

5.10.5 Development Standards for Permitted Housing Types			
Standards	RMF-1	RMF-2	RMF-3
Townhouse unit width	20	20	20
Lot width (min ft)			
Three-Four Family	--	50	50
Apartment	--	55	55
Building Setbacks [2][3] (min ft)			
Street Access			
Front Yard			
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
Side (interior) Yard			
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
Side (street) Yard			
Apartments	--	15	15
All other housing types	10	10	10
Rear Yard			
Single-family detached	20	20	20
All other housing types	25	25	25
From access easement	5	5	5
Lane Access			
Front Yard			
Apartment	--	20	20
All other housing types	15	15	15
Side (interior) Yard	5	5	5
Side (street) Yard	5	5	5
From access easement	20	20	20
Rear Yard	5	5	5
Building separation	See Fire Code	See Fire Code	See Fire Code
Building Coverage (max)			
Street Access			
Single-family detached	40%	40%	--
All other housing types	50%	50%	50%
Lane Access			
Single-family detached	40%	45%	--

All other housing types	50%	50%	50%
Height (max ft) [4]	50	50	50
Accessory Structure Setback	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7
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.