SEC.35-430. FLOOR AREA RATIO. THE MAXIMUM TOTAL FLOOR AREA RATIO FOR ALL RO-1 STRUCTURES SHALL BE

SEC.35-431. LIMITATIONS ON PERSONS PER ACRE.
THE MAXIMUM NUMBER OF PERSONS PER ACRE FOR RO-1 RESIDENTIAL STRUCTURES
OR RESIDENTIAL PORTIONS OF STRUCTURES SHALL NOT EXCEED THREE HUNDRED
(2004)

SEC.35-432. PERMITTED LOT OCCUPANCY.

(A) ALL RO-1 PRINCIPAL STRUCTURES SHALL OCCUPY NOT MORE THAN A TOTAL OF THIRTY (30) PERCENT OF THE AREA OF THE LOT.

(B) COMBINED OFFICE AND RESIDENTIAL STRUCTURES ARE PERMITTED, PROVIDED THE REQUIREMENTS FOR MAXIMUM FLOOR AREA RATIO AND MAXIMUM PERSONS PER ACRE ARE SATISFIED FOR THE STRUCTURE AS A WHOLE SUCH STRUCTURES SHALL OCCUPY NOT MORE THAN A TOTAL OF THIRTY (30) PERCENT OF THE AREA OF THE LOT AND THE RESIDENTIAL PORTIONS OF SUCH STRUCTURES SHALL MEET ALL OTHER RESIDENTIAL REQUIREMENTS SET FORTH IN THIS CHAPTER FOR THE RO-1 DISTRICT.

(C) THE RESIDENTIAL PORTIONS OF COMBINED OFFICE AND RESIDENTIAL STRUCTURES SHALL BE LOCATED ABOVE THE OFFICE PORTIONS OF SUCH STRUCTURES.

(D) THE LOT OCCUPANCY OF PRINCIPAL RESIDENTIAL, OFFICE OR COMBINED RESIDENTIAL/OFFICE STRUCTURES MAY BE INCREASED BEYOND THE PERMITTED LOT OCCUPANCY OF THIRTY (30) PERCENT OF THE AREA OF THE LOT UP TO A MAXIMUM OF FIFTY (30) PERCENT OF THE AREA OF THE LOT AT THE RATE OF THREE HUNDRED (300) SQUARE FEET OF LOT OCCUPANCY BEYOND THE PERMITTED THIRTY (30) PERCENT OF THE AREA OF THE LOT FOR EACH ON-SITE COVERED PARKING SPACE PROMDED FOR THE PRINCIPAL RESIDENTIAL, OFFICE OR COMBINED

(E) IN NO INSTANCES SHALL THE TOTAL LOT COVERAGE OF ALL STRUCTURES, WITH THEIR ACCESSORY STRUCTURES, EXCEED MORE THAN FIFTY (50) PERCENT OF THE AREA OF THE LOT.

SEC.35-434. REQUIRED LOT AREA.

(A) EVERY PARCEL OF PROPERTY TO BE UTILIZED FOR RESIDENTIAL PURPOSES IN THE RO-1 DISTRICT SHALL HAVE A MINIMUM LOT AREA OF SEVENTY-FIVE HUNDRED

(B) EVERY PARCEL OF PROPERTY TO BE UTILIZED FOR OFFICE OR NONRESIDENTIAL PURPOSES IN THE RO-1 DISTRICT SHALL HAVE A MINIMUM LOT AREA OF SEVENTY-FIVE HUMDRED (7,500) SQUARE FEET.

