Section 2. The Pittsburgh Code, Title Nine, Zoning Code, Article II, Base Zoning District, is hereby amended at Chapter 903, Residential Zoning Districts, as follows:

903.03. - Development Subdistricts.

Development Subdistricts establish regulations governing site development within residential zoning districts.

903.03.A Very Low-Density

903.03.A.1 Map Designation

The zoning map designation for lands classified in the Very Low-Density Subdistrict shall be the letters "VL", which shall follow the Use Subdistrict designation (e.g., R1D-VL)

903.03.A.2 Site Development Standards

Sites in the Very Low-Density Subdistrict shall be developed in accordance with the following site development standards, provided that:

(a) New development shall be allowed to use Contextual Setbacks and Contextual Building Heights in accordance with the provisions of Sec. 925.06 and Sec. 925.07; and

(b) The Environmental Performance Standards of Chapter 915 shall impose additional regulations on site development if such conditions exist.

Article VI and Chapter 925 contain a complete description of site development standards and a listing of exemptions to various standards.

(c) When a dwelling unit is "attached" to one (1) or more separate dwelling units on separate lots by a party wall or separate abutting wall the required interior sideyard setback shall be zero on the abutting or party wall side.

Site Development Standard	Very-Low Density Subdistrict
Minimum Lot Size	~~8,000 s.f.~~ 6,000 s.f.
~~Minimum Lot Size per Unit~~	~~8,000 s.f.~~
Minimum Front Setback	
R1D, R1A, R2 & R3 Subdistricts	30 ft.
RM Subdistrict	30 ft.
Minimum Rear Setback	
R1D, R1A, R2 & R3 Subdistricts	30 ft.
RM Subdistrict	30 ft.

Minimum Exterior Sideyard Setback	
R1D, R1A, R2 & R3 Subdistricts	30 ft.
RM Subdistrict	30 ft.
Minimum Interior Sideyard Setback	
R1D, R2 & R3 Subdistricts	5 ft.
R1A Subdistrict	5 ft.
RM Subdistrict	30 ft.
Maximum Height	
R1D, R1A, R2 & R3 Subdistricts	40 ft. (not to exceed 3 stories)
RM Subdistrict	40 ft. (not to exceed 3 stories)

903.03.B Low-Density

903.03.B.1 Map Designation

The zoning map designation for lands classified in the Low-Density Subdistrict shall be the letter "L", which shall follow the Use Subdistrict designation (e.g., R1D-L)

903.03.B.2 Site Development Standards

Sites in the Low-Density Subdistrict shall be developed in accordance with the following site development standards, provided that:

(a) New development shall be allowed to use Contextual Setbacks and Contextual Building Heights in accordance with the provisions of Sec. 925.06 and Sec. 925.07; and

(b) The Environmental Performance Standards of Chapter 915 shall impose additional regulations on site development if such conditions exist.

Article VI and Chapter 925 contain a complete description of site development standards and a listing of exemptions to various standards.

(c) When a dwelling is "attached" to one (1) or more separate dwelling units on separate lots by a party wall or separate abutting wall the required interior sideyard setback shall be zero on the abutting or party wall side.

Site Development Standard	Low Density Subdistrict
Minimum Lot Size	~~5,000 s.f.~~ 3,000 s.f.
~~Minimum Lot Size per Unit~~	~~3,000 s.f.~~
Minimum Front Setback	
R1D, R1A, R2 & R3 Subdistricts	30 ft.
RM Subdistrict	25 ft.
Minimum Rear Setback	
R1D, R1A, R2 & R3 Subdistricts	30 ft.
RM Subdistrict	25 ft.
Minimum Exterior Sideyard Setback	
R1D, R1A, R2 & R3 Subdistricts	30 ft.
RM Subdistrict	30 ft.
Minimum Interior Sideyard Setback	
R1D, R2 & R3 Subdistricts	5 ft.
R1A Subdistrict	5 ft.
RM Subdistrict	25 ft.
Maximum Height	
R1D, R1A, R2 & R3 Subdistricts	40 ft. (not to exceed 3 stories)
RM Subdistrict	40 ft. (not to exceed 3 stories)

903.03.C Moderate Density

903.03.C.1 Map Designation

The zoning map designation for lands classified in the Moderate-Density Subdistrict shall be the letter "M", which shall follow the Use Subdistrict designation (e.g., R2-M)

903.03.C.2 Site Development Standards

Sites in the Moderate-Density Subdistrict shall be developed in accordance with the following site development standards, provided that:

(a) New development shall be allowed to use Contextual Setbacks and Contextual Building Heights in accordance with the provisions of Sec. 925.06 and Sec. 925.07; and

(b) The Environmental Performance Standards of Chapter 915 shall impose additional regulations on site development if such conditions exist.

Article VI and Chapter 925 contain a complete description of site development standards and a listing of exemptions to various standards.

(c) When a dwelling is "attached" to one (1) or more separate dwelling units on separate lots by a party wall or separate abutting wall the required interior sideyard setback shall be zero on the abutting or party wall side.

Site Development Standard	Moderate Density Subdistrict
Minimum Lot Size	~~3,200 s.f.~~ 2,400 s.f.
~~Minimum Lot Size per Unit~~	~~1,800 s.f.~~
Minimum Front Setback	
R1D, R1A, R2 & R3 Subdistricts	30 ft.
RM Subdistrict	25 ft.
Minimum Rear Setback	
R1D, R1A, R2 & R3 Subdistricts	30 ft.
RM Subdistrict	25 ft.

