



---

**General Membership Meeting Minutes**  
**Monday, March 9, 2026**  
**Arch Court, 7:00 pm**

---

**In Attendance (18)**

John Canning, David Charlton, Laurie Charlton, Candace Cain, Larry DiCicco, Callie DiSabato, Nick Furur, Joan Gielas, Arthur James, Max Joffe, Adrienne Johnson, James Lawrence, Andrew MacLeod, Morgan Martin, Sarah Oleksak, Nathan Salamacha, Richard Thompson, Thomas Westfall

---

**Introduction**

The regular monthly meeting for membership of Allegheny City Central Association was held on **Monday, March 9, 2026**, at **Arch Court**, located at *1310 Arch Street*. The meeting was presided over by **Jim Lawrence**, *ACCA President*, and minutes were recorded by *ACCA Secretary*, **Larry DiCicco**. An Attendance Roster recorded those present at the meeting.

**Approval of Meeting Minutes:**

- A motion to Approve the Minutes from the ACCA General Membership Meeting that was held on [January 20, 2026](#) was made by Richard Thompson and seconded by Larry DiCicco. The motion passed unanimously.
- All Meeting Minutes can be found on ACCA's website:  
<https://www.alleghenycitycentral.org/acca/meeting-minutes/>

**Discussion of Short-Term Rentals/Airbnbs:**

- A discussion regarding Short-Term Rentals and Airbnbs located within the City of Pittsburgh, and specifically the Northside, was presented by local advocates **Callie DiSabato**, and **Candace Cain**. Two (2) additional Friends of Fineview participated in the presentation. The following are the notes from their presentation:
    - Short-Term Rentals (STRs) squeeze the housing inventory and contributes to housing price escalation.
    - Displaces tenants and long-term residents. Displaces neighbors.
    - Most owners are not local and oftentimes, out-of-state owners.
    - Properties remain vacant most of the year.
    - STRs can function as unregulated hotels. STRs are not accountable to regulatory and safety standards.
    - Short-Term Rentals are typically unoccupied except on weekends and during special events. As a result, the community can be negatively impacted: Businesses are not frequented on a regular basis. The schools are not populated. The sense of community diminishes.
    - During periods of usage, parking can often become a problem.
    - Recent gun violence has spurred legislation. The shooting on Madison/Suismon Streets a few years back, and the recent January shootings have motivated City Council members.
    - Most adjacent communities to Pittsburgh have legislation in place that limits and restricts STRs or completely disallows their presence. Most major cities have moved forward with legislation to limit and regulate STRs.
    - Currently there are no limits on the number of Airbnbs permissible within the City of Pittsburgh.
    - The group distributed Legislation Details for two Ordinances:
      - **File 2026-0008:** Ordinance amending Pittsburgh Code, Business Licensing Ordinance 2026-0008 is attached to the end of this document and [can be found on ACCA's website](#).
      - **File 2026-0009:** Ordinance amending Zoning Codes, Regulations Ordinance 2026-0009 is attached to the end of this document and [can be found on ACCA's website](#).
    - Councilman Bobby Wilson is one of three City Council Members sponsoring the Ordinances to legislate STRs.
    - The legislation is currently before the Planning Commission. There is pressure to de-regulate in opposition to these Ordinances.
    - Ms. DeSabato committed to forward additional information for ACCA digestion.
- Note:** An email from Ms. DiSabato was received March 16, 2026.



**Recap of Recent Development Activities Meetings:**

Mr. Lawrence reviewed topics that were discussed at recent Development Activity Meetings that were hosted by ACCA:

- **February 9, 2026 Development Activities Meeting:**  
Children's Museum requested a Letter of Support to place elephant sculptures outside of the Museum Lab.  
Max Joffe made a Motion to approve Letter of Support.  
Sarah Olexsak seconded the Motion to approve.  
Members unanimously voted in favor.
- **February 16, 2026 Development Activities Meeting:**  
Metropolitan Church on Sampsonia Way requested a Letter of Support to replace their current slate roof with a new asphalt shingled roof. It has become an insurance issue with the Church.  
Joan Gielas made a Motion to approve Letter of Support.  
Dick Thompson seconded the Motion to approve.  
Members unanimously voted in favor.
- **March 11, 2026 Development Activities Meeting:**  
Letter of Support for proposed improvements for property at 404 Sampsonia Way.  
Larry DiCicco made a Motion to approve Letter of Support.  
Dick Thompson seconded the Motion to approve.  
Members unanimously voted in favor.

