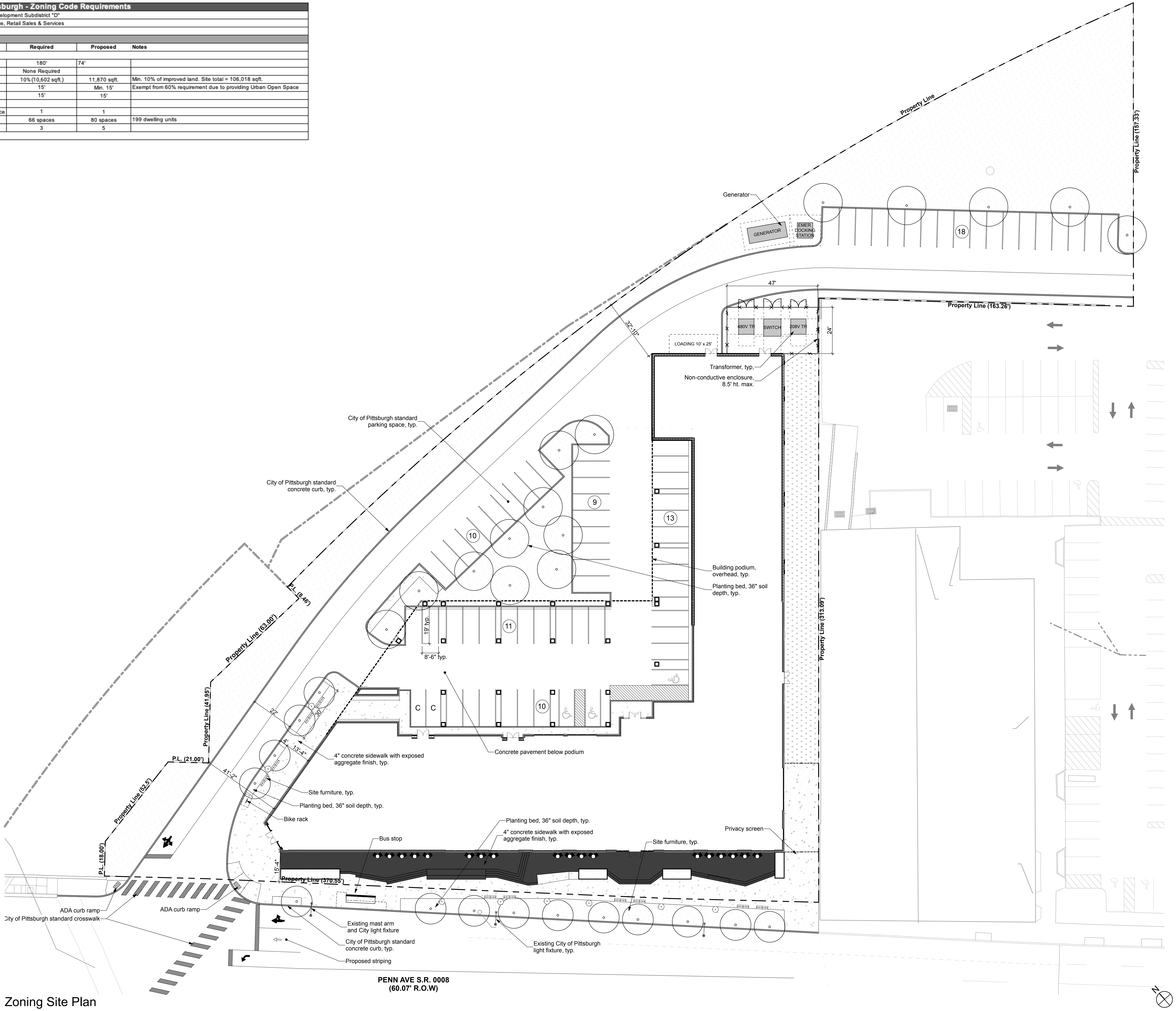
City of Pittsburgh - Zoning Code Requirements				
Zoning District:	**§909.01.P.1 (d)**	SP-9 Bakery Square - Development Subdistrict "D"		
Permitted Use:	**§909.01.P.1 (d)(1)(i)**	Multi-Unit Residential, Office, Retail Sales & Services		
Code Section		**Required**	**Proposed**	**Notes**
§909.01.P.1.(d)(2)	**Site Development Standards**			
(i)	Max Height	180'	74'	
(ii)	Required Setbacks	None Required		
(iii)	Urban Open Space	10% (10,602 sqft.)	11,870 sqft.	Min. 10% of improved land. Site total = 106,018 sqft.
(iv)	Build to Line	15'	Min. 15'	Exempt from 60% requirement due to providing Urban Open Space
(v)	Minimum Setback	15'	15'	
§914.05.D.1	1 bike spot per 6,000 - 12,000 sqft. of office space	1	1	
§914.05.D.2	1 bike spot per every 3 dwelling units	66 spaces	80 spaces	199 dwelling units
§914.06.A	ADA parking spaces per 51-75 parking spaces	3	5	


Property Line
Property Line (157.33')
Generator
GENERATOR
EMER. DOCKING STATION
18
47'
32'-10"
LOADING 10' x 25'
480V TR
SWITCH
208V TR
24'
Property Line (163.26')
Transformer, typ,
Non-conductive enclosure, 8.5' ht. max.
City of Pittsburgh standard parking space, typ.
City of Pittsburgh standard concrete curb, typ.
9
13
10
11
Building podium, overhead, typ.
Planting bed, 36" soil depth, typ.
P.L. (8.46')
Property Line (63.00')
19' typ.
8'-6" typ.
Property Line (313.09')
Property Line (41.95')
22'
30'
C
C
10
4'
13'-4"
4" concrete sidewalk with exposed aggregate finish, typ.
Concrete pavement below podium
P.L. (21.00')
41'-2"
Site furniture, typ.
Planting bed, 36" soil depth, typ.
Property Line (52.5')
Bike rack
Planting bed, 36" soil depth, typ.
4" concrete sidewalk with exposed aggregate finish, typ.
Privacy screen
Bus stop
Site furniture, typ.
P.L. (18.00')
15'-4"
Property Line (370.55')
ADA curb ramp
City of Pittsburgh standard crosswalk
ADA curb ramp
Existing mast arm and City light fixture
City of Pittsburgh standard concrete curb, typ.
Proposed striping
Existing City of Pittsburgh light fixture, typ.
PENN AVE S.R. 0008
(60.07' R.O.W)
N

Zoning Site Plan

SCALE: 1" = 20'

WAL Penn Shady Apartments Pittsburgh PA / Walnut Capital

Site Plan

12/2/25

ABIGAIL O. MOUNTAIN RA404770

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2'-6" x 3'-6" | 24064 WAL Penn Shady Apartments - 5 over 1