

## ZONING REQUIREMENTS

# Ithaca ADU Zoning Requirements

A comprehensive overview of zoning rules and land use regulations for ADUs in Ithaca, NY.

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## Where ADUs Are Permitted

ADUs are permitted in most residential zones throughout the City of Ithaca. The city's updated ADU ordinance expanded ADU rights to encourage more housing options.

- R-1a (Low-Density Residential)
- R-1b (Single-Family)
- R-2a (Two-Family)
- R-2b (Multiple Residence)
- R-3a (High-Density Residential)

## Key Dimensional Standards

**Maximum ADU Size**

800 sq ft

**Rear Setback**

5 feet minimum

**Side Setback**

5 feet minimum

**Maximum Height**

24 ft (detached)

**Lot Coverage**

Per base zone rules

**Lot Size Minimum**

5,000 sq ft

## Important Restrictions

**Short-Term Rentals**

ADUs used for short-term rentals (fewer than 30 days) may require separate permits and are subject to local STR regulations.

**Historic Districts**

Properties in Ithaca's historic districts may face additional design review requirements and height restrictions.

**Flood Zones**

ADUs in FEMA-mapped flood zones must meet additional elevation and flood-proofing standards.

**Utility Connections**

ADUs must have independent utility connections or demonstrate shared service capacity.