



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 “people-watch” 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.

The diagram shows a cross-section of a building facade with three door openings. The central door is labeled '60 sq ft' and is enclosed in a red dashed rectangle. The two side doors are each labeled '25 sq ft' and are also enclosed in red dashed rectangles. A callout box points to the side doors with the text 'Solid doors do not contribute to transparency.' Another callout box points to the central door with the text 'Measure the area of the entire opening.' The diagram also shows a 'pre-finished metal downspout' and 'new steps' leading up to the doors. A dashed line indicates the 'landscape to follow slope of steps'.

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