



Development Code Review Committee

APRIL 15, 2021

RESIDENTIAL
ZONING
DISTRICT

Agenda



01 Survey and Website

02 Demographics

03 Residential Districts

01 Survey and Website



City of
Dripping Springs
TEXAS



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Preserve
Dripping Springs

Development Code Update

Check out
Preserve Dripping Springs!

Preserve Dripping Springs is the process to review and update the current Zoning Code with the goal to preserve and enhance the character and charm of Dripping Springs!

Click [here](#) for more details and to see how you can give input through our Development Code Survey!



AGENDAS & MINUTES



FORMS



DEVELOPMENT



PUBLIC NOTICES



PARKS AND
COMMUNITY



ORDINANCES



FARMERS
MARKET



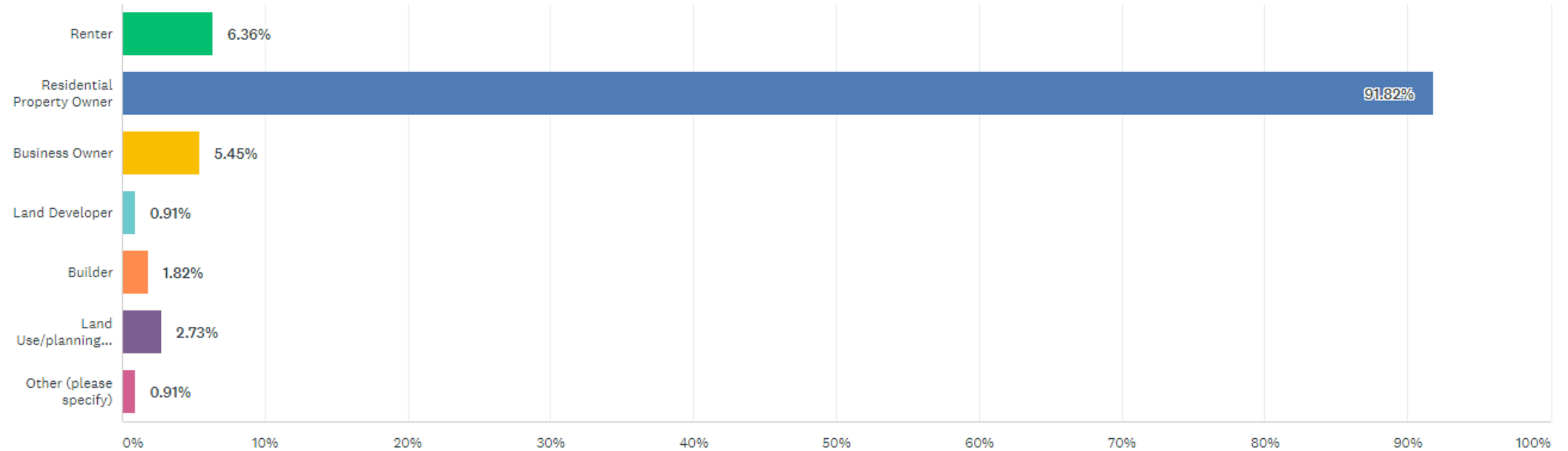
Survey

- Released at the beginning of the month (soft opening)
- Advertised at the beginning of this week
- 110 Responses since 4/14/2021

Tell us about yourself

Tell us about yourself (check all that apply)

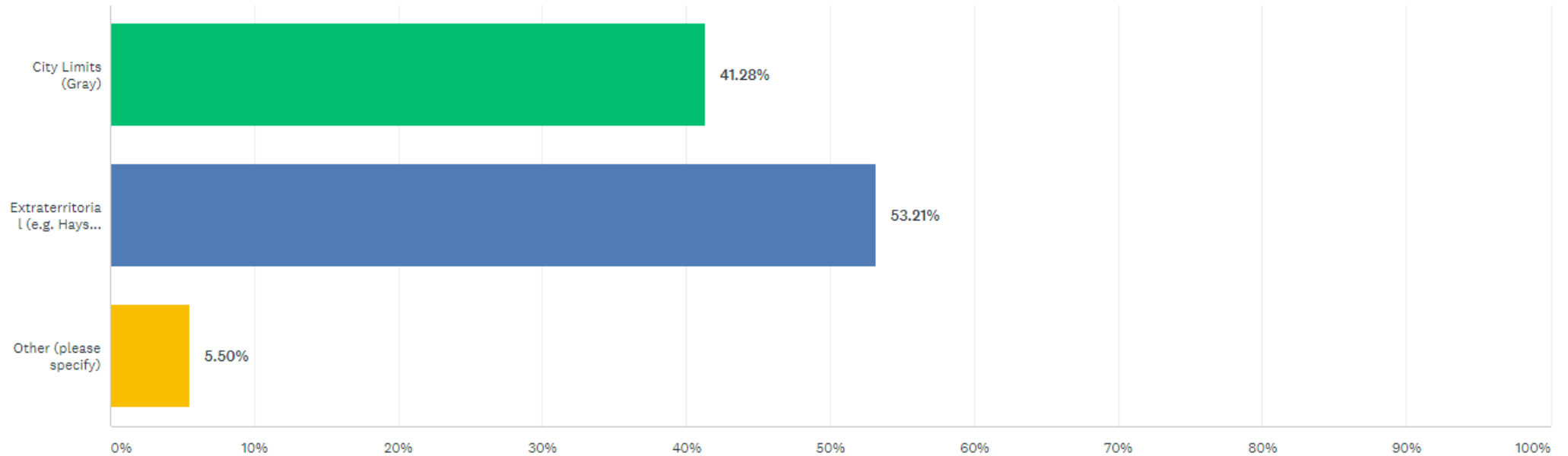
Answered: 110 Skipped: 0



Where they live

Do you live within the City Limits, Extraterritorial Jurisdiction, or neither? (See image below for a reference) ...

