



BRUNSWICK COUNTY PLANNING

Setback Certification Requirements

Effective July 1st, 2018, a foundation survey is required to certify that building setback requirements are met for residential homes, additions, and accessory structures. An accessory structure includes carports, sheds, garages, workshops, gazebos, pool houses, and cabanas. The foundation survey must be signed and sealed by a registered Professional Land Surveyor (PLS)* and submitted to the Planning Department after the Foundation Inspection for site-built homes and accessory structures. The foundation survey must be submitted to the Planning Department prior to the Set-Up Inspection for mobile homes. Survey maps **MUST** show the following:

- Proposed Structures
- Any existing structures
- Any other encumbrances associated with the property
- Property Lines
- Structure's Distance from Property Lines
- Easements
- Setback Lines

SETBACK CERTIFICATION NOT REQUIRED

- Structures located more than 50 feet from a property line
- Fences and walls
- Uncovered Patios and Decks
- Accessory Structures that are no more than 12 feet in any dimension
- Bona Fide Farm Structures
- Swimming Pools
- Mobile Homes in Mobile Home Parks
- Signs
- Generators

Failure to submit the survey will delay your project and prohibit future building inspections.

Questions or concerns may be directed to
Brunswick County Planning at
(910) 253-2025 or
connie.marlowe@brunswickcountync.gov

Brunswick County Planning

Mailing Address: P.O Box 249, Bolivia, NC 28422
Shipping Address: 75 Courthouse Dr., Bolivia, NC 28422
(910) 253-2025
www.brunswickcountync.gov

**In lieu of a survey map, a signed and sealed letter from a PLS that identifies the property and structure certifying that the structure meets or exceeds the building setback requirements for the zoning district may be submitted.*