

CITY OF HILLSDALE



Planning Commission
97 North Broad Street
Hillsdale, Michigan 49242-1695
(517) 437-6449 Fax: (517) 437-6450

Planning Commission Agenda March 20, 2018

- I. Call to Order 5:30**
 - A. Pledge of Allegiance
 - B. Roll Call
- II. Public Comment**

Any Commission related item – 1 min. limit
- III. Consent Items/Communications**
 - A. Approval of agenda – **Action**
 - B. Approval of Planning Commission 02.20.2018 minutes – **Action**
 - C. Approval of Joint Planning Commission 03.12.2018 minutes – **Action**
- IV. Site Plan Review**
 - A. 260 Industrial Drive, Precision Gage LLC – **Action**
 - B. 4H Fairgrounds Shooting Range – **Action**
- V. Old Business**
- VI. New Business**
 - A. Region 2 Planning Commission Report – **Update**
- VII. Zoning Ordinance Review**
 - A. Sec. 36-436 Bed and Breakfast – **Discussion**
 - B. Sec. 36-414 – Permitted and special conditional uses – **Discussion**
 - C. Division 2 R-1 One-Family Residential Districts – **Discussion**
 - D. Division 6 B-1 Local Business District – **Discussion**
 - E. Division 8 B-3 General Business District – **Discussion**
- VIII. Zoning Administrator Report**
- IX. Adjournment**

Next meeting April 17, 2018 at 5:30 pm

CITY OF HILLSDALE



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PLANNING COMMISSION MINUTES HILLSDALE CITY HALL, 97 N. Broad Street February 20, 2018 at 5:30 PM

I. Call to Order 5:30 pm

- A. Members present: Mayor Pro-tem William Morrissey, Vice Chair Samuel Nutter, Ron Scholl, Eric Swisher, Kerry Laycock
- B. Others present: Alan Beeker (Zoning Administrator), Mary Wolfram, Penny Swan, Jack McLain
- C. Members absent: Eric Moore (excused), Chair Amber Yoder (excused)

II. Public Comment

Jack McLain had comments about the proposed by-laws, the lot division, sign ordinance and some current zoning definitions.

III. Consent Items/Communications

- A. Mr. Morrissey moved to approve the Consent Agenda as presented, Mr. Laycock seconded, motion passed.

IV. Old Business

- A. Commission By-Laws Review – Mr. Beeker reviewed the requirement for by-laws in addition to the ordinance. The Planning Commission reviewed the proposed by-laws. There were several recommended revisions and Mr. Beeker will revise the by-laws and send them to the City Attorney for review. The goal is to have them ready for the Commission to adopt at the March regular meeting.

V. New Business

- A. West Street Living LLC Lot Division Application – Mr. Beeker addressed questions regarding the application from Tom Duke, developer of the townhome project. There was a brief discussion asking for clarification as to legal descriptions and addresses. Mr. Laycock moved to approve and recommend to Council conditional that all sales agreements include maintenance agreements with common areas. Mr. Swisher seconded. Vice Chair Nutter requested a roll call vote:

Kerry Laycock – yes

Eric Swisher – yes

Samuel Nutter – yes

Ron Scholl – yes

William Morrissey – yes

Vote was unanimous.

- B. Region 2 Planning Commission Report – Mr. Beeker presented a brief overview of the R2PC meeting.

VI. Zoning Ordinance Review

Chapter 26 Sign Ordinance – Mr. Beeker discussed the need to amend the existing ordinance due to the changes in the zoning map and the recent Supreme Court case, Reed v. Gilbert, AZ. The court decision requires that all sign ordinances be content neutral. The only things that can currently be enforced are size, location and medium of signage. Mr. Beeker had submitted the proposed changes after a long conversation with the City Attorney to verify that he fully understood the ramifications of the high court's decision. The Planning Commission agreed that the submitted revisions need to be reviewed by the City Attorney prior to scheduling the public hearing.

VII. Zoning Administrator Report

- A. Baw Beese Trails Master Plan – Recreation Director Michelle Loren asked if any Commission members wished to participate in the masterplan of the Hillsdale City Park and Trail System. Mr. Beeker asked that if anyone was interested, that they contact Ms. Loren directly.
- B. Joint Recreational Plan meeting – Mr. Beeker informed the Commission that the Joint Rec. Plan was ready to be reviewed for final approval. Ms. Loren requested that there be a special joint meeting with the City Planning Commission and the Hillsdale Township Planning Commission. Mr. Beeker would like to schedule the special meeting for March 6, 2018 at 5:30.

VIII. Adjournment at 6:50 pm – Mr. Morrissey moved to adjourn, Mr. Scholl seconded, motion passed. Meeting adjourned.

Next meeting: March 20, 2018 at 5:30 pm.

