



GENERAL INFORMATION: PITTSBURGH ZONING FOR GREENHOUSES & HIGH TUNNELS

Before building a semi-permanent structure for season extension, check into these City of Pittsburgh zoning requirements.

WHICH STRUCTURES ARE REGULATED?

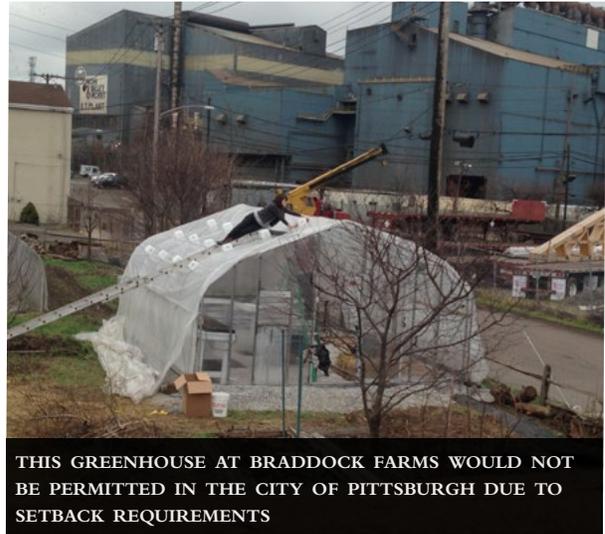
Structures that protect crops from the elements can extend the growing season, resulting in higher overall garden yields. Cold frames and low tunnels are great for temporary use, and don't require a zoning review process in the City of Pittsburgh. However, more permanent structures, such as greenhouses or high tunnels (also known as "hoop houses"), are regulated with zoning and permitting requirements.

ZONING AND PERMITTING REQUIREMENTS

Any structure put on a property, including high tunnels and greenhouses, requires a Certificate of Occupancy (Occupancy Permit). Please note that garden beds are not considered to be a structure, but high tunnels put over garden beds are. The application process for a Certificate of Occupancy begins at the Division of Zoning and Development Review located at the Dept. of City Planning offices, 200 Ross Street, 3rd Floor, Pittsburgh, PA 15219, Monday-Friday, 8:00 a.m. to 3:00 p.m. Instructions for the Certificate of Occupancy process: <http://pittsburghpa.gov/dcp/zoning/certificate-of-occupancy>

The placement of any structure on a lot needs to be in compliance with setback (the minimum distance the structure can be from the front, side and rear property boundary) and height requirements, which vary based on the zoning district. Follow this process to determine the setback requirements for your site:

1. Find your zoning district using the interactive map at <http://gis.pittsburghpa.gov/zoning/>.
2. Use this informative sheet created by City Planning to learn more about setback requirements for accessory structures in residential zoning districts:



THIS GREENHOUSE AT BRADDOCK FARMS WOULD NOT BE PERMITTED IN THE CITY OF PITTSBURGH DUE TO SETBACK REQUIREMENTS

[http://apps.pittsburghpa.gov/dcp/Residential Accessory Structure Setbacks.pdf](http://apps.pittsburghpa.gov/dcp/Residential%20Accessory%20Structure%20Setbacks.pdf)

3. For other zoning districts, or for more information about setbacks and zoning requirements, look in the code: <http://ecode360.com/13715914>, or contact the Division of Zoning and Development Review: 412-255-2241 or zoning@pittsburghpa.gov.

A Building Permit may be required, based on the Building Code, which is administered by the Department of Permits, Licenses and Inspections (PLI). PLI has a FAQ website: <http://www.pittsburghpa.gov/pli/FAQ/permittingFAQ>, or call the office at 412-255-2181 for more information.

EXCEPTIONS

- If your plans don't meet zoning requirements (for example, if you would like to install a greenhouse closer to your property boundary than is allowed in your district) you can begin a variance process. The Zoning Board of Adjustments meets weekly to hear appeals to consider granting variances or other special exceptions to the Zoning Ordinance. Find

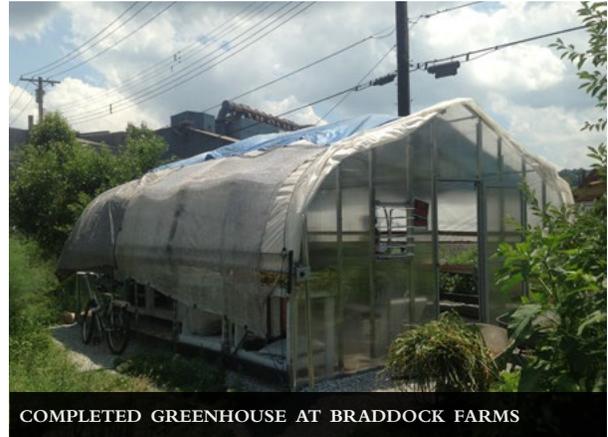


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more information here:

http://apps.pittsburghpa.gov/dcp/ZBA_Application_Requirements.pdf

- Commercial nurseries, defined in the zoning code as “land or greenhouses used to raise flowers, shrubs, and plants for sale,” may be prohibited in some zoning districts.
- Structures cannot be built spanning multiple properties. Many properties in Pittsburgh are comprised of multiple parcels. If your proposed garden structure will cross a property boundary, the lots must be consolidated. Find more information here: [http://apps.pittsburghpa.gov/dcp/Lot Consolidation and Subdivision FAQ 2015 City Seal.pdf](http://apps.pittsburghpa.gov/dcp/Lot_Consolidation_and_Subdivision_FAQ_2015_City_Seal.pdf)



COMPLETED GREENHOUSE AT BRADDOCK FARMS