

Town of Brunswick
Attachment 2: Schedule of Bulk Area Requirements
Revised 2.21.22

District	Minimum Lot Size		Density ^{1,2}		Maximum Height of Principal Building in Feet	Principal Building Minimum Required Yard Dimensions (feet)				Minimum Floor Area for Principal Buildings in square feet and (floor)	Maximum Percentage of Lot Occupancy		
	Area in Square Feet	Width (feet)	Condition	Density Factor: Area (SF) / Dwelling Unit or Lot		Front Yard	Side Yards One Side Total Two Sides	Rear	Total		Private Garages ⁵	Other Accessory Buildings ⁵	
A-40	40,000	180	N/A	40,000	32	50	25	50	50	840 (1) 720 (2)	20%	3%	
R-40	40,000	180	Public Water and Sewer	9,000	32	50	25	50	50	1,000 (1) 710 (2)	20%	3%	2%
		180	Public Water or Sewer	25,000									
		180	No Public Water and Sewer	40,000									
R-25	25,000	120	N/A	25,000	30	40	15	40	40	900 (1) 700 (2)	20%	3%	2%
R-15	15,000	100	N/A	15,000	28	35	15	30	35	840 (1) 640 (2)	20%	4%	2%
R-9	9,000	60	N/A	9,000	28	30	10	20	30	720 (1) 620 (2)	20%		2.5%
B-15	15,000	75	N/A	15,000	30	30	10	30	30	1,000 (1) 710 (2)	40%		
BL	15,000	75	N/A	15,000	30	30	10	30	30	1,000 (1) 710 (2)	35%	5%	3%
HC-BL-O	40,000	180	N/A	40,000	32	75-50	25	50	50-30	1,000 (1) 710 (2)	35%	5%	3%
H-LB	10,000	60	N/A	10,000	30	25	10	20	15	1,000 (1) 710 (2)	35%	5%	3%
IND-L	80,000	360	N/A	80,000	50	100	50	100	50	3,000 (1) 2,000 (2)	40%		10%
IND-H	80,000	360	N/A	80,000	50	100	50	100	50	3,000 (1) 2,000 (2)	40%		10%

Permitted Accessory Structure Required Yard and Bulk Dimensions (feet)

District	Front Lot Line ³	Side Lot Line	Rear Lot Line	Height ⁴
A-40	75-50	25	25	32
R-40	76-50	25	25	20
R-25	70-40	15	25	20
R-15	60-35	15	20	20
R-9	60-30	10	20	20
B-15	75-30	25	25-10	30
BL	75-30	25	25-10	30
HC-BL-O	75-50	25	25	32
H-LBD	75-25	25	25-10	20
IND-L	100	50	50	50
IND-H	100	50	50	50

¹ The calculation of Density shall apply to both the number of lots that could be created through a subdivision and the number of residential units that may be permitted on one lot where two-family and multifamily dwellings are permitted.

² Refer to Section 160-21(c) for instructions on calculating potential residential density and the potential number of lots that may be created through subdivision.

³ Pursuant to Section 160-29, no accessory structure shall project closer to the fronting street than the principal building on the lot.

⁴ Refer to Section 160-23 for height exceptions.

⁵ Refer to Section 160-29 for additional restrictions on permitted square feet of accessory structures.