

### 5.7.3 Permitted Uses

#### a. Residential Uses

Permitted residential uses within the RSF- districts are set forth in [Sec. 5.4, Principal Use Table](#). The permitted housing types are also set forth below.

Housing Type	RSF-E	RSF-30	RSF-20	RSF-10	RSF-6	RSF-5	RSF-4
Single-family detached	✓	✓	✓	✓	✓	✓	✓

#### b. Nonresidential Uses

Permitted nonresidential uses within the RSF- districts are set forth in [Sec. 5.4, Principal Use Table](#).

### 5.7.4 Accessory Structures and Uses

Accessory structures and uses shall meet the standards located in [Sec. 8.7, Accessory Structures and Uses](#).

### 5.7.5 Development Standards for Permitted Housing Types

Residential uses in any RSF- district shall meet the development standards as set forth below.

5.7.5 Development Standards for Permitted Housing Types							
Standards	RSF-E	RSF-30	RSF-20	RSF-10	RSF-6	RSF-5	RSF-4
<b>Lot Dimensions</b>							
<b>Street Access</b>							
Lot area (min sq ft) [1]	43,560	30,000	20,000	10,000	6,000	5,000	4,000
Lot width (min. ft.)	120	100	80	70	60	50	40
<b>Lane Access [2]</b>							
Lot area (min sq ft) [1]	--	--	--	--	6,000	4,000 [3]	3,500
Lot width (min ft)	--	--	--	--	60	40 [3]	35
<b>Building Setbacks (min ft)</b>							
<b>Street Access</b>							
Front yard	40	30	30	25	20	20	15
Side (interior) yard	20	10	10	7	5	5	5
Side (street) yard	15	15	15	15	10	10	10
Rear yard	40	30	30	25	20	20	20
From access easement	5	5	5	5	5	5	5
<b>Lane Access</b>							
Front yard	--	--	--	--	15	15	12.5
Side (interior) yard	--	--	--	--	5	5	5
Side (street) yard	--	--	--	--	10	5	5
Rear yard	--	--	--	--	20	20	20
From access easement	--	--	--	--	5	5	5
Building Separation	See Fire Code	See Fire Code	See Fire Code	See Fire Code	See Fire Code	See Fire Code	See Fire Code
<b>Building Coverage (max)</b>							
Street Access	40%	40%	40%	40%	40%	40%	40%
Lane Access	--	--	--	--	40%	45%	45%
Height (max ft)	40	40	40	40	36	36	36

5.7.5 Development Standards for Permitted Housing Types							
Standards	RSF-E	RSF-30	RSF-20	RSF-10	RSF-6	RSF-5	RSF-4
Accessory Structure Setbacks	See <a href="#">Sec. 8.7</a>	See <a href="#">Sec. 8.7</a>	See <a href="#">Sec. 8.7</a>	See <a href="#">Sec. 8.7</a>	See <a href="#">Sec. 8.7</a>	See <a href="#">Sec. 8.7</a>	See <a href="#">Sec. 8.7</a>
(--)= Not permitted or not applicable							
[1] Where a residence is proposed to be served by private water and/or sewer, additional lot area and/or setbacks may be required by the Chatham County Health Department.							
[2] When access is obtained only from the street, the street access standards shall apply. When access is obtained only from the lane, the lane access standards shall apply. When access is obtained from both the street and the lane, the street access standards shall apply.							
[3] To reflect the prevailing historic lot size pattern in existing neighborhoods, the reduced minimum lot size and lot width for lane access shall only be used where the majority of residential lots within 100 feet of the property to be subdivided are less than 5,000 square feet. Otherwise, the minimum lot size and lot width standards for lots with street access shall apply.							

### 5.10.3 Permitted Uses

#### a. Residential Uses

Permitted residential uses within the RMF- districts are set forth in [Sec. 5.4, Principal Use Table](#). The permitted housing types are also set forth set forth below.

Housing Type	RMF-1	RMF-2	RMF-3
Single-family detached	✓	✓	--
Single-family attached	✓	✓	--
Two-family	✓	✓	--
Townhouse	✓	✓	✓
Stacked Townhouse	✓	✓	✓
Three-Four Family	--	✓	✓
Apartment	--	✓	✓
(--)= Not permitted			

#### b. Nonresidential Uses

Permitted nonresidential uses within the RMF- districts are located in [Sec. 5.4, Principal Use Table](#).