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PLANNING COMMISSION MINUTES

JOINT MEETING with HILLSDALE TOWNSHIP PLANNING COMMISSION HILLSDALE TOWNSHIP HALL, 1469 N. Lake Wilson Road March 12, 2018 at 6:00 PM

I. Call to Order 6:00 pm

- A. City PC Members present: Ron Scholl, Eric Swisher, Kerry Laycock, Chair Amber Yoder
- B. Twp. PC Members present: Secretary Anne Fike, Paul Karlovich, Chuck Keefer, Tim Wilcox, Kevin Shannon, Steve Wood, Rose Zemaiduk
- C. Others present: Alan Beeker (Zoning Administrator), Michelle Loren (Recreation Director)
- D. City PC Members absent: Eric Moore (excused), Samuel Nutter (excused), Councilman William Morrissey
- E. Township PC Members absent: Margaret Braman (excused), Mark Williams (excused), Chair Joe Sanford (excused)

II. Public Comment

No Public Comment

III. Consent Items/Communications

- A. Hillsdale City Planning member, Kerry Laycock moved to approve the agenda as presented, Ron Scholl seconded, motion passed.

IV. Old Business

- A. Joint Recreation Plan Amendment
 - Recreation Director Michelle Loren and Zoning Administrator Alan Beeker are requesting approval to publish the draft joint recreation plan for public review. The review process will be thirty days, beginning March 19, 2018. At the end of the thirty days, the Planning Commissions will hold a joint public hearing to receive public input on the joint recreation plan.
 - Chair Amber Yoder suggested the Commissions schedule the public hearing for April 23, 2018 at 6:00 pm in the Hillsdale City Hall Council Chambers.
 - Hillsdale Township Planning Commission – Paul made the motion to publish the draft Joint Recreation Plan for a thirty day public review and to schedule the joint public hearing for April 23, 2018 at 6:00 pm in the Hillsdale City Hall Council Chambers, Tim Wilcox seconded. Motion passed
 - Hillsdale City Planning Commission – Eric Swisher moved to publish the draft Joint Recreation Plan for a thirty day public review and to schedule the joint public hearing for April 23, 2018 at 6:00 pm in the Hillsdale City Hall Council Chambers, Ron Scholl seconded, motion passed.

- Ms. Loren will put together multiple copies of the Joint Recreation Plan and distribute to the City Library, City Hall, and neighboring townships and will post to the City website. Mr. Beeker and Ms. Loren will guarantee that the April public hearing is properly noticed at the City and the newspaper. Mr. Beeker will coordinate with Hillsdale Township Planning Commission Secretary Anne Fike to make certain the Township has copies of the Joint Recreation Plan and that the public hearing is properly noticed within the township.

V. Adjournment at 6:15 pm – Paul Karlovich moved to adjourn, Rose Zemaiduk seconded, motion passed. Meeting adjourned.

Next Regular City Planning Committee meeting: March 20, 2018 at 5:30 pm at Hillsdale City Hall.
Next Regular Township Planning Committee meeting: March 19, 2018 at 6:30 pm at Hillsdale Township Hall.



TO: Planning Commission

FROM: Zoning Administrator

DATE: March 13, 2018

RE: 260 Industrial Drive Site Plan Review

Background: DH Roberts Construction Company, on behalf of Precision Gage LLC, has submitted drawings for a proposed addition and parking lot expansion located at 260 Industrial Drive. The project would add 25,520 s.f. of floor area to the east end of the existing building. The parking lot would expand 52 parking spaces.

HILLSDALE HOLDINGS LLC
 266 INDUSTRIAL DRIVE
 006-221-226-24
 ZONING I-1, LIGHT INDUSTRIAL

PROPERTY OWNER:
 PRECISION GAGE LLC
 P.O. BOX 277
 HILLSDALE, MI 49242

PROPERTY ADDRESS
 256 INDUSTRIAL DRIVE (LOT 22)
 260 INDUSTRIAL DRIVE (LOT 21)

PARCEL NUMBER
 006-221-226-22 (LOT 22)
 006-221-226-07 (LOT 21)

