

Matter in underline is new, to be added;
Matter in ~~strikeout~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

Article I - General Provisions

Chapter 1

Title, Establishment of Controls and Interpretation of Regulations

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11-00

Title

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11-01

Long Title

A Resolution regulating the height and bulk of buildings and other structures, regulating and determining the area of yards, courts and other open spaces, and the density of population, and regulating and restricting the location of trades and industries and the location of buildings designed for specific uses within the City of New York, and for such purposes dividing the City into districts.

11-02

Short Title

This Resolution shall be known and may be cited as the Zoning Resolution of the City of New York.

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11-20

INTERPRETATION OF PROVISIONS

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11-23

Demolition and Replacement

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 ~~Retail Continuity~~)
- 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) and ground floor uses), paragraph (b)

- Section 118-40 (ENTRANCE AND STREET WALL TRANSPARENCY REQUIREMENTS)
- Section ~~118-60~~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)

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END