

Storey County 2024 Building / Design Requirements

Storey County Building	SETBACK REQUIREMENTS See footnotes below					ROOF LOAD CAPACITY (psf)	ZONING CODES	ADDRESSING	SEISMIC RES COM	FLOOD ZONES	
	Front	Sides	Back	Well	Septic						
GOLD HILL R-1 See footnotes	20	5	10	5 FEET FROM PROPERTY LINE	8 FEET FROM BUILDING	Dead load: 10 lbs./ft ² Live load: 20 lbs./ft ²	CR ² , I-2, P R ¹ , SPR	5" permanent #s	D2	D	C
MARK TWAIN Estates, E-1	20	12	12			Ground Snow Load See Table Below	E, F, P	5" permanent #s	D2	D	C
McCarran / TRIC I-1 & I-2	20 50	20 50	20 50			Based on Elevation & Risk Category	A, F, I, I-2	12" permanent #s		D	C
PAINTED ROCK Forestry	30	50	50				A, F	5" permanent #s	D2		C
L.W., RAINBOW BEND PUD, Public & M.H.P.	10	5	5				A, I-1, MHP PUD, P	5" permanent #s	D2	D	AO-1 A0-2, AOI-3, B, C
VIRGINIA CITY HIGHLANDS Estates, E-1, 10,40 Acre Subdivisions	30	15	40				E-1-VCH E-10-HR E-40-VR	5" permanent #s VCH – 4X4 Post	D2		C
VIRGINIA CITY R-1 & CR	20	5	10				I-1, I-2, CR ² R-1 ¹ , R-2 ³	5" permanent #s	D2	D	C

SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELD UNDER-LAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP	Soil Bearing
Weathering	Frost Line Depth	Termite	Decay						
Severe	24"	Moderate to Heavy	None to Slight	10 °F	YES 5,000' & above	(a) 6/03 (b)2/19/81 & 7/19/93	594	49.4 °F	1,500 psf or site specific

GROUND SNOW LOAD (psf)	Elevation					
Risk Category	4,500-4,999	5,000-5,499	5,500-5,999	6,000-6,499	6,500-6,999	7,000-8,500
I	20	20	50	70	90	103
II	20	20	50	70	90	129
III	20	48	79	110	142	142
IV	20	52	86	120	155	155

Minimum Basic Wind Speed Table 1609.3.2		
Risk Category	Ultimate V _{ult} (mph)	V _{asd} : 3 Sec Gust (mph)
I	110	85
II	120	93
III	130	101
IV	135	104

¹ Corner lot facing two streets shall have an 8 ft setback street side, and a 5 ft setback non-street side. Setback requirements for accessory structures must comply with the regulations under section 17.12.045

² Commercial residential setback listed are for single and multi-family uses not in the Virginia City Downtown District. Setbacks for CR in Virginia City Downtown District and commercial or mixed commercial residential use are 0 ft.

³ R-2 multi family setbacks listed are for single and multi-family uses not in the Virginia City Downtown District. Setbacks for CR in Virginia City Downtown District and commercial or mixed commercial residential use are 0 ft. Setback requirements for accessory structures must comply with the regulations under section 17.12.045. Setback distances must also comply with section 17.12.050 Visibility at intersections. Setbacks are from the property line except when an encroaching easement exists for the purpose of providing a public or private road, but not driveway (see section 17.12.090 for explanation and illustration).