LEGAL DESCRIPTION
 LOT 21 & THE NORTH 234 FEET OF LOT 22
 OF HILLSDALE INDUSTRIAL PARK NO. 2

SITE AREA
 LOT 21 ~ 4.37 ACRES
 LOT 22 ~ 3.41 ACRES

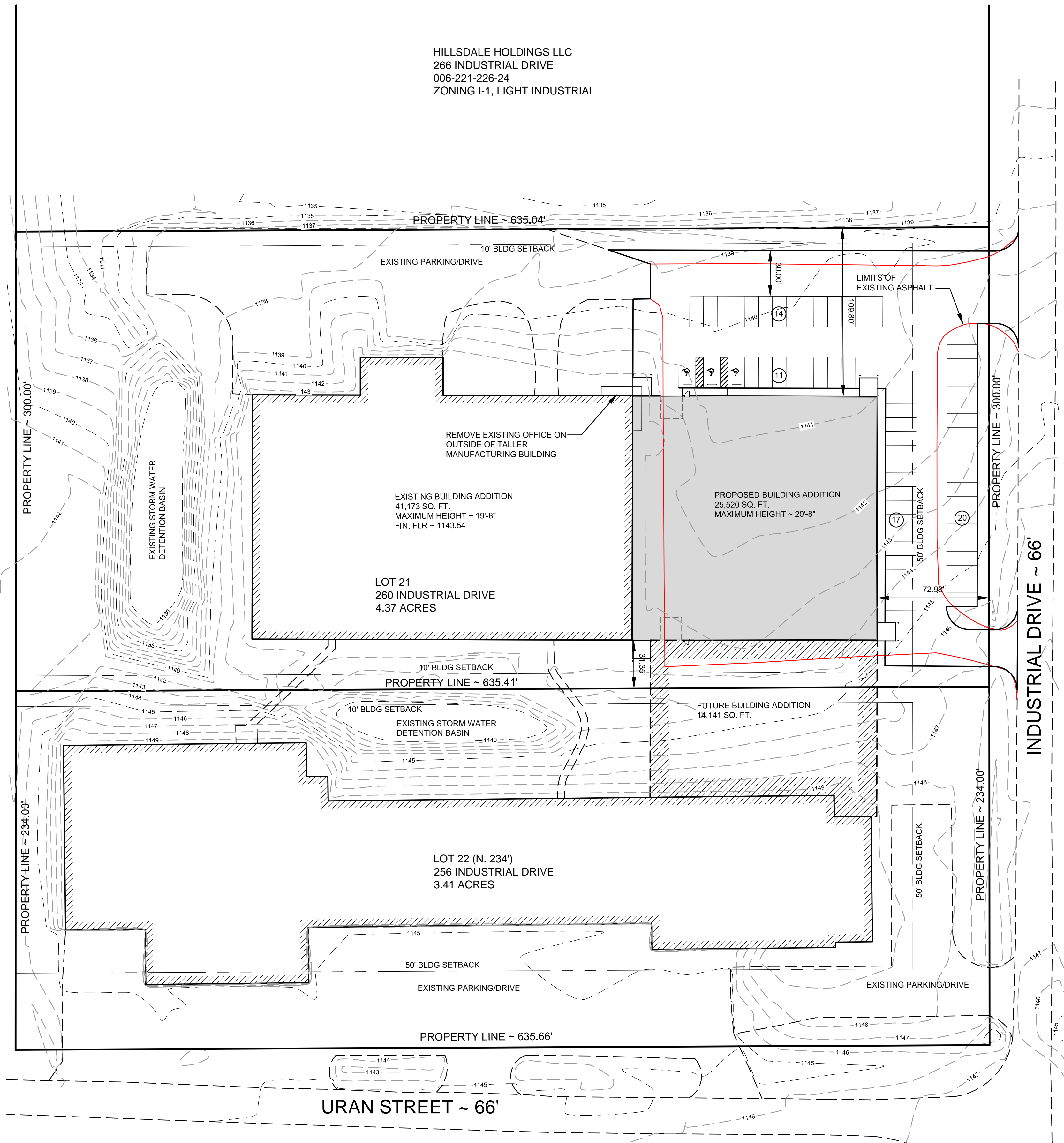
ZONING
 I-1 LIGHT INDUSTRIAL

YARD SETBACKS
 FRONT YARD ~ 50'
 SIDE YARD (WEST SIDE) = 10'
 REAR YARD (SOUTH SIDE) = 0'

NUMBER OF EMPLOYEES:
 MAXIMUM ON ANY SHIFT-40

OFF-STREET PARKING REQUIRED:
 110% MAX. SHIFT COUNT
 REQUIRED PARKING SPACES: 40x1.1 = 44 SPACES
 PARKING SPACES PROVIDED: 52

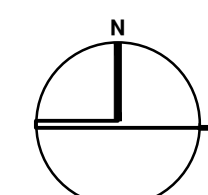
MAINS, BRENTON FLOYD
 LIVING TRUST
 231 URAN STREET
 006-221-202-07
 ZONING I-1, LIGHT
 INDUSTRIAL

