

Washoe County PLAN SUBMITTAL

Fences and Retaining Walls
Residential and Commercial

PERMITS+PLUS
ZONE



Washoe County
Permits Plus Zone
1001 East Ninth Street
PO Box 11130
Reno, NV 89520-0027



FENCING AND RETAINING WALL PERMIT SUBMITTAL REQUIREMENTS AND STANDARDS

1. RESIDENTIAL FENCES LOCATION REQUIREMENTS

Fences generally may be constructed anywhere within or on the lot line of your property with the following restrictions to location and heights:

- A fence may be constructed up to 4½ feet in height within the front yard setback (front yard setback distance is determined by your property's zoning/land use),
- A fence may be constructed up to 6 feet in height anywhere else on the lot,
- Corner lots are restricted to 18 inches in height at the corner of the 30-foot visibility triangle,
- Corner lots may construct a fence 6 feet in height 10 feet from the property line on the street chosen as the modified front yard,
- All fences are restricted within the visibility triangle to 18 inches in height for the first 10 feet of a residential driveway adjacent to the street,
- Specialty fences for enclosing court or court-type recreational activity (i.e., tennis courts) are restricted to 10 feet in height in the side or rear yard, and
- Entry gates may increase the height of the columns and the gate by 18 inches for an entry statement.

2. COMMERCIAL FENCES LOCATION REQUIREMENTS

- When adjoining residential uses, a solid fence must be constructed no less than 6 and no more than 7 feet in height, and
- Fencing adjoining nonresidential uses may be 8 feet in height.

3. RETAINING WALLS LOCATION REQUIREMENTS

Retaining and Rockery Walls follow the same height requirements as fences with the following exceptions:

- A retaining wall may be separated horizontally from another retaining wall by the distance of the height of the lower wall, if the area between the two (or more) walls is landscaped,
- Combined fences and retaining walls shall not exceed 6 feet within the required side and rear setback areas,
- Walls outside setback areas screened 90% from the street by the residence may exceed 6 feet,
- The height of the wall or walls cannot exceed the height of the residence/structure, and
- Retaining walls are never allowed within or across Washoe County water, sewer or reclaimed water easements.



4. FENCING UTILITY AND ACCESS EASEMENTS

Access Easements

- Fencing is not allowed in or across public or private access easements.

Drainage and Utility Easements

- Fencing is not allowed in or across easements maintained by Washoe County (i.e., sanitary sewer, waterline, storm drainage easements).

Private Drainage Easements

- Fencing may be allowed across private drainage easements located along rear or side lot lines provided that drainage is perpetuated (open area below fence, swale along fence, etc.). The fencing must be approved by the County Engineer.

Floodways and Natural Drainage Ways

- Fencing is not allowed within or across floodways. The County Engineer may approve fencing which does not adversely affect the drainage in natural drainage ways.

Floodplains not including Floodways

- Fencing that does not adversely affect the flow of water (i.e., split rail fence) may be allowed in floodplains, if approved by the County Engineer.

5. FENCING RESTRICTIONS WITHIN FLOODPLAINS OR SIGNIFICANT HYDROLOGICAL RESOURCES

- Significant Hydrological Resources are perennial streams found on a map in Article 418 of the Washoe County Development Code, which restricts construction within buffer areas. Please meet with Community Development planner if your property includes a “creek,” example Brown’s, Whites, Galena, Steamboat Creek or its tributaries.

FENCE AND RETAINING WALL PERMIT GENERAL REQUIREMENTS FOR SUBMITTAL

For residential fencing, two complete sets of plans are required. The following information must be clearly and accurately shown on the plan(s):

1. PLOT PLAN

The plot plan must show a true and accurate drawing for the size, shape and dimensions of the lot.

- Two copies are required for residential fencing, 3 copies are required for any type retaining or rockery wall and 5 copies are required for commercial fencing. Show the entire lot with all existing structures, easements and streets.
- Indicate on the plot plan where the proposed fence is to be located.
- Provide the height and materials of fence construction.



- Indicate the linear feet of fence proposed (break this down to how many linear feet for each height).

2. ARCHITECTURAL COMMITTEE

If the project is located in an area that has an architectural committee that is registered with Washoe County, architectural committee approval is required, in the form of a written report, prior to submitting your plans to the building department.

3. EXEMPTIONS

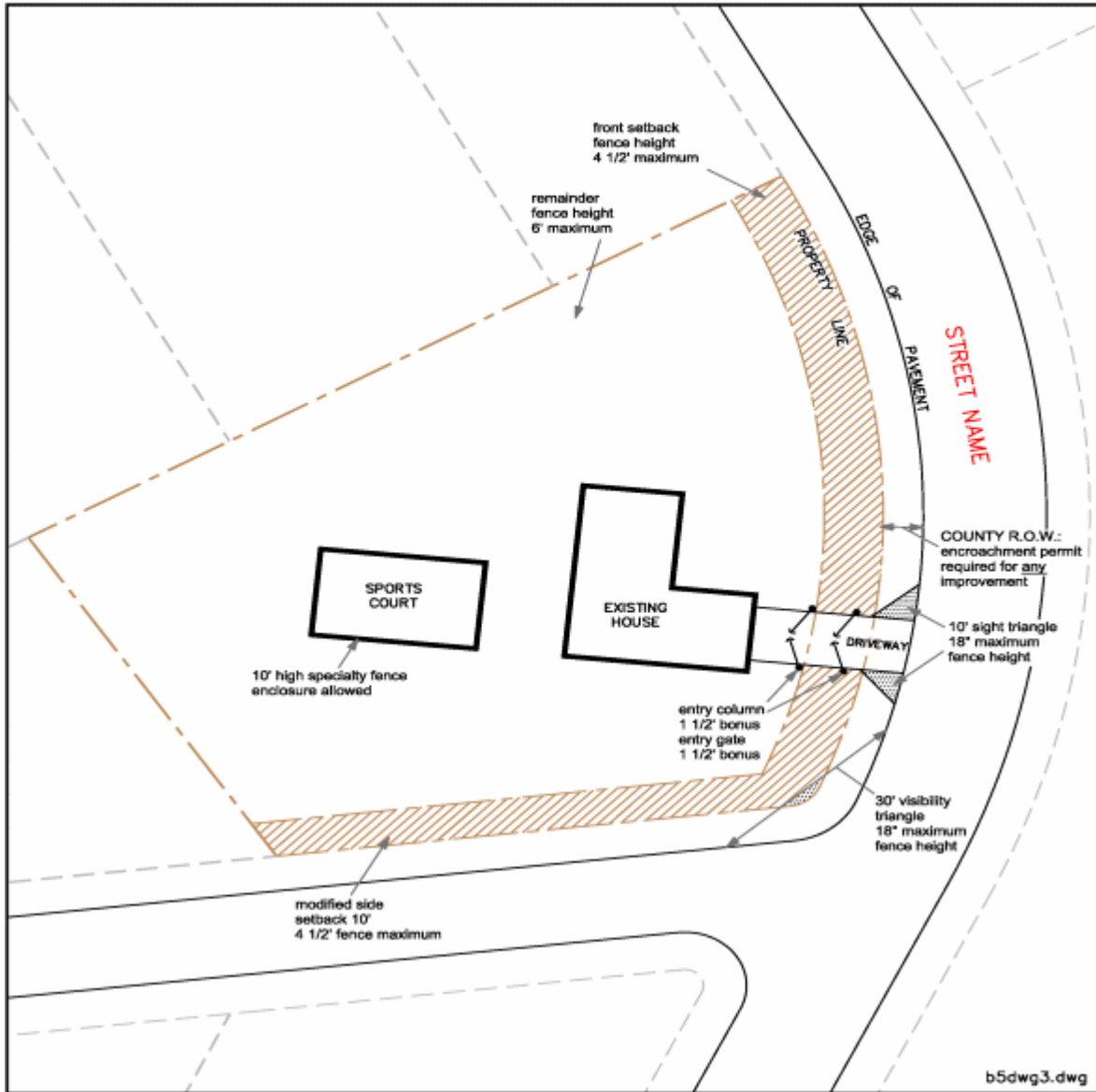
- Fences used for landscaping that are less than 30" in height are exempt from a building permit if not located within the sight triangle.
- You may replace up to 100 linear feet of fence boards from damaged fence without a building permit. It must be similar fencing and in the exact same location.
- If your lot includes more than one acre of land, the Development Code allows agricultural uses of the land and if you use strictly range fencing (t-bar and wire only), you **DO NOT** need a fence permit. If, however, you use wood or any other type of materials, you are then required to obtain a building permit.



