



Elko County, Nevada Building Guidelines for AR Zoned Properties (Agricultural/Residential)

I have compiled for you a detailed document outlining the land use regulations in Elko County for properties located in the Agricultural/Residential (AR) zone. These include permitted uses, infrastructure requirements, and occupancy rules.

Permitted Land Uses:

- One single-family home per parcel is allowed.
 - Private agricultural use (gardens, orchards, and vegetable crops) is permitted.
 - Keeping a reasonable number of domestic animals for personal use is allowed (not including swine, except for limited youth programs like 4-H or FFA).
 - Stables, greenhouses, nurseries, and rodeo arenas are permitted.
 - Short-term rentals such as Airbnb are allowed.
 - Camping is allowed for up to 28 days at a time.
-

Prohibited or Restricted Uses:

- Full-time commercial animal operations are not allowed without county approval.
- Living in an RV or travel trailer for more than 28 days requires connection to an approved septic system.
- No more than one dwelling unit is allowed per parcel unless specific conditions are met for caretakers or medical needs.
- Temporary or mobile dwellings without infrastructure are not permitted for permanent use.

Water, Sewage, and Electricity Requirements:

- There is no public water or sewer service in the area. A private well and septic system must be installed.
- Septic systems must be approved by the Nevada Division of Public and Behavioral Health.
- Electricity may be available through Raft River Electric Cooperative (based in Twin Falls, Idaho) – availability must be confirmed with the provider.
- Solar or alternative off-grid power systems are allowed.

Requirements for Living on the Property:

- A Certificate of Occupancy is required to legally reside on the property full-time.
- Full infrastructure must be in place: water, septic, and power.
- All structures must follow Elko County building codes and zoning ordinances.
- Mobile/manufactured homes must be permitted and properly installed.

Estimated Costs to Prepare the Property for Living:

- Drilling a private well: \$10,000–\$20,000
- Installing a septic system: \$8,000–\$12,000
- Off-grid solar system (if needed): \$12,000–\$25,000
- Basic site preparation and permits: \$4,000–\$7,000

Total preparation budget may range from approximately \$34,000 to \$64,000.



Note:

Zoning regulations may vary depending on your parcel's specific location, access, and elevation. It is strongly advised to consult directly with Elko County Planning and Zoning officials prior to any construction or long-term plans.

Elko County Planning & Zoning Department

Phone: (775) 738-6816

Email: planning@elkocountynv.net

Website: <https://www.elkocountynv.net>

Address: 540 Court St, Suite 104, Elko, NV 89801

Please feel free to reach out if you have any questions or need help planning your next steps.

I'd be happy to assist.

Best regards,

Efrat Meiri