Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

86-00 - GENERAL PURPOSES

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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
6/6/2024

For purposes of this Chapter, matter in italics is defined in Sections 12-10 (DEFINITIONS) and 32-301 (Definitions).

86-02 - General Provisions

LAST AMENDED
12/5/2024

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.

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.