



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Planning & Building Division

1001 EAST 9<sup>TH</sup> STREET  
RENO, NEVADA 89512  
PHONE (775) 328.2020  
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## Fences and Retaining Walls Required Submittals

As of June 1, 2020 all Building Permit submittals to Washoe County will be Electronic and submitted online only ([www.onenv.us](http://www.onenv.us))

### General Requirements for Building Permits:

All Plan sheets, calculations and specifications submitted for review must be drawn by a NV licensed design professional, contractor or owner-builder (with affidavit). Contractors of each trade specialty need to sign and assume design responsibility within the scope of their license for drawings they prepare. Where more than one sheet is submitted, pages must be numbered, titled and each page should be identified on the front cover sheet under *Sheet Index* or similar list.

Once plans have been accepted by the Building Program, you can check the status and review comments on permits online at: [www.OneNV.us](http://www.OneNV.us)

**Requirements for Submitting:** All Documents must follow Washoe County's Naming Conventions located on the following link: [https://www.washoecounty.gov/building/getting\\_started/Submit%20for%20a%20Permit.php](https://www.washoecounty.gov/building/getting_started/Submit%20for%20a%20Permit.php)

□ **Plan Set** electronically stamped, signed and dated by design professional(s) (DP) including date of license expiration per NRS requirements. Plans designed by a contractor must have signature, license number, class, and limit. Needed for routing to: Planning, Engineering, Building, Fire (if in High or Extreme WUI Zones), GID's (Sun valley or Incline Village) and WC Health District (if on septic).

### Plan Set Requirements:

□ **Cover Sheet:** Climatic and geographic design criteria established by Northern Nevada Amendments (see Building website under *Design Criteria*), table of contents/list of drawing sheets, code analysis and applicable codes used for design, vicinity map and project information (address, APN, scope of work)

□ **Site Plan:** Property lines, public and private ways, easements, setbacks, all existing and proposed structures, area of work, utilities, service roads, drainage, 2-0" max. contours and grading info (see Engineering Minimum Permit Submittal Requirements- located <https://www.washoecounty.us/building>) and GIS info (for elevation levels, infrastructure, zoning and engineering features) available at: [www.gis.washoecounty.us/wrms](http://www.gis.washoecounty.us/wrms)

- 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).

### Residential fence's 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



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- Entry gates may increase the height of the columns and the gate by 18 inches for an entry statement.

#### **Commercial fence's 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.

#### **Retaining wall's 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.

#### **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.

#### **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.

#### **General requirements for submittal**

##### 1. ARCHITECTURAL COMMITTEE

If your subdivision has an active architectural committee, then the committee must sign off both plot plans before you present them for your permit.



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#### 2. 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.