

House Bill Amendments: Building Materials

DCA190-001

**Zoning Ordinance Advisory
Committee (ZOAC)**

January 9, 2020

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Sustainable Development
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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



Issue

- HB 2439 created conflict with a number sections of Chapter 51 and Chapter 51A of the *Dallas Development Code* of the Dallas City Code



Proposal

- Amend the sections of the *Dallas Development Code* that regulate building materials to be in compliance with the new state law



Proposal

- Contains 28 sections
- SECTION 1 through SECTION 23 pertain to effected sections of Chapter 51 and Chapter 51A
- SECTION 24 through SECTION 28 contains boilerplate language



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 single-family dwellings located within 500 feet of the lot on which the industrialized housing is proposed to be located. “Compatible” as used in this subparagraph 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 2 - Section 51A-4.127(c)(8)(F)(i)

Building facades. Building facades must be as close as possible to the pedestrian zone. Columns of an arcade must be on the building line, and the internal facade of an arcade must be set back from the building line no more than 10 feet. Parking deck and garage facades visible at ground level from any street or alley must have the appearance of a multiple-story building[, ~~and be of similar material finish as the building on the site for which the parking is being provided].~~”



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. 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).]~~ Corner lot structures must have corner entrances in compliance with the visibility triangle standards set by the department of sustainable development and construction. Street-fronting, street-level windows must:

- ~~(aa) [be clear, unpainted, or made of similarly treated glass allowing visibility within street-level uses;~~
- ~~(bb) cover 50 percent or more of street-level frontage;~~
- ~~(cc)] not have a bottom edge higher than three feet above the base of building; and~~
- ~~(bb~~[dd]~~) be less than 10 feet high.”~~



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 single-family dwellings located within 500 feet of the lot on which the industrialized housing is proposed to be located. “Compatible” as used in this subparagraph 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 5 - Section 51A-4.217(b)(12)(F)(xii)

Reserved. [~~At least 70 percent of the side walls must be open, or glass or transparent material with a light transmission of not less than 36 percent and a luminous reflectance of not more than six percent. "Light transmission" means the ratio of the amount of total light to pass through the material to the amount of total light falling on the material and any glazing. "Luminous reflectance" means the ratio of the amount of total light that is reflected outward by a material to the amount of total light falling on the material.]~~"]



SECTION 6 - Section 51A-4.217(b)(12)(G)

“At least 70 percent of the side walls should be open, or glass or transparent material with a light transmission of not less than 36 percent and a luminous reflectance of not more than six percent. “Light transmission” means the ratio of the amount of total light to pass through the material to the amount of total light falling on the material and any glazing. “Luminous reflectance” means the ratio of the amount of total light that is reflected outward by a material to the amount of total light falling on the material.”



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.

[that is: (2) An aboveground mechanized parking facility must be concealed by a facade,

serves, or (A) compatible in appearance with the facade of the main building it

radius. (B) compatible in appearance with other buildings within a one block

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

(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 [with an opaque or translucent material that may be permeable or impermeable. 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 8 - Section 51A-4.605(a)(5)

“Facade wall changes. Facade walls must have a one or more of the following changes:

(A) Changes of color~~[,]~~ or texture, ~~[or material,]~~ either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet.

(B) Changes in plane with a depth of at least 24 inches, either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet.”



SECTION 9 - Section 51A-4.605(a)(6)

“Materials and colors.

~~[(A)]~~ No more than 75 percent of the area of a facade wall, exclusive of fenestration, may have a single ~~[material or]~~ color.

~~walls:~~ ~~[(B)]~~ The following materials may only be used on rear facade

~~non-burnished.~~ ~~(i)~~ Smooth-faced concrete block that is non-tinted or

~~untextured.~~ ~~(ii)~~ Tilt-up concrete panels that are unadorned or

~~(iii)~~ Prefabricated steel panels.]”



SECTION 10 - Section 51A-4.906(b)(3)

“The design [~~and materials~~] of SAH units must be equivalent to the design [~~and materials~~] of other units located on the same lot. The size of bedrooms in SAH units must be consistent with the size of bedrooms in other units located on the same lot.”



SECTION 11 - Section 51A-13.201(5)

“BLANK WALL AREA means any portion of the exterior of a building that does not include [~~a material change,~~] windows, [~~or~~] doors, or columns, pilasters, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally on each story.”



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

Sec. 51A-13.304. Development Types.

Division 51A-13.300. District Regulations.

