



**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](mailto: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 120 square feet or less
- 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
- Demolition (except where Zoning or Historic Review approval requirements)

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](mailto: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.
- Filing online at OneStopPGH is recommended: however, when filing paper applications, Residential (one and two family) and Commercial are now separate forms.
- 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/electrical, 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

*Please note this checklist applies to Zoning and Development Review only. Please consult the Department of Permits, Licenses, and Inspections for building permit requirements.*