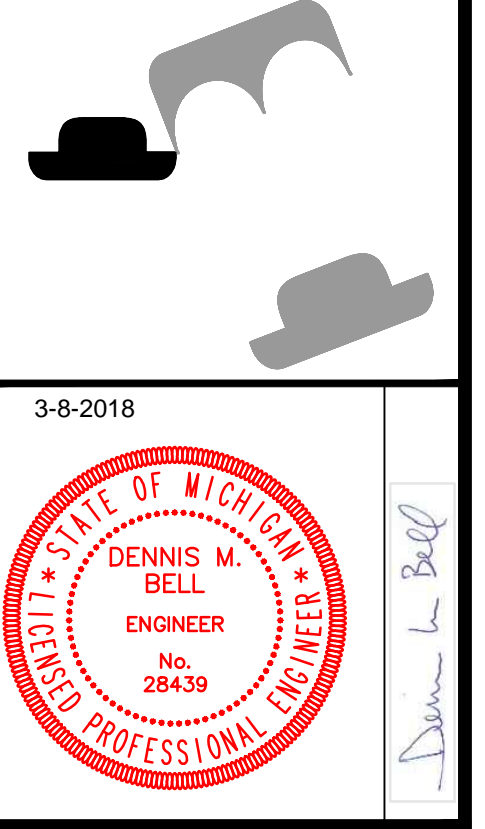


ATP ACQUISITION LLC
 273 INDUSTRIAL DRIVE
 006-221-226-19
 ZONING I-1, LIGHT INDUSTRIAL

LEONARD'S PROPERTY MANAGEMENT LLC
 266 INDUSTRIAL DRIVE
 006-221-226-21
 ZONING I-1, LIGHT INDUSTRIAL

CONDON FAMILY LLC
 250 INDUSTRIAL DRIVE
 ZONING I-1, LIGHT INDUSTRIAL

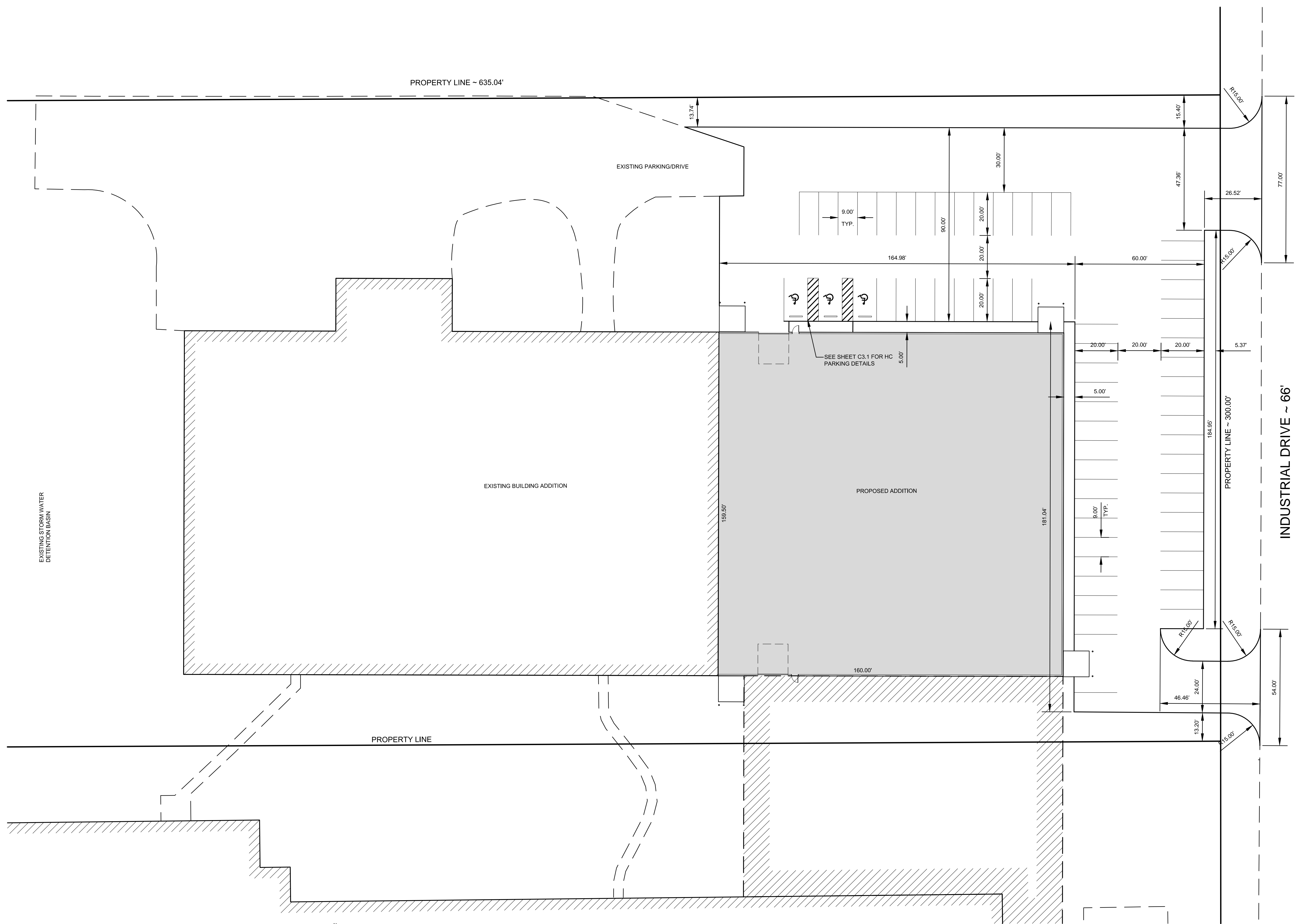
 OVERALL SITE PLAN
 SCALE: 1" = 40'



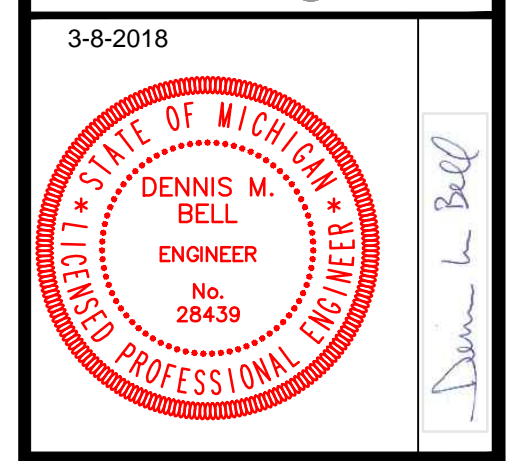
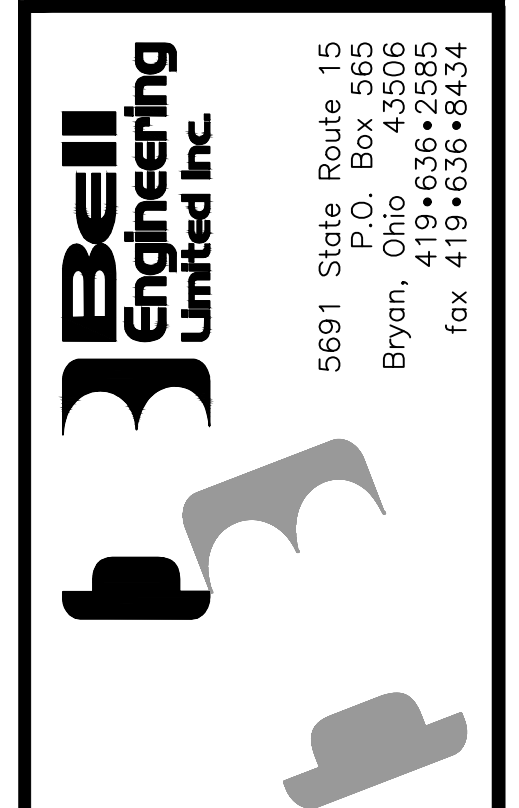
PROPOSED BUILDING ADDITION for
PRECISION GAGE LLC
 HILLSDALE, MICHIGAN
OVERALL SITE PLAN
 D.H. ROBERTS CONSTRUCTION, INC.