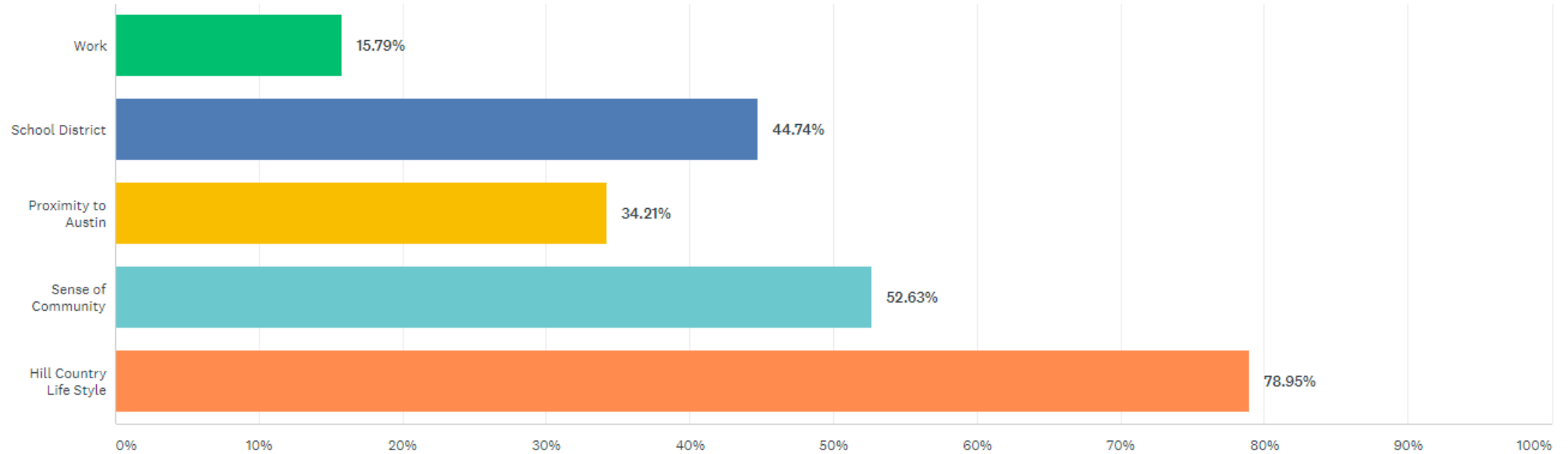
Answered: 109 Skipped: 1



Why people who live in CL chose Dripping Springs

Why did you choose Dripping Springs?

Answered: 38 Skipped: 7

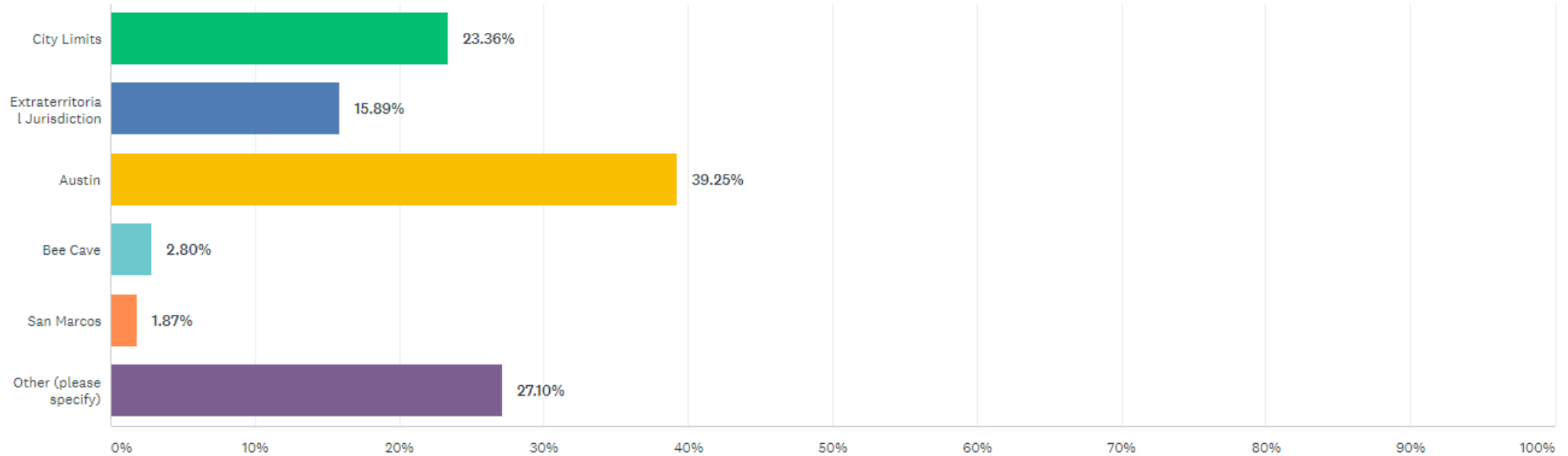


Only City Limits residents

Where they work

Where do you work? (Answer question based on prior to Covid-19)