(C) EVERY PARCEL OF PROPERTY TO BE UTILIZED FOR A COMBINATION OF OFFICE AND RESIDENTIAL PURPOSES IN THE RO-1 DISTRICT SHALL HAVE A MINIMUM LOT AREA OF TWENTY THOUSAND (20,000) SQUARE FEET. SEC.35-435. LOT WIDTH.
EVERY RO-1 LOT SHALL HAVE A MINIMUM LOT WIDTH AT THE STREET LINE OF NOT

SEC.35-436- FRONT YARD,
THERE SHALL BE A FRONT YARD FOR EVERY RO-1 PRINCIPAL STRUCTURE IN
CONFORMANCE WITH THE EXISTING BUILDING LINE AND VERANDA LINE. (A) THERE SHALL BE A MINIMUM SIDE YARD FOR EVERY RO-1 PRINCIPAL OFFICE OR NONRESIDENTIAL STRUCTURE, OR OFFICE PORTION OF A COMMINED RESIDENTIAL/OFFICE STRUCTURE, OF ONE-FOURTH THE HEIGHT OF THE ADJACENT WALL OF THE PRINCIPAL OFFICE OR NONRESIDENTIAL STRUCTURE OR OFFICE PORTION OF A COMMINED RESIDENTIAL ACCESS EXPLICITURE OF OFFICE PORTION OF A

THERE SHALL BE A MINIMUM TOTAL WIDTH FOR SIDE YARDS FOR EVERY PRINCIPAL RESIDENTIAL STRUCTURE, OR RESIDENTIAL PORTION OF THE STRUCTURE, OF TWENTY-FIVE (25) FEET, WITH A MINIMUM SIDE YARD REQUIREMENT OF TEN (10) FEET, OR ONE-FOURTH THE HEIGHT OF THE ADJACENT WALL OF THE PRINCIPAL RESIDENTIAL STRUCTURE, OR RESIDENTIAL PORTION OF THE STRUCTURE, WHICHEVER IS GREATER.

) WHERE EITHER SIDE YARD OF A LOT LOCATED IN AN RO-1 DISTRICT ABUTS UPON PROPERTY USED FOR RESIDENTIAL PURPOSES AND LOCATED IN AN R-6, R-7 OR R-8 DISTRICT, SUCH SIDE YARD SHALL BE EQUAL IN WIDTH TO THREE (3) TIMES THE HEIGHT OF THE ADJACENT WALL OF THE PRINCIPAL STRUCTURE, EXCEPT THAT IN NO INSTANCE SHALL SUCH SIDE YARD BE LESS THAN ONE HUNDRED (100) FEET, AND EXCEPT THAT THAT PORTION OF THE PRINCIPAL STRUCTURE USED FOR PARKING PURPOSES AND NOT EXCEEDING A HEIGHT OF THENTY (20) FEET ABOVE GRADE MAY BE LOCATED A MINIMUM DISTANCE OF ONE HUNDRED (100) FEET FROM THE SIDE PROPERTY LINE ABUTTING THE R-6, R-7 OR R-8 DISTRICT.

SEC.35-438. REAR YARD. (A) THERE SHALL BE A MINIMUM REAR YARD OF THIRTY (30) FEET FOR EVERY RO-1 PRINCIPAL STRUCTURE.

(B) WHERE ANY REAR YARD OF A LOT LOCATED IN AN RO-1 DISTRICT ABUTS UPON PROPERTY USED FOR RESIDENTIAL PURPOSES AND LOCATED IN AN R-6, R-7 OR R-8 DISTRICT, SUCH REAR YARD SHALL BE EQUAL IN WIDTH TO THREE (3) TIMES THE HEIGHT OF THE ADJACENT WALL OF THE PRINCIPAL STRUCTURE, EXCEPT THAT IN NO INSTANCE SHALL SUCH REAR YARD BE LESS THAN ONE HUNDRED (100) FEET, AND EXCEPT THAT THAT PORTION OF THE PRINCIPAL STRUCTURE USED FOR PARKING PURPOSES AND NOT EXCEEDING. A HEIGHT OF THENTY (20) FEET ABOVE GRADE MAY BE LOCATED A MINIMUM DISTANCE OF ONE HUNDRED (100) FEET FROM THE REAR PROPERTY LINE ABUTTING THE R-6, R-7 or R-8 district.

