

Develop My Land

Where to Start

Union County does not regulate land use inside the municipalities, other than Hemby Bridge. Please use our online mapping web page <https://gis.unioncountync.gov/gomaps/> to determine if you should contact a municipality or Union County.

Where is the property?

In Hemby Bridge or unincorporated Union County

What uses are allowed on my property?

Inside a municipality other than Hemby Bridge

Contact the municipality directly

By Right

Rural or Suburban Home Occupation

Special Use Permit

Rezoning

If you have determined that Union County is responsible for regulating land use for your property, you'll need to determine zoning for your property. Visit <https://ucgov.info/gomapstutorial> to view a GoMaps video tutorial explaining the process. Then use <https://gis.unioncountync.gov/gomaps/> to determine zoning for your property.

By Right - Some uses are automatically allowed with a zoning permit, which is processed by staff. These are called "by right" uses. You will still need to get the site layout approved by Union County, but you don't need to request approval for the use.

Home Occupation - Some uses, particularly secondary commercial uses at a house, are called Rural or Suburban Home Occupations. Proposing a business at your house requires an application through the Zoning Administrator to determine if the proposed use is allowed. This process can be completed in a few days.

Special Use Permit - Some uses are allowed in a zoning district, but require a special use permit in order to confirm if the proposed use is appropriate for the site. This permit is granted by the Board of Adjustment. This process requires two to three months.

Rezoning - If the proposed use is not allowed in the current zoning district, a rezoning to a different zoning district may be proposed. This is called a rezoning. This process requires three to six months.



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