



ADU FEASIBILITY ASSESSMENT

Your ADU Options



Sample Property, New York, NY

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About This Report

An Accessory Dwelling Unit (ADU) is a small, self-contained home added to your property, whether in the backyard, attached to your house, or by converting a garage. NYC recently updated zoning rules to make ADUs easier to build.

This report was automatically generated using publicly available data from NYC's Department of City Planning (PLUTO), building footprints, and zoning maps. We evaluate your lot size, zoning, and existing structures to determine which ADU types may work for your property.

This is a preliminary assessment, not a guarantee of permit approval. A site survey and DOB review is required before construction.

Your Property at a Glance

ZONING DISTRICT R4-1	BUILDING CLASS B1
LOT AREA 3,742 sqft	BUILDING AREA 2,070 sqft
BUILT FAR 0.55	ALLOWED FAR 1.00
AVAILABLE FAR 0.45	YEAR BUILT 1935

Your ADU Options

Based on your property, here's what may be possible. See the following pages for details on each option.

Garage Demo & Rebuild Demolish existing garage and rebuild as ADU	RECOMMENDED 479 sqft max
Garage Conversion Convert your existing garage into a living space	ELIGIBLE 325 sqft max
Detached Backyard ADU New construction in your backyard	NOT ELIGIBLE Not eligible
Attached ADU Addition structurally connected to your primary home	NOT ELIGIBLE Not eligible

Questions? Schedule a free consultation at havenadus.com/getstarted or call (917) 938-7864.

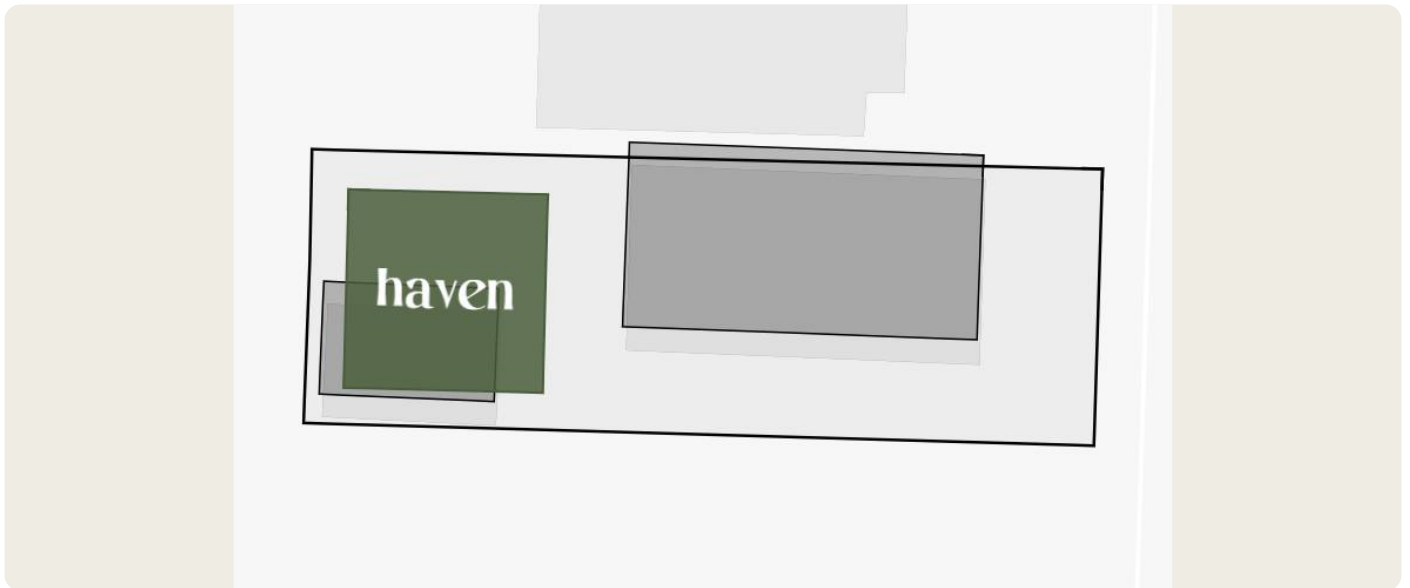
Garage Demo & Rebuild

RECOMMENDED

Up to 479 sqft (expanded from existing garage)

Instead of converting the garage as-is, this option involves demolishing the existing garage and rebuilding a larger ADU in its place. NYC allows you to expand beyond the original footprint, subject to open area and rear yard coverage rules.

This option may require an on-site survey to confirm exact property line distances. The figures in this report are based on publicly available data, which may differ slightly from actual measurements.



