

Special Forest Hills District Zoning Summary

Existing



Proposed

Zoning District	C8-2	C4-2	R7-1	R5D/C2-3	C4-4A	C4-5X
Maximum FAR (Residential)	N/A	2.43	3.44	2.0	4.0	5.0
Maximum FAR (Commercial)	2.0	3.4	N/A	2.0	4.0	5.0*
Maximum FAR (Community Facility)	4.8	4.8	4.8	2.0	4.0	5.0
Maximum Street wall Height	N/A	N/A	N/A	40 ft	40-60ft*	40-60ft* (all properties west of 70 th Road) 60-85 (all properties east of 70 th Road)
Maximum Building Height	Sky Exposure Plane	Sky Exposure Plane	Sky Exposure Plane	40 ft	70 ft*	150 ft* 80 ft*
Rear Yard	20 feet (C)	20 feet (C) 30 Feet (R)	30 feet (R)	0 feet (C)* 30 feet (R)	20 feet (C) 30 feet (R)	20 feet (C) 30 feet (R)
Parking (Residential)	N/A	70% of dwelling units; 50% under Quality Housing	60% of total dwelling units; 50% under Quality Housing	66% of dwelling units	50% of dwelling units	50% of dwelling units
Parking (Commercial)	1 per 400 sf of floor area	1 per 300sf of floor area	N/A	1 per 400 sf of floor area	*1 per 400 sf of floor area	*1 per 400 sf of floor area

*As proposed by the Special District regulations.

(C)-Commercial

(R)-Residential