



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

Chapter 6 - Special Forest Hills District (FH)

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86-00 - GENERAL PURPOSES

LAST AMENDED

3/24/2009

The “Special Forest Hills District” established in this Resolution is designed to promote and protect the public health, safety, general welfare and amenity of Forest Hills. The general goals include, among others, the following specific purposes:

- (a) to ensure that the form of new buildings is compatible with and relates to the built character of the Forest Hills neighborhood;
- (b) to preserve, protect and promote the special character of Austin Street as a regional shopping destination;
- (c) to create a graduated transition from the lower-scale character of Austin Street to the higher-scale character of Queens Boulevard;
- (d) to support a broad and vibrant mix of commercial and residential uses throughout the Special District;
- (e) to enhance the pedestrian setting of Austin Street through appropriate ground floor uses and structural requirements;
and
- (f) to promote the most desirable use of land and thus conserve and enhance the value of land and buildings, and thereby protect the City’s revenue.

86-01 - Definitions

LAST AMENDED

2/2/2011

For purposes of this Chapter, matter in italics is defined in Section [12-10](#) (DEFINITIONS).

86-02 - General Provisions

LAST AMENDED

10/7/2021

In harmony with the general purposes of this Resolution and in accordance with the provisions of the #Special Forest Hills District#, the regulations of this Chapter shall apply within the Special District. Unless modified by the particular provisions of the Special District, the regulations of the underlying zoning districts shall remain in effect. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, for #transit-adjacent sites#, as defined in Section [66-11](#) (Definitions), in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI, Chapter 6 shall control.

Any special permit granted by the Board of Standards and Appeals before March 24, 2009, may be started or continued, in accordance with the terms thereof, or as such terms may be subsequently modified, pursuant to the regulations in effect at the time such special permit was granted, subject to the provisions of Sections [11-42](#) (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution) and [11-43](#) (Renewal of Authorization or Special Permit).

86-03 - District Plan and Maps

LAST AMENDED

3/24/2009

The regulations of this Chapter are designed to implement the District Plan for the #Special Forest Hills District#. The District Plan includes the map of the #Special Forest Hills District#, which is set forth in the Appendix to this Chapter and is hereby incorporated as part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in this Chapter apply.

86-10 - SPECIAL USE REGULATIONS

LAST AMENDED

3/24/2009

86-11 - Ground Floor Uses Along Designated Streets

LAST AMENDED

2/2/2011

Along the portions of Austin Street and 71st Avenue specified on the map in the Appendix to this Chapter as Retail Continuity Streets, #uses# within #stories# that have a floor level within five feet of #curb level# shall be limited to #commercial# or #community facility# #uses# permitted by the underlying district and the provisions of Section [86-12](#) (Modification of Uses Along Austin Street) and shall extend to a minimum depth in accordance with the provisions set forth in Section [37-32](#) (Ground Floor Depth Requirements for Certain Uses).

Such ground floor #street# frontage of a #development# or #enlargement# constructed after March 24, 2009, shall be allocated exclusively to such #uses#, except for Type 2 lobby space, entryways or entrances to subway stations and #accessory# parking spaces provided in accordance with applicable provisions of Section [37-33](#) (Maximum Width of Certain Uses).

86-12 - Modification of Uses Along Austin Street

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LAST AMENDED

12/6/2023

The #use# regulations in the #Special Forest Hills District# shall be modified to permit Use Groups 10A, 12A, 12B and 12D within C2 Districts fronting on Austin Street.

The provisions of Section [32-423](#) (Limitation on ground floor location) shall not apply to #uses# located along Austin Street.

86-13 - Location of Uses in Mixed Buildings

LAST AMENDED

2/2/2011

The provisions of Section [32-422](#) (Location of floors occupied by commercial uses) are modified to permit #dwelling units# on

the same #story# as #commercial# #use# provided no access exists between such #uses# at any level containing #dwelling units# and provided any #commercial# #uses# are not located directly over any #dwelling units#.

Such #commercial# #uses#, however, may be located over #dwelling units# by authorization of the City Planning Commission upon a finding that there is sufficient separation of #residential uses# from #commercial# #uses# within the #building#.

86-14 - Transparency Requirement

LAST AMENDED

2/2/2011

For #developments# or #enlargements# constructed after March 24, 2009, the ground floor #street wall# bounding any #commercial# or #community facility# #use#, other than a #school#, shall be glazed in accordance with the transparency requirements set forth in Section [37-34](#) (Minimum Transparency Requirements).

86-20 - SPECIAL BULK REGULATIONS

LAST AMENDED

3/24/2009

The applicable #bulk# regulations of the underlying districts shall apply within the #Special Forest Hills District#, except as modified by this Section, inclusive.

86-21 - Special Floor Area Regulations in C4-5X Districts

LAST AMENDED

3/24/2009

In C4-5X Districts within the #Special District#, the underlying #floor area ratio# for #commercial uses# shall not apply. In lieu thereof, the provisions of Section [33-122](#) (Commercial buildings in all other Commercial Districts) shall be modified to permit a maximum #floor area ratio# of 5.0.

86-22 - Waiver for Rear Yards

LAST AMENDED

3/24/2009

No #rear yards# shall be required for any #commercial# or #community facility# #use# permitted within a C2-3 District in the #Special Forest Hills District#.

86-23 - Height and Setback Regulations

LAST AMENDED

2/2/2011

#Buildings or other structures# within the Special District shall comply with the height and setback regulations of Section [35-65](#) (Height and Setback Requirements for Quality Housing Buildings), except as modified by this Section.

(a) In C4-4A Districts

Within the C4-4A District, the maximum base height of the #street wall# shall be 60 feet.

The maximum height of a #building or other structure# within the C4-4A District shall be 70 feet.

