

House Bill Amendments: Building Materials

DCA190-001

**Zoning Ordinance Advisory
Committee (ZOAC)**

January 23, 2020

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Sustainable Development
& Construction Department**



City of Dallas

Background

- On June 14, 2019, HB 2439 was signed into Texas law by Governor Abbott
- HB 2439 became effective on September 1, 2019



Background

- HB 2439 prohibits or limits, directly or indirectly, the use or installation of a building product or material in the construction, renovation, maintenance, or other alteration of a residential or commercial building if the building product or material is approved for use by a national model code published within the last three code cycles



Proposal

- SECTIONS 1, 3, 4, 7, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23 were revised to give direction rather than completely removing language that guided building material choice.



SECTION 1 - Section 51-4.201(b)(1)(E)(viii)(ff)

“Accessory structures must have a [~~exterior siding, roofing,~~] roof-pitch[, ~~foundation—fascia,~~] and fenestration compatible with the main building. “Compatible” as used in this provision means similar in application, **color**, [~~materials,~~] pattern, [~~quality,~~] shape, size, slope, and other characteristics; but does not necessarily mean identical. The burden is on the property owner or applicant to supply the proof of compatibility. This provision does not apply to accessory structures with a floor area of 200 square feet or less.”



SECTION 3 - Section 51A-4.127(c)(8)(F)(iii)

“Storefront treatments. The following provisions apply to all uses at ground level except church use and residential uses.

(aa) All street-fronting street-level portions of a building must have windows and primary entrances facing the street or a plaza. ~~[No more than 10 continuous linear feet of street-fronting street-level facade may lack a transparent surface (e.g. a window or a transparent door).]~~

(bb) Corner lot structures must have corner entrances in compliance with the visibility triangle standards set by the department of sustainable development and construction.

(cc) Street-fronting, street-level windows must:

~~visibility within street-level uses;~~ [(aa) be clear, unpainted, or made of similarly treated glass allowing

~~(bb)~~ cover 50 percent or more of street-level frontage;]

building; and (I[~~ee~~]) not have a bottom edge higher than three feet above the base of

(II[~~de~~]) be less than 10 feet high.

(dd) It is recommended that street-fronting, street-level windows:

(I) be clear, unpainted, or made of similarly treated glass allowing
visibility within street-level uses; and

(II) cover 50 percent or more of street-level frontage.”



SECTION 4 - Section 51A-4.209(b)(6)(E)(vii)(ff)

“Accessory structures must have a [~~exterior siding, roofing,~~] roof-pitch[, ~~foundation — fascia,~~] and fenestration compatible with the main building. “Compatible” as used in this provision means similar in application, **color**, [~~materials,~~] pattern, [~~quality,~~] shape, size, slope, and other characteristics; but does not necessarily mean identical. The burden is on the property owner or applicant to supply the proof of compatibility. This provision does not apply to accessory structures with a floor area of 200 square feet or less.”



SECTION 7 - Section 51A-4.345(k)

“Facade.

(1) These facade requirements apply to any portion of a building containing mechanized parking except when accessory to a single family or duplex use. If there is a conflict between the regulations within a zoning district that require concealment of parking structure facades, this subsection controls.

(2) An aboveground mechanized parking facility must be concealed by a facade. ~~[that]~~ It is recommended that the facade be:

- or
- (A) compatible in appearance with the facade of the main building it serves,
 - (B) compatible in appearance with other buildings within a one block radius.

~~[(3) The burden is on the property owner or applicant to supply proof of compatibility.]~~

~~(3[4])~~ Aperture area or articulation must be provided at a minimum of 20 percent and a maximum of 80 percent for any street facing facade.

~~(4[5])~~ Articulation must be provided at least every 30 feet, measured horizontally and vertically.

~~(5[6])~~ Except for pedestrian and vehicular entrances, the aperture area must be screened. It is recommended that the required screening be constructed with an opaque or translucent material that may be permeable or impermeable and that. ~~Screening materials for~~ the aperture area ~~[may]~~ have no more than 36 square inches of transparent material in any given square foot of surface and ~~[may]~~ have no more than 25 percent transparency].

~~(6[7])~~ The board of adjustment may grant a special exception to the standards in this subsection when, in the opinion of the board, the special exception will not adversely affect neighboring property. The alternative facade must provide adequate screening of equipment and structures and mitigate noise.”



SECTION 12 - Section 51A-13.304(a)(4)

SECTION 12

Sec. 51A-13.304. Development Types.

Division 51A-13.300. District Regulations.

