



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# 11-23 - Demolition and Replacement

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## 11-23 - Demolition and Replacement

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LAST AMENDED

3/22/2016

The alteration of an existing #building# resulting in both the removal of more than 75 percent of the #floor area# and more than 25 percent of the perimeter walls of such existing #building#, and the replacement of any amount of #floor area#, shall be considered a #development# for the purposes of the following provisions. The provisions of this Section shall apply notwithstanding the provisions of Article V (Non-Conforming Uses and Non-Complying Buildings). However, these provisions shall not apply where the #building# to be replaced is a #single-# or #two-family residence# utilizing the provisions of Article V.

- Section [23-03](#) (Street Tree Planting in Residence Districts)
- Section [23-04](#) (Planting Strips in Residence Districts)
- Section [33-03](#) (Street Tree Planting in Commercial Districts)
- Section [37-35](#) (Parking Wrap and Screening Requirements)
- Section [37-40](#) (OFF-STREET RELOCATION OR RENOVATION OF A SUBWAY STAIR)
- Section [81-42](#) (Retail Continuity along Designated Streets)
- Section [81-46](#) (Off-Street Relocation or Renovation of a Subway Stair)
- Section [81-72](#) (Use Regulations Modified)
- Section [82-12](#) (Mandatory Off-Street Relocation of a Subway Stair)
- Section [82-23](#) (Street Wall Transparency)
- Section [91-12](#) (Uses on Designated Retail Streets)
- Section [91-41](#) (Regulations for Designated Retail Streets)
- Section [91-43](#) (Off-Street Relocation or Renovation of a Subway Stair)
- Section [93-14](#) (Ground Floor Level Requirements)
- Section [93-65](#) (Transit Facilities)
- Section [93-66](#) (Open Area Requirements in the Large-Scale Plan Subdistrict A)
- Section [93-70](#) (PUBLIC ACCESS REQUIREMENTS FOR SPECIAL SITES)
- Section [95-03](#) (Transit Easement)
- Section [95-04](#) (Certification of Transit Easement Volume)
- Section [95-08](#) (Special Use Regulations)
- Section [97-12](#) (Arts and Entertainment Use Requirement)
- Section [97-22](#) (Uses Not Permitted on the Ground Floor of Buildings)

Section <a href="#">97-23</a>	(Transparency Requirements)
Section <a href="#">98-14</a>	(Ground Floor Use and Transparency Requirements on Tenth Avenue)
Section <a href="#">98-53</a>	(Required Open Areas on the East Side of the High Line)
Section <a href="#">98-54</a>	(Transparency Requirements on the East Side of the High Line)
Section <a href="#">98-60</a>	(SPECIAL ACCESS REGULATIONS FOR CERTAIN ZONING LOTS)
Section <a href="#">101-11</a>	(Special Ground Floor Use Regulations)
Section <a href="#">101-12</a>	(Transparency Requirements)
Section <a href="#">101-43</a>	(Off-street Relocation or Renovation of a Subway Stair)
Section <a href="#">108-30</a>	(MODIFICATION OF STREET TREE REQUIREMENTS)
Section <a href="#">109-132</a>	(Treatment of the ground level wall)
Section <a href="#">109-21</a>	(Use Regulations)
Section <a href="#">109-33</a>	(Special Front Wall Regulations)
Section <a href="#">115-14</a>	(Transparency Requirement in C4-5X and C6 Districts)
Section <a href="#">116-12</a>	(Mandatory Ground Floor Use and Frontage Requirements)
Section <a href="#">116-13</a>	(Transparency Requirements)
Section <a href="#">117-31</a>	(Special Use Regulations)
Section <a href="#">117-42</a>	(Special Bulk and Use Regulations in the Court Square Subdistrict)
Section <a href="#">117-44</a>	(Mandatory Subway Improvements)
Section <a href="#">117-45</a>	(Developer's Notice)
Section <a href="#">117-513</a>	(Transparency requirement)
Section <a href="#">117-553</a>	(Mandatory sidewalk widening)
Section <a href="#">118-40</a>	(ENTRANCE AND STREET WALL TRANSPARENCY REQUIREMENTS)
Section <a href="#">118-50</a>	(OFF-STREET RELOCATION OF A SUBWAY STAIR WITHIN THE SPECIAL UNION SQUARE DISTRICT)
Section <a href="#">119-112</a>	(Tier I tree planting requirements)
Section <a href="#">119-216</a>	(Tier II tree planting requirements)
Section <a href="#">122-50</a>	(SPECIAL PROVISIONS FOR PLANTING STRIPS)
Section <a href="#">124-30</a>	(MANDATORY IMPROVEMENTS)
Section <a href="#">124-40</a>	(PUBLICLY ACCESSIBLE OPEN SPACE REQUIREMENTS)

