

Z-66-90 Horizon Drive, northwest side, between Brandyapple Drive and Six Forks Road, being Parcel 1972, Tax Map 324, rezoned to Office and Institution-1 Conditional Use.

CONDITIONS:

1) Only those uses allowed in O&I-3 (Sec. 10-2036) with the same limitations and restrictions as contained in O&I-3 districts except:

- a) Maximum building height to be 31 feet, and not more than three stories.
- b) If a one story building is built, maximum floor area ratios (FAR) shall be .23 and maximum building lot coverage shall be twenty-three percent (23%). If a building containing two or more stories is built, the same lot coverage and floor area ratios as contained in O&I-3 districts shall apply.
- c) Minimum protective yard on the northern boundary of the property adjoining Tax Parcel No. 324-13 shall be 30 feet but no building shall be built closer than 50 feet to the northern boundary line with no grading or clearing to take place within the 30 foot protective yard except as may be necessary for drainage or utilities.
- d) Upon development, the rate of stormwater runoff will comply with C.R. 7107.