

City of Pittsburgh adopts Riverfront IPOD

Articles July 27, 2016

On June 6, 2016, City of Pittsburgh Mayor William Peduto signed legislation enacted by City Council amending the City of Pittsburgh Zoning Code by establishing a Riverfront Interim Planning Overlay District (“IPOD”).

The Riverfront IPOD affects two “zones” of property along Pittsburgh’s three rivers:

Zone A – Parcels which are located, in full or in part, within 200 feet from the rivers

Zone B – Parcels further away from the river which are adjacent to Zone A with boundaries determined based on topographic features, infrastructure and surrounding neighborhood fabric

As an overlay district, the Riverfront IPOD does not replace the current zoning of affected properties. Rather, the overlay district imposes additional temporary guidelines for and restrictions on development. The IPOD may remain in place for up to 18 months, although Council has the option to extend the IPOD for an additional 6 months – for a total of two years. Upon the termination of the IPOD, it is anticipated that permanent zoning standards will be put in place to regulate future development along the riverfronts.

Only certain types of development trigger the additional restrictions under the IPOD.

For properties located in Zone A, the following types of development will trigger the additional restrictions:

- (1) full building demolition;
- (2) a new or enlarged parking area located between the building and either the street, a publicly-accessible pedestrian easement or the riverfront;
- (3) a new or enlarged primary structure located adjacent to the riverfront;
- (4) a new structure 2,400 square feet or larger; or
- (5) an existing structure enlarged by 2,400 square feet or more.

For properties located in Zone B, the following types of development will trigger the additional restrictions:

- (1) a new or enlarged parking area with 30 or more stalls;
- (2) construction of a new structure or group of structures 10,000 square feet or larger; or (3) enlargement of an existing structure or group of structures by 5,000 square feet or more.

Development which falls into one or more of the above categories will be required to meet the IPOD Standards set forth in Section 907.02.J of the City Zoning Code. These Standards include, but are not limited to a requirement to submit development plans to Design Review, a restriction on building length parallel to the riverfront of 500 feet except for a sports stadium, increased setbacks, additional site plan review criteria and limitations specific to parking lots and structures near the riverfront.

For additional information contact your Tucker Arensberg attorney or Gavin Robb.