

# General Standards for Fences and Walls

## Reno Municipal Code Section 18.04.809. - General Standards for Fences and Walls.

- (c) **Generally Applicable Fence and Wall Standards.** The following fence and wall standards shall apply in all zoning districts.
- (1) For purposes of this article, on through lots, the front yard shall be the yard adjacent to the street on which the property is addressed and the rear yard shall be the yard opposite the front yard, and walls or fences six feet or less in height may be erected on the rear lot line, except as provided in Section 6.06.090 of the Reno Municipal Code.
  - (2) Except as provided in Section 6.06.090 of the Reno Municipal Code and in the residential street image standards in Section 18.12.302, on a lot where there are two or more required front yards, any wall or fence erected in the yard shall not exceed four and one-half feet.
  - (3) Walls or fences shall not exceed four feet in height within 20 feet of each side of a primary driveway
  - (4) Where a fence or wall is constructed on top of a retaining wall, the height of such fence or wall shall be measured from the top of the retaining wall.
  - (5) Barbed wire, razor ribbon, or razor tape fencing is prohibited, except in UT zoning districts, in conjunction with a public detention or correctional facility, or unless exempted by this title.
  - (6) Public utilities in any zone may be enclosed by a fence six feet in height with barbed wire used above it as long as the total height thereof does not exceed nine feet. Arms carrying barbed wire must extend inward or straight up.
  - (7) Projects shall be developed so all walls and fences are located on private property or common areas. Fences and walls shall not be placed in the City right-of-way or easements without written approval by the City Engineer. Fences and walls within City right-of-way or easements shall require agreement with adjacent property owner or applicable maintenance organization.
  - (8) Walls or fences adjacent to major drainageways and open space areas shall incorporate open fencing for any portion of a fence or wall that is more than 4 feet above grade. Chain link is not allowed except where specified.
  - (9) Fences that are not placed on lot lines or extending in a generally perpendicular direction from lot lines to a building are subject to the accessory structure standards of Section 18.03.402, Accessory Buildings and Structures in Residential Zoning Districts
  - (10) The Administrator may approve electronic security systems (including low-voltage perimeter security wires) in conjunction with project fencing if determined not to have a significant impact on other properties.
- (d) **All Zoning Districts Except Nonresidential Districts.** In all zoning districts, except the nonresidential districts, the following fence and wall standards apply.
- (1) Walls or fences six feet or less in height may be erected on lot lines in any zone except in required front yards.

- (2) Walls or fences four feet or less in height may be erected in the required front yard area in any zone
  - (3) A six-foot fence may be built on front yards not providing primary access with a minimum five-foot setback from the sidewalk or planned sidewalk. The fence setback area shall be landscaped and irrigated in accordance with the minimum landscaping requirements set forth in this Title. For purposes of this subsection the primary access frontage is defined as the building address street.
  - (4) Notwithstanding Paragraph c., above, if primary access is provided from an alley, a minimum of one front yard setback shall be maintained without fencing over 4 feet in height.
  - (5) In residential zoning districts, fence posts may extend up to two feet higher than the fence itself, as long as the posts are at least six feet apart.
  - (6) Where residential uses abut an arterial, expressway, or freeway as classified in the master plan of the city, or any part thereof, fences or walls exceeding six feet in height may be constructed on the property line between the residential use and the arterial, expressway or freeway, except as provided in Section 6.06.090 of the Reno Municipal Code.
  - (7) Where side and rear yard outdoor spaces in Mixed-Use districts are not located adjacent to a street or residentially zoned property, the Administrator may approve taller fences with barbed wire in accordance with Subsection 18.04.809(e)(2), below.
- (e) **Nonresidential Zoning Districts.** In nonresidential zoning districts only, the following standards shall apply:
- (1) Walls or fences six feet in height or less may be erected in the required front yard, except as provided in Section 6.06.090 of the Reno Municipal Code.
  - (2) Barbwire may be used above any conventional six-foot fence as long as the total height thereof does not exceed nine (9) feet. Arms carrying barb wine must extend inward or straight up.
- (f) **Fencing Standards for Properties/Uses Abutting Water Supply Ditches.**
- (1) **Property Abutting Water Supply Ditches.** Property abutting or adjoining any water supply ditch shall have four and one-half-foot or taller fencing, approved by the Administrator as reasonably non-climbable and safe, such fencing to have tension wires along both top and bottom, or other adequate means of protection to the specifications of the administrator, where any water supply ditch constitutes a hazard to the life, limb and safety of the people of the city, such installation to be completed and approved prior to any occupancy other than purely for the purpose of construction.
  - (2) **Park, Recreation, or Public Use Area Abutting Ditches.** Where property abutting or adjoining any water supply ditch is a park, recreational area or is otherwise open to public use, the administrator may, for good cause consistent with public health and safety, waive or modify the requirements in Section 18.04.809(f)(1), above.

**(g) Permit Required.**

Construction of fences and walls in the City of Reno shall require a permit in compliance with the provisions and standards stated in this article and in Chapter 14.18 (Fences) of Title 14 (Building and Construction) of the Reno Municipal Code.

**Vision Triangles**

- The street vision triangle standards are defined in the most recent edition of the American Association of State Highway and Transportation Officials Highway and streets Policy and Design Manual

[https://www.bestmaterials.com/PDF\\_Files/geometric\\_design\\_highways\\_and\\_streets\\_aashto.pdf](https://www.bestmaterials.com/PDF_Files/geometric_design_highways_and_streets_aashto.pdf)

**Submittal Requirements:**

- Construction of all fences and walls in the City of Reno shall require a permit in compliance with the Reno Municipal Code.
- Every application for a fence shall describe the land upon which the proposed work is to be done and the nature of the proposed work.
- Residential fencing requires two complete sets of plans except for homes on a septic system or a well system, which will require three sets.
- The plot plan must include:
  - Existing structures on parcel
  - All easements on the lot
  - Location, length, height, and materials of fence segments
  - Location and width of gates for pedestrian and vehicular access
  - Location of property lines (survey may be required)
  - Adjacent street speed limit, adjacent stop signs and/or yield signs
  - Home Owners Association (HOA) approval, if applicable