



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, 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 [23-611](#) (Street tree planting)

Section [23-612](#) (Planting strips in residence districts)

Section [33-04](#) (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 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 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 REGULATIONS FOR CERTAIN ZONING LOTS)
Section 101-11	(Special Ground Floor Use Regulations)
Section 101-43	(Off-street Relocation or Renovation of a Subway Stair)
Section 108-30	(MODIFICATION OF STREET TREE REQUIREMENTS)
Section 109-33	(Special Front Wall 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 [117-55](#) (Mandatory sidewalk widening)
- Section [118-30](#) (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 [124-30](#) (MANDATORY IMPROVEMENTS)
- Section [124-40](#) (PUBLICLY ACCESSIBLE OPEN SPACE REQUIREMENTS)
- Section [126-21](#) (Street Tree Planting)