

**TABLE FOR LAND USE CLASSIFICATION, PARCEL SIZE AND SETBACKS**

ZONE	MINIMUM LOT AREA	MAXIMUM HEIGHTS	MINIMUM PROPERTY SETBACK LINES IN			% OF LOT OCCUPANCY
			FRONT	SIDE	REAR	
A	1 Acre	2 (30 ft.)	20	10	25	40%
A-R	1 Acre	2 (30 ft.)	20	10	25	40%
R-R	20,000 sq. ft.	2 (30 ft.)	20	10	25	40%
R-E	20,000 sq. ft.	2 (30 ft.)	20	10	25	40%
R-U	6,000 sq. ft.	2 (30 ft.)	20	10	25	50%
R-SB*	6,000 sq. ft.	2 (30 ft.)	20	10	25	50%
R-MH**	5,000 sq. ft.		20	10	10	60%
R-M**	10,000 sq. ft.		20	10	15	70%
SD**	*****	*****	**	**	**	****
C-RE	1 Acre	2 (30 ft.)	20	10	25	50%
C-N**	10,000 sq. ft.	2 (20 ft.)	45	---	---	100%
C-G**	10,000 sq. ft.	3 (40 ft.)	45	---	---	100%
C-M**	1 Acre	3 (40 ft.)	20	---	---	100%
M**	5 Acres	-----	20	---	---	100%
M-X	5 Acres	-----	20	---	---	100%

\* Manufactured Homes Prohibited

New Installation of Mobile (pre-1976) homes prohibited in all Land Use Zones in Graham County

\*\* To be determined with approval of design

The intent of the provision is to encourage flexibility of design that will enable a developer to take advantage of the most desirable site areas of the parcel in question without being restricted to lot size and densities for the more favorable site areas as long as the overall densities of the entire tract conform to their minimum land use requirements. See Subsection 4.8 (Regulations for Special Development of "SD" Land Use) and Subsection 6.6 (Special Development Subdivision).

\*\*\*Where permitted in connection with a Special Development (SD) Land Use lot size of 4,000 square feet may be approved.