1. BINDING EFFECT OF THE REZONING APPLICATION

1. GENERAL PROVISIONS

C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general conceptual architectural style, design treatment and character. A maximum of one principal building may be located on the Site. The Site may be devoted only to the uses set out below and to any incidental and accessory uses associated with such uses:

1. General and professional offices.
2. Laboratory and research facility, medical, dental or optical.

B. Attached to the Rezoning Plan are conceptual, schematic images of each elevation of the building to be constructed on the Site that are intended to depict the general conceptual architectural style, design treatment and character. As depicted on the Rezoning Plan, this development proposal contemplates the Applicant (or the owner of the Site) exchanging a portion of Tax Parcel No. 193-245-24 for a portion of Tax Parcel No. 193-245-08 with the owner of Tax Parcel No. 193-245-08 (the "Property Exchange"). The Property Exchange shall be completed prior to the issuance of a land disturbance permit for the Site if different from the Applicant) exchanging a portion of Tax Parcel No. 193-245-24 for a portion of Tax Parcel No. 193-245-08. 

A. All signs installed on the Site shall comply with the requirements of the Ordinance.

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of vehicular parking shall be provided in accordance with the requirements of the Ordinance. Vehicular parking shall be provided in accordance with the requirements of the Ordinance. A maximum of one principal building may be located on the Site. The Site may be devoted only to the uses set out below and to any incidental and accessory uses associated with such uses:

1. General and professional offices.
2. Laboratory and research facility, medical, dental or optical.

A. The maximum height of the building to be constructed on the Site shall be 50 feet. A maximum of one principal building may be located on the Site. The Site may be devoted only to the uses set out below and to any incidental and accessory uses associated with such uses:

1. General and professional offices.
2. Laboratory and research facility, medical, dental or optical.

A. Subject to the Applicant's right to pursue a public improvement variance, the streetscape treatment along the Site's public street frontages shall comply with the requirements of the Ordinance.

A. Development of the Site shall comply with the dimensional standards of the B-3 zoning district and the Highway NC51 Overlay District.

A. The Site may be devoted only to the uses set out below and to any incidental and accessory uses associated with such uses:

1. General and professional offices.
2. Laboratory and research facility, medical, dental or optical.

A. The primary exterior building materials for the building to be constructed on the Site are designated on the attached conceptual, schematic images of each elevation of the building. The maximum height of the building to be constructed on the Site shall be 50 feet. A maximum of one principal building may be located on the Site. The Site may be devoted only to the uses set out below and to any incidental and accessory uses associated with such uses:

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