



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Daniel R. Garodnick, Chair**

# **86-20 - SPECIAL BULK REGULATIONS**

File generated by <https://zr.planning.nyc.gov> on 2/15/2026

---

## 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.