	Mixed Use Shopfront	Single-Story Shopfront	General Commercial	Apartment	Townhouse Stacked	Townhouse	Major 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	20
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	1	none
Building height (max stories/ft)		1 / 30			3 1/2 / 50		2 1/2 / 35	2 1/2 / 35	District dependent	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 Stacked	Townhouse	Major 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	20
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	1	none
Building height (max stories/ft)		1 / 30			3 1/2 / 50		2 1/2 / 35	2 1/2 / 35	District dependent	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
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

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

Division 51A-13.300. District Regulations.

Mu

mixed use shopfront

Sec. 51A-13.304. Development Types.

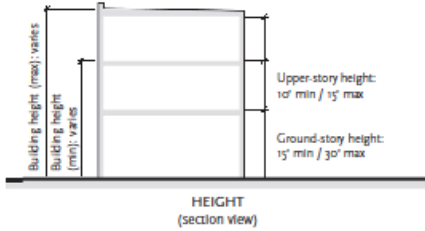
Division 51A-13.300. District Regulations.

Mu

mixed use shopfront

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

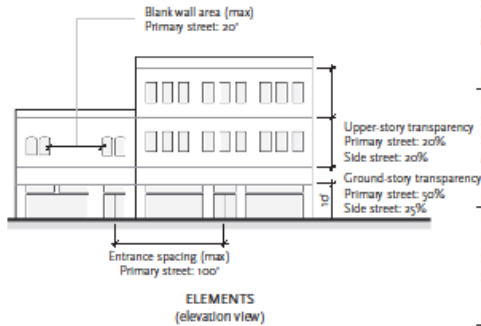
Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

ENTRANCE

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

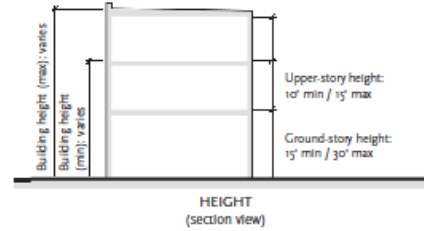
BLANK WALL AREA

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



ELEMENTS (elevation view)

(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

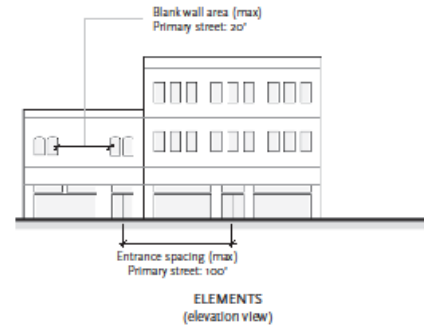
Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

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



ELEMENTS (elevation view)

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

~~“**Ground-Story Shopfront Windows.** 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. Windows 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)

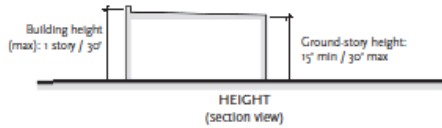
Division 51A-13.300. District Regulations.

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

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

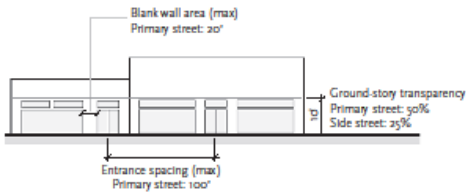
Measured from floor to floor.

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



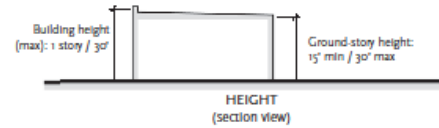
Division 51A-13.300. District Regulations.

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

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

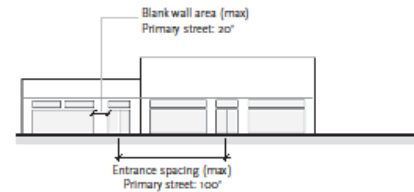
Measured from floor to floor.

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



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

“Reserved. [~~Ground-Story Shopfront Windows.~~
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. Windows must be clear or
unpainted, or, if treated, must be translucent.
Spandrel glass or backpainted glass does not
comply with this provision.]”



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

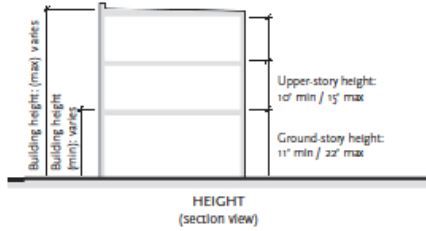
Division 51A-13.300. District Regulations.

Gc

Sec. 51A-13.304. Development Types.

