



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