	Mixed Use Shopfront	Single-Story Shopfront	General Commercial	Apartment	Townhouse Street	Townhouse	Minor House	Single-Family House	Civic Building	Open Space Lot
	Mu	Ss	Gc	Apt	Ts	Th	Mh	Sf	Civ	O
LOT										
Area per unit or building (min sf)	none	none	none	none	1,200	1,200	depends on # of units	3,500	3,000	2,000
Area per building (max sf)	none	none	none	none	none	none	20,000	5,000	none	none
Width (min ft)	none	none	none	none	16	16	50	35	30	30
Width (max ft)	none	none	none	none	none	none	100	45	none	none
Lot coverage (max)	100%	80%	80%	80%	80%	80%	60%	60%	60%	5%
FRONT SETBACK AREA										
Primary street (min/max ft)	5/15	5/15	5/15	5/15	5/15	5/15	15/none	15/none	20/none	10/none
Side street (min/max ft)	5/15	5/15	5/15	5/15	5/15	5/15	10/none	10/none	10/none	10/none
Service street (min/max ft)	none	none	none	none	none	none	none	none	none	10/none
REQUIRED STREET FRONTAGE										
Primary street (min/max ft)	90%	90%	70%	70%	70%	70%	none	none	none	none
Side street (min/max ft)	40%	40%	40%	40%	40%	40%	none	none	none	none
Service street (min/max ft)	none	none	none	none	none	none	none	none	none	none
PARKING SETBACK										
From primary street (min ft)	30	30	30	30	30	30	none	none	20	none
From side street (min ft)	5	5	5	5	5	5	none	none	5	none
From service street (min ft)	5	5	5	5	5	5	none	none	5	none
Abutting single-family district (min ft)	10	10	10	10	10	10	none	none	10	none
Abutting multifamily, nonresidential district, alley (min ft)	5	5	5	5	5	5	none	none	5	none
SIDE SETBACK										
Abutting single-family district (min ft)	15	15	15	15	10	10	10	5	10	10
Abutting multifamily, nonresidential district (min ft)	0 or 5	0 or 5	0 or 5	0 or 5	0 or 5	0 or 5	5	5	10	10
Abutting alley (min ft)	5	5	5	5	5	5	5	5	10	10
REAR SETBACK										
Abutting single-family district (min ft)	15	15	15	15	24	24	15	15	10	10
Abutting multifamily, nonresidential district (min ft)	5	5	5	5	24	24	15	15	10	10
Abutting alley (ft)	5	5	5	5	3/20+	3/20+	3/20+	3/20+	10	10
Abutting service street (ft)	10	10	10	10	3/20+	3/20+	none	none	10	10
HEIGHT										
Building height (min stories)	District dependent	1	District dependent	District dependent	2	District dependent	2	1	District dependent	1
Building height (max stories/ft)		1 / 30			3 1/2 / 50		2 1/2 / 35	2 1/2 / 35		35
STORY HEIGHT										
Ground story (min/max ft)	15/30	15/30	11/22	10/15	10/15	10/15	10/15	10/15	none	none
Upper story (min/max ft)	10/15	none	10/15	10/15	10/15	10/15	10/15	10/15	none	none
GROUND STORY TRANSPARENCY										
Primary street facade (min)	50%	50%	30%	30%	30%	30%	20%	20%	none	none
Side street facade (min)	25%	25%	25%	25%	25%	25%	20%	20%	none	none
Service street facade (min)	none	none	none	none	none	none	none	none	none	none
UPPER STORY TRANSPARENCY										
Primary street facade (min)	20%	none	20%	20%	20%	20%	20%	20%	none	none
Side street facade (min)	20%	none	20%	20%	20%	20%	20%	20%	none	none
Service street facade (min)	none	none	none	none	none	none	none	none	none	none
ENTRANCE										
Primary street entrance	required	required	required	required	required	required	required	required	none	none
Entrance spacing (max linear ft)	100	100	none	none	none	none	none	none	none	none
Side street entrance	allowed	allowed	allowed	allowed	allowed	allowed	allowed	allowed	none	none
Service street entrance	allowed	allowed	allowed	allowed	allowed	allowed	allowed	allowed	none	none
BLANK WALL AREA										
Primary street (max linear ft)	20	20	30	30	30	30	30	30	none	none
Side street (max linear ft)	none	none	none	none	none	none	none	none	none	none
Service street (max linear ft)	none	none	none	none	none	none	none	none	none	none

Sec. 51A-13.304. Development Types.

Division 51A-13.300. District Regulations.

