

Since 1911  
Vickery Place Neighborhood

# Support A Conservation District

February 2006 Update

*Vickery Place is changing. Change can be positive as long as we preserve the history and charm that make up the fabric of our neighborhood.*

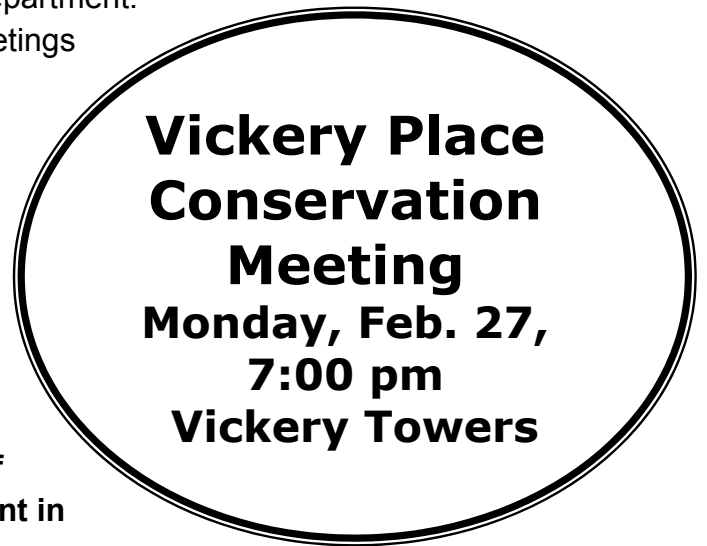
We all enjoy the “neighborhood feel” of our area; the canopy of trees lining the streets, quaint homes with front porches, green space, sidewalks for kids to ride their bikes or neighbors to walk their dog, boutique shops and restaurants within walking distance, and even the neighborhood bar where everyone knows your name.

But, as witnessed in surrounding neighborhoods and now Vickery Place, speculative or incremental building has triggered a transformation of our neighborhood, changing the distinctive atmosphere and stylistic stamp of Vickery Place.

Please join us for this important meeting. Come learn more and be a part of the Vickery Place Conservation District process. This is the fourth in a series of town hall meetings, conducted by the City of Dallas Planning Department.

Through these meetings we, as a neighborhood, will develop our conservation ordinance, tailoring it to our needs.

**Together we can decide the look of future development in Vickery Place!**



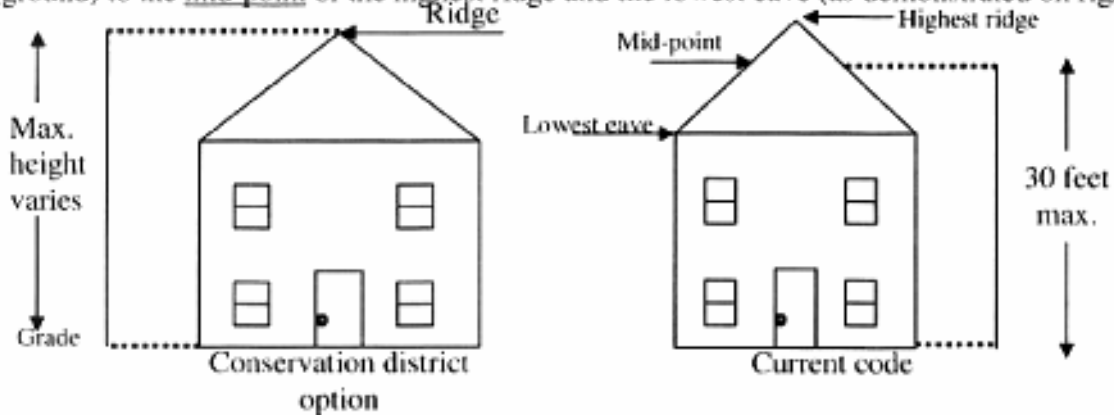
Development Standards discussed and agreed upon at the January community meeting:

- Absolute height - grade to the top ridge of structure (30 ft')
- Front yard setback - average of original homes on the block
- Side yard setback - 5 ft. on one side /10' on other (driveway?)
- Garage location - rear of the main structure
- No circular driveways
- Front yard hardscape coverage - 30% max
- Front porches required for new construction
- New construction - must be in a style original to the neighborhood: Prairie, Craftsman, Tudor, or Colonial Revival\* (\*depending on number of existing Colonial Revivals, this style may be eliminated.)

Among the standards still to be discussed: foundation to be a min. of 18" above grade, roofing materials, grading/drainage, required trees, retaining waterfall steps and a demolition standard.

## HEIGHT

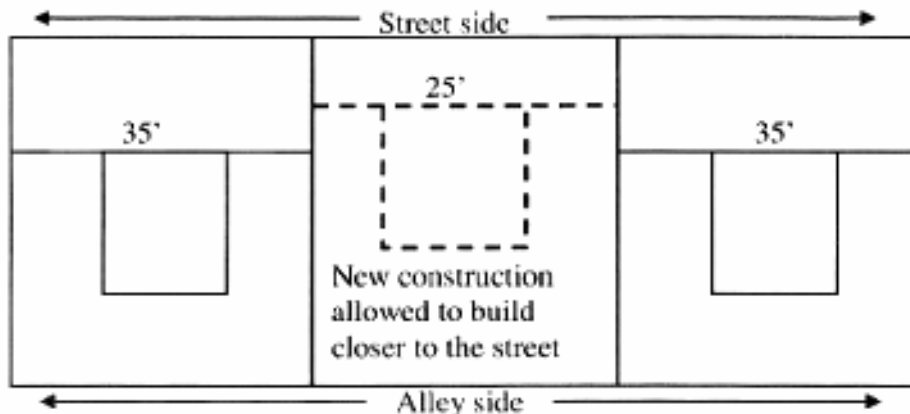
Height maximum in the area is currently 30 feet. Height is presently measured from grade (ground) to the mid-point of the highest ridge and the lowest eave (as demonstrated on right).



On the left is the common practice to measure heights in conservation districts. Presently in the area, most houses are less than 28 feet tall (measured to the ridge).

## SETBACKS

Front yard setbacks are measured from the property line to the first object on the main structure that is greater than 6" above grade. In R-7.5(A), the minimum front yard setback is 25 feet. Presently, houses are setback primarily 35 feet or more.



Base zoning requires a minimum 5' side yard setback. Many properties currently have driveways along one side of the property creating a 15' separation between houses. New construction does not have to maintain the current separation. Thus, the distance between houses can be less than the standard 15' in today's built environment.

