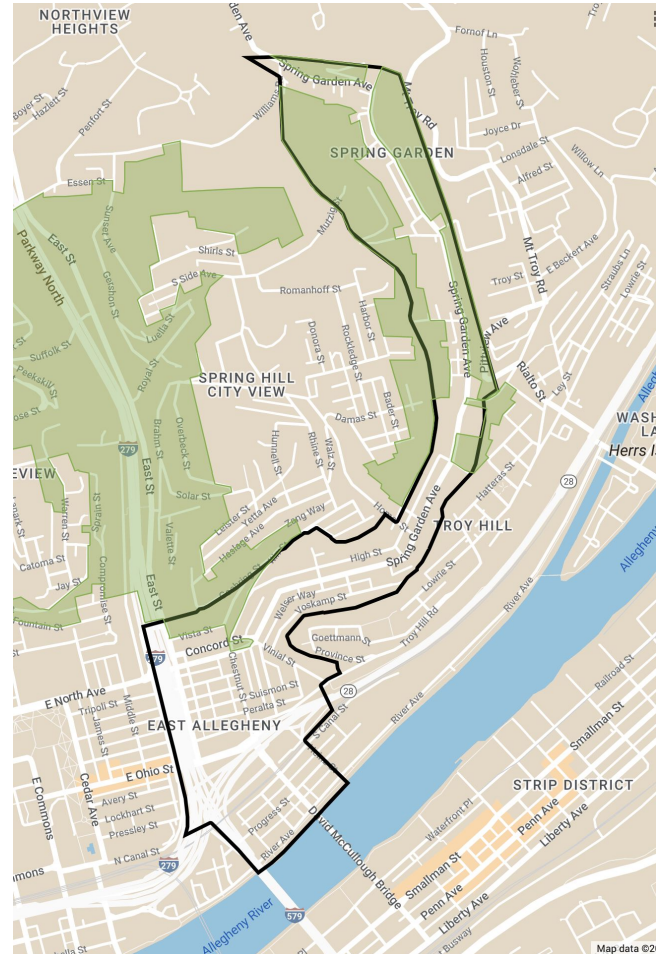
Current Parks & Open Space

- **P** – Parks and Open Space
- Not always actual parks!
- This district is often associated with highways, on-ramps, buffer areas, etc.



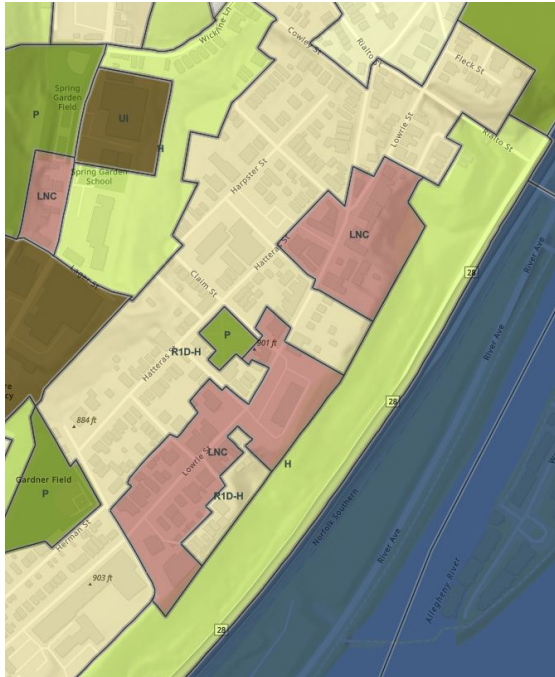
Current Hillside Zoning Districts

- **H** – Hillside
- Intended to:
 - Promote environmental preservation and fiscal responsibility;
 - Allow reasonable use and development;
 - Apply in areas that are not suitable for intensive development because of environmental or scenic resources and because of difficulty in providing essential public facilities and services



