



Zoning Resolution

THE CITY OF NEW YORK
Bill de Blasio, Mayor

CITY PLANNING COMMISSION
Marisa Lago, 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)
- Section 126-21 (Street Tree Planting)