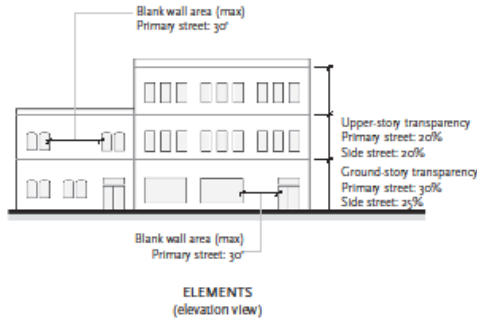
general commercial

(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

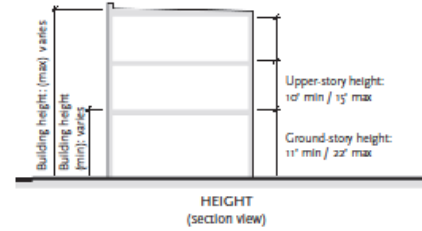
Division 51A-13.300. District Regulations.

Gc

Sec. 51A-13.304. Development Types.

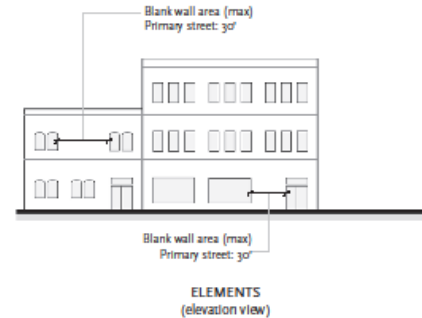
general commercial

(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

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)

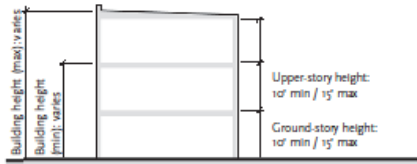
Division 51A-13.300. District Regulations.

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

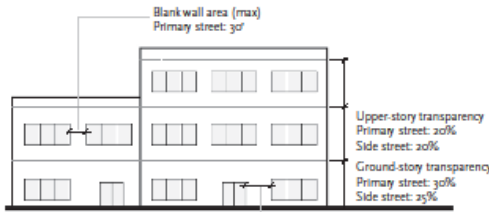
Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

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)

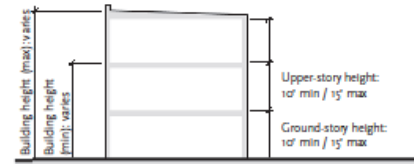
Division 51A-13.300. District Regulations.

Apt

apartment

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

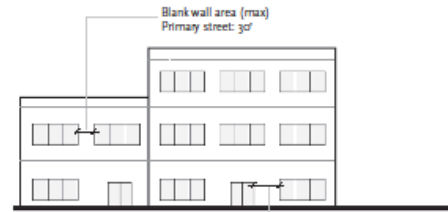
Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

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)

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

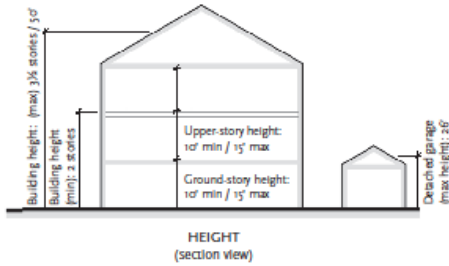
Division 51A-13.300. District Regulations.

Ts

Sec. 51A-13.304. Development Types.

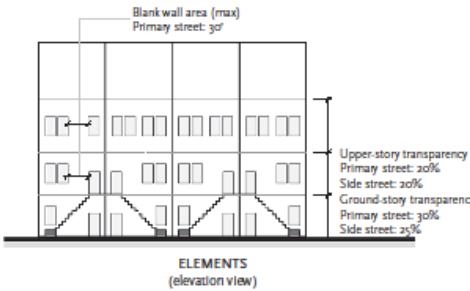
townhouse stacked

(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

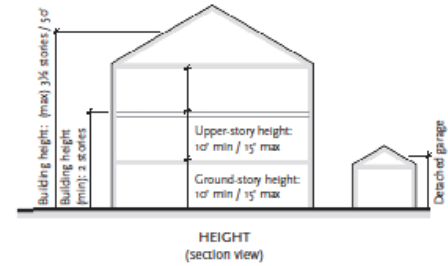
Division 51A-13.300. District Regulations.

Ts

Sec. 51A-13.304. Development Types.

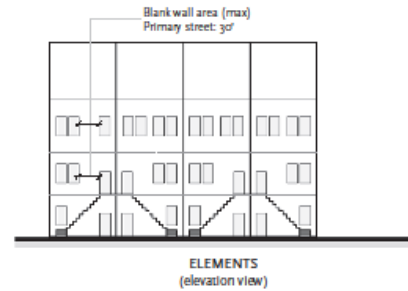
townhouse stacked

(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

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)

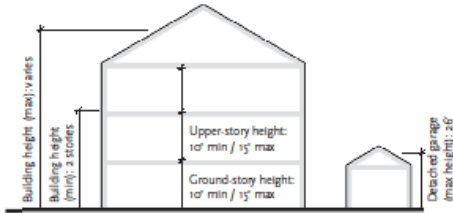
Division 51A-13.300. District Regulations.