	Mixed Use Shopfront	Single-Story Shopfront	General Commercial	Apartment	Townhouse Street	Townhouse	Minor House	Single-Family House	Civic Building	Open Space Lot
	Mu	Ss	Gc	Apt	Ts	Th	Mh	Sf	Civ	O
LOT										
Area per unit or building (min sf)	none	none	none	none	1,200	1,200	depends on # of units	3,500	3,000	2,000
Area per building (max sf)	none	none	none	none	none	none	20,000	5,000	none	none
Width (min ft)	none	none	none	none	16	16	50	35	30	30
Width (max ft)	none	none	none	none	none	none	100	45	none	none
Lot coverage (max)	100%	80%	80%	80%	80%	80%	60%	60%	60%	5%
FRONT SETBACK AREA										
Primary street (min/max ft)	5/15	5/15	5/15	5/15	5/15	5/15	15/none	15/none	20/none	10/none
Side street (min/max ft)	5/15	5/15	5/15	5/15	5/15	5/15	10/none	10/none	10/none	10/none
Service street (min/max ft)	none	none	none	none	none	none	none	none	none	10/none
REQUIRED STREET FRONTAGE										
Primary street (min/max ft)	90%	90%	70%	70%	70%	70%	none	none	none	none
Side street (min/max ft)	40%	40%	40%	40%	40%	40%	none	none	none	none
Service street (min/max ft)	none	none	none	none	none	none	none	none	none	none
PARKING SETBACK										
From primary street (min ft)	30	30	30	30	30	30	none	none	20	none
From side street (min ft)	5	5	5	5	5	5	none	none	5	none
From service street (min ft)	5	5	5	5	5	5	none	none	5	none
Abutting single-family district (min ft)	10	10	10	10	10	10	none	none	10	none
Abutting multifamily, nonresidential district, alley (min ft)	5	5	5	5	5	5	none	none	5	none
SIDE SETBACK										
Abutting single-family district (min ft)	15	15	15	15	10	10	10	5	10	10
Abutting multifamily, nonresidential district (min ft)	0 or 5	0 or 5	0 or 5	0 or 5	0 or 5	0 or 5	5	5	10	10
Abutting alley (min ft)	5	5	5	5	5	5	5	5	10	10
REAR SETBACK										
Abutting single-family district (min ft)	15	15	15	15	24	24	15	15	10	10
Abutting multifamily, nonresidential district (min ft)	5	5	5	5	24	24	15	15	10	10
Abutting alley (ft)	5	5	5	5	3/20+	3/20+	3/20+	3/20+	10	10
Abutting service street (ft)	10	10	10	10	3/20+	3/20+	none	none	10	10
HEIGHT										
Building height (min stories)	District dependent	1	District dependent	District dependent	2	District dependent	2	1	District dependent	1
Building height (max stories/ft)		1 / 30			3 1/2 / 50		2 1/2 / 35	2 1/2 / 35		35
STORY HEIGHT										
Ground story (min/max ft)	15/30	15/30	11/22	10/15	10/15	10/15	10/15	10/15	none	none
Upper story (min/max ft)	10/15	none	10/15	10/15	10/15	10/15	10/15	10/15	none	none
RECOMMENDED GROUND STORY TRANSPARENCY										
Primary street facade (min)	50%	50%	30%	30%	30%	30%	20%	20%	none	none
Side street facade (min)	25%	25%	25%	25%	25%	25%	20%	20%	none	none
Service street facade (min)	none	none	none	none	none	none	none	none	none	none
RECOMMENDED UPPER STORY TRANSPARENCY										
Primary street facade (min)	20%	none	20%	20%	20%	20%	20%	20%	none	none
Side street facade (min)	20%	none	20%	20%	20%	20%	20%	20%	none	none
Service street facade (min)	none	none	none	none	none	none	none	none	none	none
ENTRANCE										
Primary street entrance	required	required	required	required	required	required	required	required	required	none
Entrance spacing (max linear ft)	100	100	none	none	none	none	none	none	none	none
Side street entrance	allowed	allowed	allowed	allowed	allowed	allowed	allowed	allowed	none	none
Service street entrance	allowed	allowed	allowed	allowed	allowed	allowed	allowed	allowed	none	none
BLANK WALL AREA										
Primary street (max linear ft)	20	20	30	30	30	30	30	30	none	none
Side street (max linear ft)	none	none	none	none	none	none	none	none	none	none
Service street (max linear ft)	none	none	none	none	none	none	none	none	none	none

SECTION 13 - Section 51A-13.304(b)(5)

Division 51A-13.300, District Regulations.



mixed use shopfront

Sec. 51A-13.304, Development Types.

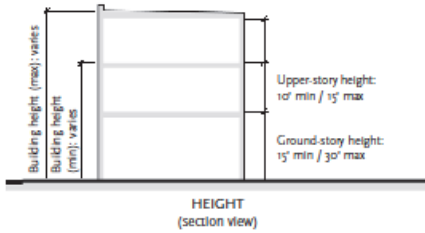
Division 51A-13.300, District Regulations.



mixed use shopfront

SECTION 13
Sec. 51A-13.304, Development Types.

(5) Height and Elements.



BUILDING HEIGHT

HEIGHT	
Building height (max stories/ft)	See Section 51A-13.302, "Height"
Building height (min stories)	
WMU-3, -5, -8, -12	2
WMU-20	4
WMU-40	5

STORY HEIGHT

Ground story (min/max ft)	15/30
Upper story (min/max ft)	10/15

BUILDING FACADE

GROUND-STORY TRANSPARENCY

Primary street facade (min)	50%
Side street facade (min)	25%
Service street facade (min)	none
<i>Measured between 0 and 10 ft above adjacent sidewalk.</i>	

UPPER-STORY TRANSPARENCY

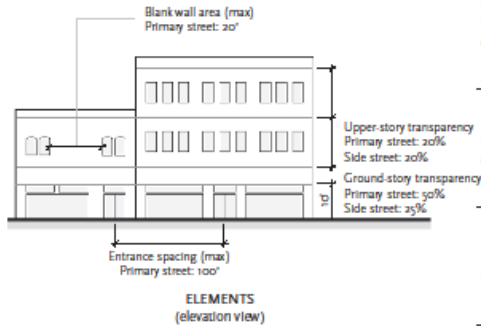
Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

ENTRANCE

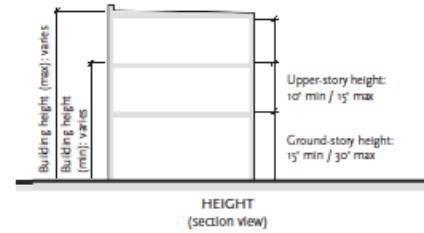
Primary street	required
Entrance spacing (max linear ft)	100
Side street	allowed
Service street	allowed

BLANK WALL AREA

Primary street (max linear ft)	20
Side street (max linear ft)	none
Service street (max linear ft)	none



(5) Height and Elements.



