



UNION COUNTY Planning Department

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Bathroom in Outbuilding/Accessory Structure

Prior to the Union County Planning Department creating a Zoning Approval form or signing a septic Land Use Compatibility Statement (LUCS) for a bathroom in an outbuilding, the property owners are required to place a deed restriction on the property stating that the structure will not be used for residential dwelling purposes.

The restriction must be written on a deed, so the property owners will need to convey the property to themselves for zero dollars. All items of the deed shall be the same as when the owners acquired the property except that it will include a short statement that includes:

- a description of the structure that will have the bathroom
- the general location of the structure that will have the bathroom
- state that the structure will contain a bathroom
- state that the structure will not be used for residential dwelling purposes

The County is not permitted to provide the document for landowners. If you require assistance, a title company or attorney can usually help.

Landowner Instructions:

1. Draft a deed with the deed restricting statement
2. Sign document in presence of Notary
3. Record the notarized document in the Union County Clerk's Office
4. Provide copy of recorded document to Union County Planning Department

Note: recorded documents require minimum 10pt font size on letter or legal size paper

After the new deed with the deed restriction has been recorded, our office may complete the Zoning Approval and sign the LUCS

An example of language restricting use of structure:

"Subject to a deed restriction, an 17' x 14' general purpose building located approximately 50 feet northeast of the dwelling will contain bathroom facilities. This structure shall never be used for residential dwelling purposes."