Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

86-20 - SPECIAL BULK REGULATIONS

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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
12/5/2024

#Buildings or other structures# within the Special District shall comply with the height and setback regulations of Section 35-63 (Height and Setback Requirements in Commercial Districts with R6 Through 12 Equivalency) except that within the C4-5X District west of 70th Road, the minimum base height of the #street wall# shall be 40 feet.