

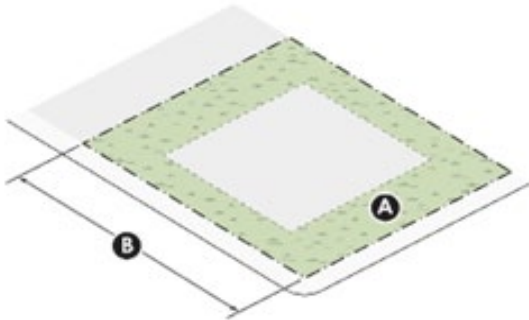
D. CF – State and County Fair

1. Character Description – The State and County Fair zoning district regulates development within the area of the fairgrounds that host the annual Wilson County/State of Tennessee fair. This specific, dedicated zoning district is designed to permit a wide range of indoor and outdoor activities that take place at such events.
2. Intent and Purpose
 - a. To facilitate the delivery of a broad range of land uses within a limited geographical area.
 - b. To provide sites for large-format entertainment and cultural events.
3. Applicability – This zoning district is applicable to all real property designated as CF State and County Fair on the City of Lebanon zoning atlas.
4. Land Uses

Permitted Uses	Conditional Uses	Prohibited Uses
Accessory Dwelling Unit	Building Materials and Farm Equipment	Specialty Smoke and Vape Shops
Administrative Services		Any use not specifically allowed
Agricultural Services		
Agricultural Services		
Amusement Parks		
Animal Care, Shelter and Veterinarian Services		
Campgrounds (commercial)		
Community Facility Services		
Crop and Animal Raising		
Cultural and Recreational Services		
Food and Beverage Services		
General Retail Trade		
Major Entertainment Services		
Minor Entertainment Services		
Plant and Forest Nurseries		
Racetracks		
Transport and Warehousing		
Wholesale Sales		
Any other use reasonably consistent with the operations of the Fair		

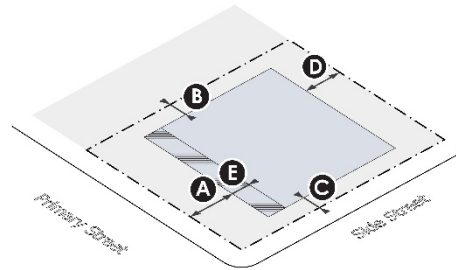
5. Lot Development Standards (CF)

a. Lot size



Lot dimensions		
A	Lot size (min)	20 acres
B	Width at building/at property line (min)	No min/40 ft

b. Building placement



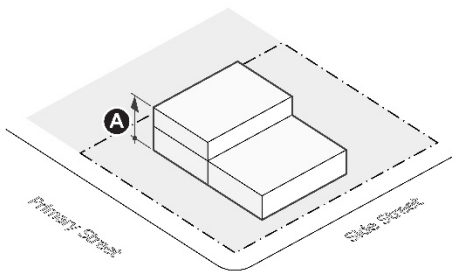
Principal building setbacks		
A	Front setback (min/max)	25 ft
B	Side setback (min)	25 ft
C	Rear setback (min)	25 ft

Notes:

(a) There shall be a 25 foot-wide yard landscaped buffer along all State and County Fair zoned property boundaries.

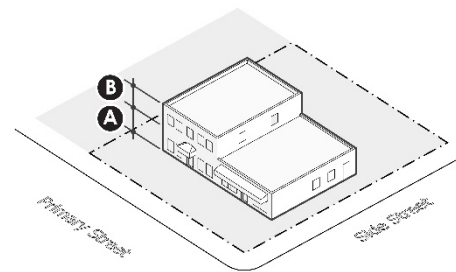
6. Development Standards (CF)

a. Building height



Building height		
A	Primary building height, stories (max)	No max
	Primary building height, feet (max)	50 ft ^a
B	Accessory building height, feet (max)	50 ft

b. Façade elements



Façade elements		
A	Ground floor façade area with windows (min)	N/A
B	Upper floor façade area With windows (min)	N/A

Notes: (a) Amusement park rides, including but not limited to roller coasters, Ferris wheels, and swings, shall be exempt from this height limit.

7. Building Design Standards

a. Transition: Any portion of a building located within 75 feet of adjacent single-family housing shall not exceed the actual height of those houses by more than 1.5 times.

b. Façades

i. Primary Façade Materials

(a).A minimum of 75% of Primary Façades, exclusive of openings, shall include materials selected from List 3 in Table 14.507-2, namely: brick, stone, cast stone, stucco (authentic), architectural metal panels, wood siding/shingles/trim, concrete (finished), fiber cement siding/shingles/trim, composite siding, or EIFS (2 feet above the finished floor elevation).

(b).A maximum of 25% of Primary Façades, exclusive of openings, may include materials selected from List 4 in Table 14.507-2, namely: brick, stone, cast stone, stucco (authentic), architectural metal panels, metal siding, wood siding/shingles/trim, concrete (finished), concrete (unfinished), fiber cement siding/shingles/trim, fiber cement panels, composite siding, composite panels, or EIFS (2 feet above the finished floor elevation).

ii. Secondary Façade Materials

(a).A minimum of 50% of the Secondary Façades, exclusive of openings, shall include materials selected from List 3 in Table 14.507-2, namely: brick, stone, cast stone, stucco (authentic), architectural metal panels, wood siding/shingles/trim, concrete (finished), fiber cement siding/shingles/trim, composite siding, or EIFS (2 feet above the finished floor elevation).

(b).A maximum of 50% of the Secondary Façades, exclusive of openings, may include materials selected from List 4 in Table 14.507-2, namely: brick, stone, cast stone, stucco (authentic), architectural metal panels, metal siding, wood siding/shingles/trim, concrete (finished), concrete (unfinished), fiber cement siding/shingles/trim, fiber cement panels, composite siding, composite panels, or EIFS (2 feet above the finished floor elevation).

8. Roofs

a. Flat roofs shall have parapet walls on façades that face or are visible from a public street, private street, or usable open space. The primary material used on parapets shall match the material of its associated façade.

b. Roof-mounted equipment shall be located or screened in a manner to not be visible from a public street, private street, or usable open space (excluding Preserve type open spaces).

9. Other Standards: The following standards are set out in Chapter 5: landscape buffers; landscape screening; fences, walls and hedges; and plant materials.

10. All site plans within the CF district shall qualify as a minor site plan unless otherwise determined that further review is required by any reviewing entity.