



DRIPPING SPRINGS
Texas



Your Guide to
Accessory Dwelling Units



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What is an ADU?

An Accessory Dwelling Unit (ADU) can be identified as a secondary living space that is located on the same site or lot as the primary living space. The ADU can be attached to the primary structure or be a separate standalone structure.

You may also know an ADU as a guest house, casita, or pool house.

A good rule of thumb to help distinguish an ADU from other structures is that an ADU has a bathroom and kitchen.





How is an ADU used?

Rental Units

ADUs are commonly used as rental units be it in the form of a lease (long-term) or something akin to an Airbnb (short-term). Either way, this can provide an additional income source to the property owner.

Community Benefits

ADUs create another segment in the housing market and are more affordable choices for young professionals.

Family

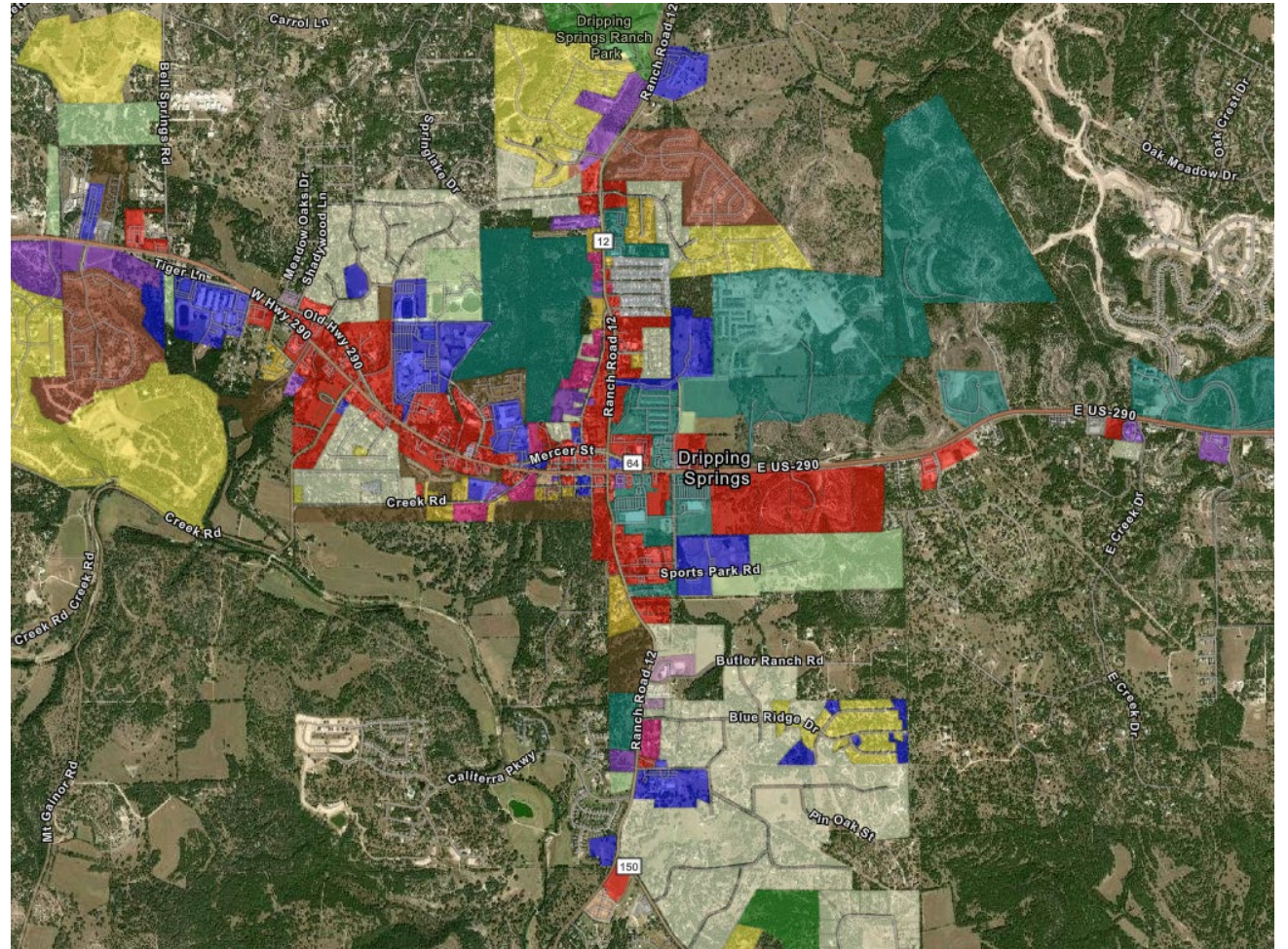
ADUs provide a place for family members, be it a holiday visit or an extended stay. This option allows a family to stay together while enabling independence.

Can I Build an ADU?