Site Plan Example
 Name:
 Address:
 Parcel Number:

Fence Corner Lot

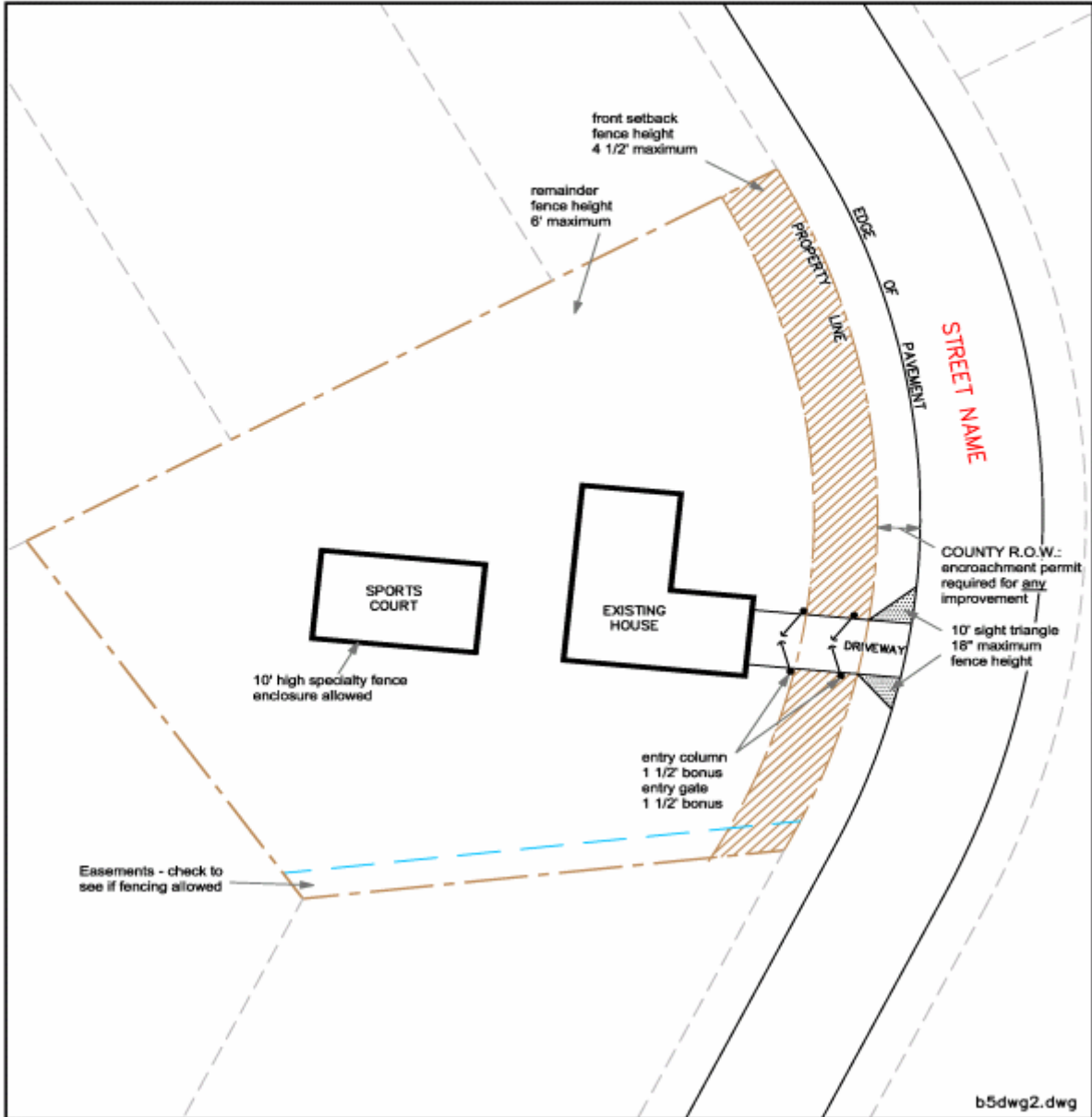
- Checklist:
- show distances to property lines
 - show address and parcel number
 - show proposed location and height of fences
 - show proposed location and height of entry columns and gate