BUILDING HEIGHT

HEIGHT	
Building height (max stories/ft)	See Section 51A-13.302, "Height"
Building height (min stories)	
WMU-3, -5, -8, -12	2
WMU-20	4
WMU-40	5

STORY HEIGHT

Ground story (min/max ft)	15/30
Upper story (min/max ft)	10/15

BUILDING FACADE

RECOMMENDED GROUND-STORY TRANSPARENCY

Primary street facade (min)	50%
Side street facade (min)	25%
Service street facade (min)	none
<i>Measured between 0 and 10 ft above adjacent sidewalk.</i>	

RECOMMENDED UPPER-STORY TRANSPARENCY

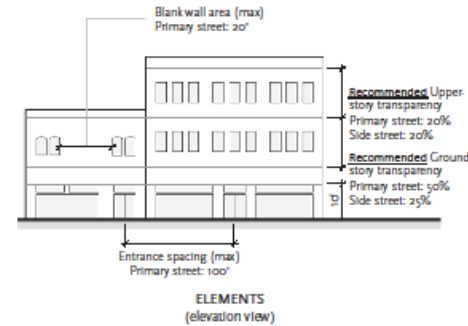
Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

ENTRANCE

Primary street	required
Entrance spacing (max linear ft)	100
Side street	allowed
Service street	allowed

BLANK WALL AREA

Primary street (max linear ft)	20
Side street (max linear ft)	none
Service street (max linear ft)	none



SECTION 14 - Section 51A-13.304(b)(6)

- “**Recommended Ground-Story Shopfront Windows.** It is recommended that a [A] minimum of 60 percent of the street-fronting, street-level window pane surface area [~~must~~] allow views into the ground-story use for a depth of at least four feet. If w[~~W~~]indows are installed, it is recommended that they [~~must~~] be clear or unpainted, or, if treated, [~~must~~] be translucent. [~~Spandrel glass or backpainted glass does not comply with this provision.~~]”



SECTION 15 - Section 51A-13.304(c)(5)

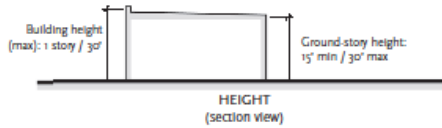
Division 51A-13.304. District Regulations.

Ss

Sec. 51A-13.304. Development Types.

single story shopfront

(5) Height and Elements.



BUILDING HEIGHT

HEIGHT	
Building height (max stories/ft)	1 / 30
Building height (min stories)	1

STORY HEIGHT

STORY HEIGHT	
Ground story (min/max ft)	15/30
Upper story (min/max ft)	none

BUILDING FACADE

GROUND-STORY TRANSPARENCY	
Primary street facade (min)	50%
Side street facade (min)	25%
Service street facade (min)	none

Measured between 0 and 10 ft above adjacent sidewalk.

UPPER-STORY TRANSPARENCY

Primary street facade (min)	none
Side street facade (min)	none
Service street facade (min)	none

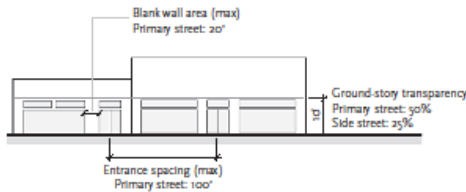
Measured from floor to floor.

BUILDING ENTRANCE

Primary street	required
Entrance spacing (max linear ft)	100
Side street	allowed
Service street	allowed

BLANK WALL AREA

Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none



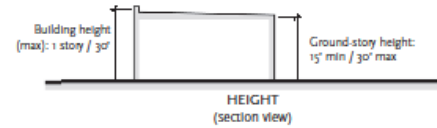
Division 51A-13.304. District Regulations.

Ss

SECTION 15
Sec. 51A-13.304. Development Types.

single story shopfront

(5) Height and Elements.



BUILDING HEIGHT

HEIGHT	
Building height (max stories/ft)	1 / 30
Building height (min stories)	1

STORY HEIGHT

STORY HEIGHT	
Ground story (min/max ft)	15/30
Upper story (min/max ft)	none

BUILDING FACADE

RECOMMENDED GROUND-STORY TRANSPARENCY	
Primary street facade (min)	50%
Side street facade (min)	25%
Service street facade (min)	none

Measured between 0 and 10 ft above adjacent sidewalk.

RECOMMENDED UPPER-STORY TRANSPARENCY

Primary street facade (min)	none
Side street facade (min)	none
Service street facade (min)	none

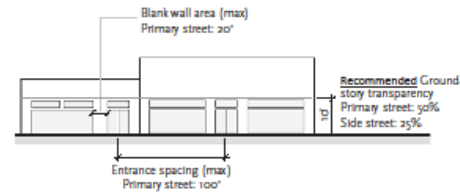
Measured from floor to floor.