Minimum Exterior Sideyard Setback	
R1D, R1A, R2 & R3 Subdistricts	30 ft.
RM Subdistrict	25 ft.
Minimum Interior Sideyard Setback	
R1D, R2 & R3 Subdistricts	5 ft.
R1A Subdistrict	5 ft.
RM Subdistrict	10 ft.
Maximum Height	
R1D, R1A, R2 & R3 Subdistricts	40 ft. (not to exceed 3 stories)
RM Subdistrict	55 ft. (not to exceed 4 stories)

903.03.D High Density

903.03.D.1 Map Designation

The zoning map designation for lands classified in the High-Density Subdistrict shall be the Letter "H" which shall follow the Use Subdistrict designation (e.g., RM-H)

903.03.D.2 Site Development Standards

Sites in the High-Density Subdistrict shall be developed in accordance with the following site development standards, provided that:

(a) New development shall be allowed to use Contextual Setbacks and Contextual Building Heights in accordance with the provisions of Sec. 925.06 and Sec. 925.07;

(b) Residential Compatibility Standards of Chapter 916 shall impose additional height and setback standards on new High-Density and Very High-Density residential and nonresidential development located near residential and H Districts; and

(c) The Environmental Performance Standards of Chapter 915 shall impose additional regulations on site development if such conditions exist.

Article VI and Chapter 925 contain a complete description of site development standards and a listing of exemptions to various standards.

(d) When a dwelling is "attached" to one (1) or more separate dwelling units on separate lots by a party wall or separate abutting wall the required interior sideyard setback shall be zero on the abutting or party wall side.

Site Development Standard	High Density Subdistrict
Minimum Lot Size	~~1,800 s.f.~~ 1,200 s.f.
~~Minimum Lot Size per Unit~~	~~750 s.f.~~
Minimum Front Setback	
R1D, R1A, R2 & R3 Subdistricts	15 ft.
RM Subdistrict	25 ft.
Minimum Rear Setback	
R1D, R1A, R2 & R3 Subdistricts	15 ft.
RM Subdistrict	25 ft.
Minimum Exterior Sideyard Setback	
R1D, R1A, R2 & R3 Subdistricts	15 ft.
RM Subdistrict	25 ft.
Minimum Interior Sideyard Setback	
R1D, R2 & R3 Subdistricts	5 ft.
R1A Subdistrict	5 ft.
RM Subdistrict	10 ft.
Maximum Height	
R1D, R1A, R2 & R3 Subdistricts	40 ft. (not to exceed 3 stories)
RM Subdistrict	85 ft. (not to exceed 9 stories)

903.03.E Very-High Density

903.03.E.1 Map Designation

The zoning map designation for lands classified in the Very-High Density Subdistrict shall be the letters "VH", which shall follow the Use Subdistrict designation (e.g., RM-VH)

903.03.E.2 Site Development Standards

Sites in the Very High-Density Subdistrict shall be developed in accordance with the following site development standards, provided that:

(a) New development shall be allowed to use Contextual Setbacks and Contextual Building Heights in accordance with the provisions of Sec. Sec. 925.06 and Sec. 925.07;

(b) Residential Compatibility Standards of Chapter 916 shall impose additional height and setback standards on new High-Density and Very High-Density residential and nonresidential development located near residential and H Districts; and

(c) The Environmental Performance Standards of Chapter 915 shall impose additional regulations on site development if such conditions exist.

Article VI and Chapter 925 contain a complete description of site development standards and a listing of exemptions to various standards.

(d) When a dwelling is "attached" to one (1) or more separate dwelling units on separate lots by a party wall or separate abutting wall the required interior sideyard setback shall be zero on the abutting or party wall side.

Site Development Standard	Very-High Density Subdistrict
~~Minimum Lot Size~~	~~1,200 s.f.~~
~~Minimum Lot Size per Unit~~	~~400 s.f.~~
Minimum Front Setback	
R1D, R1A, R2 & R3 Subdistricts	5 ft.
RM Subdistrict	25 ft.
Minimum Rear Setback	

R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	15 ft. 25 ft.
Minimum Exterior Sideyard Setback R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	 5 ft. 25 ft.
Minimum Interior Sideyard Setback R1D, R2 & R3 Subdistricts R1A Subdistrict RM Subdistrict	 5 ft. 5 ft. 10 ft.
Maximum Height R1D, R1A, R2 & R3 Subdistricts RM Subdistrict	 40 ft. (not to exceed 3 stories) ~~no limit~~ 180 ft.

Section 3. The Pittsburgh Code, Title Nine, Zoning Code, Article IX, Measurements and Definitions, is hereby amended at Chapter 926, Definitions, as follows:

101. ~~**High-Density Residential** means residential development with a density of seven hundred fifty (750) dwelling units per acre.~~ **Reserved.**

Section 4. The Pittsburgh Code, Title Nine, Zoning Code, Article IX, Measurements and Definitions, is hereby amended at Chapter 926, Definitions, as follows:

135. ~~**Low Density Residential** means residential development at a density of three thousand (3,000) square feet per unit.~~ **Reserved.**

Section 5. The Pittsburgh Code, Title Nine, Zoning Code, Article IX, Measurements and Definitions, is hereby amended at Chapter 926, Definitions, as follows:

148. ~~**Moderate-Density Residential** means residential development with a density of one thousand eight hundred (1,800) square feet per unit.~~ **Reserved.**

Section 5. The Pittsburgh Code, Title Nine, Zoning Code, Article IX, Measurements and Definitions, is hereby amended at Chapter 926, Definitions, as follows:

251. ~~**Very High-Density Residential** means residential development with a density of four hundred (400) square feet per unit.~~ **Reserved.**

252. ~~**Very Low-Density Residential**~~ means residential development with a density of eight thousand (8,000) square feet per unit. **Reserved.**