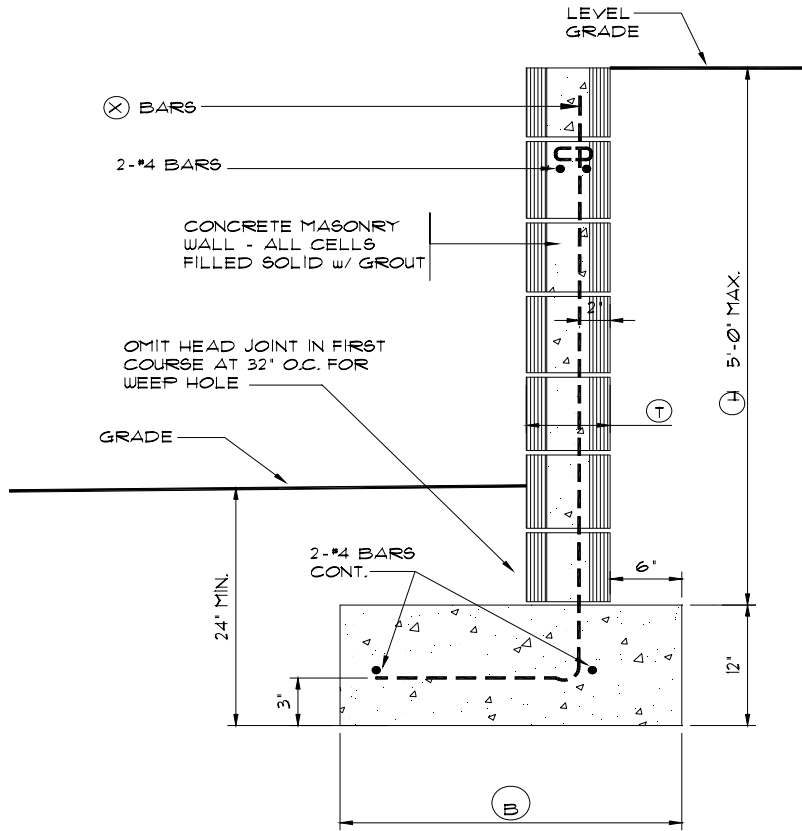


Site Plan Example
 Name:
 Address:
 Parcel Number:

Fence Interior lot

- Checklist:
- show distances to property lines
 - show address and parcel number
 - show proposed location and height of fences
 - show proposed location and height of entry columns and gate





SECTION 5'-0" MAX.
SCALE: 3/4"=1'-0" (DRAW TO SCALE)

(H)	(t)	(B)	(X) BARS	(X) BARS
3'	6"	1'-9"	#3 @ 32" O.C.	---
4'	8"	2'-2"	#4 @ 48" O.C.	---
5'	8"	2'-9"	#4 @ 24" O.C.	---
6'	12"	3'-3"	---	#4 @ 24" O.C.
7'	12"	3'-10"	---	#4 @ 16" O.C.
8'	12"	4'-6"	---	#5 @ 16" O.C.

