



WHAT DOESN'T REQUIRE A ZONING & DEVELOPMENT REVIEW APPLICATION?

Please note: In local historic districts and on locally designated historic structures a Zoning and Development Review Application and a Historic Review Application is required for all exterior work. For more information, please visit <https://pittsburghpa.gov/dcp/hrc> or email sharon.spooner@pittsburghpa.gov.

- ☐ Interior renovation only with no change of use
- ☐ **Residential** (one and two family) windows, doors, siding, roofing, or masonry work
- ☐ Repairs to existing **residential** (one and two family) decks, porches, or open outside stairs with Record of Zoning Approval (ROZA), Certificate of Occupancy, and/or constructed as part of primary structure
- ☐ Residential accessory structures used as tool and storage sheds, playhouses, and similar uses under 120 square feet
- ☐ Retaining walls less than 4 feet tall, measured from the lowest level of grade to the top of the wall
- ☐ Chicken coops
- ☐ Pre-fab above ground swimming pools less than 24 inches deep
- ☐ Sidewalks and driveways not more than 30 inches above adjacent grade
- ☐ Painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work

Please note:

- Any addition of square footage requires a Zoning and Development Review Application.
- Setbacks still apply for structures such as sheds, chicken coops, and swimming pools, based on zoning district. For questions, please contact zoning@pittsburghpa.gov.
- Residential is one and two family only. Commercial permits are required for mixed-use structures and for residential uses of three family and above.
- For the complete list of work not requiring zoning or building permits, please visit <https://pittsburghpa.gov/dcp/faq>.

PROFESSIONALLY STAMPED SITE PLAN REQUIRED?

- ☐ **PROFESSIONALLY STAMPED SITE PLAN REQUIRED** (plan from a licensed architect, surveyor, or engineer) This scope of work **INCLUDES** the following:
 - New construction
 - Addition to existing building
 - Accessory structures (excluding fences or residential HVAC, see below) and commercial HVAC
 - New or revised parking spaces, including parking lots
 - Ground-mounted or marquee/projecting sign
 - Communications equipment
- ☐ **SITE PLAN REQUIRED, DOES NOT NEED TO BE PROFESSIONALLY STAMPED PLAN.** This scope of work **DOES NOT INCLUDE** one or more of the items listed above under "Professionally Stamped Site Plan Required"
These common items are fences, residential HVAC, and wall mounted signage.
- ☐ **DOES NOT REQUIRE A SITE PLAN.** This scope of work **INCLUDES** the following:
 - Change of use
 - **Commercial** windows, doors, siding, roofing or masonry work
 - Repairs to existing decks, porches, or open outside stairs with valid Certificate of Occupancy Record of Zoning Approval (ROZA) requiring a **commercial** building permit

MANDATORY PRE-APPLICATION MEETINGS

A Pre-Application meeting is required for projects meeting or exceeding the following thresholds. Please complete Pre-application request at OneStopPGH:

- ☐ Any new commercial structures or additions of 5,000 square feet or greater
- ☐ Any application with more than 20 parking spaces
- ☐ Any Master Plan/Rezoning Application
- ☐ Any Historic Nomination
- ☐ Any Zoning Protest Appeal
- ☐ Any Advertising Sign