

Accessory Dwelling Units (ADU)

A room or suite of rooms or secondary single-family dwelling unit within an accessory structure that is clearly incidental to a principal use, excluding two-family and multifamily dwellings and is permitted only in conjunction with the main structure.

A guest house, mother-in-law quarters or garage apartment are examples of accessory dwelling units.



WHERE IS AN ADU ALLOWED?

ADU's are allowed by-right in the Local Business Mixed (B-1), Mixed Residential District (R-2), and Manufactured Housing Residential (R-3) zoning districts and by Specific Use Permit in the R-1, Single-Family Residential District. For information about what a specific property is zoned, visit the City of Brenham webpage to view the online zoning map or contact Development Services.



Photo courtesy of www.startribune.com

WHO CAN BUILD AN ADU?

Any homeowner living on a single-family zoned property may build an ADU with prior approval of a Specific Use Permit and a building permit. Any homeowner or business owner located in a B-1, R-2 and R-3 zoning district may build an ADU with a building permit.

DEVELOPMENT STANDARDS

Additional standards pertaining to Accessory Dwelling Units (ADUs):

- a) Shall be subordinate to and supportive of the principal use and structure
- b) Should the primary use be a single-family dwelling, in a R-1 District, the property owner's primary residence shall be the single-family dwelling or ADU.
- c) An ADU must be designed and constructed keeping with the general architecture and building material of the principal structure.
- d) An attached ADU shall be subject to the regulations affecting the principal structure. A detached ADU shall have side yards of not less than the required side yard for the principal structure and rear yards of not less than ten (10) feet
- e) One (1) on-site parking space, located to the side or rear of the primary structure, shall be provided for the ADU in addition to the required parking for the principal structure
- f) The maximum habitable area of an ADU is limited to either one-half (1/2) of the habitable area of the principal structure, or one thousand (1000) square feet, whichever is smaller
- g) ADUs shall not be a HUD-code manufactured home or mobile home

BENEFITS

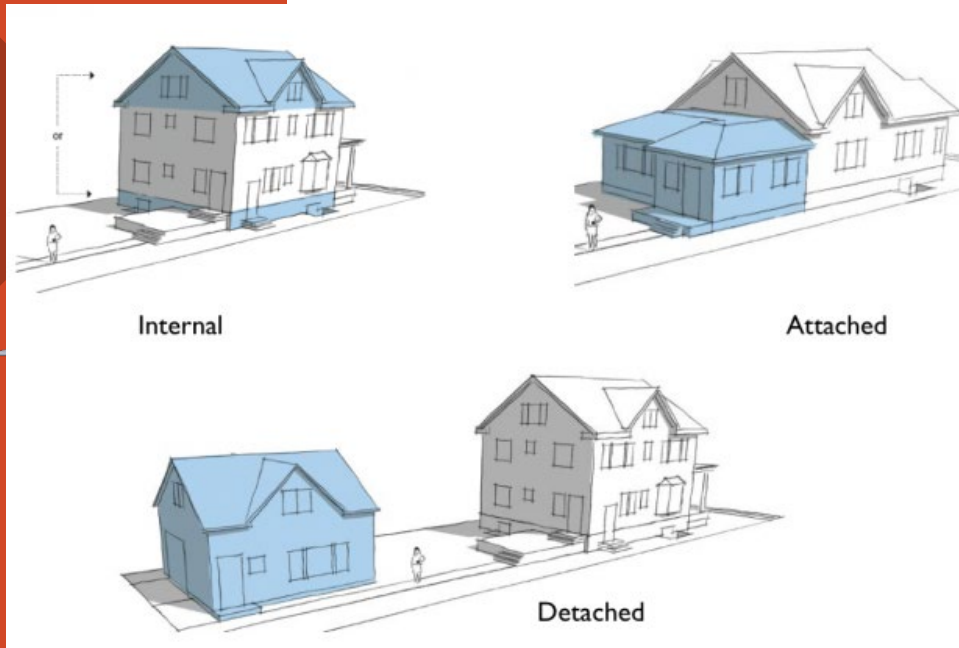


Photo courtesy of www.co.Washington.or.us

Provide a wider variety of housing options

Allow more efficient use of existing infrastructure

Offer additional housing units at a lower cost of development

Offer young adults and aging populations ability to live near family with added privacy

Provide homeowners extra income

PERMITS

HOW DO I APPLY FOR A SPECIFIC USE PERMIT?

A property owner desiring to construct an ADU on a residential zoned property can apply for a Specific Use Permit (SUP) through the Development Services Department. Applications are available online through the Accela Portal. SUPs are reviewed by staff to ensure adherence to use-specific standards then reviewed by the Planning and Zoning Commission with final approval from the Brenham City Council. A complete SUP application includes:

- Completed Accela application
- Planning application fee of \$300
- Cover letter to the Planning and Zoning Commission explaining the request
- Site plan showing the subject property, location of proposed ADU and adherence to use-specific standards
- Photographs, letters from neighbors or any other pertinent information/documentation that the applicant feels would substantiate the request

WHAT PERMITS DO I NEED?

A residential building permit is needed for the construction of ADUs, including construction of a new building (detached ADU) or an enlargement to an existing building (attached ADU). Building permit applications are available online through the Accela portal.

PERMIT COSTS?

The fee for a residential building permit is based on the square footage. Visit the [Development Services, Building & Inspections](#) page for the complete Fee Schedule. Please note that the City of Brenham online permit portal - Accela - will process all fees using PayPal.

