

ACCESSORY DWELLING UNITS IN MANHATTAN

An accessory dwelling unit (ADU) is a secondary living unit on an owner-occupied, single-family property, that is integrated or independent of the primary home.



Types of ADU's



Integrated Unit:

Within existing principal building in basement or main level.



Integrated Unit:

Attached to existing principal building with seamless exterior.



Independent Unit:

Detached living unit independent of principal building.



Independent Unit:

Detached garage with living unit independent of principal building.

Benefits of ADU's



More Efficient Use of Land



Affordable Rental Options in Manhattan



House Family & Friends



Preserve Neighborhood through owner occupancy and reinvestment



Increase Property Value



Pay Off Mortgage More Quickly

Proposed Regulations for ADU's

	Permitted Uses		Minimum Lot Size	Occupancy	Density	ADU Size Integrated	ADU Size Independent
	Integrated	Independent					
Estate-Lot Residential (RE)	✓	✓	10,000 sq. ft.	Maximum of two residents per ADU	1 ADU per property	30% or less of gross floor area of habitable space or 800 sq. feet - whichever is less	Maximum 1.5-Story Tall and 800 or less sq. feet
Low-Density Residential (RS)	✓	✓	6,500 sq. ft.				
Med-Destiny Residential (RM)	✓	X	8,500 sq. ft. (Integrated)				
Established Neighborhood (EN)	✓	✓	6,500 sq. ft.				

*Setback requirements will be based upon the zoning district and ADU type; integrated or independent.

**An ADU will be required to provide a minimum of one additional off-street parking space.



For more information about accessory dwelling units, contact the City of Manhattan's Community Development Department
785-587-2439