Answered: 107 Skipped: 3

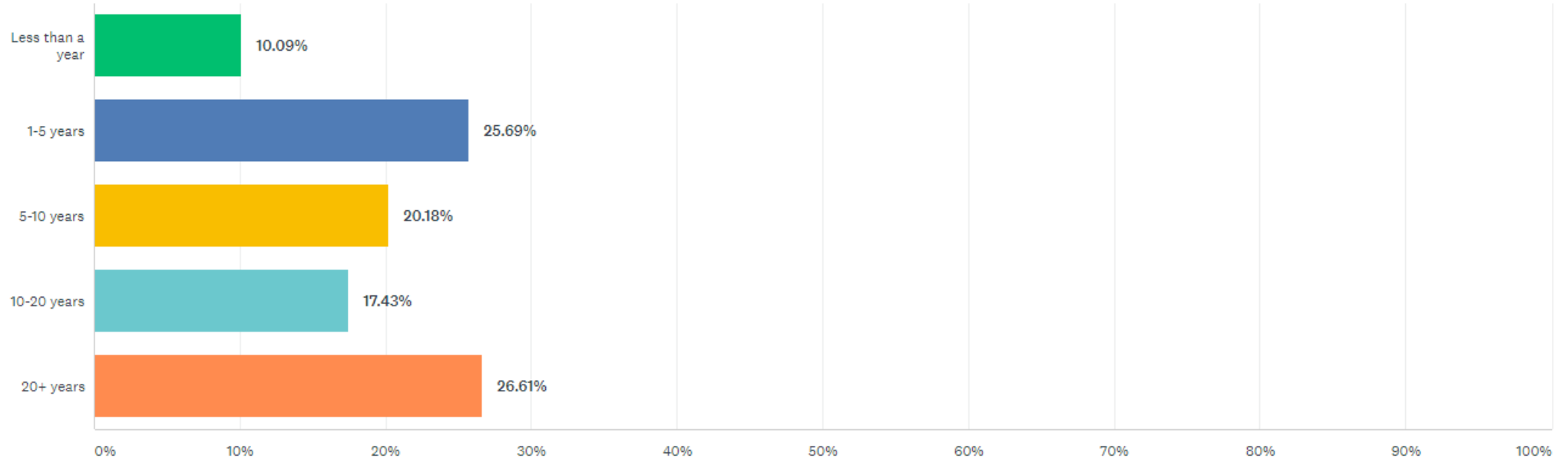


Includes ETJ residents. The others include: WFH, retired, stay at home mom, etc.

How long they've lived in the DS area

How long have you lived/worked in Dripping Springs?

Answered: 109 Skipped: 1



Includes ETJ residents

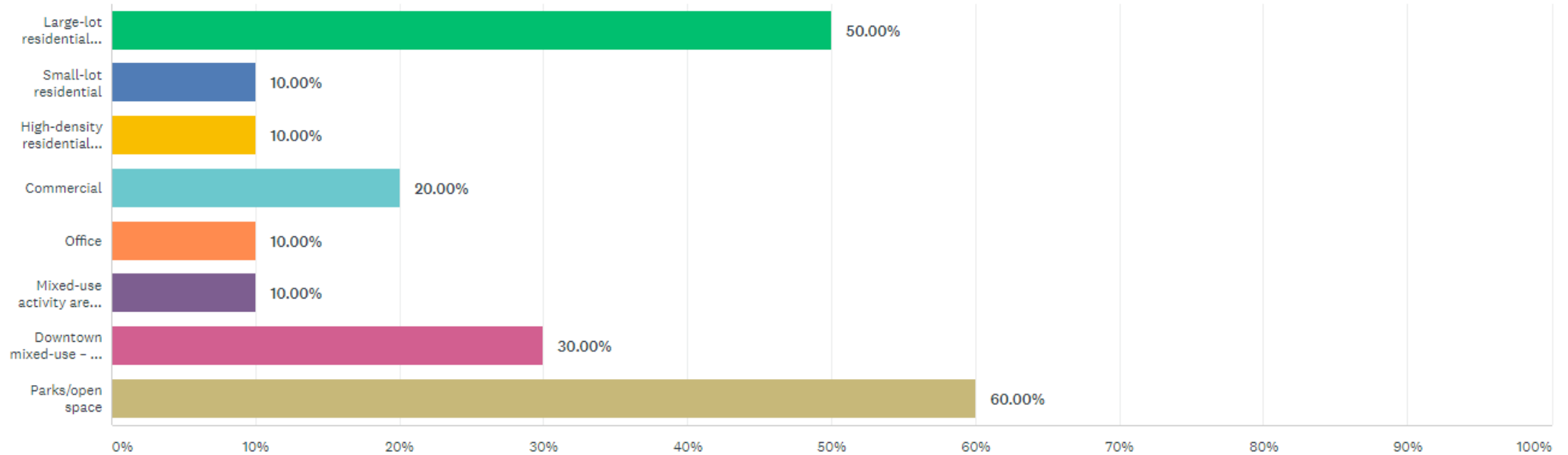
What they see as the biggest challenges facing Dripping Springs?