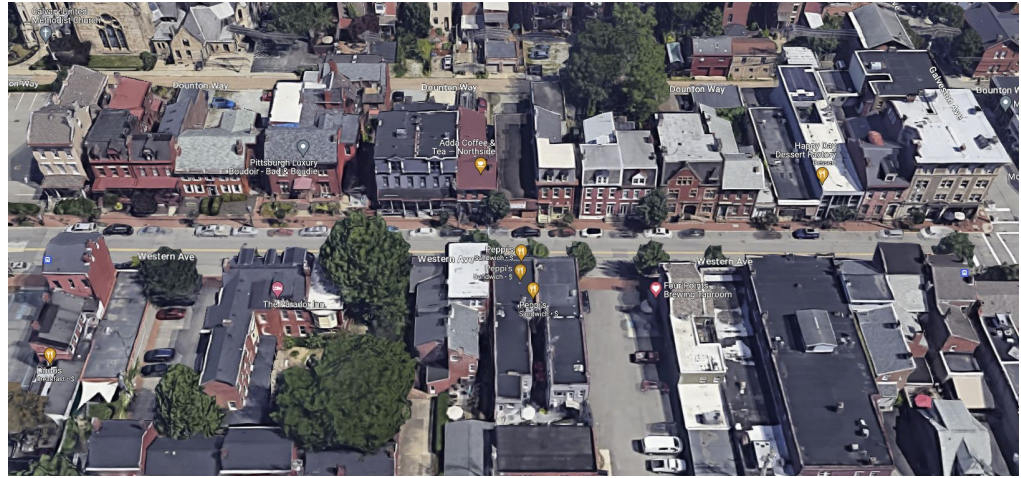
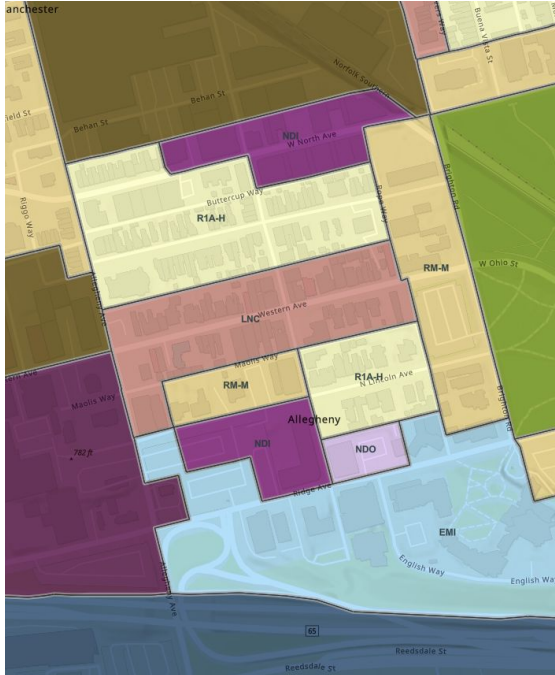
LNC in Troy Hill

Lowrie Street



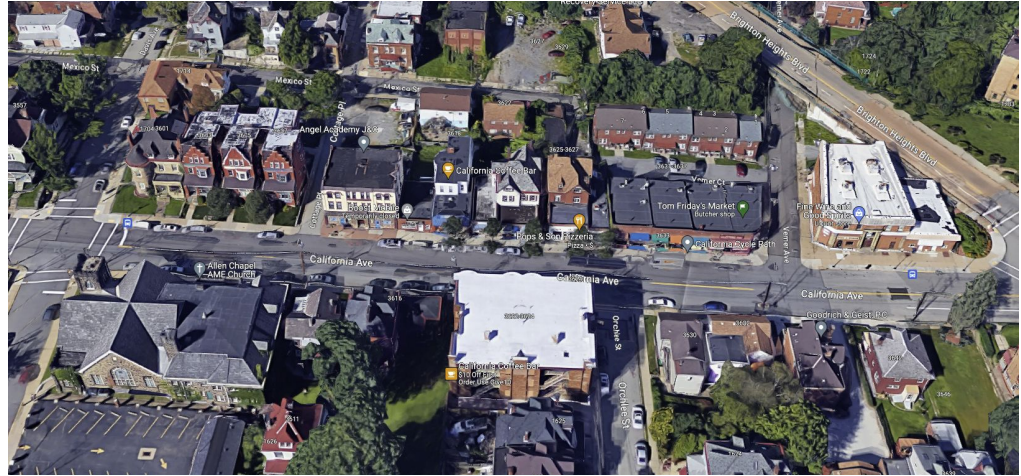
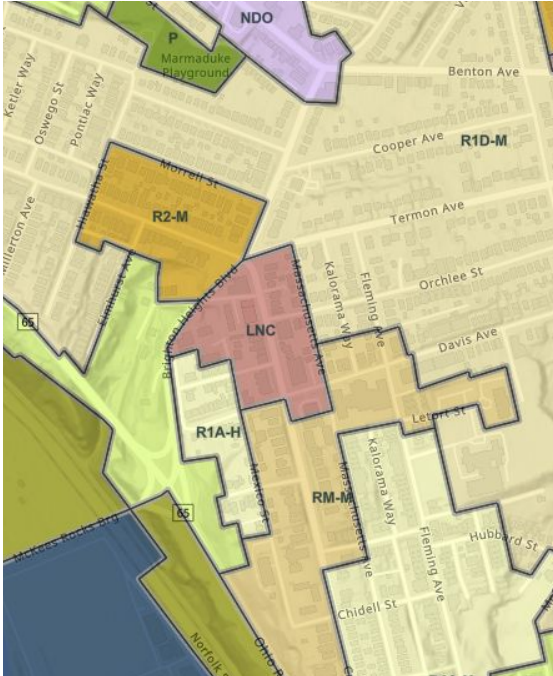
LNC in Allegheny West

