



RESIDENTIAL ZONING

In residential zoning, there are two components: **Land Use** (Building Type) and **Density** (Lot Size)

Land Use refers to the number of units on one property. For single unit buildings, this category also distinguishes between attached or detached units.

R1D Residential Single Unit Detached Housing
A single house on a single lot that does not physically touch its neighbor.

R1A Residential Single Unit Attached Housing
A single house on a single lot that shares one or more walls with the house(s) next door. These houses are called townhouses or rowhouses.

R2 Residential Two-Unit Housing
Two units of housing on one lot. Can be called a 'duplex.'

R3 Residential Three-Unit Housing
Three units of housing on one lot.

RM Residential Multi-Unit Housing
This is classic multi-unit zoning. It allows four or more units of housing on one lot.

Density refers to the size of the lot.

VL Very Low
Minimum lot size 8,000 square feet

L Low
Minimum lot size 5,000 square feet

M Moderate
Minimum lot size 3,200 square feet

H High
Minimum lot size 1,800 square feet

VH Very High
Minimum lot size 1,200 square feet



of PITTSBURGH DEPARTMENT OF CITY PLANNING

For more information contact **Map Pittsburgh**
Phone (412) 255-2200
Fax (412) 255-2838
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www.city.pittsburgh.pa.us/cp/html/mapping.html

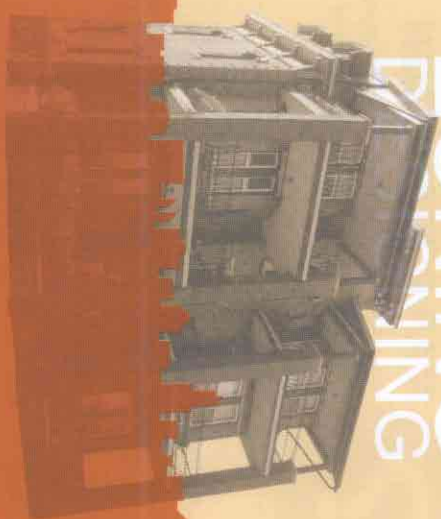
Brochure design by
Developmental Design and Research | developmental.com
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Copies of the Zoning Code are available for your review

ONLINE: www.city.pittsburgh.pa.us/cp/html/land_use_control_and_zoning.html
IN PRINT: The Department of City Planning, Land Use Control Division, 200 Ross Street, 3rd Floor.

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LEARNING
ORGANIZING
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PLANNING
ZONING



Bob O'Connor, Mayor



ZONING

Zoning regulates the use of buildings and land. Zoning laws specify the areas in which residential, industrial, recreational or commercial activities may take place.

As a residential zoning example, an R1D-H residential zone allows mainly single-family detached homes, while an RM zone also allows duplexes or apartment complexes.

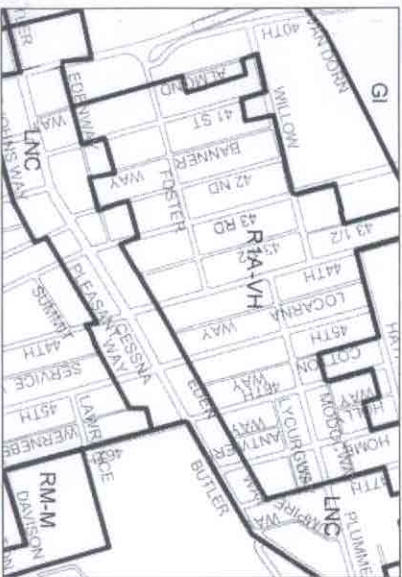
Zoning sets the height for buildings and leaves room for trees. It regulates where daycare centers go and the number of parking spaces.

Zoning shapes the way Pittsburgh grows and helps maintain a high quality of life in our neighborhoods, in our workplaces, and where we shop and play.

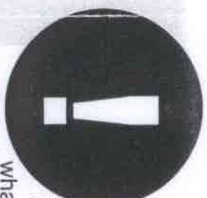


MAP PITTSBURGH

The City of Pittsburgh has a new zoning ordinance. This ordinance consists of two components, a map and text.



New text was approved in 1999, and old zoning districts were changed to new zoning districts using a conversion table. However, this conversion did not update the map, and failed to correct the basic problems with the old code: zoning districts in some areas did not match actual land use. Map Pittsburgh was created to correct these inconsistencies.



GOALS

The goal of Map Pittsburgh is to develop a new zoning map that reflects land use realities and trends – to map what is on the ground. Each neighborhood will be analyzed individually by documenting land use patterns and discussing proposed changes with each community.

THE PROCESS

1 The Department of City Planning (DCP) gathers land use information and creates land use, environmental, and density maps for neighborhoods.

2 DCP prepares an analytical map and preliminary recommendations for rezoning.

3 Small neighborhood groups review the zoning proposal.

4 DCP prepares revised mapping recommendations.

5 DCP holds neighborhood public meetings for review of the revised proposal.

6 DCP presents the proposal to the Planning Commission and obtains citizen testimony.

7 DCP presents the proposal to City Council for a public hearing and final approval.



WHO

The Pittsburgh Department of City Planning, neighborhood organizations, residents, and volunteers together make Map Pittsburgh happen.

THE BENEFITS

New zoning that reflects goals and strategies established through the community planning process

Tailored land use and development standards that fit the urban character of Pittsburgh's neighborhoods

The reversal of trends that have negatively impacted neighborhoods, such as residential development patterns resulting in parking and maintenance problems

The opportunity for communities to evaluate their own neighborhoods and make decisions that will directly affect their future