

(7) Signage

Signage shall be in harmony and scale with and reflective of the proposed PDD.

Section 3-2.4. Site Plan Requirements

A site plan showing the proposed development shall be prerequisite to the approval of a PDD. The Site Plan shall adhere to the requirements of this section and shall show the information called for in Section 9.2.

Section 3-2.5. Financial Guarantees

Where public improvements and/or "common" amenities or infrastructure are proposed, such improvements shall be installed in accord with a development schedule to be approved as part of the PDD Plan.

Where proposed or required improvements have not been completed by the applicant/developer prior to schedule target date and certified by the Building Official, the applicant/developer may provide financial guarantees acceptable to the County, to ensure the proper installation of such required improvements. The nature and duration of the guarantees shall be structured to achieve this goal without adding unnecessary costs to the developer.

Section 3-2.6. Action by Planning Commission and Council

Action by the Planning Commission and Council may be to approve the Plan and application to establish a PDD, to include specific modifications to the Plan, or to deny the application to rezone or establish a PDD. If the Plan and/or rezoning are approved, the applicant shall be allowed to proceed in accord with the approved PDD Plan as supplemented or modified in a particular case, and shall conform to any time or priority limitations established for initiating and/or completing the development in whole, or in specified stages. If the application is denied, the applicant shall be so notified.

Section 3-2.7. Administrative Action

After a PDD Plan has been approved and the zone classification established on the official zoning map, building and sign permits shall be issued in accord with the approved Plan as a whole or in stages, or portions thereof, as approved. Said permits shall be issued in the same manner as for building and sign permits generally.

Section 3-2.8. Changes in Approved PDD Plans

Except as provided in this section, approved PDD Plans shall be binding on the owner and any successor in title.

Minor changes in approved PDD site plans may be approved by the Building Official on application by the applicant, upon making a finding that such changes are:

- (J) In accord with all applicable regulations in effect at the time of the creation of the PDD District; or
- (K) In accord with all applicable regulations currently in effect.

Major changes to an approved PDD shall require consent of the County Planning Commission. In reaching a decision as to whether the change will require Planning Commission approval, the Building Official shall use the following criteria:

- (A) Any increase in intensity or use resulting in added floor area, an increase in the number of dwelling or lodging units, or an increase in the amount of outside land area devoted to sales, displays, or demonstrations;
- (B) Any change in parking areas resulting in an increase or reduction in the number of spaces;
- (C) Structural alterations significantly affecting the size, form, style, and location of buildings as shown on the approved Plan;
- (D) Any reduction in the amount of open space or any change in the location or characteristics of open space;

(E) Any change in pedestrian or vehicular access or circulation.

Any change in use from one use group to another shall constitute a change requiring the reestablishment of the PDD through the amendatory process (Article 10).