(b) In C4-5X Districts

Within the C4-5X District west of 70th Road, the minimum base height of the #street wall# shall be 40 feet and the maximum base height of the #street wall# shall be 60 feet.

The maximum height of a #building or other structure# within the C4-5X District shall be 120 feet, except that within 60 feet of the northerly side of Austin Street between Yellowstone Boulevard and 70th Avenue, the maximum height for #buildings or other structures# shall be 80 feet.

All heights shall be measured from the #base plane#.

86-30 - SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS

LAST AMENDED

2/2/2011

For any #zoning lot# within the #Special Forest Hills District#, the City Planning Commission may permit modification of the #use# or #bulk# regulations, other than #floor area ratio# provisions, provided the Commission shall find that such:

- (a) #use# or #bulk# modification will aid in achieving the general purposes and intent of the Special District;
- (b) #use# modification will encourage a lively pedestrian environment along Austin Street;
- (c) modification is the only practicable way to achieve the programmatic requirements of the development;
- (d) modification will enhance the distribution of #bulk# on the #zoning lot#;
- (e) modification of #bulk# will permit adequate access of light and air to surrounding #streets# and properties; and
- (f) #use# or #bulk# modification will relate harmoniously to the character of the surrounding area.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

86-40 - SPECIAL OFF-STREET PARKING AND LOADING REGULATIONS

LAST AMENDED

3/24/2009

The applicable parking and loading regulations of the underlying districts shall apply within the #Special Forest Hills District#, except as modified by this Section, inclusive.

86-41 - Parking Regulations for Commercial Uses

LAST AMENDED

3/24/2009

For all #commercial# #uses# located within the #Special Forest Hills District# in parking requirement category (PRC) A, B, B1

or C, the requirements of Section [36-21](#) (General Provisions) pertaining to the number of #accessory# off-street parking spaces required for each type of #use# shall be modified to provide one parking space per 400 square feet of #floor area# for all such #uses#.

In the Special District, hotels (PRC-H) shall be required to provide one parking space per 12 guest rooms or suites, or one parking space per 12 persons rated capacity, whichever is greater. Places of assembly (PRC-D) shall be required to provide one parking space per 12 persons rated capacity.

86-42 - Location of Off-site Accessory Parking Spaces for Residential Uses

LAST AMENDED

2/2/2011

The applicable regulations for the location of permitted or required off-site #accessory# parking spaces for #residential uses# in Sections [36-42](#) (Off-site Spaces for Residences) and [36-421](#) (Maximum distance from zoning lot) shall not apply in the #Special Forest Hills District#. In lieu thereof, such off-site parking spaces, which are #accessory# to a #residential use#, may also be located on any #zoning lot# within the Special District other than the #zoning lot# to which they are #accessory#.

86-43 - Modification of Parking Requirement Waivers

LAST AMENDED

2/2/2011

The waiver provisions of Article III, Chapter 6 (Accessory Off-street Parking and Loading Regulations), inclusive, shall be modified within the #Special Forest Hills District#, as follows:

- (a) For any #development# or #enlargement# containing #residences#, the waiver modification provisions set forth in Section [36-362](#) (In other C1 or C2 Districts or in C4, C5 or C6 Districts), inclusive, shall not apply. In lieu thereof, the total number of #accessory# off-street parking spaces required in Section [36-30](#) (REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR RESIDENCES WHEN PERMITTED IN COMMERCIAL DISTRICTS), inclusive, shall be waived if the number of spaces for all #uses# on the #zoning lot#, required by the applicable regulations of Section [36-30](#), inclusive, is five spaces or fewer.

For any #commercial# or #community facility# #use# permitted in the Special District, the modification waiver provisions for a C4-4 or C4-5 District set forth in Section [36-232](#) (In districts with very low parking requirements) shall not apply. In lieu thereof, the total number of #accessory# off-street parking spaces required in Section [36-21](#) (General Provisions) shall be waived if the number of spaces for all #uses# on the #zoning lot#, required by the regulations of Section [36-21](#), is fewer than 40 spaces.

- (b) The provisions of Sections [36-342](#) (Reduced requirements in other C1 or C2 Districts or in C4, C5 or C6 Districts) and [36-344](#) (Waiver of requirements in other C1 or C2 Districts or in C4, C5 or C6 Districts) shall not apply in the #Special Forest Hills District#.
- (c) Within the #Special Forest Hills District#, the provisions of paragraph (a) of this Section and Sections [36-23](#) (Waiver of Requirements for Spaces Below Minimum Number) and [36-36](#) (Waiver of Requirements for Small Number of Spaces) shall apply only to #zoning lots# existing both on March 24, 2009, and on the date of application for a building permit.

86-44 - Location of Access to the Street

LAST AMENDED

The waiver provisions of Article III, Chapter 6 (Accessory Off-street Parking and Loading Regulations), pertaining to location of access shall be modified within the #Special Forest Hills District#, as follows:

- (a) curb cuts for permitted or required #accessory# off-street parking and loading spaces along Austin Street from 70th Avenue to Ascan Avenue and along 71st Avenue from Austin Street to Queens Boulevard, as shown on the map in the Appendix to this Chapter, shall not be allowed. The Chairperson of the City Planning Commission, however, may certify to the Commissioner of Buildings that such #zoning lot# has access only to such prohibited location and that a curb cut in that location would not be hazardous to traffic safety and would, if granted, be no wider than 20 feet; and
- (b) an application for certification respecting such curb cut shall be accompanied by a site plan drawn to a scale of at least one sixteenth inch to a foot, showing the size and location of the proposed curb cut.

The Commissioner may refer such matter to the Department of Transportation, or its successor, for a report and may base the determination on such report.

Appendix - Special Forest Hills District Plan

LAST AMENDED 3/24/2009