**Upcoming Development Activities Meeting:**

- Jim Lawrence announced that a Development Activities Meeting is being scheduled by City of Pittsburgh to allow vendor trucks in and around Allegheny Commons Park. The DAM will take place virtually on **March 30, 2026**. A Notice will be issued.

**City of Pittsburgh's Comprehensive Plan: Request for Volunteer:**

- A volunteer was solicited to be ACCA's Representative in City of Pittsburgh's Comprehensive Plan development. Allegheny City Central neighbor, Tom Westfall, volunteered.

**Public Service Grant:**

- There is a Public Service Grant that ACCA will be applying for that would provide funds to support this year's National Night Out Event. Morgan Martin will forward information for Grant Application.

**Note:** ACCA received information from Ms. Martin on March 11, 2026.



**2026-2027 Board of Directors Election:**

- Elections for the 2026-2027 Board of Directors are in process. Nominees include **Tom Westfall** and **Nick Furar**. **Larry DiCicco's** term as Secretary is also up for renewal. Larry has agreed to continue to support ACCA as a Board Member. Final vote for Board Members will be held during the **May 11, 2026** General Membership Meeting.

**Update on Alpine Lots and Light of Life Building:**

- With respect to Alpine Lots, no update to report.
- With respect to the Light of Life Building being redeveloped by Rising Tide, no update to report.

**Next ACCA General Membership Meeting: April 13, 2026**

- Allegheny City Central Association will hold its next General Membership Meeting from **7:00 to 8:30 pm** on **Monday, April 13, 2026**. The meeting will be held at **Arch Court**, located at **1310 Arch Street**.

**The Meeting was Adjourned.**



ALL TOGETHER. DIFFERENT.



Legislation Details (With Text)

**File #:** 2026-0008      **Version:** 1

**Type:** Ordinance      **Status:** Held in Standing Committee

**File created:** 1/9/2026      **In control:** Committee on Land Use and Economic Development

**On agenda:** 5/6/2026      **Final action:**

**Enactment date:**      **Enactment #:**

**Effective date:**

**Title:** Ordinance amending and supplementing the Pittsburgh Code, Title Seven: Business Licensing, Article VII Service Businesses, adding a new Chapter 768: Short-Term Rental Housing.

**Sponsors:** Deborah L. Gross, Anthony Coghill, Bobby Wilson

**Indexes:** PGH. CODE ORDINANCES TITLE 07 - BUSINESS LICENSING

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
2/11/2026	1	Standing Committees	Held in Committee	Pass
1/21/2026	1	Standing Committees	Held in Committee	Pass
1/13/2026	1	City Council	Read and referred	

Ordinance amending and supplementing the Pittsburgh Code, Title Seven: Business Licensing, Article VII Service Businesses, adding a new Chapter 768: Short-Term Rental Housing.

**The Council of the City of Pittsburgh hereby enacts as follows:**

**Section 1.** The Pittsburgh Zoning Code, Title Seven: Business Licensing, Article VII: Service Businesses, is hereby amended to include a new Chapter 768: Short-Term Rental Housing as follows:

**CHAPTER 768: SHORT-TERM RENTALS**

**§768.01 Intent.**

It is the purpose of this chapter to protect the public health, safety, and general welfare of individuals and the community at-large to facilitate and provide reasonable means for citizens to mitigate impacts created by occupancy of Short-Term Rental uses and to implement rationally based, reasonably tailored regulations to protect the integrity of the city’s neighborhoods.

**§768.02 Definitions.**

As used in this Chapter, the following terms and words shall have the following meanings, unless the context clearly indicates that a different meaning is intended. The definitions of §701.01 of the Pittsburgh City Code apply to this chapter unless modified by this section.

- A. CITY** means the City of Pittsburgh. To the extent that this Article requires filings or submissions, City shall refer to the Department of Permits, Licenses, and Inspections, Department of Finance, City

Planning or other entity that the City has legally designated to perform a function on its behalf.

