

Zoning Resolution

THE CITY OF NEW YORK

CITY PLANNING COMMISSION

Eric Adams, Mayor

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 <u>23-611</u>	(Street tree planting)
Section <u>23-612</u>	(Planting strips in residence districts)
Section <u>33-04</u>	(Street Tree Planting in Commercial Districts)
Section <u>37-35</u>	(Parking Wrap and Screening Requirements)
Section <u>37-40</u>	(OFF-STREET RELOCATION OR RENOVATION OF A SUBWAY STAIR)
Section <u>81-42</u>	(Retail Continuity Along Designated Streets)
Section <u>81-46</u>	(Off-Street Relocation or Renovation of a Subway Stair)
Section <u>81-72</u>	(Use Regulations Modified)
Section <u>82-12</u>	(Mandatory Off-Street Relocation of a Subway Stair)
Section <u>91-43</u>	(Off-street Relocation or Renovation of a Subway Stair)
Section <u>93-14</u>	(Ground Floor Level Requirements)
Section <u>93-65</u>	(Transit Facilities)
Section <u>93-66</u>	(Open Area Requirements in the Large-Scale Plan Subdistrict A)
Section <u>93-70</u>	(PUBLIC ACCESS REQUIREMENTS FOR SPECIAL SITES)
Section <u>95-03</u>	(Transit Easement)
Section <u>95-04</u>	(Certification of Transit Easement Volume)
Section <u>95-08</u>	(Special Use Regulations)
Section <u>97-12</u>	(Arts and Entertainment Use Requirement)
Section <u>98-14</u>	(Ground Floor Use and Transparency Requirements on Tenth Avenue)
Section <u>98-53</u>	(Required Open Areas on the East Side of the High Line)
Section <u>98-54</u>	(Transparency Requirements on the East Side of the High Line)
Section <u>98-60</u>	(SPECIAL REGULATIONS FOR CERTAIN ZONING LOTS)

Section <u>101-11</u>	(Special Ground Floor Use Regulations)
Section <u>101-43</u>	(Off-street Relocation or Renovation of a Subway Stair)
Section <u>108-30</u>	(MODIFICATION OF STREET TREE REQUIREMENTS)
Section <u>109-33</u>	(Special Front Wall Regulations)
Section <u>117-42</u>	(Special Bulk and Use Regulations in the Court Square Subdistrict)
Section <u>117-44</u>	(Mandatory Subway Improvements)
Section <u>117-45</u>	(Developer's Notice)
Section <u>117-55</u>	(Mandatory sidewalk widening)
Section <u>118-30</u>	(OFF-STREET RELOCATION OF A SUBWAY STAIR WITHIN THE SPECIAL UNION SQUARE DISTRICT)
Section <u>119-112</u>	(Tier I tree planting requirements)
Section <u>119-216</u>	(Tier II tree planting requirements)
Section <u>124-30</u>	(MANDATORY IMPROVEMENTS)
Section <u>124-40</u>	(PUBLICLY ACCESSIBLE OPEN SPACE REQUIREMENTS)
Section <u>126-21</u>	(Street Tree Planting)