- Attainable housing
- Preventing DS from turning into North Austin
- Keeping the uniqueness
- Loss of small-town charm, too many cookie cutter homes, too many subdivisions with tiny properties, hill country feel is vanishing because of too much growth, no regard for design to keep small town feel alive
- How to allow reasonable growth without abandoning the ranch and low population density culture.
- Making sure not to over develop it with subdivision and large big box stores. There should be a minimum lot size of .5 acres on some areas and 1 or 2 acres in other areas
- The people that live here, can't' afford to live here anymore. I rent, but there is no way I can afford to purchase a house
- Striking a balance between business development and reasonable restrictions for preservation

What development they want to see

Which type of development would you like to see more of in Dripping Springs?

Answered: 10 Skipped: 35



Only City Limits residents

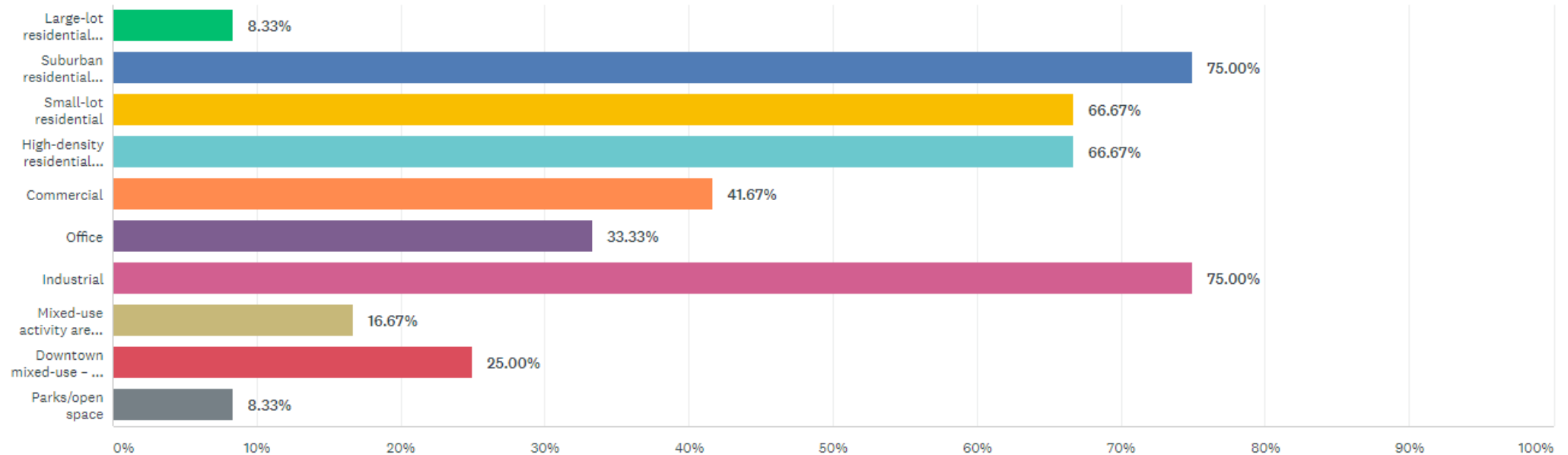
Land uses not allowed in some zones that should be

- The historic overlay is far too restrictive and discourages current zoning uses and increased density
- Encourage more accessory dwelling on existing residential lots capable of supporting such additional dwellings. CUPs for a permanent structure is restrictive. Adopt standards that are specific so that the CUP for ADU's can be done away with.

What development they don't want to see

Which type of development would you like to see less of in Dripping Springs?

Answered: 12 Skipped: 33



Only City Limits residents

Development Standards that they believe are too restrictive, vague, or flexible

- The historical overlay is too restrictive and hard to follow
- Too flexible. We need larger lots, lower buildings, less signage, and outdoor light pollution. Then conserve the environment larger/open private and public spaces through larger lots
- “minimum lot size” is too flexible and seems designed to promote higher density population that the infrastructure and water don’t support
- Too flexible. Seeing too many neighborhoods like Texas Heritage Village coming in with huge homes on tiny lots
- Tree and nature preservation are too flexible. Would be great to see an increase in preservation of the Natural Hill Country. I also think building height is an important standard, the view of the Hill Country is part of Dripping Springs character and even though building up allows a smaller real estate foot print it also takes away the Rural charm
- Building and site design
- Too many variances approved