For an ADU to be possible, your property must be appropriately zoned. In the City limits, Accessory dwelling units are permissible in the zoning districts:

- (AG) Agriculture
- (SF-1) Single Family Residential – Low Density
- (SF-2) Single Family Residential – Moderate Density
- (HO) Historic Overlay or Historic District
- (GUI) Government/Utility/Institutional

ADUs are not allowed in any other zoning district.



ADU Building Standards

Accessory Dwelling Units come in all shapes and sizes. The main two types that Dripping Springs focuses on are attached units and detached units.

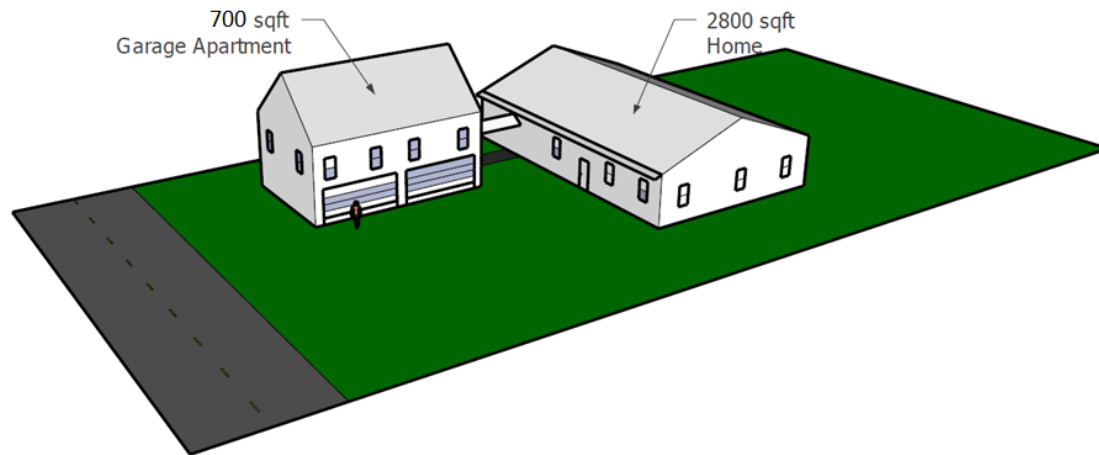


Attached units share one common wall with the primary structure.



Detached units do not share a common wall and are offset by some distance from the primary structure.

ADU Building Standards



Height Regulations

Attached Units follow the height regulations for the applicable zoning district.

Detached Units cannot be taller than the existing primary building. An ADU is allowed to exceed the height of the existing structure if the unit is located above a detached garage. However, the combined height of the detached garage and ADU cannot be taller than 30ft.

Parking

ADUs must have at least one parking space.

ADU Building Standards

Location

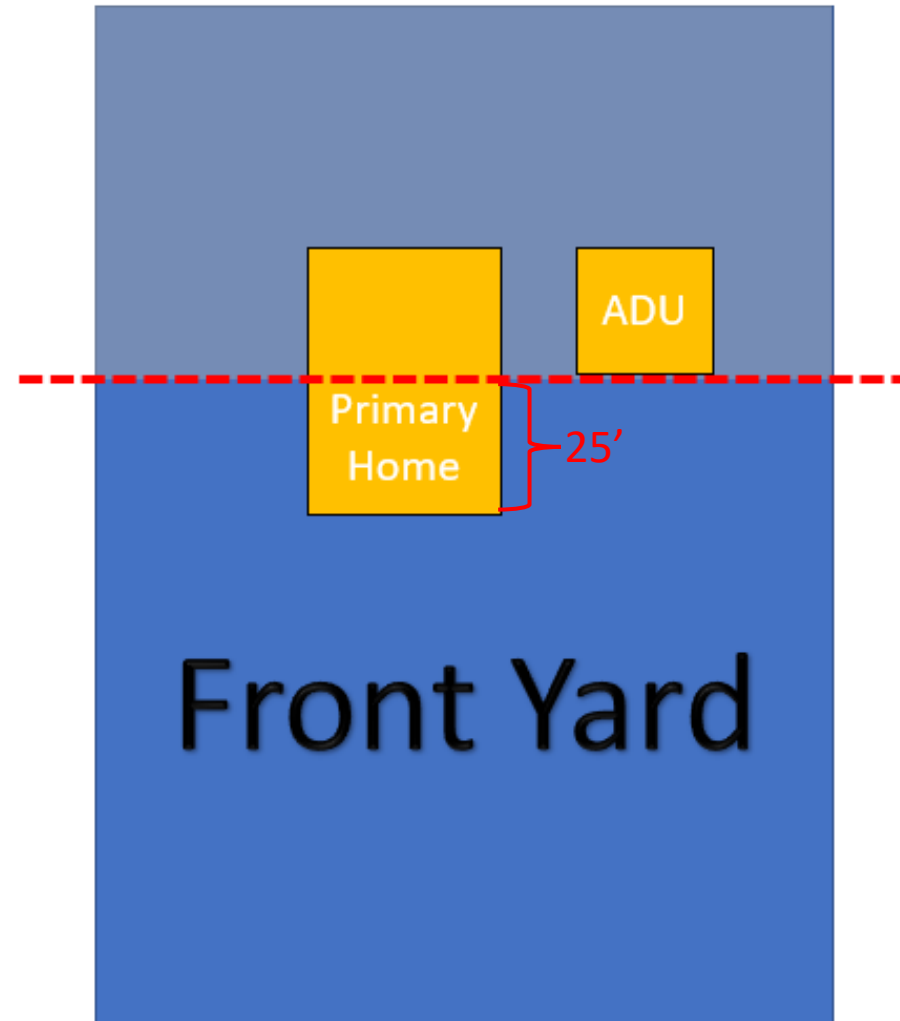
ADUs must conform to the setback requirements per zoning district and must be at least 25 feet behind the front facade of the primary structure.

