

## QUICK START GUIDE

# Ithaca ADU Quick Start Guide

Essential information for homeowners considering an ADU in Ithaca, NY.

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## What is an ADU?

An Accessory Dwelling Unit (ADU) is a secondary housing unit on a single-family residential lot. Also known as in-law suites, granny flats, or backyard cottages, ADUs provide independent living space with their own entrance, kitchen, and bathroom.

- Detached backyard cottage
- Attached addition to your home
- Garage conversion
- Basement apartment
- Attic conversion

## Ithaca ADU Rules at a Glance

**Max ADU Size**

Up to 850 sq ft

**Setbacks**

5 ft rear & side

**Height Limit**

24 ft for detached

**Owner Occupancy**

Not required in Ithaca

**Parking**

1 space may be required

**Short-Term Rental**

Check local rules

## Your 5-Step Path to an ADU

**1. Assess Your Property**

Check zoning, lot size, and setback requirements for your address.

**2. Choose Your ADU Type**

Select the ADU format that fits your property, budget, and goals.

**3. Design & Plan**

Work with a designer to create compliant, functional plans.

**4. Permits & Approvals**

Submit to the City of Ithaca Building Department. Allow 4–8 weeks.

### 5. Construction

Build with a licensed contractor. Timeline: 3–9 months depending on type.

## Typical Costs in Ithaca

### Garage Conversion

\$50K–\$120K

Timeline: 3–5 months

### Basement ADU

\$60K–\$130K

Timeline: 3–6 months

### Attached Addition

\$120K–\$220K

Timeline: 5–8 months

### Detached Cottage

\$150K–\$300K

Timeline: 6–12 months

Costs vary by site conditions, finishes, and design complexity. Use these ranges for early planning, then request a detailed estimate for your property.