- B. DWELLING UNIT** means a building, or portion thereof, designed for occupancy for residential purposes and having cooking facilities and sanitary facilities.
- C. GUEST** means any individual who has the temporary use and occupation of real property owned by another person in subordination to that other person's title and with that other person's consent; for example, a person who rents or leases a dwelling, dwelling unit, or rental unit from an operator.
- D. OPERATOR** means any person who owns or controls a dwelling, dwelling unit, or rental unit and rents such unit, either personally or through a designated agent, to any person.
- E. OWNER** means the legal title holder of a rental unit or the premises within which the rental unit is situated.
- F. PERSON** means any natural individual, firm, partnership, association, joint stock company, joint venture, public or private corporation or receiver, executor, personal representative, trust, trustee, conservator or other representative appointed by order of any court.
- G. RENTAL UNIT** means any dwelling unit or structure containing dwelling units or sleeping units, which is leased or rented from the owner or other person in control of such units, to any tenant or guest as a "Short-Term Rental" as defined in §911.02 of the Pittsburgh City Code.
- H. SLEEPING UNIT** means a building, or portion thereof, designed for occupancy for residential purposes and can have cooking facilities or sanitary facilities but not both.

#### §768.03 License Required.

No person shall own or operate a "Short-Term Rental" as defined in §911.02 of the Pittsburgh City Code within the City without:

- (a) A valid license from the License Officer as required by this chapter.
  - a. No permit holder shall transfer the right to operate under any permit issued under this chapter to any other person or entity.
  - b. A permit issued under this chapter shall grant the legal right to operate a Short-Term Rental only for the property for which it is issued.
- (b) Valid approval from the Zoning Administrator as required by Pittsburgh City Code Chapter 922.
- (c) A valid permit as required by Chapter 781.

#### §768.04 General Provisions.

The general provisions of Article 1 of this Title apply to this chapter unless excluded or modified by this Chapter.

#### §768.05 Information Required.

In addition to the information required by §701.08, the applicant shall provide the following information or documents:

- (a) A record of zoning approval or certificate of occupancy as required by Pittsburgh City Code Chapter 922.
- (b) A permit or associated permit number as required by Pittsburgh City Code Chapter 781.
- (c) All information required by Pittsburgh City Code 781.03.
- (d) The number of bedrooms in each "short term rental" unit.
- (e) The maximum number of intended occupants for each "short term rental" unit.
- (f) A tax compliance letter from the Department of Finance documenting that there are no delinquent taxes outstanding for the subject property.
- (g) An affidavit signed by the owner or their authorized agent attesting that the property is not subject to

any contractual restrictions precluding the property from being used for Short-Term Rental, including but not limited to a homeowner association agreement, condominium bylaws, restrictive covenants, leases or building restrictions.

- (h) An affidavit signed by the owner or their authorized agent attesting that they only rent to guests at least eighteen (18) years of age unless accompanied by a parent or legal guardian.
- (i) The name, address, and phone number for the individual responsible for the “short term rental” daily operations, and whether or not the responsible individual is an occupant of the property.

**§768.06 Term of License.**

A license issued under the provisions of this Chapter shall be valid for a term of one (1) year from the date of issuance and shall be renewed yearly. A listing of all active licenses shall be maintained and posted publicly and shall indicate whether or not the licensee is an occupant of the property.

**§768.07 Operating Standards.**

- (a) Guests shall be limited to a maximum length of stay of twenty-eight (28) consecutive days;
- (b) The maximum number of guests permitted in any Short-Term Rental shall be determined in the manner provided for in the Pittsburgh Code of Ordinances Chapter 781 and the associated Department of Permits, Licenses, and Inspections promulgated rules and regulations.
- (c) Guests of a Short-Term Rental unit must be at least eighteen (18) years of age unless accompanied by a parent or legal guardian;
- (d) A daily register of guests shall be maintained for the duration of the license and made available for inspection by any City of Pittsburgh Code Enforcement Officer. The daily registry of guests shall comply with these license regulations.
- (e) The license obtained under this chapter shall be posted on the property at all times during operation as a Short-Term Rental.
- (f) For Short-Term Rental units as provided for by §911.04.A.101, the individual responsible for the Short-Term Rental as specified under §768.05(i) must be located within 25 miles of the subject property.
- (g) For Accessory Short-Term Rental units as provided for by §912.09, the unit shall be managed by the owner of record, who is also a resident of the property.

**§768.08 Inspections.**

The License officer is hereby authorized and directed to inspect each “short term rental” unit after the initial license issuance to confirm the maximum number of guests per this Chapter. The inspections shall be performed as provided for in the Pittsburgh Code of Ordinances Chapter 781 and the associated Department of Permits, Licenses, and Inspections promulgated rules and regulations. The Department of Permits, Licenses, and Inspections may modify inspections in their promulgated rules and regulations for this chapter.