Job No:
18-013
 3-8-18 Site Review

C0.1



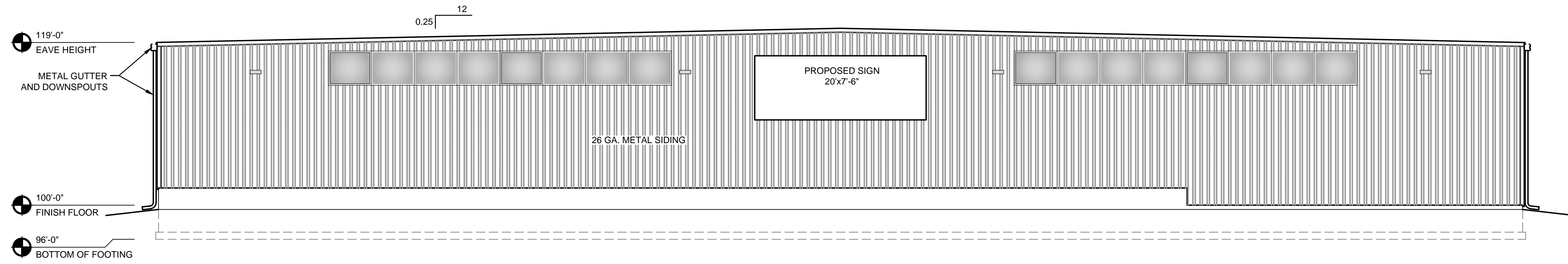
SITE GEOMETRIC PLAN
SCALE: 1" = 20'



PROPOSED BUILDING ADDITION for
PRECISION GAGE LLC
HILLSDALE, MICHIGAN
SITE GEOMETRIC PLAN
D.H. ROBERTS CONSTRUCTION, INC.

