



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

11-23 - Demolition and Replacement

File generated by <https://zr.planning.nyc.gov> on 5/17/2026

11-23 - Demolition and Replacement

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)