



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

52-80 - REGULATIONS APPLYING TO NON- CONFORMING SIGNS

File generated by <https://zr.planning.nyc.gov> on 6/21/2026

52-80 - REGULATIONS APPLYING TO NON-CONFORMING SIGNS

LAST AMENDED

12/15/1961

52-81 - General Provisions

LAST AMENDED

4/8/1998

A *non-conforming sign* shall be subject to all the provisions of this Chapter relating to *non-conforming uses*, except as modified by the provisions of Sections [52-82](#) (Non-Conforming Signs other than Advertising Signs) and [52-83](#) (Non-Conforming Advertising Signs).

A change in the subject matter represented on a *sign* shall not be considered a change of *use*.

52-82 - Non-Conforming Signs other than Advertising Signs

LAST AMENDED

4/8/1998

Any *non-conforming sign*, except a *flashing sign* or a *sign* subject to the provisions of Section [52-734](#) (Non-conforming signs for adult establishments), and except any *advertising signs* may be structurally altered, reconstructed or replaced in the same location and position, provided that such structural alteration, reconstruction or replacement does not result in:

- (a) the creation of a new #non-conformity# or an increase in the degree of #non-conformity# of such #sign#;
- (b) an increase in the #surface area# of such #sign#; or
- (c) an increase in the degree of illumination of such #sign#.

However, any structural alteration, reconstruction or replacement of a #non-conforming# #sign# #accessory# to a #non-conforming# #use# shall be subject to the provisions of Section [52-31](#) (General Provisions).

To the extent that such structural alteration, reconstruction or replacement of #non-conforming# #signs# is permitted under the provisions of this Section, the provisions of the following Sections are modified:

Section [52-22](#) (Structural Alterations)

Sections [52-51](#) to [52-55](#), inclusive, relating to Damage or Destruction.

52-83 - Non-Conforming Advertising Signs

LAST AMENDED

6/6/2024

In all #Manufacturing Districts#, or in C1, C2, C4, C5-4, C6, C7 or C8 Districts, except as otherwise provided in Sections [32-66](#) or [42-65](#) (Additional Regulations for Signs Near Certain Parks and Designated Arterial Highways), any #non-conforming# #advertising sign# except a #flashing sign# may be structurally altered, reconstructed or replaced in the same location and position, provided that such structural alteration, reconstruction or replacement does not result in:

- (a) the creation of a new #non-conformity# or an increase in the degree of #non-conformity# of such #sign#;
- (b) an increase in the #surface area# of such #sign#; or
- (c) an increase in the degree of illumination of such #sign#.

However, in Community District 1 in the Borough of Brooklyn, a #non-conforming# #advertising sign# may be structurally altered, reconstructed or replaced in a different location, and may create a new #non-conformity# or #non-compliance#, or an increase in the degree of #non-conformity# or #non-compliance#, provided such #sign# is reconstructed pursuant to a Certificate of Appropriateness from the Landmarks Preservation Commission, is located on a landmark #building# that is part of a #general large scale development#, and there is no increase in the #surface area# or degree of illumination of such #sign#. Furthermore, the discontinuance provisions of Section [52-61](#) shall not apply to such #sign#, provided such #sign# is reconstructed on the landmark #building# prior to the issuance of a temporary certificate of occupancy for any #use# within such #building#.

No #sign# that exceeds or is otherwise in violation of any illumination standard established by rule of the Department of Buildings shall be #non-conforming# as to such illumination standard one year after such rule becomes effective.

To the extent that such structural alteration, reconstruction or replacement of #non-conforming# #advertising signs# is permitted under the provisions of this Section, the provisions of the following Sections are modified:

Section [52-22](#) (Structural Alterations)

Sections [52-51](#) to [52-55](#), inclusive, relating to Damage or Destruction.