What We Checked

- **One or two family dwelling**
Building class B1 — qualifies
- **Historic district**
No historic district or landmark designation
- **FEMA Special Flood Hazard Area**
Not in a FEMA Special Flood Hazard Area
- **Coastal Flood Risk Area**
No coastal flood risk designation
- **DEP 10-Year Flood Area**
Manual verification required — refer to DEP Interim Flood Risk Area
- **Restricted zoning**
Zone R4-1 — not restricted
- **Available FAR**
Built 0.55 / Allowed 1.00 — 0.45 remaining

Garage Demo & Rebuild

RECOMMENDED

- **Corner lot**

Not a corner lot

- **Garage detected**

Garage detected (low confidence) — 325 sqft footprint

- **5-foot side access to rear yard**

Left gap: -1.9ft, Right gap: 13.2ft — right side \geq 5ft

- **Available FAR (rebuild)**

Built 0.55 / Allowed 1.00 — 0.45 remaining

- **Open area (20% rule)**

Can expand from 325 to 793 sqft (20% open area budget allows 468 sqft expansion)

- **Geometric rebuild envelope**

Max envelope: 25ft \times 26ft = 650 sqft (10ft from primary, lot line offsets preserved)

- **1/3 rear yard coverage**

Rear yard: 41ft \times 35ft = 1438 sqft 'max 1/3 = 479 sqft

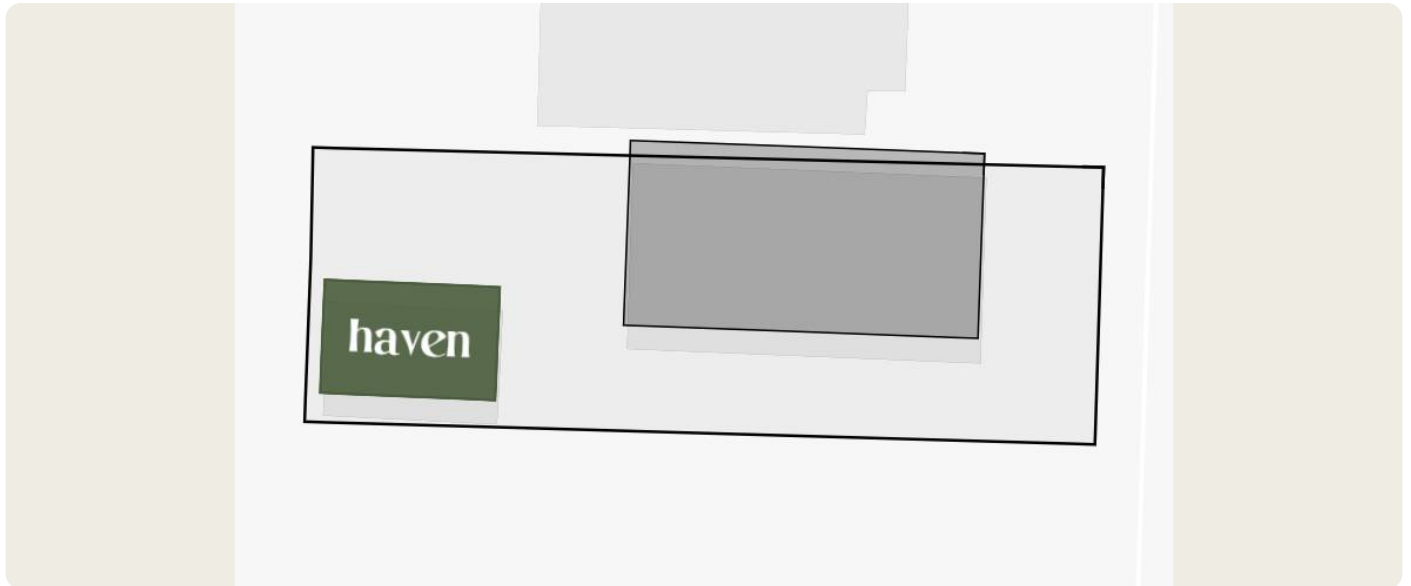
Garage Conversion

ELIGIBLE

325 sqft (existing garage footprint)

A garage conversion turns your existing garage into a livable ADU without changing the building's footprint. This is often the most affordable option since the structure already exists. You are essentially renovating the interior to meet residential building codes.

No new construction is required on the exterior, which simplifies the permitting process.