Western Avenue



LNC in Brighton Heights

California Avenue

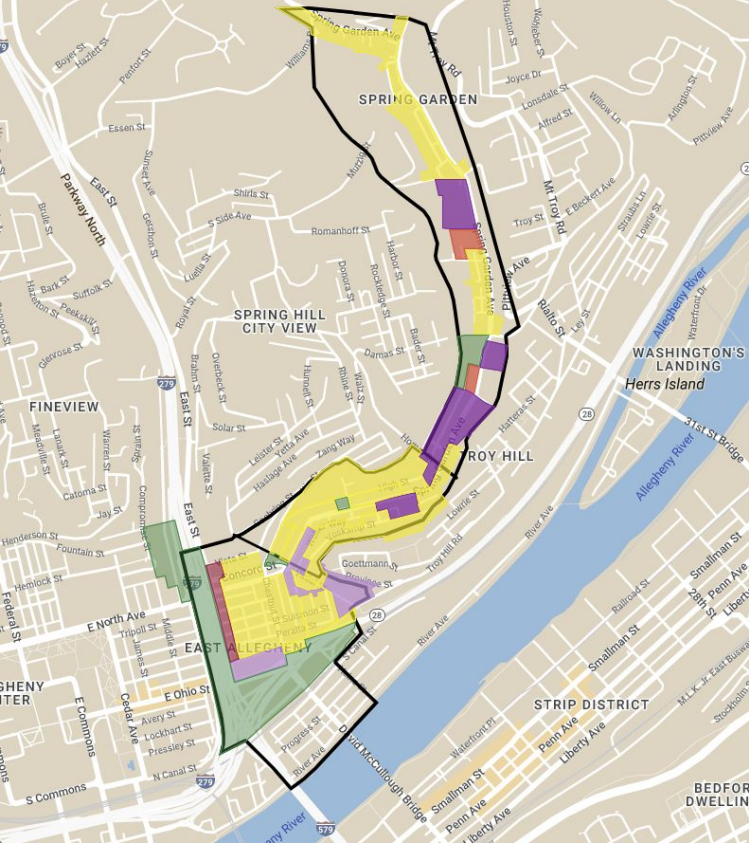


Neighborhood Growth Project (2012)

