

# city of yes for housing opportunity

## Accessory Dwelling Units (ADUs)

*City of Yes for Housing Opportunity* is a plan to tackle our housing shortage by making it possible to build a little more housing in every neighborhood. Together, we can make our city more affordable without dramatic changes in any one community.

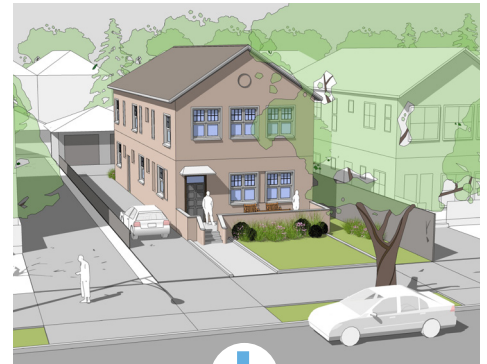
An important part of this plan is allowing homeowners to create small “accessory dwelling units” or ADUs.

### ADUs Support Homeowners

For seniors fighting to stay in the neighborhood on a fixed income, or young people stretching to afford a first home, adding a small unit can be life changing. But under current rules, NYC homeowners can't choose to use their properties in this way. ***City of Yes for Housing Opportunity* would allow “accessory dwelling units,” or ADUs - which include backyard cottages, garage conversions, and basement apartments.**

Many other cities have already legalized accessory dwelling units because they **support homeowners, and provide more space for multigenerational families without significantly changing the look and feel of a neighborhood.**

Legalizing ADUs would not noticeably impact neighborhoods. In other cities and states that have already legalized ADUs, overall **less than 5% of eligible homeowners** have chosen to build them.



*“The challenges of maintaining a home in NYC can be overwhelming. The ADU program represents more than just additional housing. It represents a lifeline to homeowners like me. It provides an essential source of income that can make the difference between being able to stay in your home or losing your home.”*

**Sade Singh**, a homeowner in St. Albans, Queens, who hopes to add an accessory dwelling unit to her house.

# Rules

## Definition

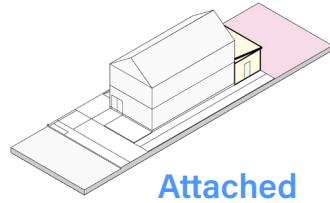
One ADU per 1- or 2- family building with a maximum size of 800 square feet

## Number of units

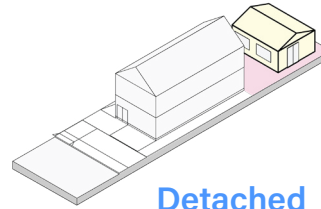
Does not count towards maximum number of units or dwelling unit factor, if applicable.

## FAR

Counted as residential floor area



Attached



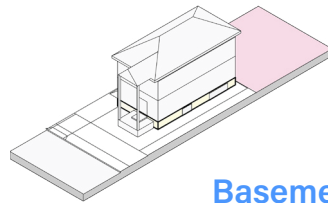
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## Height

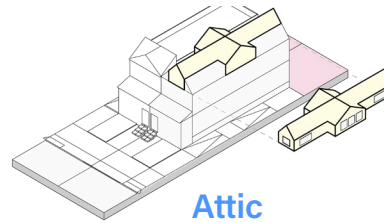
2 stories, 25 foot height limit

## Parking

No parking requirement



Basement



Attic

Distance from lot line 5 feet

## Yards

Permitted obstruction in rear yards limited to 50% yard coverage

## Distance between buildings

10 feet between detached ADU and other buildings

## Sideyard Access

ADUs must be within 100 feet of street curb with 5 feet wide access path that can also be used for parking

*Some ADUs—like basement apartments—would require other changes to state law to be fully legalized. ADUs would not be allowed in Special Coastal Risk Districts, and basement ADUs would not be allowed in coastal flood areas.*

## NYC Will Help Homeowners Navigate Process

NYC will create a “one stop shop” of resources to help homeowners add ADUs, including step-by-step guides to help navigate the process, and a library of pre-approved designs. This will help streamline approvals and lower costs for homeowners.

## AARP supports ADUs and City of Yes



“ADUs give older New Yorkers the freedom to downsize & have their families nearby. Without them, more people will enter institutional care. Let’s help them stay right here, they built the city and we owe it to them.”

**Beth Finkel**, State Director, New York State Office, AARP

## Next Steps

*City of Yes for Housing Opportunity* began public review in April 2024. Community boards and borough presidents provided input and the City Planning Commission (CPC) held a public hearing. In September, the CPC voted to approve the proposal. Now, it goes to the City Council for a final vote before the end of the year.

*Learn more, get involved*



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for housing opportunity



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