Th

Sec. 51A-13.304. Development Types.

townhouse

(5) Height and Elements.



HEIGHT
(section view)

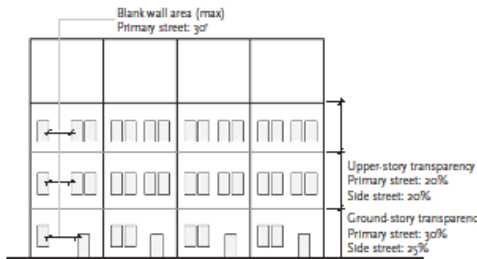
BUILDING HEIGHT

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

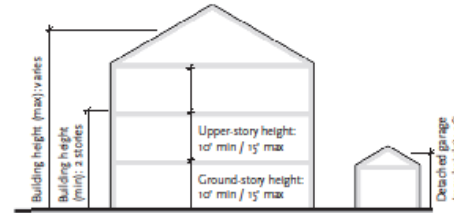
Division 51A-13.300. District Regulations.

Th

Sec. 51A-13.304. Development Types.

townhouse

(5) Height and Elements.



HEIGHT
(section view)

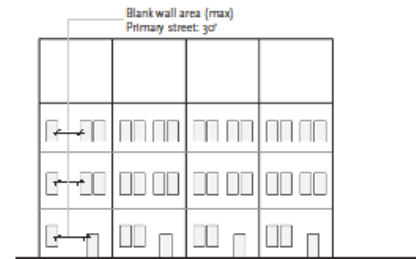
BUILDING HEIGHT

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

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)

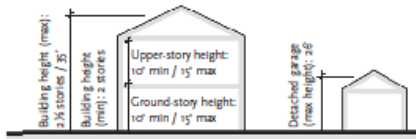
Division 51A-13.300. District Regulations.

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

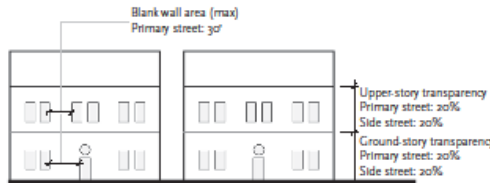
Measured from floor to floor.

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)

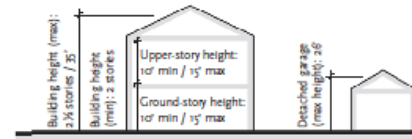
Division 51A-13.300. District Regulations.

Mh

manor house

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

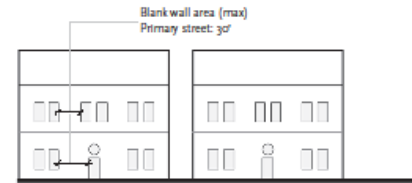
Measured from floor to floor.

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)

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

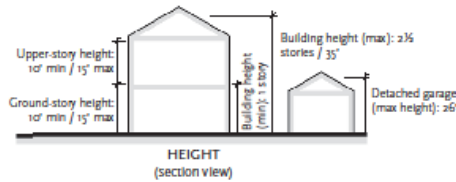
Division 51A-13.300. District Regulations.

Sf

Sec. 51A-13.304. Development Types.

single-family house

(5) Height and Elements.



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

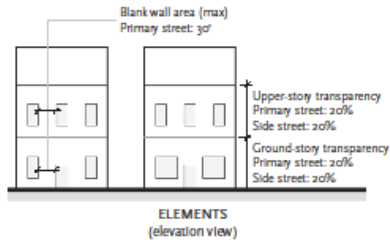
Measured from floor to floor.

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



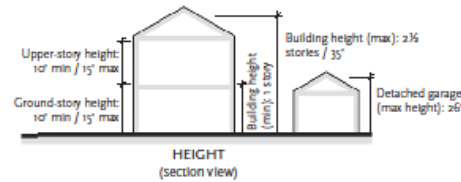
Division 51A-13.300. District Regulations.

Sf

Sec. 51A-13.304. Development Types.

single-family house

(5) Height and Elements.

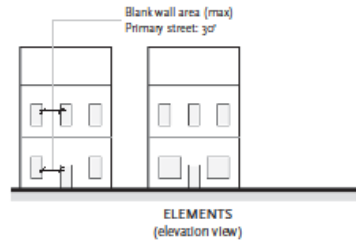


BUILDING HEIGHT

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

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) ~~[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 9, 2020

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



City of Dallas