

Building a residence in the county?

Please note that while traditional building permits for single-family homes or personal accessory buildings are not required in Washington County Arkansas State Code must be met. Even though the County does not enforce any building codes, there are a few things to keep in mind when building:

- 1. Is the property located within city limits?** *If yes, you will need to contact the city in which your property is located for more information. Planning Staff can provide you with the proper contact information.*
- 2. Is the property located within a subdivision?** *Subdivisions sometimes have Covenants and Restrictions (Covenants are usually filed with the Circuit Clerk. 479-444-1538). Washington County Planning does not enforce these private restrictions but can give you information on how to determine if your subdivision has any restrictions. Please see Replat Application if you are planning to split your property within a subdivision.*
- 3. How large is the property?** *Washington County has zoning restrictions regarding minimum lot size. Planning staff will assist you to determine if your proposed residence meets zoning code.*
- 4. Does the property have any Special Flood Hazard Areas (Floodplain)?** *The Washington County Planning office serves as the Floodplain Administration office for the county. Certain permits and restrictions apply if you plan to build within Floodzone A or AE.*

Questions to expect from Planning Staff:

- **Are you constructing the residence on site, or do you plan to move a residence on to the property?** *Additional regulations may apply if you are planning to move a residence from a different location to your property.*
- **Are you planning on splitting the property?** *Washington County Planning regulates any splitting of property.*
- **Is this the first residence on the property? If not, how many other residences are there?** *Washington County has zoning restrictions that determine how many residences are allowed on a property by right. If this is the second or third residence, there is an administrative process for adding the additional residences. If four or more, the project may need to be reviewed by the Washington County Planning Board/Zoning Board of Adjustment.*
- **Is the proposed residence for single family use?** *Washington County has zoning restrictions that allow single-family residential uses by right. All other uses must be reviewed by the Washington County Planning Board/Zoning Board of Adjustment.*
- **How do you access the property (road frontage or an easement)? If you use an easement, do you know if it is a legally filed easement and if it is for both access and utilities?**
- **Do you know if you have utility easements?** *(refer to survey)*
- **Have you contacted your utility companies to ask about Utility Easements?** *If you are unsure of whom your utility providers are, Planning Staff can help you determine that and provide contact information. Please contact your utility companies to determine what permits are required.*
- **Have you contacted the Health Department?** *Each residence is required to have its own septic system. Planning Staff can provide you with contact information for Designated Representatives (D.R.s) of the Health Department who can perform Soil Work (Perc Test) and inspect existing septic systems. If you are planning on using a well for your water source, all septic systems must be a minimum of 100 feet away from the well site. Health Department contact # 479-521-8181 ext. 2115 (or option #2) and the Arkansas Water Well Commission -*

Natural Resources Division contact # (501) 682-1611.

Based on the answers to the above questions, Planning Staff can assist you with any further steps that need to be taken.

Other general information to consider when building a residence in Washington County:

- Washington County has property line setbacks (building within the setbacks is not allowed):
 - 25 feet from the County Road Right-of-Way(s) (also designated as a utility easement).
 - 10 feet from the side property line(s).
 - 20 feet from the rear property line(s).
- No Structures are allowed in the Right-of-Way (ROW) and Driveway Permits may be required if you are connecting to a Washington County Road or Arkansas State Highway (If you are unsure of the ROW please contact the WC Road Department or AHTD)
- Backing onto County Roads is not allowed.
- Each residence must have its own 911 address for emergency purposes. Utility providers might request separate address for some services. Contact the 911 Addressing Office at 479-444-1721.

Information that Planning Staff can provide to assist you (if applicable to your project):

- Arkansas State Building Code Contact Information.
- City Contact Information with information about Planning Area review.
- An aerial view of your property showing approximate parcel lines and special flood hazard areas if there are any on your property.
- Information about moving a structure.
- Information on splitting property.
- Additional Dwelling Unit Information (ADU).
- Variance application form.
- Conditional Use Permit Information (CUP) – if establishing a business or the use is neither agricultural nor residential in nature.
- Large Scale Development (LSD) – if the CUP equals or larger than one (1) acre in size.
- Subdivision application form – if dividing property into five (5) or more lots.
- Utility Contact Information and Arkansas One Call Information for locating existing utilities.
- Health Department/DR Contact information.
- Road Department (479-444-1610) or Arkansas Highway and Transportation Department (ARDOT) Information (501-569-2000 or <https://www.ardot.gov/>).
- A new 911 Address Application (addressing@washingtoncountyar.gov).

If you have any further questions, please contact the planning office at 479-444-1724 or email planning@washingtoncountyar.gov. The planning office is located at 2615 S Brink Drive. Fayetteville, AR 72701.

****Planning staff will need information about the current property owner, the current property address, or the parcel number in order to properly assist you****