

Energy Code Requirements:

Climate Zone - 9

Window Glazing - U factor .40

Ceiling Insulation - R-38/R-30

Wall Insulation - R-13

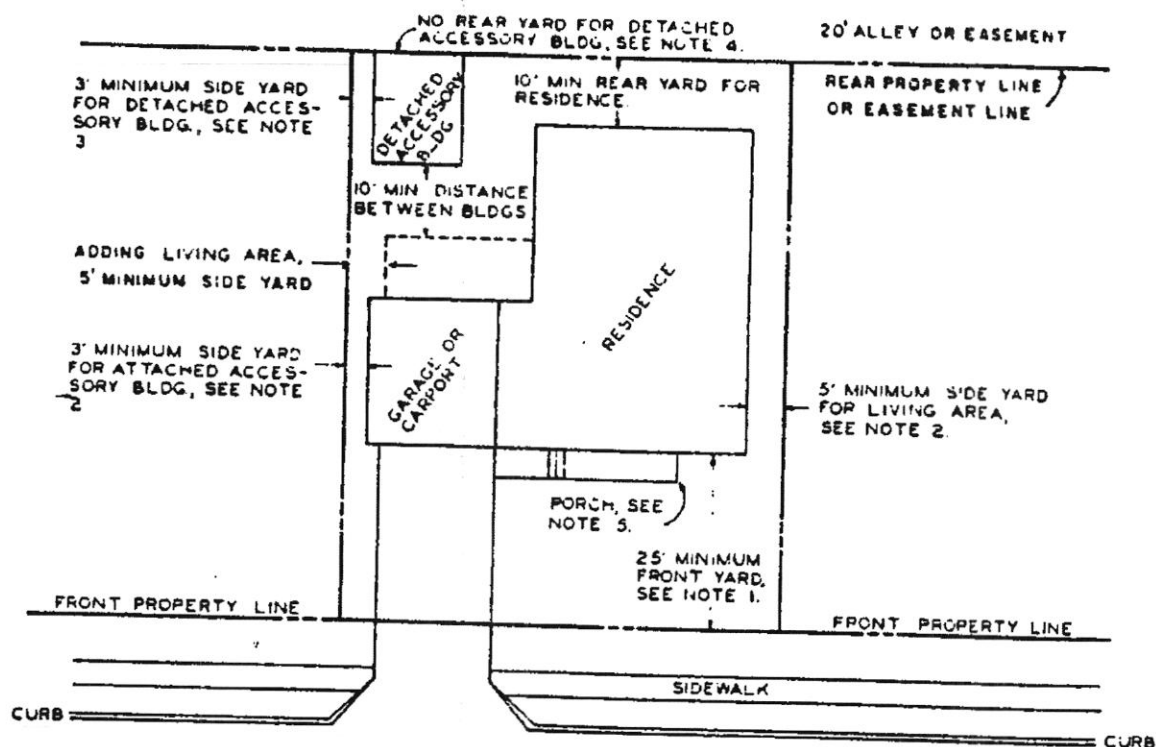
Foundation Type- Slab Perimeter-R-5 Floor-R-19

[www.energycode.gov or www.ic3test.tamu.edu]

CITY OF BORGER PLANNING AND ZONING DEPT.
SINGLE & MULTI-FAMILY RESIDENTIAL SETBACK REQUIREMENTS
DRAWN: L.M DATE: 12-16-86 SCALE: NONE SHT 1

* * CITY OF BORGER * *

MINIMUM FRONT, SIDE AND REAR YARDS
AS REQUIRED BY THE ZONING REGULATIONS



A Variance from these regulations can be approved only by the Zoning Board of Adjustment after filing an appeal with the Building Inspector. The Board may deny or grant the variance depending upon their findings after a public hearing has been held.

1. **FRONT YARD** - The required front yard is measured from the front property line (not the curb) to the front wall of the residence. In some zoning districts, a 20' front yard is permitted. Check with the City Building Inspector.
2. **SIDE YARD** - Adjacent to a side street, a 10' side yard is required between a residence or accessory building and the side property line.
3. **DETACHED ACCESSORY BUILDING** - No side yard is required for a detached accessory building placed on the rear of a lot, provided the wall adjacent to the property line is constructed of masonry at least 8" thick and 8' high and that roof water is not permitted to drain onto the adjacent property.
4. **No rear yard** is required for a detached accessory building; however, the roof overhang cannot extend past the rear property line. Less than 20'-wide alleys or easements require 3' minimum rear yard.
5. **FRONT PORCHES** - Front porch floors and roof overhangs may extend into the required front yard area a distance of 4'.
6. **Deed Restrictions** in some subdivisions require larger yards than those permitted by the zoning regulations. It is advised that you check the deed restrictions for your subdivision and not exceed those requirements. The City has no authority to enforce deed restrictions.

Utility Contacts for the City of Borger

Company	Contact	Phone
Xcel Energy	Ken Loman	806-273-4020
Xcel Energy	Randy Meeks	806-273-4045
Texas Gas	Office	806-274-6353 or 806-273-6477
To have all lines spotted	811	811
Southwestern Bell Telephone		800-724-7338
Phone Line Locator STS		800-438-8034
Cable One (Cable TV Service)		806-273-3744
TX DOT District Office		806-356-3200
Texas Department of Health (Asbestos)	Brett	806-655-7151 ext 210
Texas Department of Health	Darrel Watson	806-655-7151 ext 219