

UPMC Shadyside Master Plan Zoning Comparison

The chart and graphics below describe both current conditions and proposed zoning change to EMI for the Luna & Ford sites. The Outpatient/ Retail Center between Baum and Centre is and will remain as currently zoned (UNC & LNC). The left side of the chart describes zoning code criteria and requirements, the right side of the chart describes proposed conditions.

Applicable Requirements				Proposed Projects/Sites (Ten-Year Development Envelope)			
Zoning Criteria	UNC Requirements	LNC Requirements	UI Requirements	Proposed Luna	Proposed CIS (Ford) Site	Proposed Outpatient/ Retail Center	
				EMI		Centre Side (UNC)	Baum Side (LNC)
Maximum Lot Coverage	N/A	90%	N/A			N/A	90%
Floor Area Ratio (maximum)	4:1	2:1	3:1	1:1	< 4:1 (see note A below)	3:1 (see note below)	2:1 (see note below)
Rear Yard Setback	20 ft			393 ft (Gross St.)	None	24' (Baum)	25' (Centre)
Front & Side Yard Setbacks	None Required		Side Yards 10 ft	Front (Baum) 315 ft, Side (south neighbors) 45 ft, (Cypress) 116 ft, (west) 78 ft, (north residents ROW) 53 ft	None everywhere except Morewood which is 7 ft	Front (Centre) 25 ft, Side (east) 25 ft, Cypress 21 ft	None
Maximum Height	45 ft/ 3 Stories		60 ft/ 4 Stories	11 ft (see note B below)	Match Ford + Mech	45 ft/ 3 Stories	
Maximum Height Exceptions	85 ft/ 6 Stories	None	N/A	Note A: does not include below grade parking. Note B: Luna Deck height measured based on exposure from Baum. Significant variations in site topography.	Note: Site is within 1,500 feet of major transit stop - Neville Station.	Note: Does not include below grade parking	

