

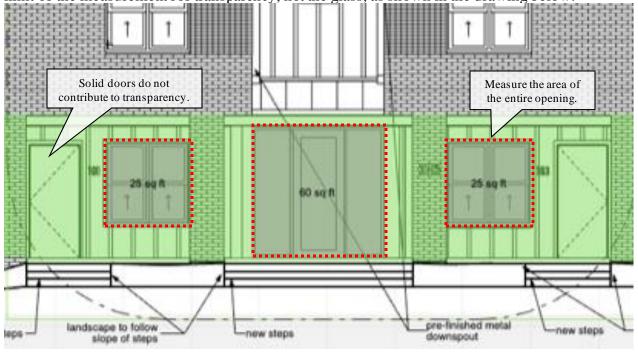
INTERPRETATION MANUAL

CODE: Dallas Development Code	DATE:
CODE SECTION: 51A-13.201(34)	8/5/2021
SUBJECT: Transparency measurement	

In Article XIII Form Districts, "TRANSPARENCY means the total area of window and door opening filled with glass, expressed as a percentage of the total facade area by story, except that structured parking transparency is not required to be filled with glass."

One of the pillars of urban design is a concept of *eyes on the street* which encourages people to be present on or near the street to provide a sense of security and safety. This is accomplished, in part, by having a pedestrian-friendly streetscape and inviting users within buildings to "peoplewatch" by having windows, doors, stoops, porches, awnings, et cetera on primary facades. Because of this pillar, a minimum amount of transparency, varied based on the Development Type, is required in Form Districts.

Therefore, the overall *opening* of the window and door structure, which must contain glass, is the limit of the measurement for transparency, not the glass, as shown in the drawing below.



SIGNATURE Sarah May