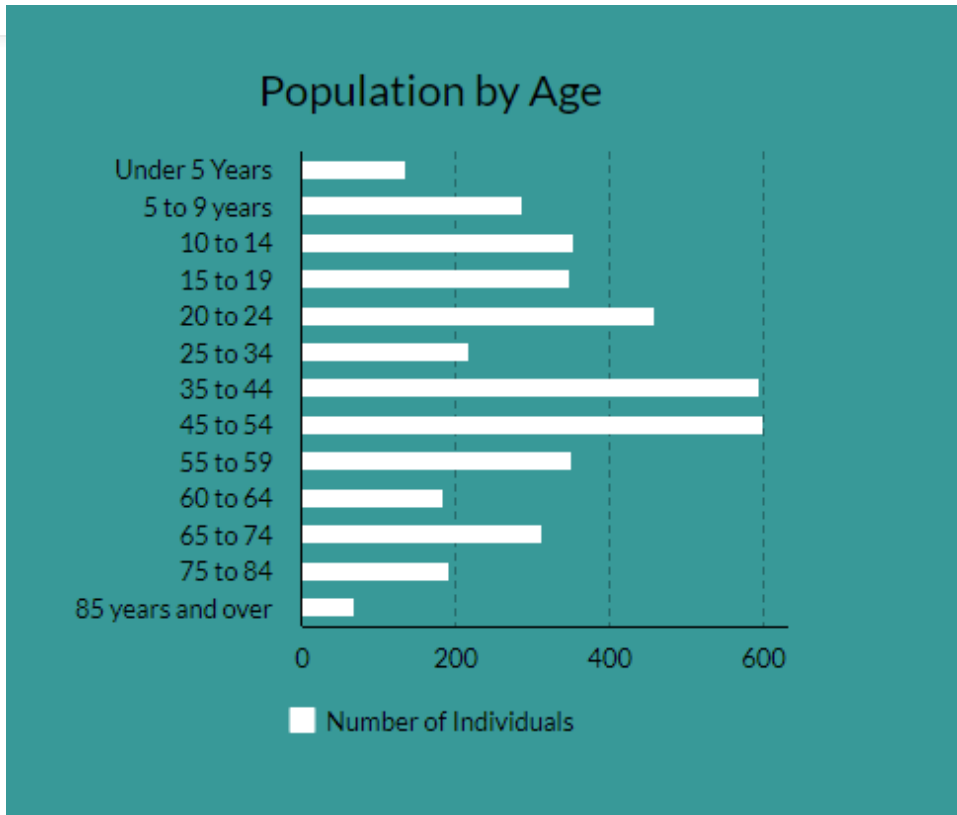
What current zoning standards make it difficult to be a welcoming/accommodating community

- Nothing connects or is walkable
- The historical overlay is too restrictive and discourages investment in downtown
- Lack of sidewalks, more sidewalks and wider sidewalks would be awesome
- There is no affordable housing in Dripping Springs for most of our essential workers.

Other comments and concerns

- We need diversity of businesses, too many gas stations
- Thanks for all y'all do. Please support Dripping in staying a small community. Those who want to be closer to things can move to places like Bee Caves. Please let this stay a country town
- Drip really needs to get a handle on growth. I'm not against growth at all but controlled smart growth is crucial.

02 Demographics estimations 2019



- Population around 4,119
- Median Age = 37.9 yrs.
- Median Age in US = 38.1 yrs.
- Median Home Value = \$389,200
- Percentage of Owner-Occupied Housing = 67.5%
- Median Family Income (Austin-Round Rock, Hays County is a part of this) = \$97,600



03 Residential Districts



High Density Residential Recap

High Density residential district is intended to promote stable, quality, detached residences and related accessory structures and provides residential development at urban densities in locations well served by public utilities and roadways. This district should have adequate thoroughfare access and be relatively well connected with community and neighborhood facilities such as schools, parks, and shopping centers.

Standards

- Lot Size: 5,500 square feet
- Lot Width: 50 feet
- Corner Lot Width: 60 feet
- Setbacks:
 - Front - 20 feet
 - Interior side - 6 feet
 - Street side - 15 feet
 - Unloaded street - 20 feet
 - Rear- 10 feet
 - Garage- 25 feet
- Building Height: 35 feet
- Impervious Cover: 50%
- 1 Primary Unit per lot/unit
- Density Cap: Max 6.0 dwelling units per gross acre

Residential: High Density

Proposed Uses

- Single-family detached (minimum lot size: 5,500 square feet).
- Single-family attached (provided that certain requirements are met).
- Single-family, zero lot line (provided that certain requirements are met).
- Those residential uses identified in the Use Tables of the Code as allowed in the residential district.
- Those non-residential uses identified in the Use Tables of the Code as allowed in the residential district.
- Those accessory uses identified in the Code that may be compatible with the primary uses allowed in the residential district.

Residential: High Density

Standards

- Garage Space Required: The elimination of a garage space by enclosing the garage with a stationary building wall is prohibited.
- On-Site Dwellings: Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
- Open Storage: Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc.).
- Non-Residential and Accessory Design Standards.
 - 1.Non-residential structures shall meet the lot and dimensional standards of the RS District and the applicable Commercial district
 - 2.Residential accessory structures shall meet the requirements of accessory structures (Later meeting)
 - 3.Residential accessory structures shall not exceed the height of the principal residential structure.
- Special Purpose Nonresidential Lots: These lots, including, but not limited to landscape lots and utility lots, are exempt from regulations described in these R-5 districts (see Plat for use notes).

Residential: Medium Density

Description

No Current District

Proposed

- These districts are composed of areas of detached dwellings and open land. The mid-sized lots allow for denser development and are served by public infrastructure. Medium Density Residential lots provide further options for housing and neighborhood development. This district may also be used as a transition from the rural residential zoning districts to less restrictive or denser residential zoning districts.

Residential: Medium Density

Proposed Uses

- Single-family detached (minimum lot size: 10,000 square feet).
- Those residential uses identified in the Use Tables of the Code as allowed in the residential district.
- Those non-residential uses identified in the Use Tables of the Code as allowed in the residential district.
- Those accessory uses identified in the Code that may be compatible with the primary uses allowed in the residential district.