### 5.10.4 Accessory Structures and Uses

Accessory structures and uses shall meet the standards located in [Sec. 8.7, Accessory Structures and Uses](#).

### 5.10.5 Development Standards for Permitted Housing Types

Residential uses in any RMF- district shall meet the development standards as set forth below.

5.10.5 Development Standards for Permitted Housing Types			
Standards	RMF-1	RMF-2	RMF-3
<b>Site (min)</b>			
<b>Lot area per unit (sq ft) [1][2]</b>			
Single-family detached	6,000	5,000	--
Single-family attached	3,600	3,300	2,400
Two-family	3,600	3,300	2,400
Townhouse/Stacked Townhouse	No min.	No min.	No min.
Three-Four Family/Apartment	--	No min.	No min.
<b>Lot Dimensions [1]</b>			
<b>Lot width per unit (min ft)</b>			
Single-family detached	60	50	--
Single-family attached	36	33	24

**5.10.5 Development Standards for Permitted Housing Types**

<b>Standards</b>	<b>RMF-1</b>	<b>RMF-2</b>	<b>RMF-3</b>
Two-family	36	33	24
Townhouse unit width	20	20	20
<b>Lot width (min ft)</b>			
Three-Four Family	--	50	50
Apartment	--	55	55
<b>Building Setbacks [2][3] (min ft)</b>			
<b>Street Access</b>			
<b>Front Yard</b>			
Single-family detached	20	20	--
Single-family attached	20	20	20
Two-family	20	20	20
Townhouse/Stacked Townhouse	20	20	20
Three-Four Family	--	20	20
Apartment	--	25	25
<b>Side (interior) Yard</b>			
Single-family detached	5	5	--
Single-family attached	5	5	5
Two-family	5	5	5
Townhouse inc. Stacked (end unit)	5	5	5
Three-Four Family	--	7	7
Apartment	--	10	10
<b>Side (street) Yard</b>			
Apartments	--	15	15
All other housing types	10	10	10
<b>Rear Yard</b>			
Single-family detached	20	20	20
All other housing types	25	25	25
<b>From access easement</b>	5	5	5
<b>Lane Access</b>			
<b>Front Yard</b>			
Apartment	--	20	20
All other housing types	15	15	15
<b>Side (interior) Yard</b>	5	5	5
<b>Side (street) Yard</b>	5	5	5
<b>From access easement</b>	20	20	20
<b>Rear Yard</b>	5	5	5
<b>Building separation</b>	See Fire Code	See Fire Code	See Fire Code
<b>Building Coverage (max)</b>			
<b>Street Access</b>			
Single-family detached	40%	40%	--
All other housing types	50%	50%	50%
<b>Lane Access</b>			
Single-family detached	40%	45%	--
All other housing types	50%	50%	50%
<b>Height (max ft) [4]</b>	50	50	50

**5.10.5 Development Standards for Permitted Housing Types**

Standards	RMF-1	RMF-2	RMF-3
Accessory Structure Setback	See <b>Sec. 8.7</b>	See <b>Sec. 8.7</b>	See <b>Sec. 8.7</b>
Parking Area Setback (min ft) (Apartments Only)			
From collector and arterial street rights-of-way	--	15	15
From local street rights-of-way	--	10	10
From lane, property line or access easement	--	5	5

(--) = not applicable

[1] The site standards (minimum lot area per unit) for the RMF districts may not be used to exceed the maximum density of the district. Common area and proposed right-of-way area may be used in the calculation of density.

[2] Where a residence is proposed to be served by private water and/or sewer, additional lot area and/or setbacks may be required by the Chatham County Health Department.

[3] When access is obtained only from the street, the street access standards shall apply. When access is obtained only from the lane, the lane access standards shall apply. When access is obtained from both the street and the lane, the street access standards shall apply.

[4] Buildings proposed within 50 feet of an RSF- RTF or TR- district shall be subject to the height restrictions established in such district.