



Carson City Planning Division

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LIMITATIONS FOR FENCES, WALLS AND HEDGES IN CARSON CITY

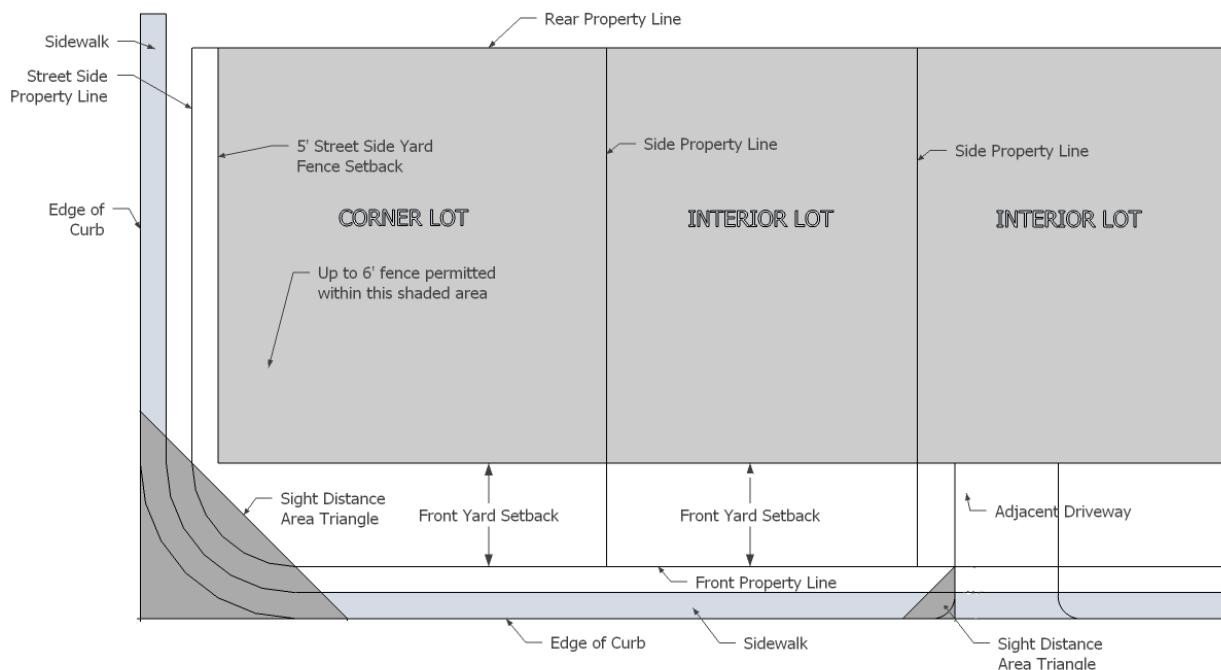
Historic District special requirements: 1. Fences within the Carson City Historic District require review prior to construction, by the Historic Resources Commission (contact the Planning Division). 2. Fences must be of appropriate design and utilize materials in keeping with the age of the building(s) they surround.

A building permit is not required for a fence six feet or less in height.

Fences, walls or hedges not exceeding four feet in height shall be permitted within any front yard setback area, or within five feet of the property line on the street side when constructed of such materials as open rails or chain link without slats. When such a fence is within the Sight Distance Area* or is constructed of a sight-obscuring material, such as solid-board, masonry, pickets, tight rails, or chain link with slats, it shall not exceed three feet in height.

Fences up to six feet in height are permitted along side and rear property lines. Fences over six feet in height may require a Special Use Permit from the Carson City Planning Commission (contact Planning Division) AND a Building Permit (contact Building Division). Plans for fences over six feet in height may need to be engineered by a Nevada State registered engineer.

Corner lot special requirements: Fences within the street side yard setback area on corner lots are limited in height as follows – fences of sight obscuring materials such as solid board, masonry, pickets, tight rails or chain link with slats are limited to three feet in height within five feet of the property line. Non-sight obscuring fences are limited to four feet in height within five feet of the property line. Fences, walls or hedges within fifteen feet of any property line or within thirty feet of any street intersection are to use the grade of the street from which to measure the height of a fence, wall or hedge.



A maximum five foot high split rail fence is allowed within the Single Family Five Acre, Two Acre or One Acre (SF5A, SF2A or SF1A) zoning districts and may be located along the front yard or street side yard property line.

Electrically charged or barbed wire fences are only allowed as an accessory use in the Conservation Reserve (CR), Agriculture (A), Mobile Home One Acre (MH1A), and Single Family Five Acre, Two Acre and One Acre (SF5A, SF2A and SF1A) zoning districts. Such fences are allowed as an accessory use in all other use districts only with the prior written approval of the Director of the Planning Division or his designee.

The height of a fence, wall or hedge is measured from the highest adjacent ground, either natural or filled, upon which it is located. However, within 15 feet of front property lines or within 30 feet of any street intersection, fence height shall be measured from street grade.

The height of fences, wall and hedges, which are outside of setback requirement areas, and conform with the Building Code as currently adopted by Carson City, shall be governed by building height restrictions for each use district. Fences inside setback requirement areas may be permitted in excess of ordinance requirements after approval of a Special Use Permit.

Six foot high fences on flag lots may be located on the property line on all sides, except portions of the parcel fronting on a public street must maintain a 10 foot setback for fences over four feet tall.

Where property lines are in the center of the road, the boundary line for the purpose of measuring setbacks are measured 30 feet from the centerline of the road within Sight Distance Area* requirements.

Fences and landscaping shall maintain clearance of fire hydrants. Contact the Fire Department for clearance criteria.

Consideration should be given to the root system when planting trees, shrubs and hedges close to public sidewalks. The property owner is responsible for maintenance and repair of public sidewalks, curbs and gutters adjacent to their property per Carson City Municipal Code 11.12.120. Questions regarding appropriate tree and plant selection may be directed to the cooperative extension office at 887-2252. An approved tree selection list is also available at the Planning Division 887-2180.

When open storage is required to be screened by a fence or wall under the Carson City Municipal Code, the intent is to require items such as stacked materials to be screened, but not to require large equipment over six feet in height to be obscured by a fence or wall.

Downtown Zoning District special requirements: Fences within the Downtown area require review, prior to construction, in compliance with Downtown Mixed-Use Zoning District Consolidated Development Code. Contact the Planning Division.

Intersection Sight Distance Triangles must meet the requirements of Carson City Development Standards Division 12.11.2 – Design Requirements (Street Intersections) including Table 12.2