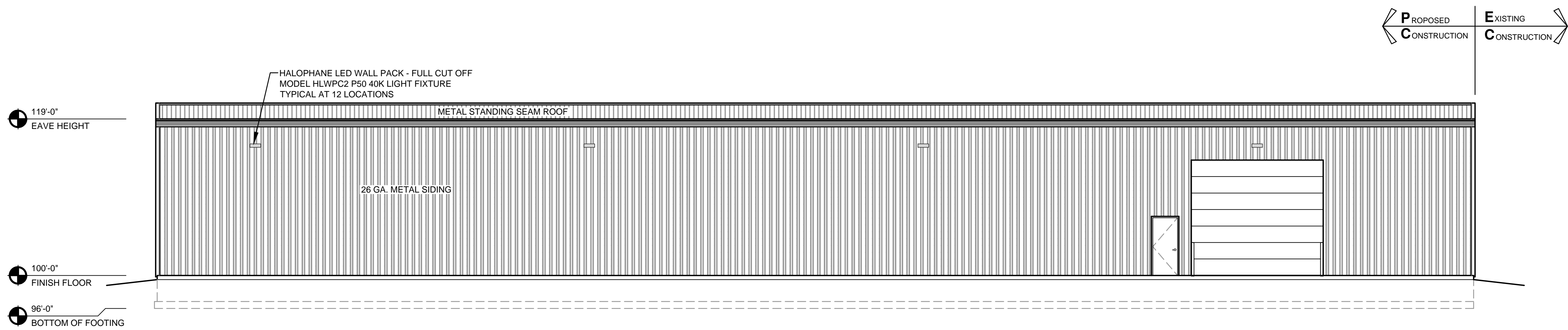
Job No:
18-013
3-8-18 Site Review

C1.1



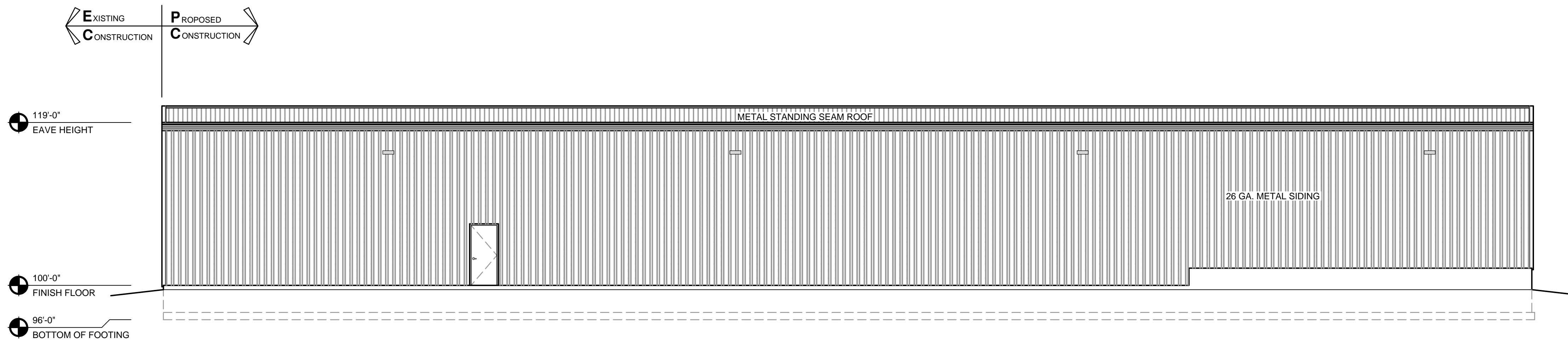
EAST ELEVATION

SCALE: 1/8" = 1'-0"



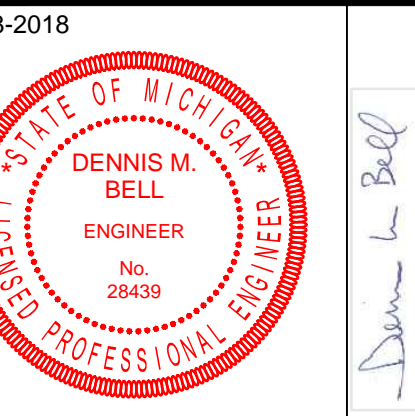
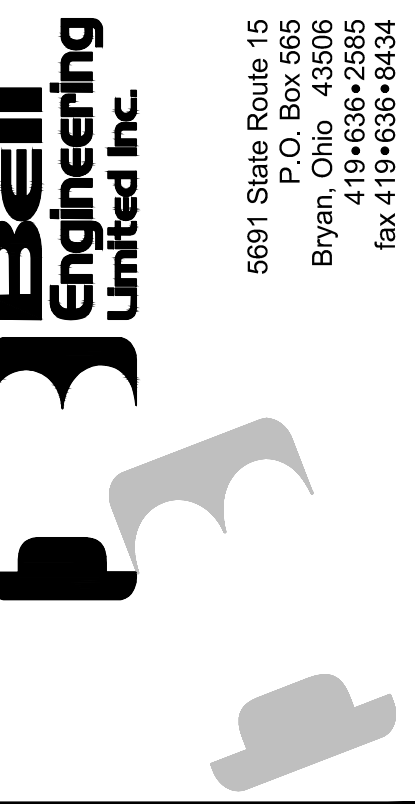
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED BUILDING ADDITION for
PRECISION GAGE LLC
 HILLSDALE, MICHIGAN
 EXTERIOR ELEVATIONS
 D.H. ROBERTS CONSTRUCTION, INC.

Job No:
18-013
 ISSUE DATES:
 3-8-18 Site Review
 3-12-18 Client Comments

A3.1



TO: Planning Commission

FROM: Zoning Administrator

DATE: March 13, 2018

RE: 4H Fairgrounds Shooting Tournament Range Site Plan Review

Background: The local 4H group is developing a Bow and Air Gun Shooting Tournament as one of the events during Fair week. The submitted sketches are for the proposed shooting ranges. There are two proposed ranges, one exterior in the racetrack infield and one interior inside the new merchant building. The fairgrounds management are receptive to the idea pending all other municipal reviews. The plans have also been reviewed by the City Police Department.

