

Since 1911
Vickery Place Neighborhood

Support A Conservation District

April 22, 2006 Update

STANDARDS AGREED UPON THRU A SERIES OF COMMUNITY MEETINGS
 (Only for new home construction or major renovation to exterior of home)

To maintain the architectural character of the neighborhood, green space around our homes,
 natural sunlight, line of vision, and rhythm of the streetscape.

Standard	Proposed	Benefits
Architectural Style	Craftsman, Prairie, and Tudor (criteria for each)	Predominant styles original to the neighborhood
Stories	2 full stories for Craftsman & Prairie; 1 ½ for Tudor in front, 2 in back	Allows for 2nd story addition
Height	30' maximum to top of ridge	Prevents dwarfing of neighboring homes or blocking natural sunlight
Front Setback	Average FY setback of original homes on the block	Maintains a line of vision and house alignment
Side Setback	10' on the east, 5' on the west	Keeps spacing between homes and rhythm of streetscape - original driveways were on the east side
Rear Setback	20' minimum	Provides outdoor living space, garden area or play areas for children
Side Yard Fences	6' height maximum, minimum setback 5' from front corner of house (excluding porches)	So as not to block sunlight or air flow between homes
Lot Coverage	45% for homes built pre-1940, 35% for new homes	Encourages renovation of original housing stock. Lot coverage of original homes averages 15-25%, newer houses average 25-35%, very few new houses have crested 40%
Garage Location	In the rear, attached or detached	Original garages were in the rear and detached--allows for attached garages
Driveway Access	Front, side (corner house) or alley	Allows for entry from street or alley
FY Coverage	30% maximum impervious surface	Maintains green space and allows for better drainage
Front Porches	Front porch required with 6' min. depth	Nice aesthetic feature
Raised Foundation	12" minimum above grade	Gives height appearance of original pier & beam homes
Waterfall Steps	Replace waterfall steps	Nice aesthetic feature

VOTE "YES"

SUPPORT OUR VICKERY PLACE CONSERVATION DISTRICT

For more information visit www.vpna.org ~ Conservation Info Link
 Or City of Dallas Department of Development Services, 214-670-1497