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- **Available FAR**
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- **Corner lot**
Not a corner lot

Garage Conversion

ELIGIBLE

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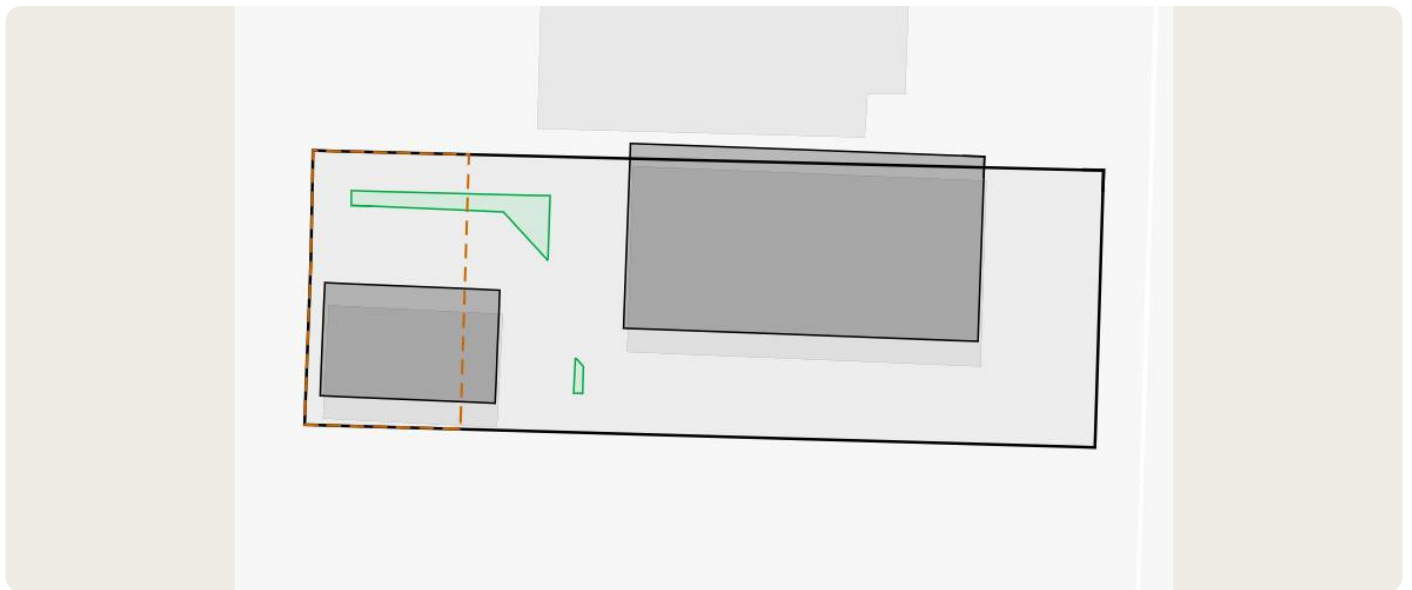
Detached Backyard ADU

NOT ELIGIBLE

A detached ADU is a standalone building in your backyard, separate from your main home. This is typically the highest-value option because it provides the most privacy and flexibility.

Under NYC's updated zoning rules (effective 2024), most residential properties can add a detached ADU up to 800 sqft. The actual size depends on available yard space, setbacks, and lot coverage limits.

Based on the available data: No valid placement found in buildable zone.



— Lot boundary ■ Building footprint ■ Buildable zone - - - Min. rear yard setback

What We Checked

- **One or two family dwelling**
Building class B1 — qualifies

- **Restricted zoning**
Zone R4-1 — not restricted

- **Historic district**
No historic district or landmark designation

- **FEMA Special Flood Hazard Area**
Not in a FEMA Special Flood Hazard Area

- **Coastal Flood Risk Area**
No coastal flood risk designation

- **DEP 10-Year Flood Area**
Refer to "Interim Flood Risk Area" published by DEP — manual verification required

- **Available FAR**
Built 0.55 / Allowed 1.00 — 0.45 remaining

Detached Backyard ADU

NOT ELIGIBLE

- **FAR floor area for ADU**

Available FAR (0.45) × Lot area (3,742 sf) = 1,684 sf — ADU needs 364 sf

- **Corner lot**

Not a corner lot

- **Lot coverage**

Current: 37.4% 'With ADU: 47.1% · Max: 100% (R4-1, corner)

