

Fact Sheet

Ancillary Dwelling Units (ADUs)

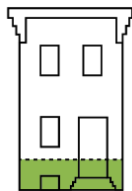
If you own and live in a one- or two-family home in a historic district, you may be eligible to create an ADU on your property. An Ancillary Dwelling Unit (ADU), also known as an Accessory Dwelling Unit, is a small building on the same lot as your main house, like a backyard cottage, attic or basement apartment, garage conversion, or attached addition.

ADUs can offer benefits to homeowners, such as making room for extended family members or generating extra rental income. While there are some zoning restrictions on what types of ADUs can be built in historic districts, several types of units are permitted.

There are three types of ADUs that you can build in a historic district:



Attic ADU An attic ADU uses existing habitable space without expanding your home’s footprint. As with all types of ADUs, attic ADUs must have their own entrance separate from the primary residence.



Basement or Cellar ADU Basement or cellar ADUs are located below the first floor of a home and can be created through new construction or through the conversion of existing space. These ADUs must meet strict safety requirements and are not permitted in flood-risk areas.



Detached ADU Conversion While the new construction of a detached ADU is not permitted by zoning in historic districts, it is possible to convert an existing ancillary structure (like a garage) to create an ADU. In many cases, demolishing a structure and rebuilding it within the same footprint can be considered a conversion.

Getting Started

- **Look up your property in LPC’s map:** LPC’s interactive map, [ADU Eligibility in Historic Districts](#), can help you get started determining if your property may be eligible for an ADU. It shows tax lots within Historic Districts and their potential eligibility for an ADU. Many one- and two-family residences are eligible for certain types of ADUs, but there are some limitations. We recommend using it in addition to the [ADU for You](#) property look-up tool.
- The City released a resource, [ADU for You](#), to guide owners through the process of creating an ADU. ADU for You features tools that help owners determine their property’s eligibility and understand the process of planning, permitting, budgeting for, and constructing an ADU, including [a guidebook available in multiple languages](#). Through the site, you can also access live technical assistance provided by industry experts.

LPC is here to help.

- LPC staff are available to help you consider plans to create an ADU on your historic property. LPC has a **dedicated team of staff** who can discuss plans to create an ADU on your property. If you would like to speak with LPC staff about a potential ADU, please call 646-202-3938 or email ADU@lpc.nyc.gov.
- **File on Portico:** Portico is LPC's web-based permit portal that makes it easy to file an application and allows multiple users to access the same application and receive updates on application status. If you have questions about filing with Portico, please call 212-669-7817 or email info@lpc.nyc.gov.

More information

- **ADU for You** has live technical assistance. You can reach out directly to them at aduforyou@neighborhoodrestore.org or call the ADU Technical Assistance Phone Number: (212) 584-8981 ex. 12.
- For information on how to file ADU plans with the Department of Buildings (DOB), visit their [website](#).