



**PALM BEACH COUNTY
 PLANNING, ZONING AND BUILDING DEPARTMENT
 ZONING DEPARTMENT
 POLICY AND PROCEDURE**

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PPM # ZO-O-028

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SUBJECT: **Traditional Marketplace Development (TMD) Building Design Transparency**

PURPOSE: To clarify how to calculate the minimum amount of transparent glass area required for each ground floor facade on commercial buildings within a TMD.

BACKGROUND: The Unified Land Development Code (ULDC) Article 3.F.4.D.1.a requires a minimum of 75% of all commercial ground floor facades on a Primary Frontage, 50% of commercial ground floor facades on a Secondary Frontage, and 25% of the facade on commercial buildings on a Perimeter Frontage, to be transparent glass, providing views into a commercial building or display window.

The transparency requirement was established to further the TMD design objective of creating a pedestrian-oriented environment that would support a viable concentrated commercial corridor. The series of connected storefronts at the ground floor level engages the shoppers or passerbys in the activities or merchandise within the commercial facilities. The transparency requirement should therefore be evaluated at pedestrian scale and should not consider the areas above the ground floor since these are less accessible by the public.

The ULDC does not dictate a specific method of calculating the required percentages of transparency. Literal interpretation of this code section would require the percentage of transparency to be based on the overall building facade height as measured from the lowest point of the exterior wall to the highest point of the wall or underside of the roof. The resulting transparent glass area would be excessive and would be ineffective in promoting pedestrian traffic.

- 1) **Measuring Area Transparency:** For the purpose of calculating the building's transparency requirement, the height of the building facade should be measured from the finished floor elevation of the exterior wall to a vertical distance ten feet above this point.
- 2) **Transparency Area:** For the purpose of determining transparency area, the window/door openings including frames and mullions may be included in the calculation.

PROCEDURES: The following procedures shall be followed when calculating the percentage of transparency:

1) Method of Calculation

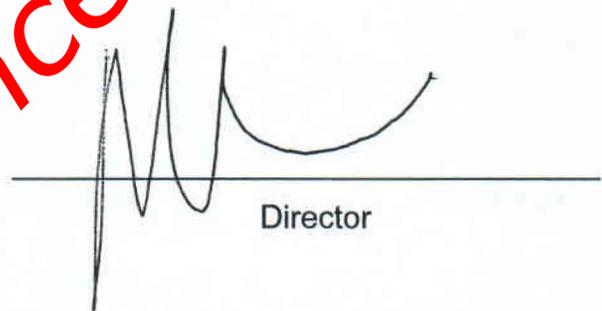
The area of the façade shall be calculated by taking the length of the exterior building wall, along the Primary, Secondary, or Perimeter Frontages, and multiplying it by 10 feet. This area shall be multiplied by the applicable percentages (0.75 for Primary Frontage, 0.50 for Secondary, and 0.25 for Perimeter Frontage) to obtain the minimum transparency requirements for ground floor façades for the associated frontages.

2) Supporting Documents

To confirm compliance to this code provisions, all elevations submitted for review shall clearly depict the length of each applicable exterior building wall and the vertical building height, as measured from the average finished grade within twelve feet of the exterior wall to a vertical distance ten feet above this point.

The calculation of the minimum required percentage of transparent glass area shall be shown adjacent to the elevation and the dimensions of the glass area(s) shall be indicated on the elevations for ease of review.

All dimension lines and distances shall be clearly labeled and be drawn to scale on the elevation.



Director