SF-1: Single Family Residential – Low Density

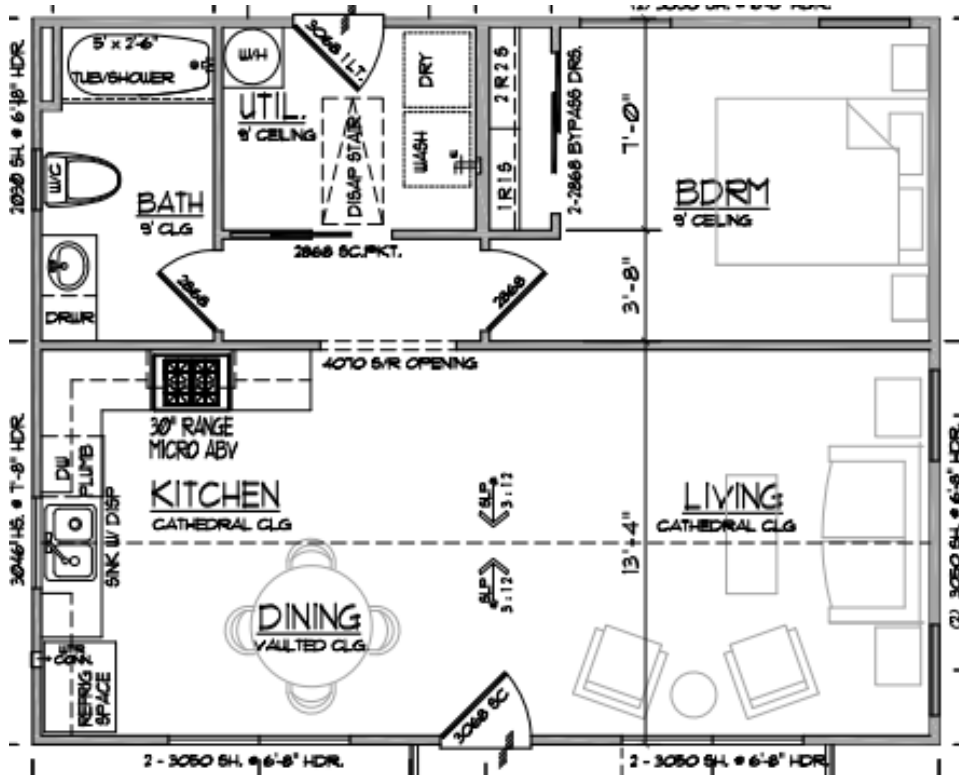
- ❑ Front setback: 25 Feet minimum
- ❑ Side setback: Total of 40 feet combining both side yards with a minimum of 15 feet on either side.
- ❑ Rear setback: 25 Feet minimum

SF-2: Single Family Residential – Moderate Density

- ❑ Front setback: 25 Feet minimum
- ❑ Side setback: 15 Feet minimum
- ❑ Rear setback: 25 Feet from the main building



ADU Building Standards



Size

The maximum livable area of an ADU shall not exceed the lesser of:

- a) 700 square feet; or
- b) 50% of the square footage of the livable area of the main house.

Permitting Process

Building Department

To start the process to permit your ADU, please reach out to our Building Department. Or start the application online via MyGovernmentOnline and apply through Permits & Licensing.

Site Plan

A site plan indicating the exact location of the proposed ADU must accompany any building permit application or waiver/variance application for an ADU.

Elevations

Elevation details for the proposed ADU must accompany any building permit application or waiver/variance application for an ADU.





Additional Information

Please feel free to contact City Staff either in the Planning Department or Building Department should you have any questions regarding ADUs for your property.

Office: 512-858-4725

Email: Planning@cityofdrippingsprings.com

Please note that these guidelines are from the ADU ordinance. These guidelines serve as a foundation to help disseminate information and if there are any discrepancies between this document and the ordinance, the ordinance will take priority.