BUILDING ENTRANCE

Primary street	required
Entrance spacing (max linear ft)	100
Side street	allowed
Service street	allowed

BLANK WALL AREA

Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none



SECTION 16 - Section 51A-13.304(c)(6)

Recommended Ground-Story Shopfront Windows. It is recommended that a [A] minimum of 60 percent of the street-fronting, street-level window pane surface area [~~must~~] allow views into the ground-story use for a depth of at least four feet. If w[~~W~~]indows are installed, it is recommended that they [~~must~~] be clear or unpainted, or, if treated, [~~must~~] be translucent. [~~Spandrel glass or backpainted glass does not comply with this provision.~~]

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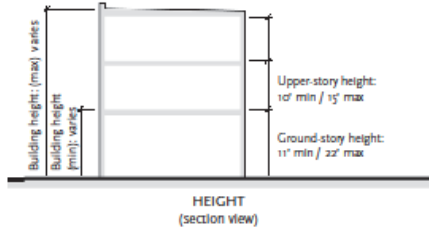
City of Dallas

SECTION 17 - Section 51A-13.304(d)(5)



general commercial

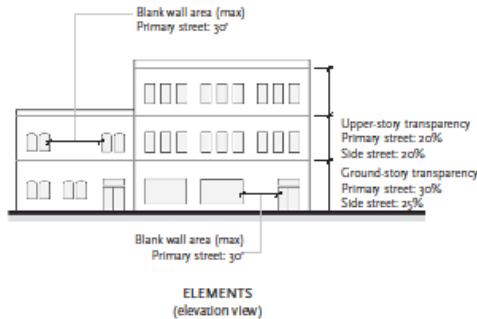
(5) Height and Elements.



BUILDING HEIGHT

HEIGHT	
Building height (max stories/ft)	See Section 51A-13.302, "Height"
Building height (min stories)	
WMU-3-5	1
WMU-8-12	2
WMU-20	4
WMU-40	5

STORY HEIGHT	
Ground story (min/max ft)	11/22
Upper story (min/max ft)	10/15



BUILDING FACADE

GROUND-STORY TRANSPARENCY	
Primary street facade (min)	30%
Side street facade (min)	25%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

UPPER-STORY TRANSPARENCY	
Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

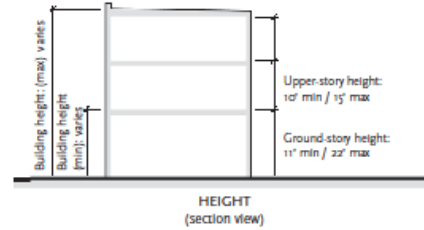
BUILDING ENTRANCE	
Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

BLANK WALL AREA	
Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none



general commercial

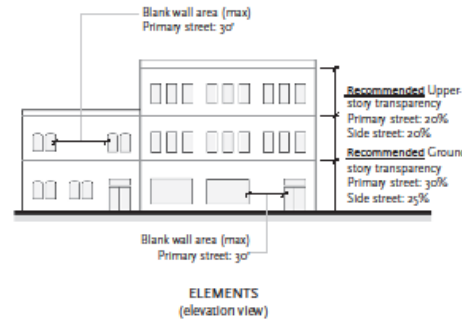
(5) Height and Elements.



BUILDING HEIGHT

HEIGHT	
Building height (max stories/ft)	See Section 51A-13.302, "Height"
Building height (min stories)	
WMU-3-5	1
WMU-8-12	2
WMU-20	4
WMU-40	5

STORY HEIGHT	
Ground story (min/max ft)	11/22
Upper story (min/max ft)	10/15



BUILDING FACADE

RECOMMENDED GROUND-STORY TRANSPARENCY	
Primary street facade (min)	30%
Side street facade (min)	25%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

RECOMMENDED UPPER-STORY TRANSPARENCY	
Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

BUILDING ENTRANCE	
Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

BLANK WALL AREA	
Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none

SECTION 18 - Section 51A-13.304(e)(5)

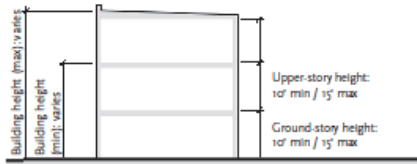
Division 51A-13.300. District Regulations.

Apt

apartment

Sec. 51A-13.304. Development Types.

(5) Height and Elements.



HEIGHT
(section view)

BUILDING HEIGHT

HEIGHT

Building height (max stories/ft)	See Section 51A-13.302, "Height"
Building height (min stories)	
WMU-3, -5, -8, -12 WR-3, -5, -8, -12	2
WMU-20 WR-20	4
WMU-40 WR-40	5

STORY HEIGHT

Ground story (min/max ft)	10/15
Upper story (min/max ft)	10/15

BUILDING FACADE

GROUND-STORY TRANSPARENCY

Primary street facade (min)	30%
Side street facade (min)	25%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

UPPER-STORY TRANSPARENCY

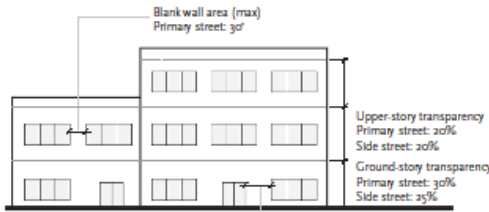
Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

BUILDING ENTRANCE

Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

BLANK WALL AREA

Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none



ELEMENTS
(elevation view)

Division 51A-13.300. District Regulations.

