The following is a general guide to residential permitted uses in residential zoning districts. The zoning classification of each property dictates what will be allowed in the residential areas. Below is a list of the residential zoning districts and setback requirements.

This is for general use only. Additional detailed information and permitted uses Unified Development Ordinance (UDO) and is available at www.brunswickcountync.gov or for purchase at the Planning Department.

Acreage is very important in zoning. Brunswick County will allow only one (1) structure on a given piece of property. **EXCEPT** in the RR Zoning District where the following is permitted:

0—1.00 Acre---------1 Structure

1---10.00 Acre--------2 Structures

After 10.00 Acres---- then 1 structure per every 10 acres.

Stormwater

All new Development that disturbs (by grading, removing stumps, filling or excavating) an acre or more and/or must obtain a Sediment and Erosion Control Permit from the North Carolina Department of Land Resources, Division of Land Quality and a County Stormwater Permit. Additionally, all new development that disturbs any area within 30 feet of a stream or lake may be required to obtain a County Stormwater Permit from the Brunswick County Engineering Department. The phone number for the Engineering Department is (910) 253-2500 and the North Carolina Department of Land Resources is (910)796-7215.

Environmental Health

The distance between a septic tank and all wells must be 100 feet according to state law. The Brunswick County Health Department may approve a *Variance* between 50 and 100 feet if it is not possible to meet the state requirement.

Utilities

Approval for Water & Sewer must be acquired from the Brunswick County Utility Department or Sewer Provider prior to obtaining a Septic Permit and/or a Building Permit.

SEE *BACK* FOR HOUSING TYPE DEFINITIONS

RR - Rural Residential

Permitted Residential Uses:
Single-Wide Manufactured Homes (Class B)
Double-Wide Manufactured Homes (Class A)
Stick Built Homes /Modular Homes
Semi-Attached
Duplexes

Setbacks from Property Lines:
25 ft front yard
25 ft rear yard
10 ft side yard
15 ft street side yard
40 ft height

Lot Area Requirements*
With Water & Sewer
15,000 sq. ft. min
Without Water & Sewer
20,000 sq. ft. min.

R-7500 - Low Density Residential

Permitted Residential Uses:
Double-Wide Manufactured Homes(Class A)
Stick Built Homes /Modular Homes

Setbacks from Property Lines:
25 ft front yard
9 ft rear yard
5 ft side yard
15 ft street side yard
40 ft height

Lot Area Requirements*
With Water & Sewer
7,500 sq. ft.
Without Water & Sewer
15,000 sq. ft.

R-6000 - Medium Density Residential

Permitted Residential Uses:
Single-Wide Manufactured Homes (Class B)
Double-Wide Manufactured Homes (Class A)
Stick Built Homes/Modular Homes
Semi-Attached
Duplexes
Multi-Family

Setbacks from Property Lines:
25 ft front yard
9 ft rear yard
5 ft side yard
15 ft street side yard
40 ft height

Lot Area Requirements*
With Water & Sewer
6,000 sq. ft. min.
Without Water & Sewer
10,000 sq. ft. min.

SBR-6000 - Medium Density Residential Site Built

Permitting Residential Uses:
Stick Built Homes /Modular Homes

Setbacks from Property Lines:
25 ft front yard
9 ft rear yard
5 ft side yard
15 ft street side yard
40 ft height

Lot Area Requirements*
With Water & Sewer
6,000 sq. ft.
Without Water & Sewer
10,000 sq. ft.

MR 3200 – Multifamily Residential

Permitted Residential Uses:
Semi Attached
Duplexes
Townhouses
Upper Story Residential
Multi-Family Structures

Setbacks from Property Lines:
25 ft front yards
20 ft rear yards
5 ft side yard
15 ft street side yard
50 ft height

Density Requirements
With Water & Sewer
Density -- 13.6
Without Water & Sewer
Density -- 6.2

NC - Neighborhood Commercial

Permitted Residential Uses:
Single-Wide Manufactured Homes (Class B)
Double-Wide Manufactured Homes (Class A)
Upper Story Residential
Semi-Attached
Duplexes
Multi-family structures
Townhouse

Setbacks from Property Lines:
25 ft front yard
25 ft rear yard
10 ft side yard
15 ft street side yard
40 ft height

Lot Area Requirements*
With Water & Sewer
7,500 sq. ft.
Without Water & Sewer
10,000 sq. ft

CLD - Commercial Low Density

Permitted Residential Uses:
Single-Wide Manufactured Homes (Class B)
Double-Wide Manufactured Homes (Class A)
Upper Story Residential
Townhouse
Multi-family structures

Setbacks from Property Lines:
25 ft front yard
6 ft rear yard
5 ft side yard
15 ft street side yard
40 ft height

Lot Area Requirements*
With Water & Sewer
6,000 sq. ft.
Without Water & Sewer
10,000 sq. ft.