Residential: Medium Density

Standards

- Lots Size: 10,000 SF (0.23 acres)
- Lot Width: 70 feet
- Corner Lot Width: 70 feet
- Setbacks:
 - Front - 20 feet
 - Interior Side - 10 feet
 - Street Side - 15 feet
 - Unloaded Street - 20 feet
 - Rear - 10 feet
 - Garage - 25 feet
- Building Height: 35 ft
- Impervious Cover: 50%
- Density Cap: Max 4 dwelling units per gross acre
- 1 Primary Unit per lot/unit

Residential: Medium Density

Standards

- On-Site Dwellings: Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
- Open Storage: Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc.).
- Non-Residential and Accessory Design Standards.
 - 1.Non-residential structures shall meet the lot and dimensional standards of the Residential District and the applicable Commercial district
 - 2.Residential accessory structures shall meet the requirements of accessory structures (Later meeting)
 - 3.Residential accessory structures shall not exceed the height of the principal residential structure.
- Special Purpose Nonresidential Lots: These lots, including, but not limited to landscape lots and utility lots, are exempt from regulations described in this district.

Residential: Low Density

Description

SF-2 Current Code

- Single-Family Residential District - Moderate Density (SF-2)
- Description: The SF-2, Single-Family Residential District is intended to provide for development of primarily moderate-density detached, single-family residences on lots of at least one-half (1/2) acre in size.

Proposed district:

This district provides for a low density, large lot single-family detached dwellings, where such topographic conditions and environmental constraints occur. The district is intended to provide the opportunity to develop a large lot subdivision prior to public utilities being available. It is intended to remain rural in character.

Residential: Low Density

Proposed Uses

SF-2 Current Code

- Permitted Uses: Those uses listed for the SF-2 District or any less intense residential district in Appendix C [Appendix E] (Use Charts) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.

Proposed district:

- Single-family detached (minimum lot size: 0.5 acres).
- Those residential uses identified in the Use Tables of the Code as allowed in the Residential District.
- Those non-residential uses identified in the Use Tables of the Code as allowed in the Residential District.
- Those accessory uses identified in the Code that may be compatible with the primary uses allowed in the Residential District.

Residential: Low Density

Standards

SF-2 Current Code

- Lots Size: Min 0.5 Acre Lot (21780 SF)
- Lot Width: none
- Setbacks:
 - Front -25 feet
 - Interior Side -15 feet
 - Street Side - none
 - Unloaded Street - don't define
 - Rear - 25 feet from the main building.
 - Garage - 25 feet

Proposed district

- Lots Size: Min 0.5 Acre Lot (21780 SF)
- Lot Width: 90 feet
- Setbacks:
 - Front -45 feet
 - Interior Side -20 feet
 - Street Side - 25 feet
 - Unloaded Street - 25 feet
 - Rear - 50 feet
 - Garage - 45 feet

Residential: Low Density

Standards

SF-2 Current Code

- Building Height:
 - Main Building(s) Height: Maximum two and one-half (2-1/2) stories, or forty feet (40') for the main building or house, whichever is less.
 - Accessory Building(s) Height: Maximum fifteen feet (15') for accessory buildings, including a detached garage or accessory dwelling units.
- Impervious Cover: 40%

Proposed district

- Building Height:
 - Working with Keenan on this
 - Accessory structures will have a separate section
- Impervious Cover: 40%
- Density Cap: Max 1.5 dwelling units per gross acre
- 1 Primary Unit per lot/unit

Residential: Low Density

Standards

SF-2 Current Code

- On-Site Dwellings: Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
- Open Storage: Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc.).
- Side-Entry Garages: Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of twenty-five feet (25') from the door face of the garage or carport to the side property line for maneuvering.
- Swimming Pools: Swimming pools shall be constructed and enclosed in accordance with the City Building Code.
- Nonresidential Uses: Site plan approval shall be required for any nonresidential use (such as a school, church, child-care center, private recreation facility, etc.) in the SF-2 District. Any nonresidential land use that may be permitted in this district shall conform to the Local Retail District standards.
- Temporary Facilities: There shall be no permanent use of temporary facilities or buildings.
- Other Regulations: Refer to Section 5, Development Standards & Use Regulations.
- OSSFs: On-Site Sewage Facilities (OSSFs) are prohibited in this district on lots of less than three-quarters (3/4) of an acre.

