



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

52-20 - REPAIRS OR ALTERATIONS

File generated by <https://zr.planning.nyc.gov> on 2/8/2026

52-20 - REPAIRS OR ALTERATIONS

LAST AMENDED

12/15/1961

52-21 - Repairs and Incidental Alterations

LAST AMENDED

12/15/1961

Repairs to both structural and non-structural parts or #incidental alterations# may be made in a #building or other structure# substantially occupied by a #non-conforming# #use#, or in connection with a permitted change or #extension# of a #non-conforming# #use#.

52-22 - Structural Alterations

LAST AMENDED

6/6/2024

No structural alterations shall be made in a #building or other structure# substantially occupied by a #non-conforming# #use#, except when made:

- (a) in order to comply with requirements of law; or
- (b) in order to accommodate a conforming #use#; or

- (c) in order to conform to the applicable district regulations on performance standards; or
- (d) in the course of an #enlarge# permitted under the provisions of Section 52-40 (ENLARGEMENTS OR EXTENSIONS), inclusive; or
- (e) in the course of an alteration to improve the energy performance of the #building or other structure#, including, but not limited to, the addition of solar energy systems, energy storage systems, or #qualifying exterior wall thickness#;
- (f) or except as set forth in Section 52-80 (REGULATIONS APPLYING TO NON-CONFORMING SIGNS), inclusive.