



County of Page, Virginia
Planning & Community Development
103 South Court St., Suite B
Luray, VA 22835

Retaining Wall Permits & Requirements

NOTE: Most retaining walls require a zoning permit. Please contact your local zoning department.

Retaining walls. Retaining walls that are not laterally supported at the top and that retain in excess of 36 inches (610 mm) of unbalanced fill shall be designed to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. Retaining walls should be designed for a safety factor of 1.5 against lateral sliding and overturning.

All retaining walls over 48 inches tall are required to be designed and stamped by a design professional.

All retaining wall permits require the following:

1. Building permit application
2. Zoning permit (if required)
3. Two sets of complete construction drawings (include footing details)
4. One site plan (indicating distances from property lines and other structures)

Exempt from Permit: Retaining walls supporting less than three (3) feet of unbalanced fill. This exemption shall not apply to any wall impounding Class I, II or III-A liquids or supporting a surcharge other than ordinary unbalanced fill.

If you have any questions, please contact our office at (540)743-6674.