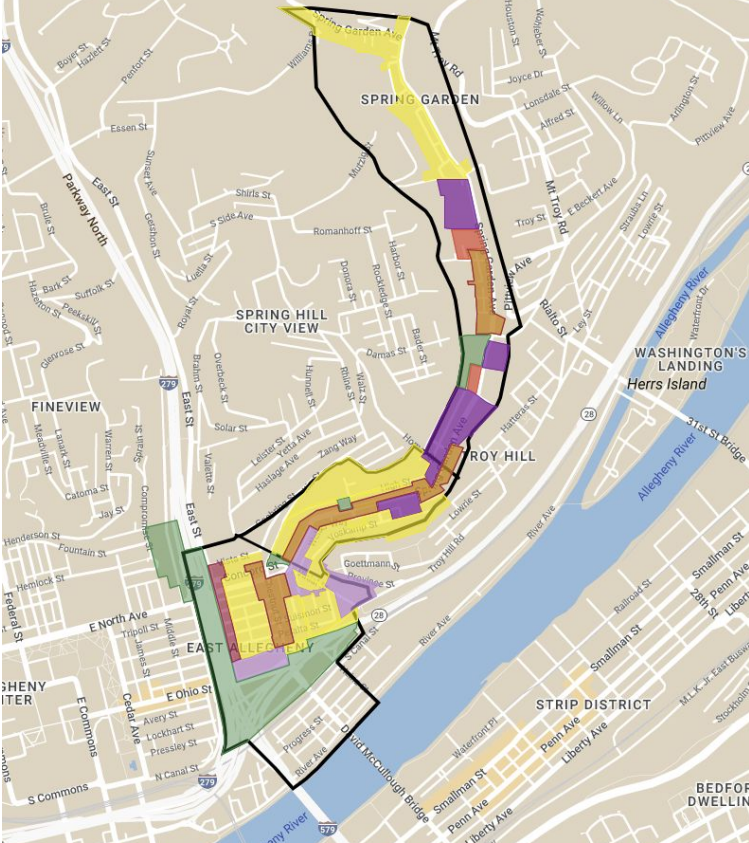
- To see the entire Plan document, go here:



Initial assumptions on re-zoning

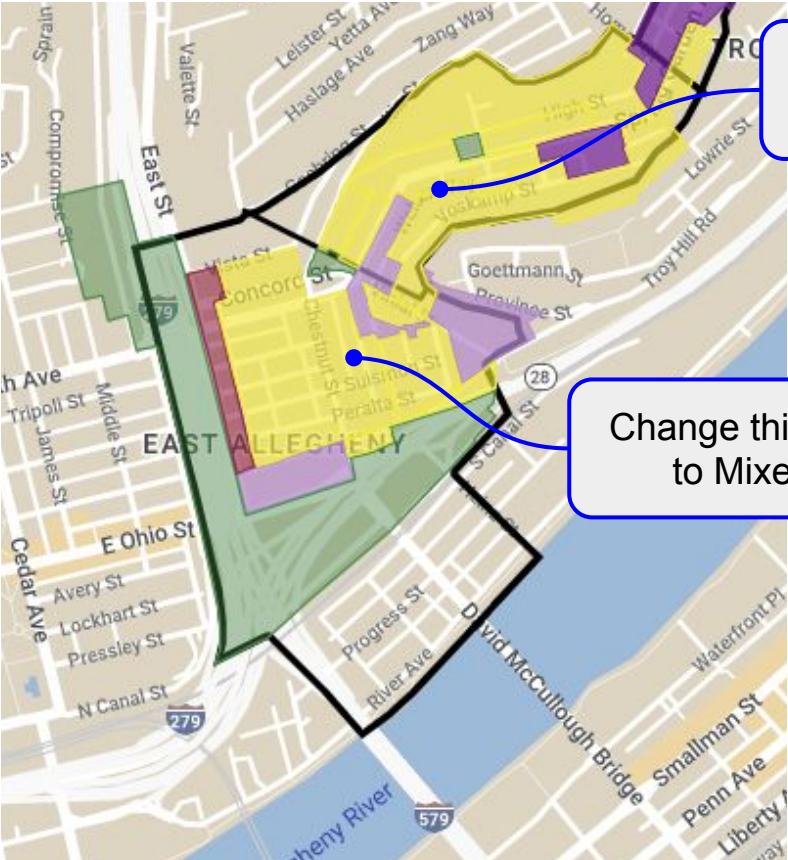


Current Zoning



Potential Revised Zoning

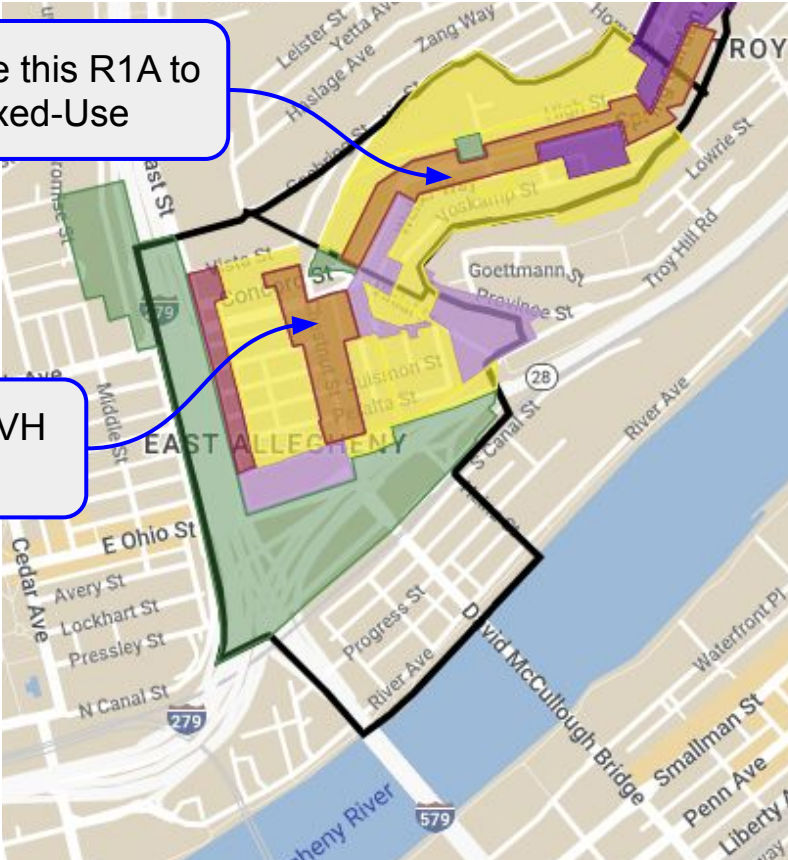
Chestnut and Spring Garden Mixed-Use Districts