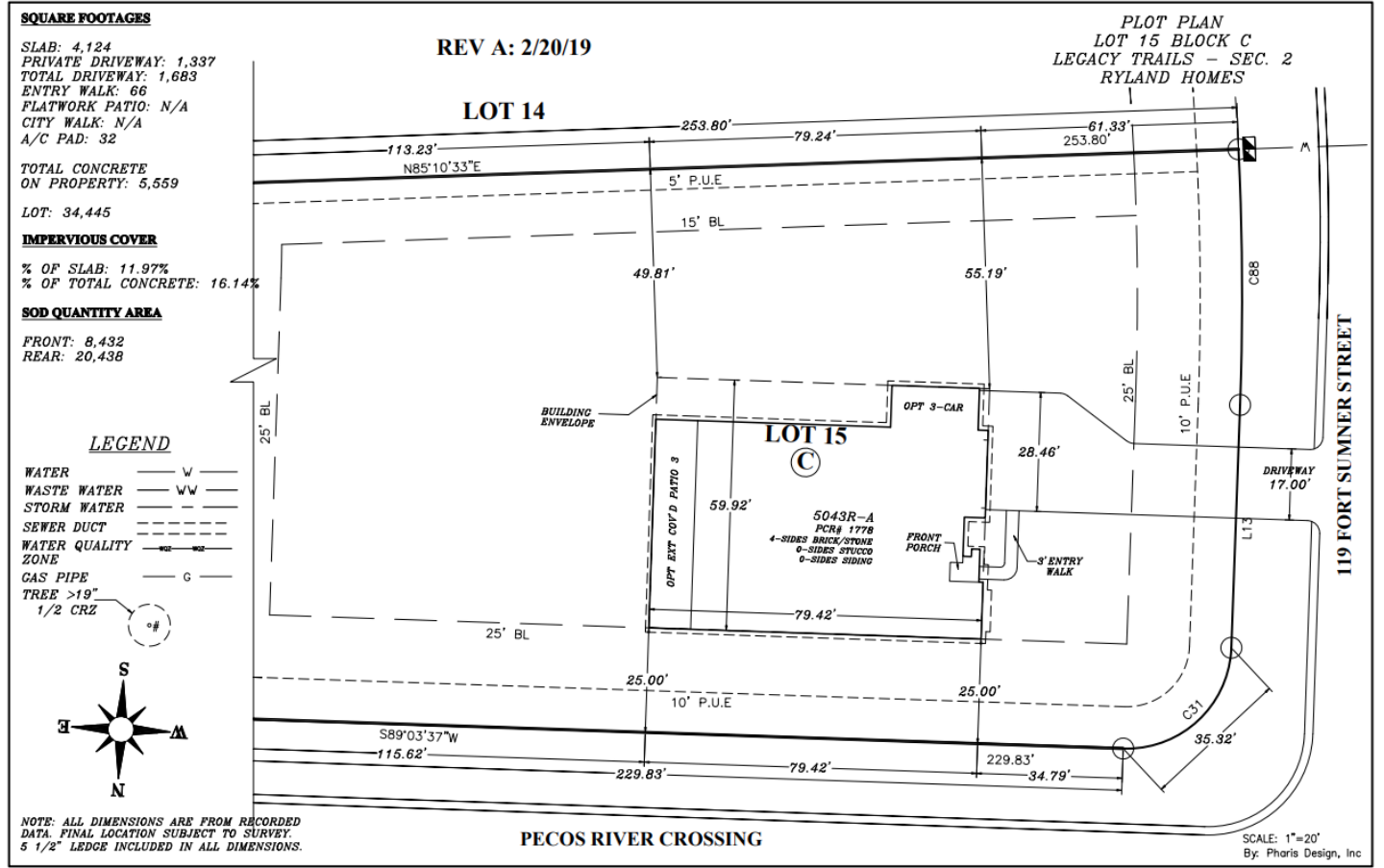
Proposed district

- On-Site Dwellings: Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
- Open Storage: Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc.).
- Non-Residential and Accessory Design Standards.
 1. Non-residential structures shall meet the lot and dimensional standards of the Residential District and the applicable Commercial district
 2. Residential accessory structures shall meet the requirements of accessory structures (Later meeting)
 3. Residential accessory structures shall not exceed the height of the principal residential structure.
- Special Purpose Nonresidential Lots: These lots, including, but not limited to landscape lots and utility lots, are exempt from regulations described in this district

Legacy Trails Subdivision SF- 2



Legacy Trails Subdivision SF-2



Harrison Hills Subdivision SF-2



Harrison Hills Subdivision SF-2



Residential: Rural Density

Description

SF-1 Current Code

- Single-Family Residential District - Low Density (SF-1)
- Description: The SF-1, Single-Family Residential District is intended to provide for development of low-density, detached, single-family residences on lots of at least one (1) acre in size.

Proposed district:

- This district is intended for areas of very low density single-family residential use and associated uses. The district has a lot size minimum of one acre to retain a rural character and is appropriate where topography or lack of public utilities and services may necessitate a low density.

Residential: Rural Density

Proposed Uses

SF-1 Current Code

- Permitted Uses: Those uses listed for the SF-1 District or any less intense residential district in Appendix C [Appendix E] (Use Charts) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.

Proposed district:

- Single-family detached minimum lot size: One acre.
- Those residential uses identified in the Use Tables in Chapter 5 of this Code as allowed in the RE District.
- Those non-residential uses identified in the Use Tables
- Those accessory uses identified in accessory structure regulations.

Residential: Rural Density

Standards

SF-1 Current Code

- Lots Size: Min 1 acre (43,560 sf)
- Lot Width: none
- Setbacks:
 - Front - 25 feet
 - Interior Side - Total of 40 feet combining both side yards with a minimum of 15 feet on either side
 - Street Side -Unloaded Street - don't define
 - Rear - 25 feet
 - Garage - 25 feet

Proposed district:

- Lots Size: Min 1 acre (43,560 sf)
- Lot Width: 100 feet
- Setbacks:
 - Front - 50 feet
 - Interior Side - 25 feet
 - Street Side - 35 feet
 - Unloaded Street - 50 feet
 - Rear - 75 feet
 - Garage - 50 feet

Residential: Low Density

Standards

SF-1 Current Code

- Building Height:
 - Main Building(s) Height: Maximum two and one-half (2-1/2) stories, or forty feet (40') for the main building or house, whichever is less.
 - Accessory Building(s) Height: Maximum fifteen feet (15') for accessory buildings, including a detached garage or accessory dwelling units.
- Impervious Cover: 30%

Proposed district

- Building Height:
 - Working with Keenan on this
 - Accessory structures will have a separate section
- Impervious Cover: 30%
- Density Cap: none
- 1 Primary Unit per lot/unit

Residential: Low Density

Standards

SF-1 Current Code

- On-Site Dwellings: Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
- Open Storage: Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, recreational vehicles, boats and trailers, etc.).
- Side-Entry Garages: Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of twenty-five feet (25') from the door face of the garage or carport to the side property line for maneuvering.
- Swimming Pools: Swimming pools shall be constructed and enclosed in accordance with the City Building Code.
- Nonresidential Uses: Site plan approval shall be required for any nonresidential use (such as a school, church, child-care center, private recreation facility, etc.) in the SF-1 District. Any nonresidential land use that may be permitted in this district shall conform to the Local Retail District standards.
- Temporary Facilities: There shall be no permanent use of temporary buildings.
- Other Regulations: Refer to Section 5, Development Standards & Use Regulations.

