Standards	A-1
Lot Dimensions (min)	
Lot area (acres)[1]	2
Lot width (ft)	100
Building Setbacks (min ft)	
Front yard	40
Side (street) yard	20
Side (interior) yard	20
Rear yard	40
From access easement	5
Building separation	See Fire Code
Building Coverage (max)	35%
Height (max ft)	36
Accessory Structure Setback	See Sec. 8.7
Parking Area Setback (min ft)	
From collector and arterial street rights-of-way	15
From local street rights-of-way	10
Abutting lane, property line or access easement	5
 Where a use is proposed to be served by private water and/or sewer, additional lot area and/or setbacks may be required Department. 	uired by the Chatham County Health

5.7.5 Development Standards for Permitted Housing Types							
Standards	RSF-E	RSF-30	RSF-20	RSF-10	RSF-6	RSF-5	RSF-4
Lot Dimensions							
Street Access							
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
ane Access [2]							
Lot area (min sq ft) [1]					6,000	4,000 [3]	3,500
Lot width (min ft)					60	40 [3]	35
Building Setbacks (min ft)							
Street Access							
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
ane Access							
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						

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

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.
 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

[2] Where a featurise is proposed to be achieved and an analysis of 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.