

CITY OF WINNEMUCCA FENCE HANDOUT

This handout does **NOT** cover the construction requirements for a retaining wall

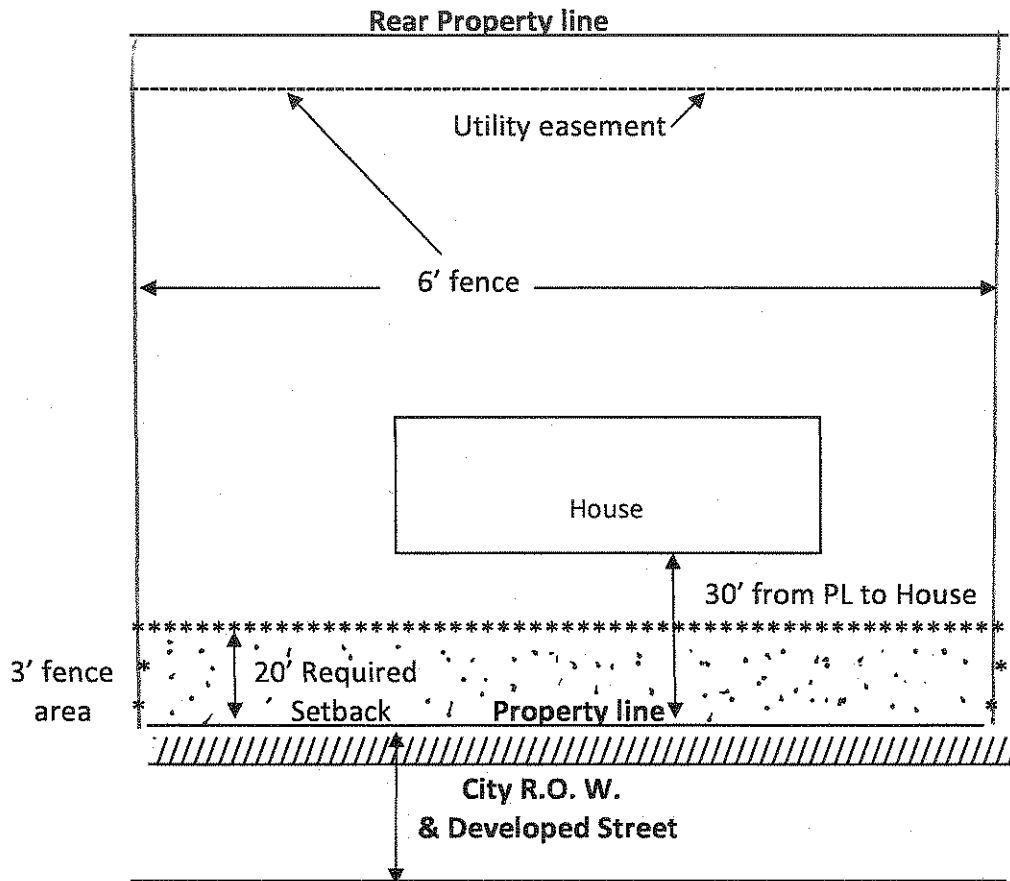
Fences not over 6' in height may be erected on lot lines, **EXCEPT** as follows:

1. Fences located in the required front yard setback are limited to 3' in height. The front yard setback distance is determined by your property's zoning/land use. Contact the Planning Dept. at (775)623-6392 to determine the front yard setback.
2. There shall be no fences (hedges, walls, shrubbery or other obstructions) more than 3' higher than curb level within 20' of the intersection of any two streets on any corner lot.
3. Fencing is not allowed in or across public or private access easements (check your deed).
4. Fencing is not allowed across easements maintained by the City of Winnemucca (i.e, sanitary sewer, waterline, storm drainage easements).
5. Fencing may be allowed across private drainage easements located along rear or side lot lines provided that drainage is open below the fence. The fencing must be pre-approved by the City Engineer.
 - A **variance** is required for any fence that will exceed 3' in height if located within the front yard setback. If the property has a 0' front yard setback (usually commercial property) the fence may be constructed to 6', unless within 20' of the intersection of any two streets (see item #2 above).
 - A **variance** is required for any fence that will exceed 3' in height above the curb level within 20' of the intersection of any two streets on a corner lot.
 - A **variance** is required for a fence over 6' in height (this includes combined fences and retaining walls) when located within the required front, rear, or side yard setbacks. At commercial locations, razor or barb wire may be installed for up to 2' over the allowed 6' fence height without obtaining a variance.
 - A **variance** application for the above may be obtained from the Planning and Zoning Dept. The application must be reviewed and approved prior to beginning work.

