



The Magdalen House

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DALLAS, TEXAS

**DESIGN STUDIES**

JUNE 22, 2022

OMNIPLAN



# ZONING

CITY OF DALLAS

## PD-98, R7.5(A) - SINGLE FAMILY 7,500 SQUARE FEET DISTRICT

### BUILDING SETBACK

Front Yard : 25 ft. minimum  
SideYard : 10 ft. minimum (for non-residential structures)  
Corner SideYard : 25 ft. minimum  
Rear Yard : 15 ft. minimum (for non-residential structures)

### BUILDING HEIGHT

Height : 30 feet

### MAXIMUM LOT COVERAGE

45% for residential structures  
25% for nonresidential structures

## HISTORIC DISTRICT

DALLAS LANDMARK

### PEAK’S SUBURBAN ADDITION HISTORIC DISTRICT

#### BUILDING SETBACK

- A. A main building on an interior lot must have a front yard setback that is equal to the average setback of other structures in the blockface.
- B. A main building on a corner lot must have a front yard setback that is within 1 foot of that of the closest main building in the same blockface.

#### BUILDING HEIGHT

The height of new construction may not exceed the height of similar historic structures in the district

All structures must have 1 or 2 stories, not to exceed 30 feet. No story may be set back from another (the Wall facing the street must be vertical)

#### BUILDING WIDTH

The width of a front facade of a new single family residence must not:

- A. Exceed 42 feet
- B. Be more than 20% greater than the average width of a single family dwelling on the blockface.

#### ARCHITECTURE

New Construction must be of appropriate massing, roof form, shape, materials, detailing and color, and must have fenestration patterns and solid-to-void ratios that are typical of the historic structure







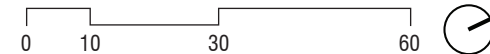
# SITE MASTER PLAN

\*A main building on an interior lot must have a front yard setback that is equal to the average setback of other structures in the blockface. (Landmark)





SITE PLAN



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