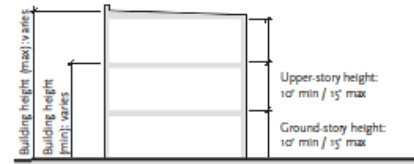
Apt

apartment

SECTION 18

Sec. 51A-13.304. Development Types.

(5) Height and Elements.



HEIGHT
(section view)

BUILDING HEIGHT

HEIGHT

Building height (max stories/ft)	See Section 51A-13.302, "Height"
Building height (min stories)	
WMU-3, -5, -8, -12 WR-3, -5, -8, -12	2
WMU-20 WR-20	4
WMU-40 WR-40	5

STORY HEIGHT

Ground story (min/max ft)	10/15
Upper story (min/max ft)	10/15

BUILDING FACADE

RECOMMENDED GROUND-STORY TRANSPARENCY

Primary street facade (min)	30%
Side street facade (min)	25%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

RECOMMENDED UPPER-STORY TRANSPARENCY

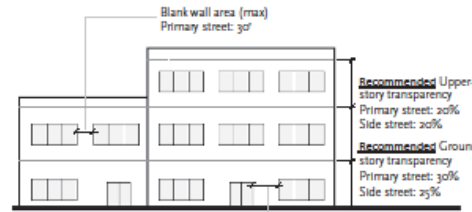
Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

BUILDING ENTRANCE

Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

BLANK WALL AREA

Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none



ELEMENTS
(elevation view)

SECTION 19 - Section 51A-13.304(f)(5)

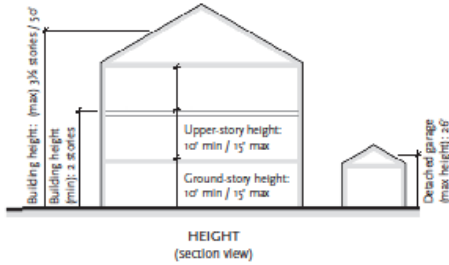
Division 51A-13.300. District Regulations.

Ts

Sec. 51A-13.304. Development Types.

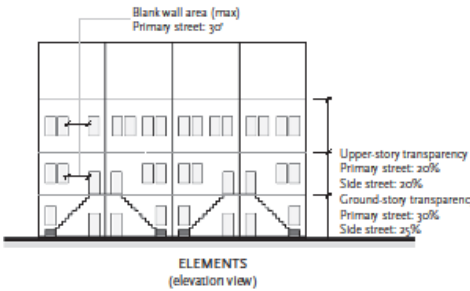
townhouse stacked

(5) Height and Elements.



BUILDING HEIGHT

HEIGHT	
Building height (max stories/ft)	
WMLU-3, -5, -8, -12 WR-3, -5, -8, -12	3 1/2 / 50
Building height (min stories)	
WMLU-3, -5, -8, -12 WR-3, -5, -8, -12	2
Detached garage (max ft)	26
STORY HEIGHT	
Ground story (min/max ft)	10/15
Upper story (min/max ft)	10/15



BUILDING FACADE

GROUND-STORY TRANSPARENCY	
Primary street facade (min)	30%
Side street facade (min)	25%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	
UPPER-STORY TRANSPARENCY	
Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	
BUILDING ENTRANCE	
Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed
BLANK WALL AREA	
Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none

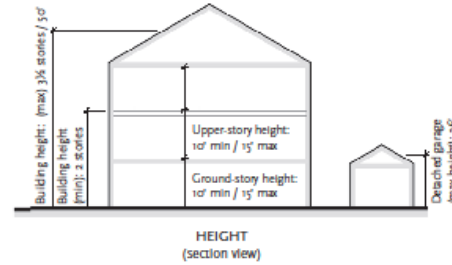
Division 51A-13.300. District Regulations.

Ts

SECTION 19
Sec. 51A-13.304. Development Types.

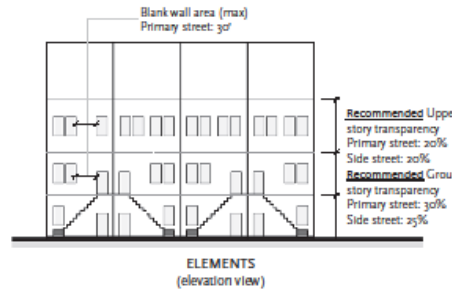
townhouse stacked

(5) Height and Elements.