Proposed district

- On-Site Dwellings: Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
- Open Storage: Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc.).
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- Special Purpose Nonresidential Lots: These lots, including, but not limited to landscape lots and utility lots, are exempt from regulations described in this district



Hidden Springs Subdivision SF-1

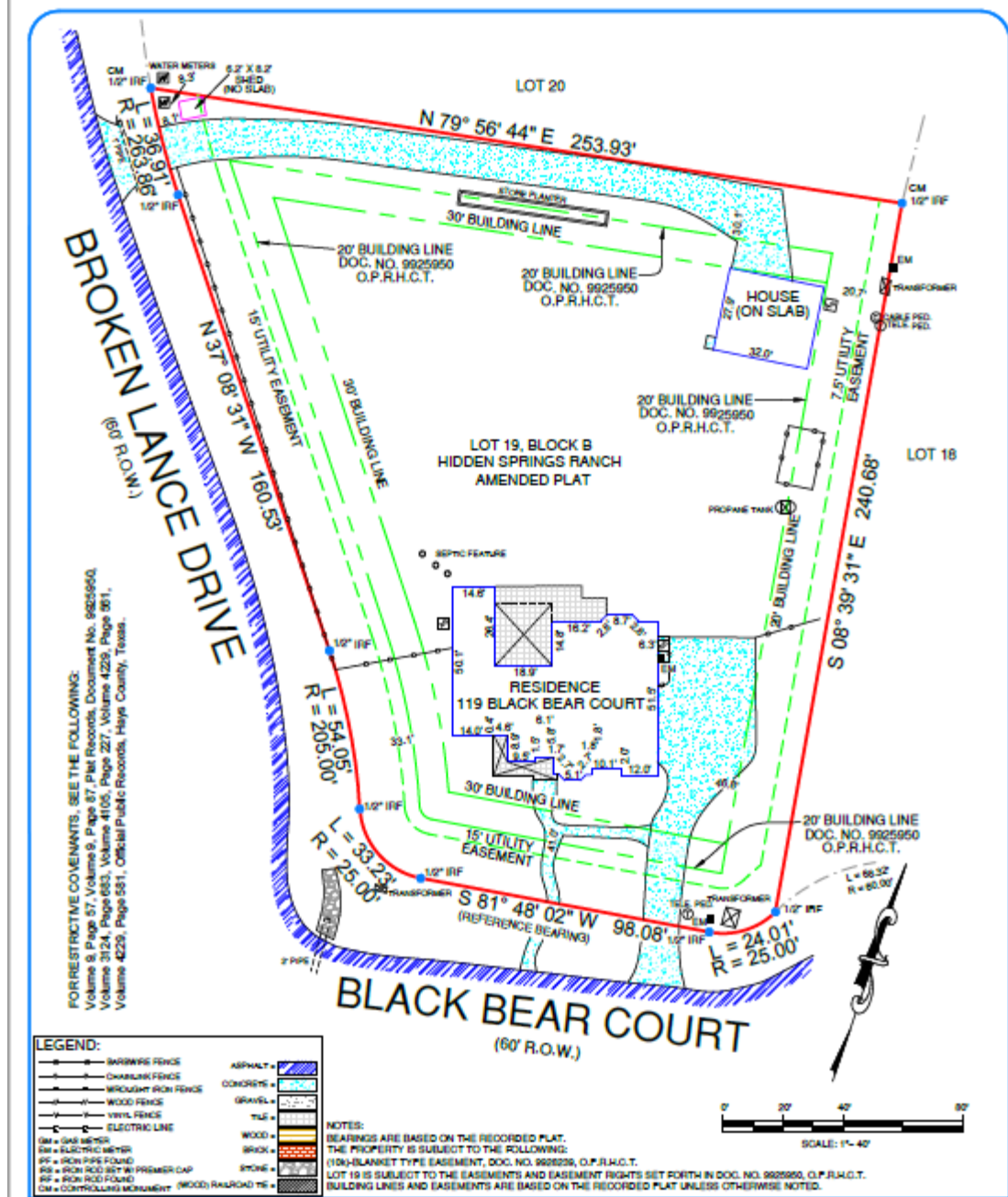




Hidden Springs Subdivision SF-1



Hidden Springs Subdivision SF-1



**Pound House
Hills
Subdivision
SF-1**



Pound House Hills Subdivision SF-1



Subdivision Design

Density

- Units per acre
- width/length of lots
- setbacks

Landscaping/Tree Preservation

- Required planting criteria
- Not allowing clear cutting
- Street tree criteria

Design Standards

- Require design standards
- Variation in design/elevation



Next Meeting

- Use Chart for Residential Uses
- Accessory Structures/Temporary Structures