

# Mohave County Zoning Information

## Agricultural-Residential (A-R/36A)

**Property:** 160± Acres in 3 Parcels

**Subdivision:** Fort Rock Ranches

**County:** Mohave County, Arizona

**Zoning:** Agricultural-Residential (A-R/36A)

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## Overview of A-R/36A Zoning

The subject property is located within Mohave County and is zoned Agricultural-Residential (A-R/36A). This zoning district is intended to preserve the rural character of the county and allow low-density residential development along with agricultural and livestock uses.

The “36A” designation indicates a minimum parcel size of 36 acres, supporting large rural parcels and low population density.

The parcels offered in this auction range from approximately 40 to 80 acres, which exceeds the minimum lot size requirement for this zoning district.

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## Typical Permitted Uses

The A-R zoning district generally allows a variety of rural residential and agricultural uses, including:

- Single-family residential homes
- Manufactured homes
- Cabins or seasonal residences
- Agricultural operations
- Livestock and animal keeping
- Farming and gardening
- Home occupations (subject to county regulations)
- Accessory buildings such as barns, garages, shops, and storage structures
- Recreational use of the land

This zoning classification is commonly used for rural homesites, ranch properties, recreational land, and off-grid living.

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## Agricultural and Livestock Uses

Agricultural-Residential zoning supports traditional rural uses such as:

- Horses
- Cattle
- Goats
- Chickens and poultry
- Other livestock and agricultural activities

Because of the large parcel sizes required in this zoning district, properties are well suited for agricultural activities and rural lifestyles.

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## Utilities and Infrastructure

Rural properties in Mohave County commonly utilize private utilities, including:

- Water: Private well or hauled water
- Sewer: Septic system required
- Electric: Utility extension, generator, or solar power

Buyers should verify the availability and feasibility of utilities for their intended use.

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## Development and Building

Construction of residential structures or accessory buildings typically requires:

- Mohave County building permits
- Compliance with county development regulations
- Installation of an approved septic system

Buyers should contact Mohave County Development Services for detailed building requirements.

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## Recreational Use

Due to the large parcel sizes and rural setting, A-R/36A properties are commonly used for:

- Recreational retreats
  - Hunting and wildlife viewing
  - Camping
  - ATV and outdoor recreation
  - Off-grid living
  - Seasonal cabins
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# Important Buyer Notice

The information provided above is intended as a general summary of the Agricultural-Residential (A-R/36A) zoning district in Mohave County, Arizona. Zoning regulations, permitted uses, and development standards may change and may be subject to additional county requirements, permits, or approvals.

**Prospective buyers are strongly encouraged to verify all zoning regulations, permitted uses, and development requirements directly with Mohave County Development Services prior to bidding or purchasing the property.**

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## Mohave County Development Services

Planning & Zoning Division  
Mohave County, Arizona

Website:

<https://www.mohave.gov>

Zoning Ordinance: <https://www.mohave.gov/media/111dxipp/mohave-county-zoning-ordinance.pdf>

Phone:

(928) 757-0903

**Section 15 REGULATIONS FOR AGRICULTURAL-RESIDENTIAL OR “A-R” ZONE**

A. Purpose

The A-R zone is primarily intended to allow single-family residential uses on suburban and rural parcels, and also allow domestic livestock, other personal agricultural endeavors, and other uses listed below. Agricultural operations on parcels of five (5) acres or more may be eligible for an exemption from some provisions of this Section.

B. General Requirements

1. Except as otherwise provided in these regulations, one single-family dwelling shall be approved for any one lot or building site.
2. All applicable provisions of Sections 35, 36, and 37 shall apply to this zone.
3. A kennel may be permitted as allowed by Section 37.J.
4. Accessory residences may be permitted as allowed by Section 37.P.

C. Uses Permitted

1. Agricultural uses and home occupations.
2. A single-family dwelling, including a site-built home, a manufactured home (see Section 37.H) or a factory-built building, designed and used for single-family occupancy as defined in this Ordinance and accessory uses normally incidental to a single-family dwelling or light farming (this is not to be construed as permitting any commercial use).
3. Guest Ranches established as a subordinate use to a working ranch containing a minimum of one hundred (100) contiguous acres.
4. Private greenhouses and horticultural collections, flower and vegetable gardens, fruit trees, orchards, dogs and cats as domestic pets, poultry for domestic use. Horses and cows may be maintained for private use.
5. Wireless communication towers and facilities with a maximum antenna height of forty (40) feet (see Section 37.R).
6. Schools, churches, public buildings, quasi-public buildings, childcare, adult foster care with a Home Occupation Permit, and playgrounds, as provided in Sections 37.L, 37.Q and 37.S.
7. The sale of produce, eggs, and other goods associated with agriculture that are grown on-site may be sold on that same property provided that the entrepreneur resides on the property. The sale of goods is subject to Section 37.N Site Plan Requirements, when the site generates substantial pedestrian or vehicular traffic in greater volumes than would normally be expected in a residential area. The sale of marijuana is not allowed as part of this use.

**Section 15 REGULATIONS FOR AGRICULTURAL-RESIDENTIAL OR “A-R” ZONE  
(continued)**

**D. Uses Allowed After Acquiring a Special Use Permit**

- 1. Recreational vehicle parks (see Section 37.G).
- 2. Manufactured home parks (see Section 37.F).
- 3. Riding and boarding stables and horse breeding farms that are not eligible for an agricultural exemption.
- 4. Retail plant nurseries.
- 5. Kennels and veterinary clinics (see Section 37.J).
- 6. Wireless communication towers and facilities with an antenna height of forty-one (41) feet to one hundred ninety-five (195) feet in the General Plan Rural Development Area (see Section 37.R).
- 7. Assisted Living Home (see Section 37.S).
- 8. Cottage Industries (see Section 37.M).