



INTERPRETATION MANUAL

CODE: Dallas Development Code	DATE: 10/28/2025
CODE SECTION: 51A-1.102	
SUBJECT: Floor area calculations: elevator shafts	
This interpretation clarifies how to treat elevator shafts when calculating floor area for zoning purposes. Pursuant to Section 51A-1.102 (38), FLOOR AREA means the total square feet of <u>floor space</u> in a building measured to the outside faces of exterior walls or to the omitted wall lines, whichever produces the larger area, excluding the following: (A) Area used solely for off-street parking. (B) Area between an omitted wall line and the structural wall when the area is used solely for foot or vehicular traffic or landscaping. (C) Area of a private balcony that is not accessible to the public and does not provide a means of ingress or egress. (D) Area of a breezeway or an unenclosed stairway located within the first three stories, excluding any basement, of a residential use. The above definition refers to “floor space”, which commonly means the surface area of the floor in a building. Based on that understanding, an elevator shaft is inherently excluded from floor area calculations and does not need to be listed as an exclusion. Therefore, when calculating floor area, an elevator is counted only at the ground floor; the shaft is not considered floor space and is not included in floor area calculations.	
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