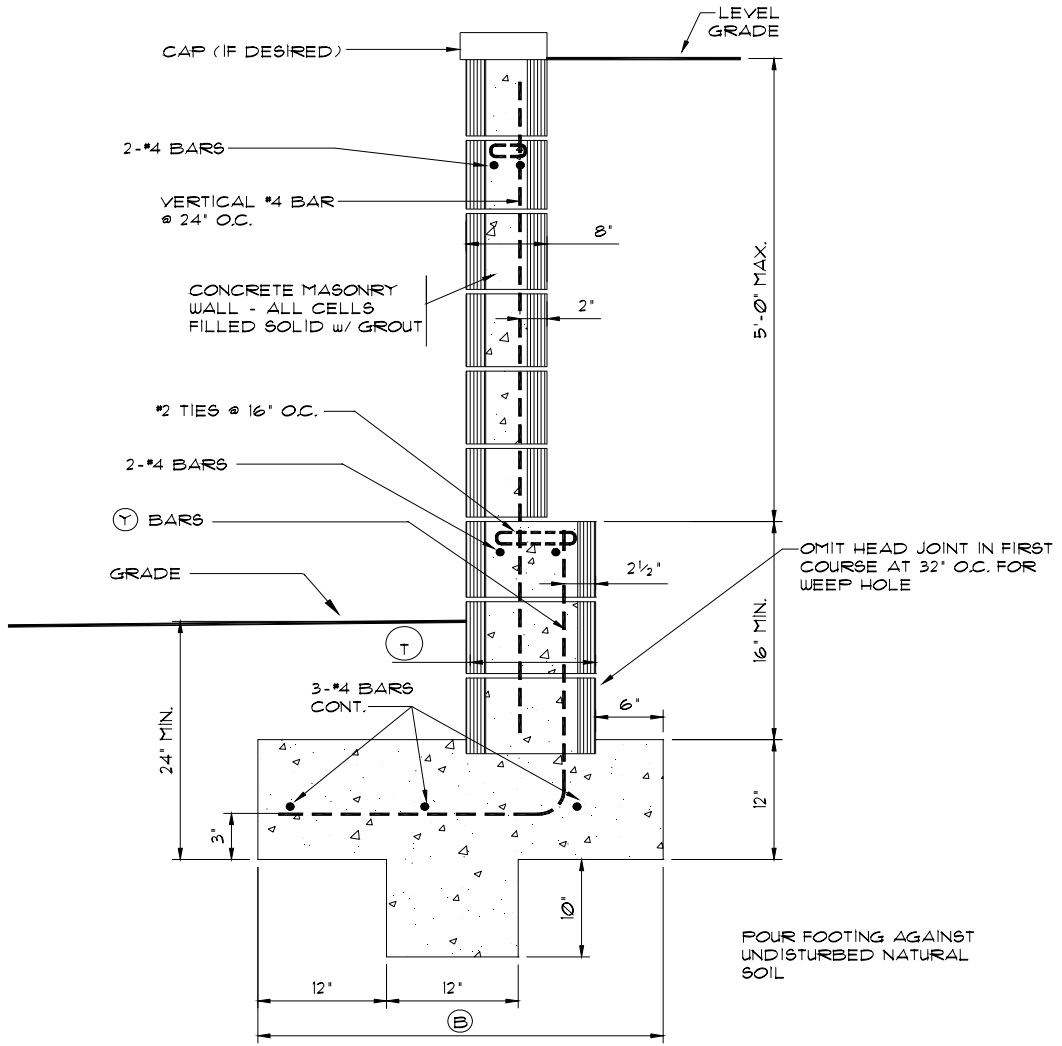
DESIGN FOR LEVEL GRADE ABOVE WALL

NOTE:
 CONCRETE IN FOOTING TO TEST 2000 lbs PER SQ. IN. AT 28 DAYS
 CONCRETE BLOCK - GRADE 'A' UNITS A.S.T.M. C-90
 GROUT - 1 PART CEMENT, 3 PARTS SAND 2 PARTS PEA GRAVEL
 MORTAR - 1 PART CEMENT 1/2 PART LIME PUTTY, 4 1/2 PARTS SAND

MAXIMUM STRESSES
 F3 = 20,000 P.S.I.
 fm = 225 P.S.I.
 SHEAR V = 15 P.S.I.
 BOND U = 100 P.S.I.
 SOIL PRESSURE = 1,000
 LBS PER SQ. FT.
 CONCRETE TO SOIL
 FRICTION COEFFICIENT = 0.4