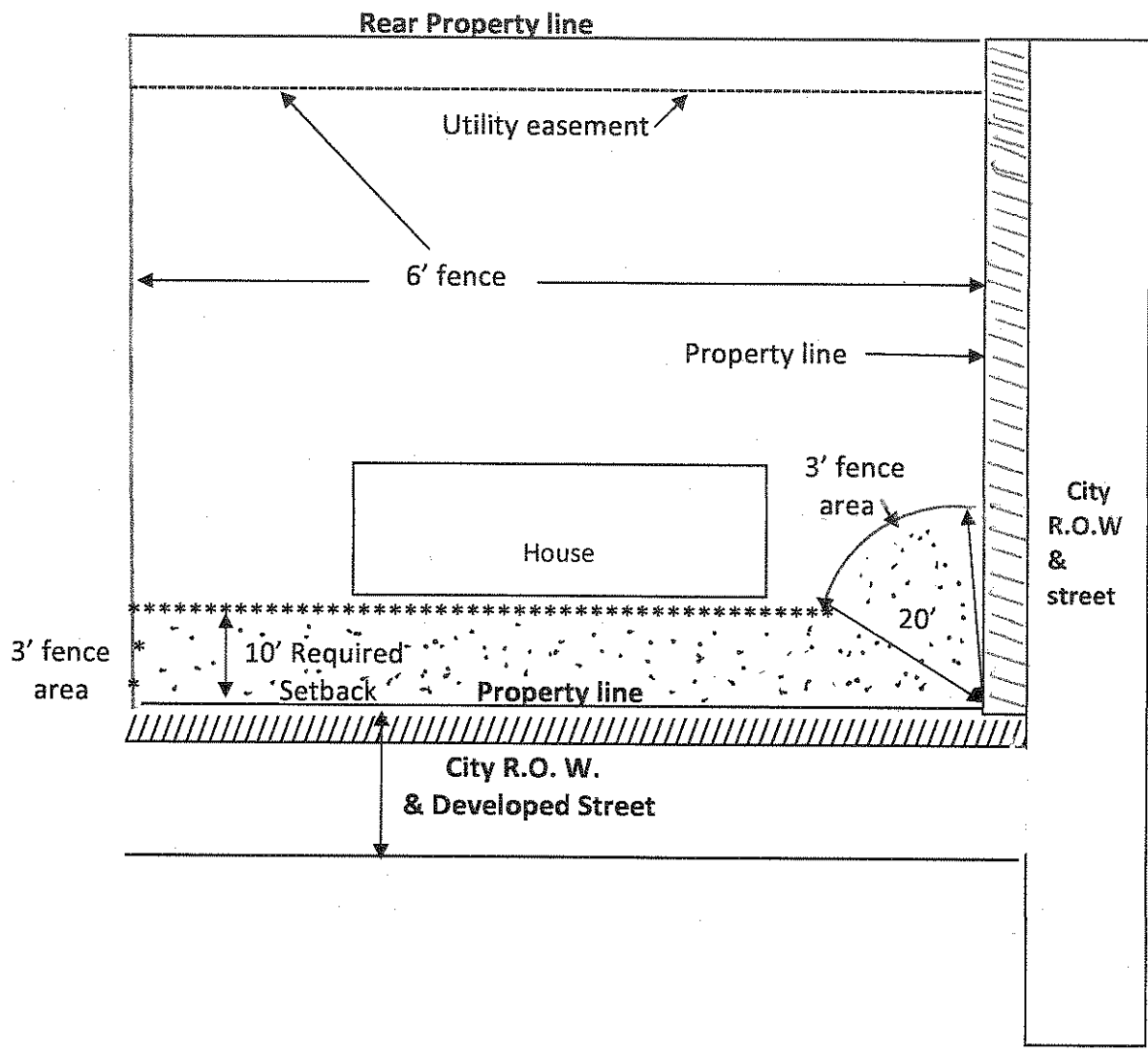
In addition to the Planning and Zoning requirements listed above, if the fence will exceed 7' in height, or if the fence is for a pool or spa barrier (for protection against potential drowning), a **building permit** is required. To obtain a building permit provide:

1. Two plot plans which show the size, shape and dimensions of the lot.
2. Indicate existing structures, easements and streets.
3. Provide the height and materials of the fence construction.
4. Indicate the linear feet of the proposed fence.
5. If the fence will be constructed as a pool or spa barrier, please request specific guidelines and requirements regarding the construction from the Building Dept.
5. If the fence will be a block fence (not retaining any earth or other surcharge), provide a drawing of the size of footing and all rebar. The footing must be located within your property line.
6. If the fence will be attached to a retaining wall, provide the height of the wall, construction of wall, and combined height of the fence and wall. Engineering may be required for retaining walls when the fence is attached to the wall and when the retaining wall exceeds 4' in height measured from the bottom of the footing (min. 24" below grade) to the top of the wall

SITE PLAN EXAMPLE



Example: A property has a required 20' front yard setback, as designated by the Planning and Zoning Dept. The fence may be no higher than 3' in this area. Once you are back behind the 20' setback, the fence may be 6' high. (Please be advised that not all setbacks are 20' in the front yard. This is an example only.) Be aware that the curb or street is generally not the property line. As shown in the example above, the City Right of Way (R.O.W.) is often wider than the developed street to allow for future expansion, if needed.



In this example, the front yard setback is 10'. The fence may be no higher than 3' in this area. However, the house is also on a street intersection, therefore, the fence may only be 3' higher than the curb level within 20' of the intersection.