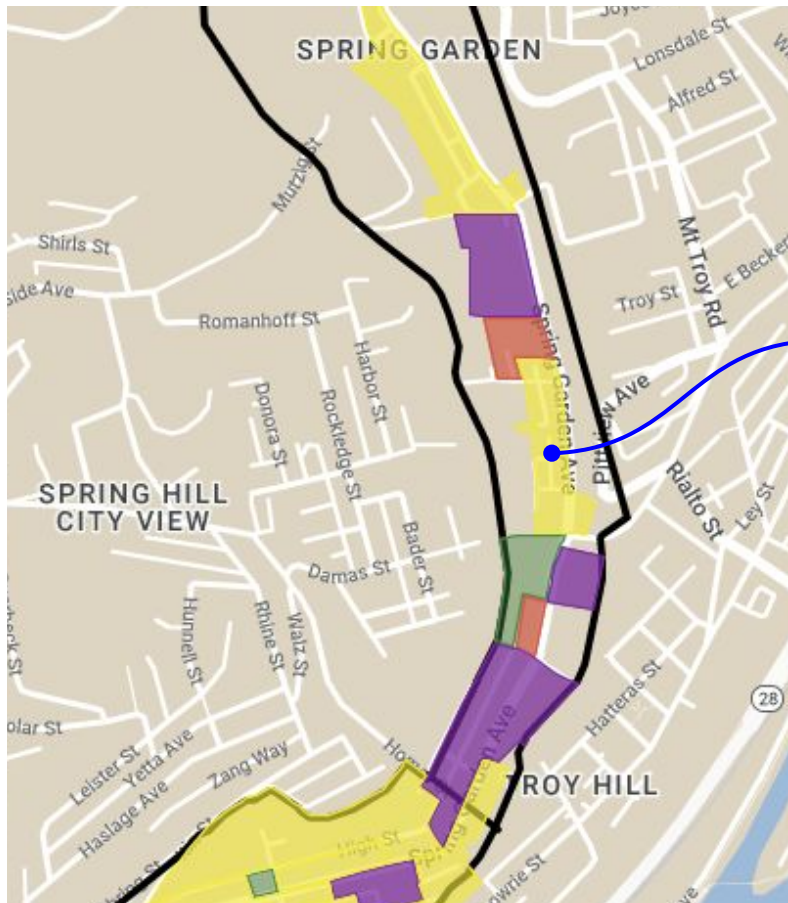
Current Zoning

Change this R1A to Mixed-Use

Change this R1A-VH to Mixed-Use

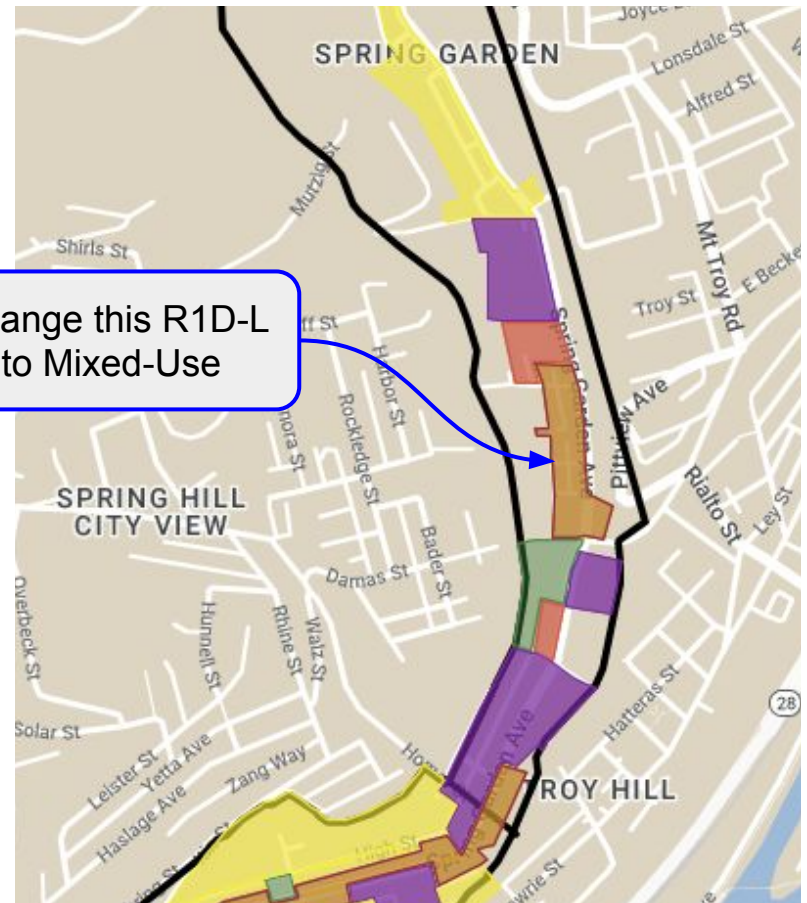


Potential Revised Zoning



Current Zoning

Change this R1D-L to Mixed-Use



Potential Revised Zoning

See this zoning map in Google Maps

- For an interactive map, go here:
 - <https://www.google.com/maps/d/edit?mid=1qINnEJTBJE8UvOosjn-sXTuKIVTiINA&usp=sharing>

Other Zoning Districts to Consider

- **R-MU – Residential Mixed-Use**

- The intent of this district is to provide healthy, attractive, and affordable rental housing in multifamily buildings.
- Encourages a mixture of restored historic homes and modern apartment buildings, with neighborhood-serving retail.

- **UC-MU – Urban Center Mixed-Use**

- The intent of the UC-MU District is to allow for commercial uses while also providing diverse housing options, including affordable and workforce housing.
- To ensure each new development contributes to the public realm, publicly accessible open spaces are required, along with active ground floor uses, and adequate sidewalk width.
- To transition from smaller scale residential adjacent to this district, green spaces and other buffers are required between lower scale residential and taller new buildings.

- **R2, R3, and RM**

- We might want to consider higher-density housing options for certain areas, which can offer more affordability

What about parking?



Phineas Street has 30 public parking spaces



Chestnut Street can provide 25 to 30 spaces...



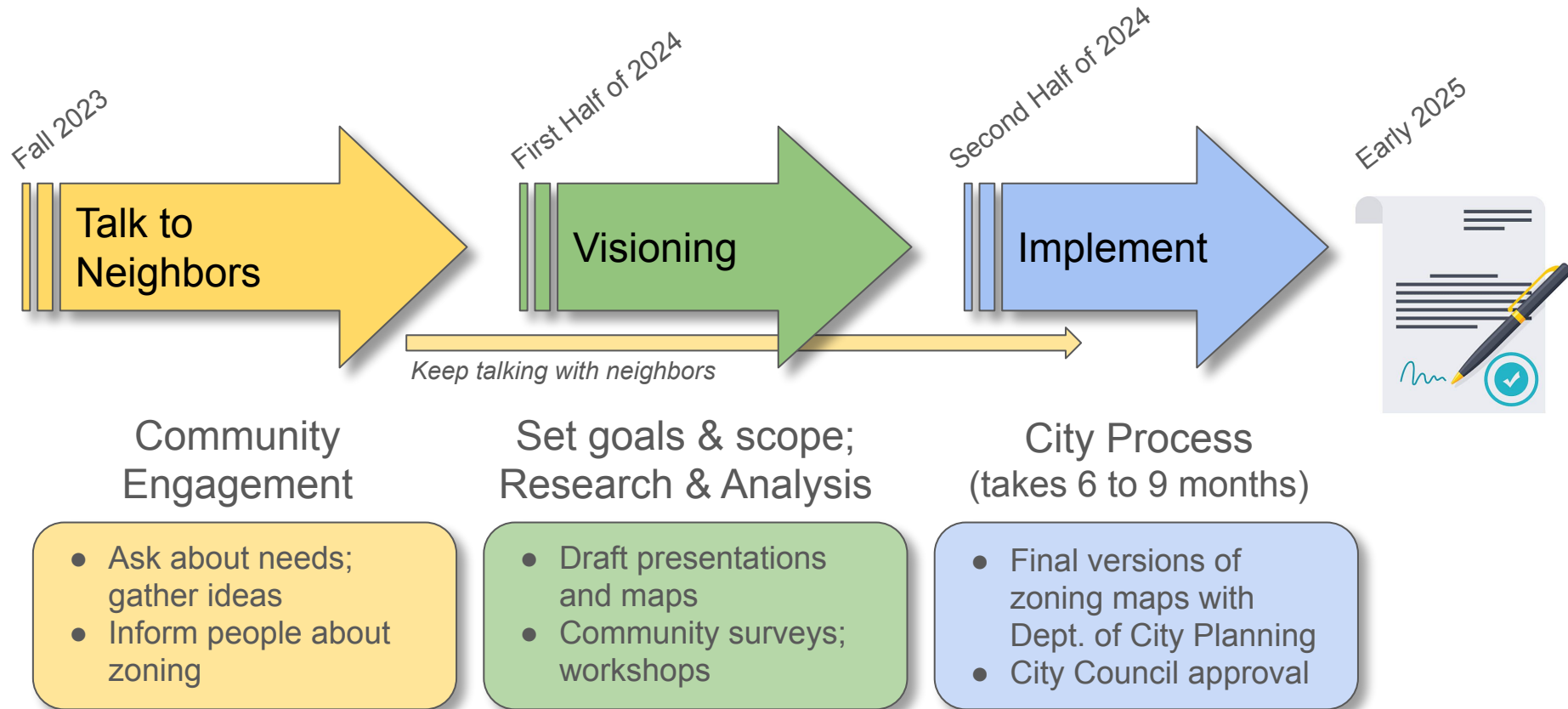
... if it was a one-way street.



Example of a busy one-way street: Penn Avenue



Timeline for Rezoning



Steps for Rezoning

1. Talk to our Neighbors

- What are the needs of our **residents** and our local **businesses**?
- Educate our community – explain what zoning can and can't do.

2. Establish Goals & Vision

- What is the purpose of rezoning?
- What do we hope to accomplish?

3. Define Scope

- What are the areas we'd like to rezone?
- What else will we need – infrastructure improvements, parking, green space, etc.?

4. Research & Analysis

- Historic maps and photos, precedents, best practices
- Existing conditions: businesses, vacant/abandoned properties, infrastructure, parking

5. Implementation

- Engage with City Council and the Department of City Planning to implement rezoning
- **Dovetail into new Comprehensive Planning process – City is starting this in January 2024**