#25

Some set up
no incident building
some equipment

← 41'-0" →

← 156'-0" →

#24

Boys
Zone

#26

Horse Band

Back drop * 4 1/2 ft
0 0 0 0 0 0

X = Banner
O = target

20 yards

Stake line

Back drop

#32

Spectators

Drive way

Parking * Backdrop

Enter
Exit

Enter
Exit

Enter
Exit

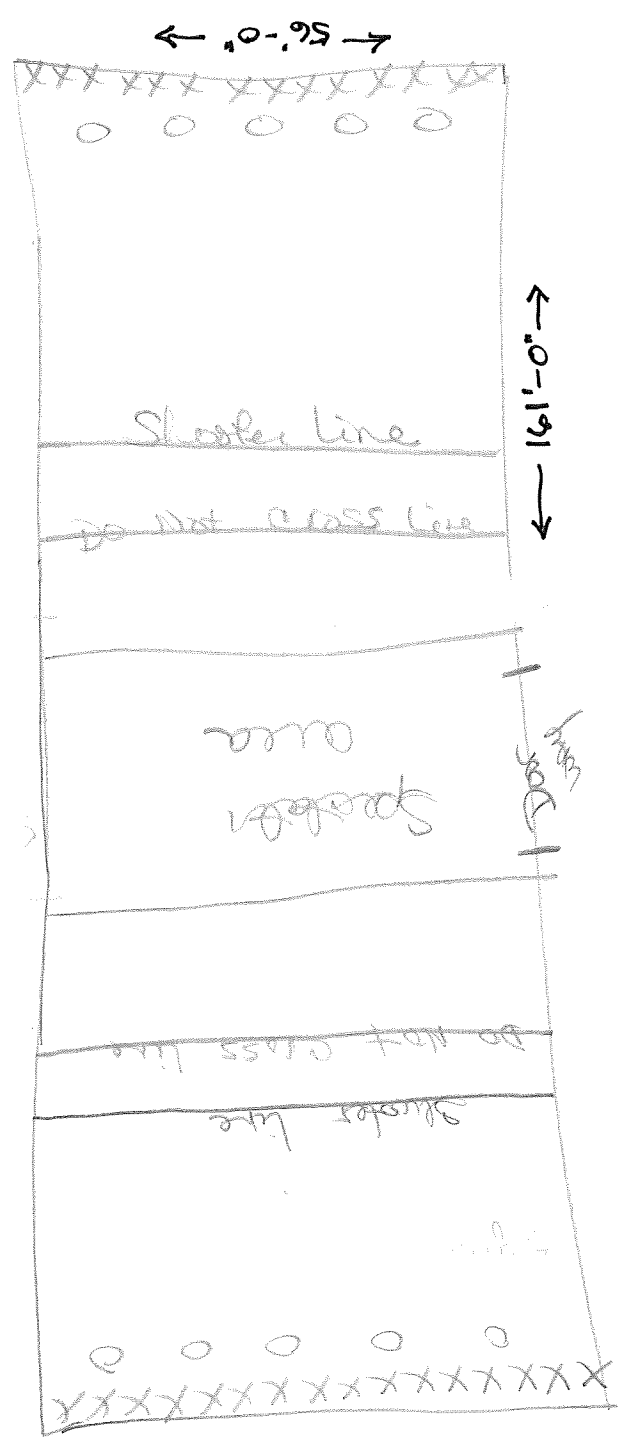
* Do not
cross line =
change officers
only

after Target archery and BB-Pistol - pistol complete
We will set up for 3D archery. Teams of 4-ND
Spectators

On a course as noted in Safe Range

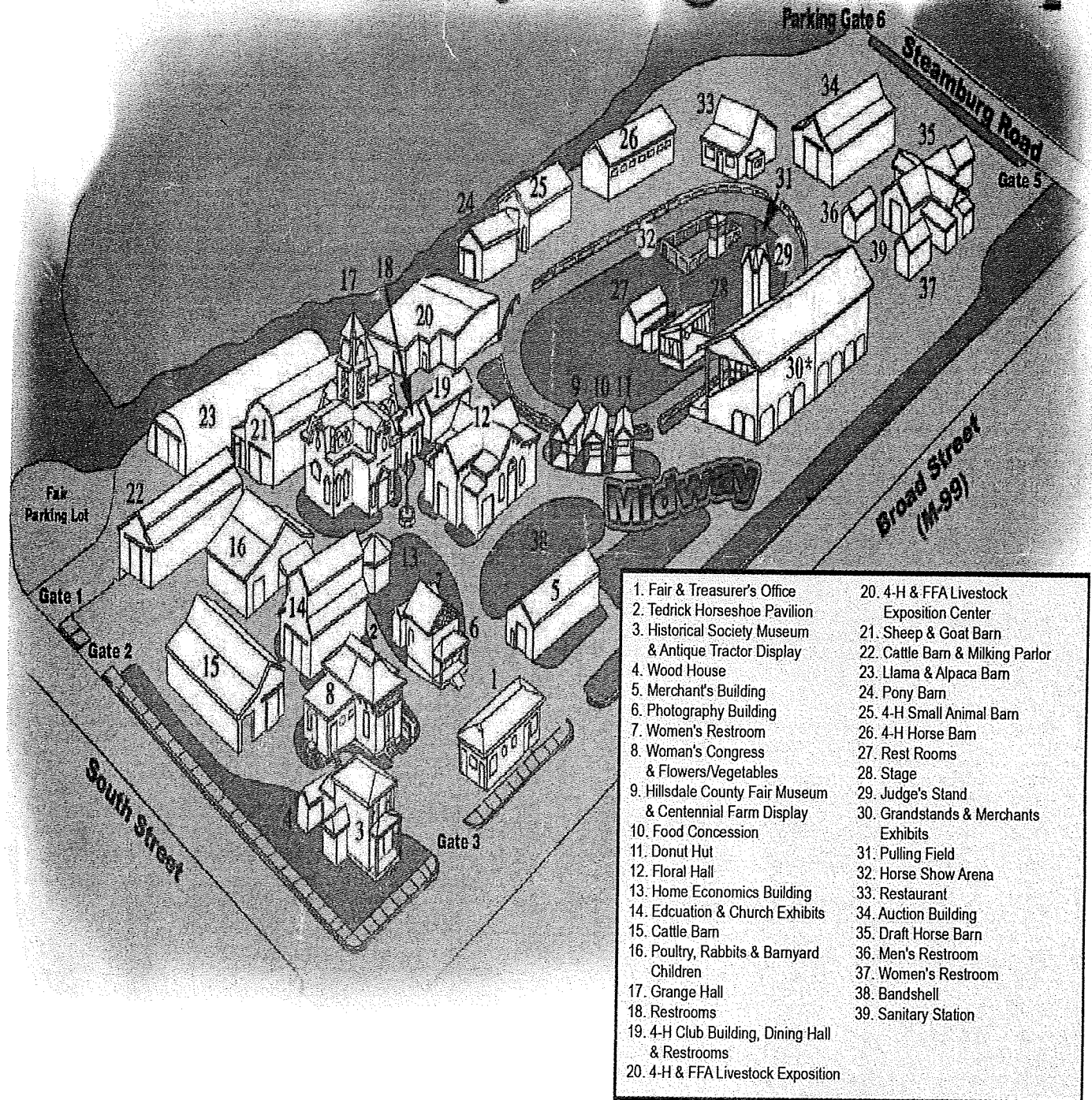
X = Back drop
 O = targets
 Round bales
 O = targets

