1. Residential density in the CB and CB-2 zoning districts was increased from 2 FAR to 2.5 FAR. (See Section 260 attachment 5:1 and attachment 6:1)

2. Section 260-23 A was amended to read:

   **Height.**

   (1) Building height shall be measured from the proposed finished grade at the front of the building to the highest point of the roof for flat or mansard roofs, or to the midpoint between the eaves and ridgeline for other roofs. Rooftop apparatus such as air-conditioning units, antennas and solar collectors shall be included in the measurement.

   (2) Except for farm structures and windmills with blades less than 20 feet in diameter and structures in the CB, CB-2 and I-C-2 Zoning Districts, structures shall not exceed a height of 40 feet. The Zoning Board of Adjustment may grant a conditional use permit for structures which exceed a height of 40 feet, provided the structures meet fire safety requirements established by the Hartford Fire Department and rooftop apparatus is adequately screened.

   (3) In the CB Zoning District, structures may be up to 50 feet high provided the structures meet fire safety requirements established by the Hartford Fire Department and rooftop apparatus is adequately screened.

   (4) In the CB-2 and I-C-2 Zoning Districts, structures may be up to 60 feet high provided the structures meet fire safety requirements established by the Hartford Fire Department and rooftop apparatus is adequately screened.

3. The following changes were made to section 260-59:

   The term **FLOOR AREA, RESIDENTIAL** was changed to **RESIDENTIAL FLOOR AREA** with the following definition:

   The square footage of all floors of a building measured from the exterior face of the exterior walls designated for residential use excluding common areas such as stairwells, elevators, hallways, lobbies, mechanical rooms, unfinished basements and storage areas.

   The term **FLOOR AREA RATIO (FAR), RESIDENTIAL** was changed to **RESIDENTIAL FLOOR AREA RATIO (FAR)** with the following definition:

   The residential floor area on a lot divided by the total lot size.