SEC.35-430. MAXIMUM HEIGHT LIMIT. THERE SHALL BE NO RO-1 MAXIMUM HEIGHT REQUIREMENT.

SEC.35-440. REQUIRED USABLE OPEN SPACE.
THERE SHALL BE PROVIDED A MINIMUM OF FORTY (40) SQUARE FEET OF USABLE
OPEN SPACE PER PERSON IN ACCORDANCE WITH THE TABLE OF DENSITIES SET
FORTH IN THE DEFINITION OF "DENSITY" IN SECTION 35-2, AND IN ACCORDANCE WITH

SEC.35—442. PROCEDURES FOR PROJECTS CONTAINING ONE HUNDRED FIFTY THOUSAND (150, 000) SQUARE FEET OR MORE OF GROSS FLOOR AREA IN THE RO—1 DISTRICT. SEE ZONING REGULATIONS.

A CERTAIN PIECE OR PARCEL OF LAND, SITUATED ON THE EASTERLY SIDE OF WOODLAND STREET AND THE NORTHERLY SIDE OF ASHLEY STREET IN THE CITY OF HARIFORD, COUNTY OF HARIFORD, STATE OF CONNECTICUT AS DEPICTED ON A PLAN ENTITLED "PROPERTY SURVEY PROPERTY OF ST. FRANCIS HOSPITAL & MEDICAL CENTER 200,206,210,218,222 & 200 ASHLEY STREET HARIFORD, CONNECTICUT DATED 04-18-08 SCALE 1"=50" JOB NO. 05173 BY: F.A. HESKETH & ASSOCIATES, INC.". SAID PARCEL BEING BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED WHICH POINT IS THE INTERSECTION OF THE EASTERLY STREET LINE OF WOODLAND STREET WITH THE NORTHERLY STREET LINE OF ASHLEY STREET. THENCE, N 18" 51" 32" E A DISTANCE OF 138.89 FEET ALONG THE EASTERLY STREET LINE OF WOODLAND STREET TO A POINT.

THENCE, S 73" 06" 23" E A DISTANCE OF 211.87 FEET TO A POINT. THENCE, N 16° 11' 59" E A DISTANCE OF 14.95 FEET TO A POINT. THE LAST TWO COURSES BEING ALONG LAND NOW OR FORMERLY OF THE URBAN LEAGUE OF GREATER HARTFORD, INC.

THENCE, S 73° 12' 56° E A DISTANCE OF 109.13 FEET TO A POINT. THENCE, S 72° 56° 05° E A DISTANCE OF 40.00 FEET TO A POINT. THE LAST TWO COURSES BEING ALONG LAND NOW OR FORMERLY OF AUDREY DIXON, JOAN P. FACEY AND ANNETTE WHITE-EDWARDS PARTLY BY EACH.

THENCE, S 16" 23" 44" W A DISTANCE OF 165.00 FEET ALONG LAND NOW OR FORMERLY OF HILL HOUSING, INC. TO A POINT IN THE NORTHERLY STREET LINE OF ASHLEY STREET. THENCE, N 73° 11' 57" W A DISTANCE OF 355.85 FEET TO A POINT. THENCE, N 26° 41' 38" W A DISTANCE OF 16.19 FEET TO THE POINT AND PLACE OF BEGINNING. THE LAST TWO COURSES BEING ALONG THE NORTHERLY STREET LINE OF ASHLEY STREET.

SAID PARCEL CONTAINS 56,898 SQUARE FEET OR 1.31 ACRES MORE OR LESS.

