

- E. Commercial and office uses:
  - 1. Unless otherwise prohibited, any commercial or office use may be proposed;
  - 2. **Development** shall be designed as an office park, a **shopping center**, or a planned service center;
  - 3. **Development** shall be designed and landscaped in a manner that ensures compatibility with **residential uses** within the PD or PD-R and adjacent to the PD or PD-R; and
  - 4. Traffic circulation shall not route commercial traffic through **residential areas** within or adjacent to the PD or PD-R.
- F. Civic and public uses:
  - 1. **Development** shall be centrally located within the PD or PD-R to ensure adequate access by residents and users; and
  - 2. Pedestrian and bicycle paths shall be provided to connect civic and public uses to **residential areas**.

#### 4.06.03 Site Plan Requirements

- A. A PD or PD-R **District** shall require a **site plan** to accompany the application for rezoning. The submittal and content requirements for the **site plan** are set forth in Chapter 10.
- B. A PD or PD-R District without a site plan that was rezoned to PD or PD-R as a result of action initiated by Lowndes County shall be eligible for a site plan that is prepared and approved by the TRC and the owner of the subject property. Differences in position regarding the specifications of the site plan shall be under the authority of the County Manager to resolve.
- C. Specific site design and **development** standards shall be set forth on the **site plan** and accompanying schedules of **use** and design standards.
- D. Upon approval of the rezoning to a PD or PD-R **district**, the **site plan** shall be binding on all future **development** and **use** within the PD or PD-R **development**.
- E. **Building permits** and public improvements shall not be authorized or installed for any PD or PD-R **development** until final approval has been granted.
- F. Procedures for minor and major modifications to an approved PD or PD-R **site plan** are set forth in Chapter 10.
- G. Development standards and procedures for use changes within P-D or PD-R Zoning created by Lowndes County are set forth in Section 9.01.02(C) and Section 9.01.04(F)

#### 4.07.00 LANDSCAPING, BUFFERS AND TREE PROTECTION

##### 4.07.01 Purpose

- A. The purpose of this section is to provide requirements for landscaping, **buffering of developments**, and tree protection within Lowndes County.