BUILDING HEIGHT

HEIGHT	
Building height (max stories/ft)	
WMLU-3, -5, -8, -12 WR-3, -5, -8, -12	3 1/2 / 50
Building height (min stories)	
WMLU-3, -5, -8, -12 WR-3, -5, -8, -12	2
Detached garage (max ft)	26
STORY HEIGHT	
Ground story (min/max ft)	10/15
Upper story (min/max ft)	10/15



BUILDING FACADE

RECOMMENDED GROUND-STORY TRANSPARENCY	
Primary street facade (min)	30%
Side street facade (min)	25%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	
RECOMMENDED UPPER-STORY TRANSPARENCY	
Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	
BUILDING ENTRANCE	
Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed
BLANK WALL AREA	
Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none

SECTION 20 - Section 51A-13.304(g)(5)

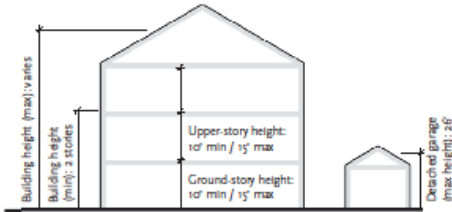
Division 51A-13.304. District Regulations.

Th

townhouse

Sec. 51A-13.304. Development Types.

(5) Height and Elements.



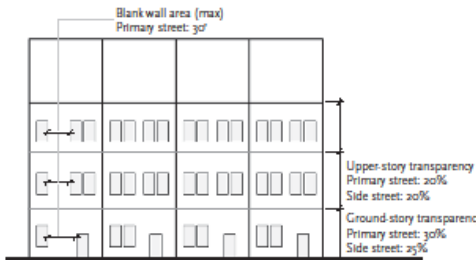
HEIGHT
(section view)

BUILDING HEIGHT

HEIGHT	
Building height (max stories/ft)	
RTN	2 1/2 / 35
WMU-3, -5, -8, -12 WR-3, -5, -8, -12	3 1/2 / 50
Building height (min stories)	
RTN	2
WMU-3, -5, -8, -12 WR-3, -5, -8, -12	2
Detached garage (max ft)	26

STORY HEIGHT

Ground story (min/max ft)	10/15
Upper story (min/max ft)	10/15



ELEMENTS
(elevation view)

BUILDING FACADE

GROUND-STORY TRANSPARENCY	
Primary street facade (min)	30%
Side street facade (min)	25%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

UPPER-STORY TRANSPARENCY	
Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

BUILDING ENTRANCE	
Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

BLANK WALL AREA	
Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none

Division 51A-13.304. District Regulations.

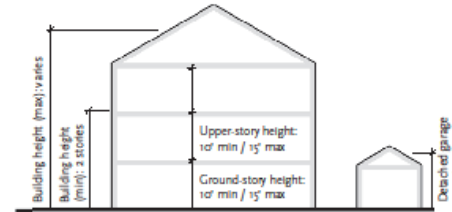
Th

townhouse

SECTION 20

Sec. 51A-13.304. Development Types.

(5) Height and Elements.



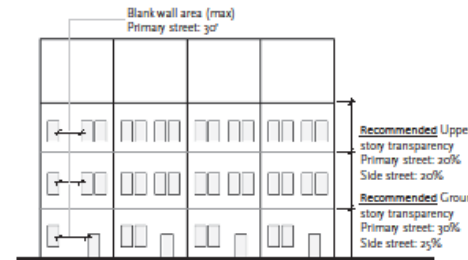
HEIGHT
(section view)

BUILDING HEIGHT

HEIGHT	
Building height (max stories/ft)	
RTN	2 1/2 / 35
WMU-3, -5, -8, -12 WR-3, -5, -8, -12	3 1/2 / 50
Building height (min stories)	
RTN	2
WMU-3, -5, -8, -12 WR-3, -5, -8, -12	2
Detached garage (max ft)	26

STORY HEIGHT

Ground story (min/max ft)	10/15
Upper story (min/max ft)	10/15



ELEMENTS
(elevation view)

BUILDING FACADE

RECOMMENDED GROUND-STORY TRANSPARENCY	
Primary street facade (min)	30%
Side street facade (min)	25%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

RECOMMENDED UPPER-STORY TRANSPARENCY	
Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

BUILDING ENTRANCE	
Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

BLANK WALL AREA	
Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none

SECTION 21 - Section 51A-13.304(h)(5)

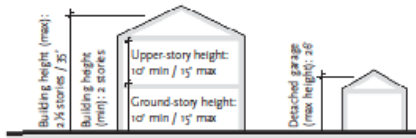
Division 51A-13.300. District Regulations.

Mh

manor house

Sec. 51A-13.304. Development Types.

(5) Height and Elements.



HEIGHT
(section view)

BUILDING HEIGHT

HEIGHT	
Building height (max stories/ft)	2 1/2 / 35
Building height (min stories)	2
Detached garage (max ft)	26

STORY HEIGHT

Ground story (min/max ft)	10/15
Upper story (min/max ft)	10/15

BUILDING FACADE

GROUND-STORY TRANSPARENCY

Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none

Measured from floor to floor.

UPPER-STORY TRANSPARENCY

Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none

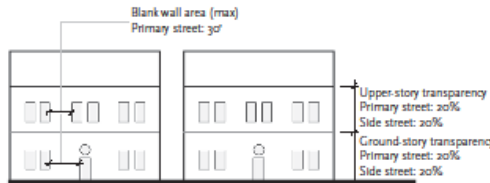
Measured from floor to floor.

