

The underlying zoning standards shall be complied with for Yadkin Valley Planning District, as shown on the zoning map, except for the following requirements:

a. Lot Size

Minor Subdivision	Major Subdivision	Family Subdivision
3 acre minimum lot size*	3 acre density average, 1 acre minimum lot size	1 acre minimum lot size

*Deeded Lots of Record, created prior to March 17, 2008, between the sizes of 2 and 6 acres, may subdivide creating no more than one new lot with a minimum lot size of 1 acre provided that all other requirements of the Subdivision Ordinance are met.

b. Planned Unit Developments

1. The density average shall be negotiable
2. The minimum open space requirement is 35%

c. Neighborhood Business and General Business Architectural and Land Development Guidelines

1. Exterior building materials shall primarily consist of natural elements such as stone, logs, wood shingle, wood lapped siding, or vertical board and batten. Roofing materials shall be chosen to blend in harmoniously with the natural tree canopy. Metal buildings are not permitted.
2. Dominant exterior building colors should be chosen to blend in with the natural surroundings. All shades of white, cream, or beige are prohibited from being used as the primary exterior color on any structure.
3. Exterior lighting shall be muted, fully shielded, and directed to avoid illuminating entire structures, creating glare on the night sky, and attracting attention to particular areas for reasons other than security.
4. Signage on commercial buildings must be made of natural materials (or have such an appearance), may not be internally illuminated, and must have a monument design.

5. Public trail easements must be established where there is an opportunity to implement county recreation and greenway plans.
6. Building design, materials (including all signage), and site plan must be approved by the Caldwell County Planning Department. Appeals may be issued to the Board of Adjustment.