RETAINING WALLS



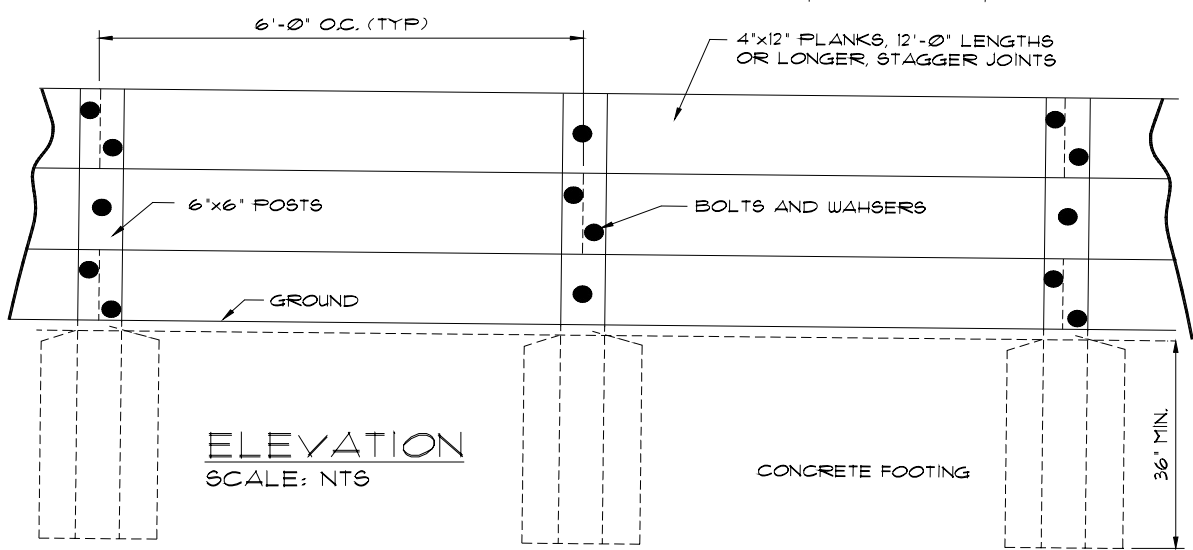
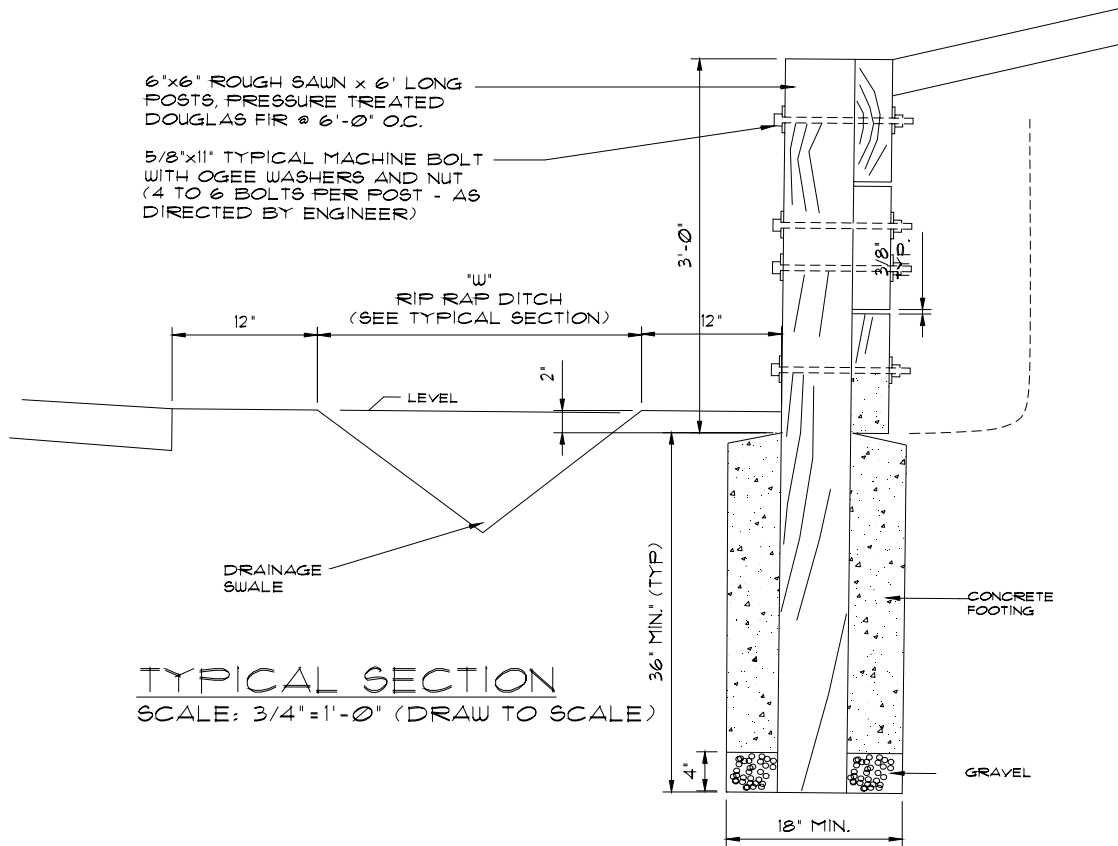


SECTION OVER 5'-0"
SCALE: 3/4"=1'-0" (DRAW TO SCALE)

(H)	(t)	(B)	(X) BARS	(X) BARS
3'	6"	1'-9"	#3 @ 32" O.C.	---
4'	8"	2'-2"	#4 @ 48" O.C.	---
5'	8"	2'-9"	#4 @ 24" O.C.	---
6'	12"	3'-3"	---	#4 @ 24" O.C.
7'	12"	3'-10"	---	#4 @ 16" O.C.
8'	12"	4'-6"	---	#5 @ 16" O.C.

RETAINING WALLS





WOOD RETAINING WALL

MIN. SCALE : 1/4"=1'-0" (DRAW TO SCALE)