PERIMETER DESCRIPTION 200,208,210,218 & 222 ASHLEY STREET

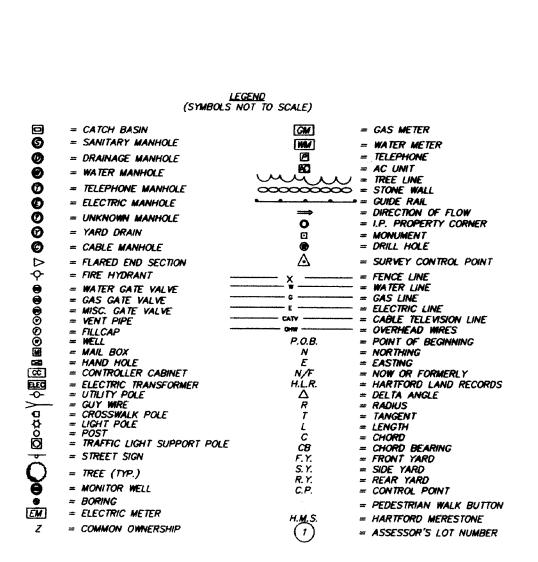
A CERTAIN PIECE OR PARCEL OF LAND, SITUATED ON THE WESTERLY SIDE OF ATWOOD STREET AND THE NORTHERLY SIDE OF ASHLEY STREET IN THE CITY OF HARTFORD, COUNTY OF HARTFORD, STATE OF CONNECTICUT AS DEPICTED ON A PLAN ENTITLED "PROPERTY SURVEY PROPERTY OF ST. FRANCIS HOSPITAL & MEDICAL CENTER 200,208,210,218,222 & 200 ASHLEY STREET HARIFORD, CONNECTICUT DATED 04-18-08 SCALE 1"=50" JOB NO. 05173 BY: F.A. HESKETH & ASSOCIATES, INC.". SAID PARCEL BEING BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

