

**WEST LANE ANNEX GLOSSARY**

**1 Hour Fire Wall:**

Wall with no openings, windows, doors, equipment etc. that will withstand fire for 1 hour.

**Adjacent:**

Lying near, close. Not necessarily in actual contact, neighboring, juxtaposed. Abutting is closer, often touching at the end. (Webster's & Black's Law Dictionary)

**Adjoining:**

Contiguous - touching along a considerable part, meeting at a line or point of junction. (Webster's & Black's Law Dictionary)

**Bonus Room:**

Builder's term for less than 500 SF living area on third floor. City Code does not recognise term, but requires fireman's access opening if there is a bathroom in ca. 500 SF 3rd floor, which is then considered living quarters.

**Building Setback Requirements:**

Street (cumulative, city & subdiv.):  
40 ft.

25 ft. on Mid Lane and E. side of inner loops of Lana and Hackberry

**Side Setbacks -West Lane Annex**

5 ft. - 1 story

7 1/2 ft. - 1 1/2 story (1/2 stories not recognised by city)

10 ft. - 2 & 2 1/2 story " " " " " "

15 ft. - 3 story

**City Code Property Line Side Setbacks**

3 ft. minimum (6 ft. between houses) w/o a 1 hour fire wall

**Utility Easements**

5 ft. each side of property line to 20 ft.

10 ft. each side above 20 ft.

**Deed Restrictions:**

Covenants on the 77 area lots, originally recorded 1960, revised 1983, now expire Jan. 1, 2009.

**Roof Height:**

Residential is 40 ft. maximum.

**Third Story:**

There is no City Code definition of "third story."

REC has passed Reg. #8 creating new restriction calling <500 SF attic a 2 1/2 story building. (see above WLA setbacks)

**Variances to Setback Requirements:**

Prior to start of construction:

Written permission of adjacent owner/owners and Restriction Enforcement Committee.