

- ~~f. All other requirements regarding access, infrastructure and improvements, signs, landscaping, and natural resource protection shall be met in the design and development of a RFS.~~

4.06.00 STANDARDS FOR PLANNED DEVELOPMENT (PD) DISTRICT

4.06.01 Generally

A. Purpose

1. The purpose of the **Planned Development (PD) Districts** is to encourage creative and flexible projects that include compatible **residential**, commercial, office, and related public facilities unified by a **development** plan and tailored to either an urban or rural setting.
2. The PD and PD-R **districts** shall be **zoning districts**, and are permissible when approved according to a **site plan** that ensures the conservation of the natural environment, more efficient **use** of land, and efficiency in the extension of **streets** and utilities.

B. Objectives

The **Planned Development Districts** shall have the following characteristics:

1. Open space. Encourage ingenuity and resourcefulness in land planning techniques by developing functional open spaces.
2. Sense of place. Allow the design of **developments** that are architecturally and environmentally innovative and that achieve more efficient utilization of land than is possible through application of conventional zoning standards.
3. Mixture of **uses**. Accommodate a mixture of land **uses** which are compatible both internally and externally.
4. Protection of natural resources. Ensure the conservation of the natural environment including trees and vegetation, topography, and geological resources such as groundwater, soils, and drainage areas.
5. Efficient land **use**. Encourage efficient **use** of land, **street** networks, and **utility** locations.
6. Compatibility and consistency. Maintain compatibility with nearby **Development** and consistency with the future land **use** element of the Lowndes County Comprehensive Plan.

4.06.02 Minimum Standards

- A. Land **uses** within a PD and PD-R **District** may include any specific **uses** that are not prohibited as set forth below. Section 4.06.02(D) and (E) describe the general types of **uses** and standards that apply to those **uses**. In addition, Table 4.06.02(B) indicates the minimum and maximum percentage of each type of **use**. The prohibited **uses** within a PD **District** are: