WOCC PROPERTY LINE
3 ACRES = 217,800 SF

ASSUMPTIONS:
ZONING - R-2(A) SINGLE FAMILY DISTRICT
PRIMARY USE - SINGLE FAMILY RESIDENTIAL
NSO, ORDINANCE NO. 24710 - MAXIMUM HEIGHT = 27 FEET

EXISTING BUILDING
4,504 SF, 1949 STRUCTURE (WEST DALLAS SOCIAL CENTER;
22"-4" IN HEIGHT)

SOCCER FIELD
"10" X "112"
INCLUDES BLEACHER AREA
CONCESSION/RESTROOMS, CONCESSIONS/RUNNING TRACK AROUND SOCCER FIELD
PARKING REQUIREMENTS
FOR A COMMUNITY CENTER USE
1 SPACE FOR EVERY 200 SF OF BUILDING
290 SPACES = 54,000 SF

PLAYGROUND
2,000 SF
OPEN AREA
6,000 SF

NEW CONSTRUCTION
COMMUNITY CENTER USE (SUP, PC)
MAXIMUM LOT COVERAGE - 20% FOR
WEST COMMUNITY CENTER: 12,000 SF PER STORY; TOTAL: 36,000
CHARTER SCHOOL: 10,000 PER STORY; TOTAL: 20,000

MAXIMUM HEIGHT = 15 FT
* POSSIBILITY OF A THREE STORY
STRUCTURE (4TH AVG: 11,090 SF PER FLOOR)

NOTE: CHARTER SCHOOL SHOULD BE PART OF THE
MAXIMUM SF ALLOWED UNDER THESE REQUIREMENTS
OPEN AREA
16,000 SF

WEST DALLAS COMMUNITY CENTER
SCHEMATIC SITE PLAN - CURRENT ZONING CONSTRAINTS
SCALE 1" = 30' 0"