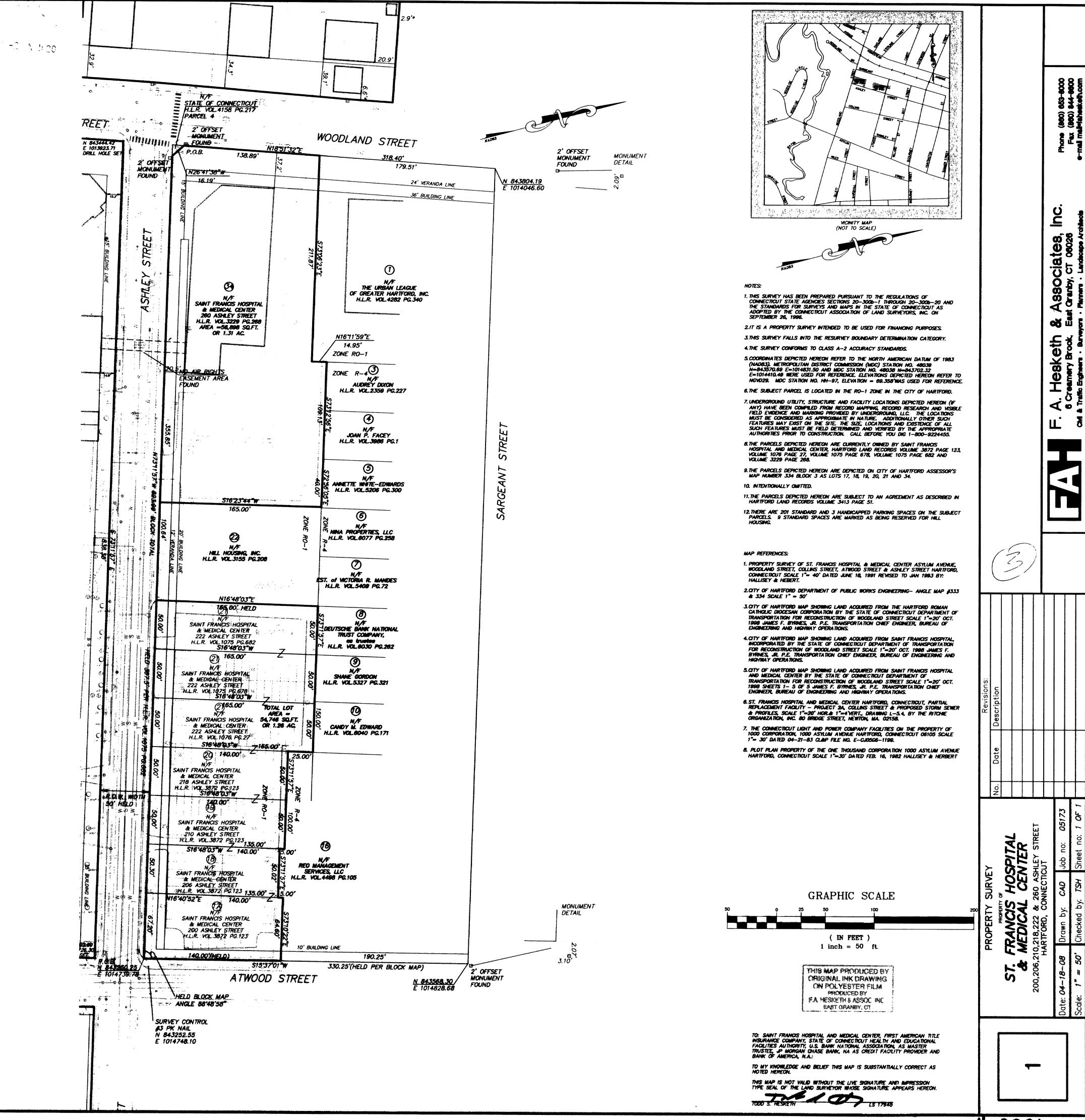
BEGINNING AT A POINT AT THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED WHICH POINT IS THE INTERSECTION OF THE WESTERLY STREET LINE OF ATWOOD STREET WITH THE NORTHERLY STREET LINE OF ASHLEY STREET. THENCE, N 73" 11" 57" W A DISTANCE OF 367.50 FEET ALONG THE NORTHERLY STREET LINE OF ASHLEY STREET TO A POINT. THENCE, N 16° 48' 03" E A DISTANCE OF 165.00 FEET ALONG LAND NOW OR FORMERLY OF HILL HOUSING, INC. TO A POINT. THENCE, S 73° 11' 57" E A DISTANCE OF 150.00 FEET ALONG LAND NOW OR FORMERLY OF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, SHANE GORDON AND CANDY M. EDWARD PARTLY BY EACH TO A POINT.

THENCE, S 16° 48' 03" W A DISTANCE OF 25.00 FEET TO A POINT. THENCE, S 73" 11" 57" E A DISTANCE OF 100.00 FEET TO A POINT. THENCE, S 16" 48" 03" W A DISTANCE OF 5.00 FEET TO A POINT.

THENCE, S 73° 11' 57" E A DISTANCE OF 50.02 FEET TO A POINT. THENCE, N 16° 40' 52" E A DISTANCE OF 5.00 FEET TO A POINT. THENCE, S 73" 10' 22" E A DISTANCE OF 64.50 FEET TO A POINT IN THE WESTERLY STREET LINE OF ATWOOD STREET.

THENCE, S 15° 37' 01" W A DISTANCE OF 140.00 FEET ALONG THE WESTERLY LINE OF ATWOOD STREET TO THE POINT AND PLACE OF BEGINNING. SAID PARCEL CONTAINS 54,746 SQUARE FEET OR 1.26 ACRES MORE OR LESS AND BEING THE PERMETER OF THE COMBINED LOTS OF LAND OWNED BY SAINT FRANCIS HOSPITAL & MEDICAL CENTER DESCRIBED IN HARTFORD LAND RECORDS VOLUME 3872 PAGE 123, VOLUME 1075 PAGE 678, VOLUME 1075 PAGE 682 AND VOLUME 1076 PAGE 27.





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