BUILDING ENTRANCE

Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

BLANK WALL AREA

Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none



ELEMENTS
(elevation view)

Division 51A-13.300. District Regulations.

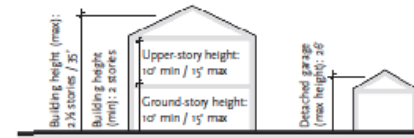
Mh

manor house

SECTION 21

Sec. 51A-13.304. Development Types.

(5) Height and Elements.



HEIGHT
(section view)

BUILDING HEIGHT

HEIGHT	
Building height (max stories/ft)	2 1/2 / 35
Building height (min stories)	2
Detached garage (max ft)	26

STORY HEIGHT

Ground story (min/max ft)	10/15
Upper story (min/max ft)	10/15

BUILDING FACADE

RECOMMENDED GROUND-STORY TRANSPARENCY

Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none

Measured from floor to floor.

RECOMMENDED UPPER-STORY TRANSPARENCY

Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none

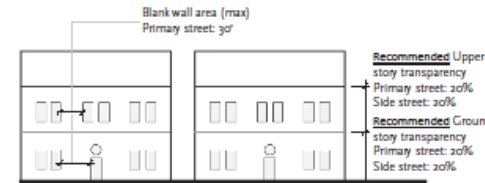
Measured from floor to floor.

BUILDING ENTRANCE

Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

BLANK WALL AREA

Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none



ELEMENTS
(elevation view)

SECTION 22 - Section 51A-13.304(i)(5)

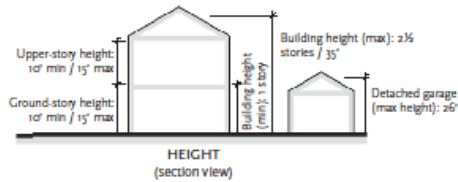
Division 51A-13.304. District Regulations.

Sf

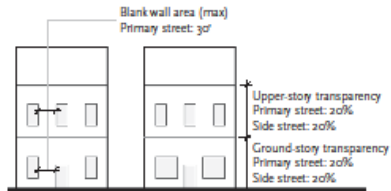
Sec. 51A-13.304. Development Types.

single-family house

(5) Height and Elements.



HEIGHT
(section view)



ELEMENTS
(elevation view)

BUILDING HEIGHT

HEIGHT	
Building height (max stories/ft)	2 1/2 / 35
Building height (min stories)	1
Detached garage (max ft)	26

STORY HEIGHT

Ground story (min/max ft)	10/15
Upper story (min/max ft)	10/15

BUILDING FACADE

GROUND-STORY TRANSPARENCY

Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none

Measured from floor to floor.

UPPER-STORY TRANSPARENCY

Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none

Measured from floor to floor.

BUILDING ENTRANCE

Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

BLANK WALL AREA

Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none

Division 51A-13.304. District Regulations.

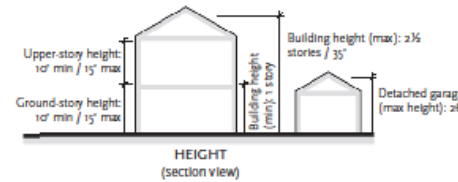
Sf

SECTION 22

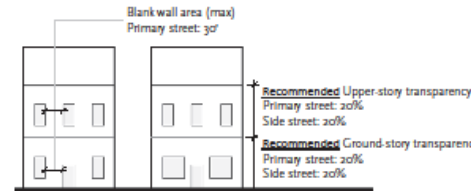
Sec. 51A-13.304. Development Types.

single-family house

(5) Height and Elements.



HEIGHT
(section view)



ELEMENTS
(elevation view)

BUILDING HEIGHT

HEIGHT	
Building height (max stories/ft)	2 1/2 / 35
Building height (min stories)	1
Detached garage (max ft)	26

STORY HEIGHT

Ground story (min/max ft)	10/15
Upper story (min/max ft)	10/15

BUILDING FACADE

RECOMMENDED GROUND-STORY TRANSPARENCY

Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none

Measured from floor to floor.

RECOMMENDED UPPER-STORY TRANSPARENCY

Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none

Measured from floor to floor.

BUILDING ENTRANCE

Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

BLANK WALL AREA

Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none

SECTION 23 - Section 51A-13.305(h)

“Building Entrances.

(1) The following building entrance requirements apply to mixed use shopfront, single-story shopfront, general commercial, and apartment development types.

(2) An entrance providing both ingress and egress, operable during normal business hours, is required to meet primary street entrance requirements. Additional entrances off another street, pedestrian area, or internal parking area are permitted.

(3) The entrance separation requirements provided for the development type must be met for each building, but are not applicable to adjacent buildings.

(4) An angled entrance may be provided at either corner of a building along the primary street to meet the primary street entrance requirements, provided any applicable entrance spacing requirements can still be met.

(5) It is recommended that a [A] minimum of 50 percent of a required entrance [~~must~~] be transparent.

(6) A required fire exit door with no transparency may front on a primary, side, or service street.”



House Bill Amendments: Building Materials

DCA190-001

**Zoning Ordinance Advisory
Committee (ZOAC)**

January 23, 2020

**Nathan Warren
Senior Planner
Sustainable Development
& Construction Department**



City of Dallas