If the owner or operator fails to provide the License Officer access sufficient to perform required inspections, the License Officer may suspend or revoke the license.

**§768.09 License Fee.**

The annual fee for issuance of a Short-Term Rental license shall be distinguished between an applicable establishment where Short-Term Rental is the primary use as defined in §911.04.A.101, as compared to an establishment where Short-Term Rental is an accessory use as defined in §912.09, by respective amounts as

prescribed by the annual fee schedule established by the process set forth in Chapter 170 of the City Code

#### §768.10 **Implementation and Enforcement.**

- (a) A Short-Term Rental License may be suspended or revoked for:
  - a. Violation of the operating standards established in §768.07
  - b. Violation of the permit requirements of Chapter 781
  - c. Disruptive Activity as defined in §670.02(f)
  - d. Serious Offense as defined in §670.02(g)
- (b) The Department of Permits, Licensing, and Inspections shall coordinate the implementation and enforcement of this ordinance and shall promulgate appropriate regulations for such purposes, including establishing different penalties based on the frequency of offense.
- (c) The regulations promulgated by the Department of Permits, Licensing, and Inspections shall be communicated to City Council.
- (d) A listing of suspended and revoked licenses shall be maintained and posted publicly.
- (e) This ordinance shall take effect immediately following the posting of the regulations by the Department of Permits, Licenses, and Inspections.

#### §768.11 **Notice.**

- (a) When the License Officer determines that there has been a violation of any provision of this Chapter, the License Officer or their designee shall send the owner a written notice of said violation(s). Such written notice shall identify specific violation(s), any corrective actions required to resolve the violation(s), and the right to appeal per this Chapter.
- (b) Notice shall be served in accordance with applicable law and per the adopted property maintenance code.

#### §768.12 **Penalty.**

Operating a "short term rental" unit within the City without a valid license from the License Officer as required by this Chapter shall be a summary offense. The fine for each separate violation shall not exceed five hundred dollars (\$500.00) per each "short term rental" unit per month that a "short term rental" unit is not registered or properly permitted as required by this Chapter.

This penalty section shall not limit the rights of the City, tenants, guests or any other person with legal standing to take any lawful action or seek any remedy available to them at law or in equity.

#### §768.13 **Severability.**

This Chapter and the various parts, sections, subsections, sentences, phrases, and clauses thereof are hereby declared to be severable. If any part, section, subsection, sentence, phrase or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Chapter shall not be affected thereby.

#### §768.14 **Repeal.**

All resolutions, ordinances, or parts thereof in conflict in whole or in part with any of the provisions of this Chapter are, to the extent of such conflict, hereby repealed.



Legislation Details (With Text)

**File #:** 2026-0009      **Version:** 2

**Type:** Ordinance      **Status:** Held in Standing Committee

**File created:** 1/9/2026      **In control:** Commission - Planning Commission

**On agenda:** 2/11/2026      **Final action:**

**Enactment date:**      **Enactment #:**

**Effective date:**

**Title:** Ordinance amending the Pittsburgh Zoning Code, Title Nine - Zoning, Article IV, Planning Districts; Chapter 908 Public Realm Districts; Chapter 909 Planned Development Districts; Article V, Use Regulations; Chapter 911 Primary Uses; Chapter 912 Accessory Uses and Structures, to add Short-Term Rental use regulations.  
(Needs to be sent to the Planning Commission or a Report & Recommendation)

**Sponsors:** Deborah L. Gross, Anthony Coghill, Bobby Wilson

**Indexes:** PGH. CODE ORDINANCES TITLE 09 - ZONING

**Code sections:**

**Attachments:** 1. 2026-0009 2026\_STR Use Table

Date	Ver.	Action By	Action	Result
2/11/2026	2	Standing Committees	Referred for Report and Recommendation	Pass
2/11/2026	2	Standing Committees	AMENDED BY SUBSTITUTE	Pass
1/21/2026	1	Standing Committees	Held in Committee	Pass
1/13/2026	1	City Council	Read and referred	

Ordinance amending the Pittsburgh Zoning Code, Title Nine - Zoning, Article IV, Planning Districts; Chapter 908 Public Realm Districts; Chapter 909 Planned Development Districts; Article V, Use Regulations; Chapter 911 Primary Uses; Chapter 912 Accessory Uses and Structures, to add Short-Term Rental use regulations.  
*(Needs to be sent to the Planning Commission or a Report & Recommendation)*