**** LOT AREA REQUIREMENTS DO NOT APPLY TO EXISTING LOTS OF RECORD***

IMPORTANT FACTS TO KNOW:

PUD – Planned Unit Development

A PUD is an alternative type of development that involves placing a cluster of home sites within a portion of the development site. Various housing types are allowed. PUD Developments have separate setback requirements. PUD's are allowed in the following zoning districts: **RR, R-7500, R-6000, SBR-6000 and CLD**.

Please contact the Planning Department for additional information regarding parcels within a PUD.

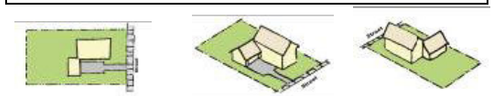
BRUNSWICK COUNTY CENTRAL PERMITTING HOURS:

MONDAY	7:30-5:00
TUESDAY	7:30-5:00
WEDNESDAY	7:30-5:00
THURSDAY	7:30-5:00
FRIDAY	7:30-5:00

HOUSING TYPES

Single Family Detached

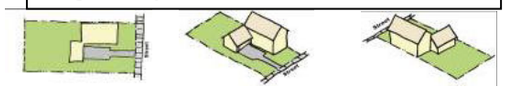
A dwelling unit located on a single lot with private yards on all four sides.



Zones Permitted: RR, R-7500, R-6000, SBR-6000 ,CP and within a PUD.

Zero Lot Line

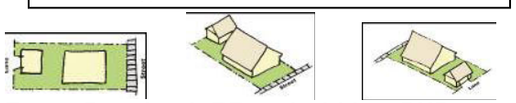
A dwelling unit located on a single lot with private yards on three sides. The unit has only a single side yard comprising the equivalent of two side yards of a singlefamily-detached house.



Zones Permitted; RR, R-7500, R-6000, SBR-6000 and within a PUD.

Traditional House

A dwelling unit located on a single lot with private yards on all four sides: however, the house shall be set much closer to the street than a single-family detached house.



Zones Permitted; RR and within a PUD.

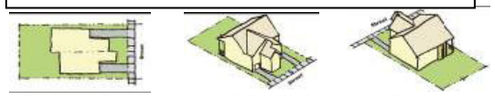
Semi-Attached House

Two attached single-family units located on two lots that share a common wall along the lot line, providing for fee-simple ownership.

Zones Permitted; RR, R-6000, MR-3200, and NC and within a PUD.

Duplex

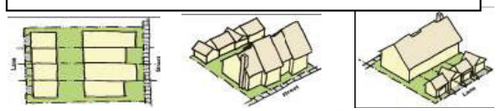
Two attached dwelling units in a single structure on a single lot. The two units can be located on separate floors or side-by-side.



Zones Permitted; RR, R-6000, MR-3200, and NC and within a PUD.

Townhouse

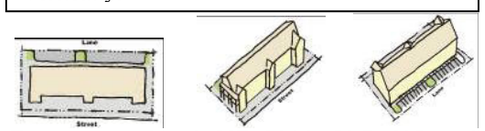
Three or more attached single-family units located on separately owned lots where the units are lined up in a row and share side walls, individual units can be mixed



Zones Permitted; MR-3200, CLD, NC and within a PUD.

Multi-family

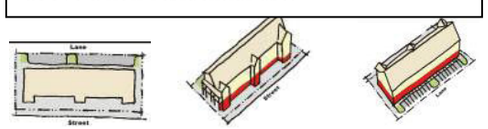
Three or more units in a single structure on a single lot. Multifamily can vary in height from two to four stories (or higher subject to conditions:; individual units can be mixed vertically.



Zones Permitted; MR-3200, CLD, NC and within a PUD.

Upper-Story Residential

A residential dwelling unit located on a floor above a non-residential use.



Zones Permitted; CLD, MR-3200 and NC.

FREQUENTLY CALLED PHONE NUMBERS

Central Permitting:	**(910) 253-2055** **(800) 621-0609** **Fax (910) 253-2024**
Planning	**(910) 253-2025** **(800) 621-0609** **Fax (910) 253-2437**
Environmental Health:	**(910) 253-2250** **(888) 428-4429**
Building Inspections:	**(910) 253-2050** **(800) 822-5986**
Utilities-Customer Service:	**(910) 253-2655** **(888) 428-4426**
Geographic Information Systems:	**(910) 253-2390** **(800) 822-1526**
Engineering:	**(910) 253-2500**
Tax Office:	**(910) 253-2829** **(800) 527-9001**
Fire Marshal:	**(910) 253-4376** **(800) 522-2565**
Register of Deeds:	**(910) 253-2690** **(877) 625-9310**

N.C. Department of Transportation:
(910) 754-6527

N.C. Department of Land Resources:
(910) 796-7215

BRUNSWICK COUNTY
CENTRAL PERMITTING
BUILDING I
P.O. BOX 249
BOLIVIA, NC 28422
(910) 253-2055
(800) 621-0609
FAX (910) 253-2024

Revised: May 30, 2007

CONVENTIONAL RESIDENTIAL ZONING GUIDE

FOR

CITIZEN'S

A guide to residential uses in residential zoning districts.