- **5-foot side access to rear yard**

Left gap: -1.9ft, Right gap: 13.2ft — right side ≥ 5ft

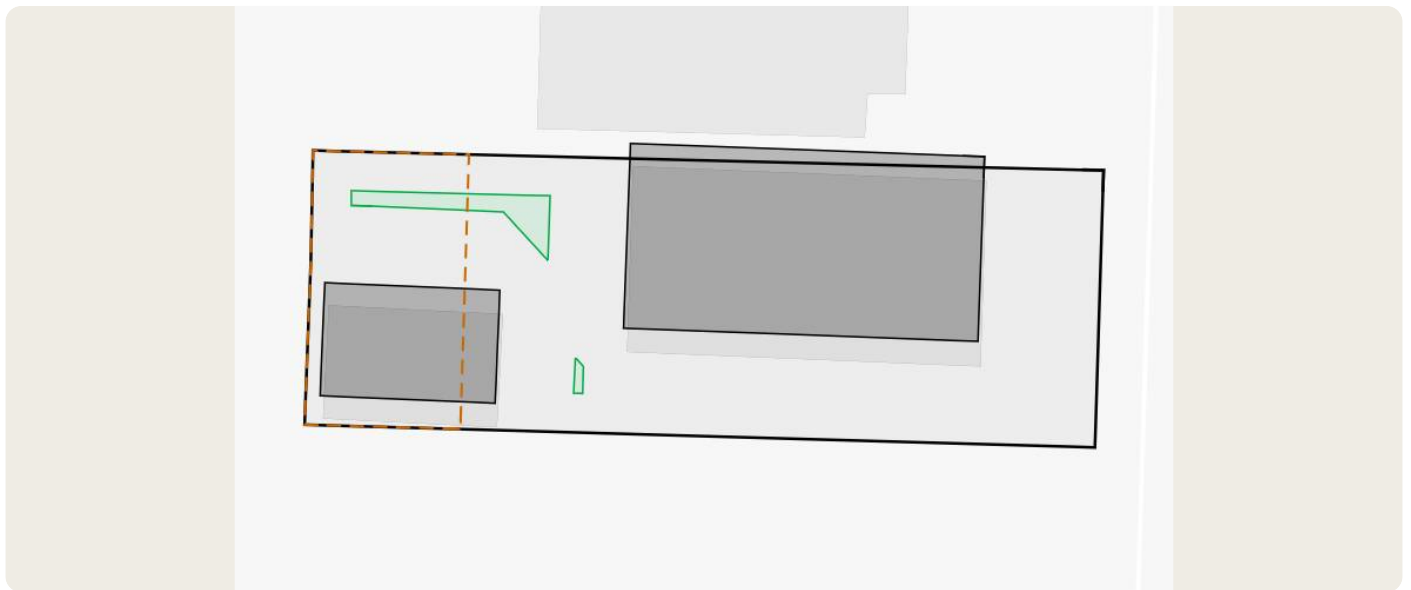
Attached ADU

NOT ELIGIBLE

An attached ADU is an addition that connects directly to your existing home, such as a side extension or rear bump-out. It shares a wall with your primary house, which can reduce construction costs compared to building a standalone structure.

Attached ADUs require sufficient clearance between your home and the property line. NYC zoning mandates minimum setbacks on all sides, and the addition must have a habitable width (at least 10 feet) and depth (at least 8 feet).

Based on the available data: No viable space for attached ADU within setbacks.



— Lot boundary ■ Building footprint ■ Buildable zone - - - Min. rear yard setback

What We Checked

- **One or two family dwelling**
Building class B1 — qualifies

- **Historic district**
No historic district designation

- **FEMA Special Flood Hazard Area**
Not in FEMA flood zone

- **Coastal Flood Risk Area**
No coastal flood risk

- **Restricted zoning**
Zone R4-1 — not restricted

- **5-foot side access to rear yard**
Left gap: -1.9ft, Right gap: 13.2ft — right side ≥ 5ft

- **Maximum attached ADU area**
40% of 2,070 sqft building = 828 sqft 'capped at 800 sqft

Attached ADU

NOT ELIGIBLE

- **Attachment wall feasibility**

rear side has 41ft clearance — attachment possible

- **Setback constraint**

Zone R4-1 setbacks (front: 10ft, side: 5ft, rear: 30ft) — rear needs 8ft depth (only 6ft available) and sides need 10ft width (only 0ft available)

About Haven

Haven is NYC's backyard ADU company. We design, permit, and build Accessory Dwelling Units for New York City homeowners, with a single point of contact throughout the process.

Since NYC's City of Yes zoning changes took effect, homeowners across all five boroughs can now add an ADU to their property. Haven handles the full process from initial design through DOB permitting and construction, so you don't have to coordinate between architects, engineers, and contractors.



Schedule a free consultation to discuss your options, costs, and timeline. No commitment required.

[Schedule Your Free Consultation](#)

havenadus.com/getstarted

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