**The Council of the City of Pittsburgh hereby enacts as follows:**

**Section 1.** The Pittsburgh Zoning Code, Title Nine: Zoning, Article V: Use Regulations, Chapter 911 - Primary Uses, 911.02 - Use Table is here by amended as follows:

Use Classification	Base Zoning Districts*					
	* As Base Zoning District Regulations, all uses may be subject to additional regulations imp applicable Overlay Zoning Districts					
	Residential	Mixed Use	Special	DT	RIV	

	R1 D	R1 A	R 2	R 3	R M	ND O	LN C	ND I	UN C	H C	G I	U I	UC - M U	UC - E M U	P M	H E M I T	G M I T	R M	M U	N S	G I	IM U	Sta Sec §9:
<b>Short Term Rental Short-Term Rental</b> means a dwelling unit, in which sleeping accommodations are provided for one or more guests, for a fee, on a nightly or weekly basis.	S	S	S	S	P	P	P	P	P			P	P	P			P	P	P	P	P	P	§ 91: 01

**Section 2. The Pittsburgh Zoning Code, Title Nine, Article V: Use Regulations, Chapter 911 - Primary Uses, 911.04: Use Standards is hereby amended to include a new Section 911.04.A.101 - Short-Term Rental as follows:**

**911.04.A.101 Short-Term Rental**

- (a) Short-Term Rental uses shall be subject to the following standards:
  - (1) Separation from other Short-Term Rental Uses:
    - (i) No more than two (2) Short-Term Rental uses shall be permitted in buildings of twenty (20) or fewer units;
    - (ii) No more than five (5) Short-Term Rental uses shall be permitted in buildings of over twenty (20) units;
  - (2) Short-Term Rental units shall be rented for the purpose of the overnight accommodation of the registered guests, and may not be used to host public assemblies, recreational entertainment, or hospitality activities.
  - (3) A License shall be obtained as provided by Chapter 768.04(B) of the Pittsburgh Code of Ordinances, and operator must maintain the license in good standing to maintain occupancy approval.
- (b) In districts where Short-Term Rental is permitted by Special Exception, Short-Term Rental uses shall be subject to the following additional standards:

- (1) A single lot may contain only one (1) Short Term Rental.
- (2) The Approving Body shall determine that the Short-Term Rental use will not create detrimental impacts on the surrounding properties, taking into consideration the physical relationship of the proposed use and structure to the surrounding uses and structures and the probable hours of operation.

**Section 3. The Pittsburgh Code, Title Nine: Zoning, Article V: Use Regulations, Chapter 912 - Accessory Uses and Structures, is hereby amended to include a new Section 912.09 - Short-Term Rental as follows:**

912.09 Short-Term Rental (Accessory Use)

- A. Definition: Short-Term Rental (Accessory Use) means rooms within a dwelling unit or an accessory dwelling unit, in which sleeping accommodations are provided to one or more guests, for a fee, on a nightly or weekly basis;
- B. A Short-Term Rental (Accessory Use) shall be subject to the following standards:
  - (1) The Short-Term Rental (Accessory Use) shall be managed by the owner of record, who is also a resident of the property;
  - (2) Short-Term Rental (Accessory Use) units shall be rented for the purpose of the overnight accommodation of registered guests, and may not be used to host public assemblies, recreational entertainment, or hospitality activities.
  - (3) A License shall be obtained as provided by Chapter 768.04(B) of the Pittsburgh Code of Ordinances, and operator must maintain the license in good standing to maintain occupancy approval.
  - (4) No more than one (1) Short-Term Rental (Accessory Use) unit shall be permitted on a single zoning lot.

## Zoning

Defines short term rentals  
A Single lot can only have 1 STR (In districts where Short-Term Rental is permitted by Special Exception)

Buildings with 20 or less units can only have 2 STRs

Buildings with 21+ units can have only 5 STRs

Define STR "Accessory Dwelling Units" owner must live on site and manage it

Requires a license

## License

Annual license must be renewed and available as public record; includes: daily operator contact info, # bedrooms and max # of guests

Requires documentation there are no delinquent taxes

Requires a daily registry of guests and that the renter must be at least 18

Provides a way to suspend or revoke the license if certain criteria are not met/ disruptive activities/serious offenses occur

Operators must reside within 25 miles

# Legislation

**Ban or place any capacity limits on STRs in residential zones**

**Cap the # of licenses issued by the city or the # issued to a single person**

**what it doesn't do**

**Address the existing 3,000+ STRs already here, eating our neighborhoods**