199/1900 Side
 199/1900 Side



from Shooter line to target
 20 yards for archery
 5 yards 1 pellet 1 arrow
 10 yards

Hillsdale County Fairgrounds Map



- | | |
|---|---|
| 1. Fair & Treasurer's Office | 20. 4-H & FFA Livestock Exposition Center |
| 2. Tedrick Horseshoe Pavilion | 21. Sheep & Goat Barn |
| 3. Historical Society Museum & Antique Tractor Display | 22. Cattle Barn & Milking Parlor |
| 4. Wood House | 23. Llama & Alpaca Barn |
| 5. Merchant's Building | 24. Pony Barn |
| 6. Photography Building | 25. 4-H Small Animal Barn |
| 7. Women's Restroom | 26. 4-H Horse Barn |
| 8. Woman's Congress & Flowers/Vegetables | 27. Rest Rooms |
| 9. Hillsdale County Fair Museum & Centennial Farm Display | 28. Stage |
| 10. Food Concession | 29. Judge's Stand |
| 11. Donut Hut | 30. Grandstands & Merchants Exhibits |
| 12. Floral Hall | 31. Pulling Field |
| 13. Home Economics Building | 32. Horse Show Arena |
| 14. Education & Church Exhibits | 33. Restaurant |
| 15. Cattle Barn | 34. Auction Building |
| 16. Poultry, Rabbits & Barnyard Children | 35. Draft Horse Barn |
| 17. Grange Hall | 36. Men's Restroom |
| 18. Restrooms | 37. Women's Restroom |
| 19. 4-H Club Building, Dining Hall & Restrooms | 38. Bandshell |
| 20. 4-H & FFA Livestock Exposition | 39. Sanitary Station |

Michigan 4-H Shooting Sports State Tournament

3-D Archery Event Rules

PLEASE BE SURE TO REVIEW "GENERAL TOURNAMENT RULES" AND "GENERAL ARCHERY RULES" FOR ADDITIONAL REGULATIONS. CONTACT YOUR COUNTY 4-H OFFICE IF YOU DO NOT HAVE A COPY OF THIS INFORMATION.

Number of Individual Entrants Per County: Each county is eligible to enter a maximum of 16 contestants.

Number of Team Entrants Per County: Each county may enter Four, 4-member teams.

Teams may be composed of shooters of any age from the same division.

In addition, teams *may be* comprised of shooters from different divisions but teams will be entered based upon the following archery divisional hierarchy;

1. Open division is the highest in the hierarchy, then;
2. Sighted division, then;
3. Unsighted division.

Any team member competing in an *individual* division event that is highest in the hierarchy will determine his/her team's division.

For example: A four member team is made up of 3 contestants competing in an unsighted, individual event and 1 contestant is competing as an individual in an open division event. Even though there's only one open shooter on that team, any member competing as an individual in the division highest in the hierarchy determines his/her team's division. In this example, this 4 member team must compete as an OPEN division team.

Age Division Determination: Age on January 1st year of the tournament

Event Divisions

Unsighted Divisions

Compound, Long, or Recurve bows without sights or bowmarks. Tape will be placed on the riser/handle by state tournament check-in staff to prevent bowmarks from being used.

Beg. Unsighted Bow Ages 9-11
Jr. Unsighted Bow Ages 12-14
Sr. Unsighted Bow Ages 15-19

Sighted Divisions

Compound, Long, or Recurve bows with any type of fixed sights (sights, bowmarks).

Beg. Sighted Bow Ages 9-11
Jr. Sighted Bow Ages 12-14
Sr. Sighted Bow Ages 15-19

Open Divisions

Compound bows with release aids.

Beg. Open Ages 9-11
Junior Open Ages 12-14
Senior Open Ages 15-19

3-D Archery Rules

Automatic, hydraulic or resistance activated releases are prohibited from this tournament. These include but are not limited to back tension releases and other releases that incorporate a safety that resembles a trigger but does not function as a trigger to manually release the string.

ANY COMPETITOR USING SUCH A DEVICE WILL BE DISQUALIFIED AND REMOVED FROM THE COMPETITION IMMEDIATELY.

Examples of resistance types of releases include but are not limited to, the Carter Attraction, Revolution, Evolution, Squeeze Me or Back Strap.

Per the general archery rules, sights and the bows they are mounted on may not incorporate any magnifying sights, lenses, prisms, laser, ranging or electronic device. Magnifying field glasses, binoculars and range finders are prohibited from this event.

Bows and arrows shall not be uncased at anytime before receiving permission from the range officer. Participants failing to obey this rule will be disqualified.

Course of Fire

we will have less

1. Participants will travel along a 30-station walk-through range at the tournament site in a group of four shooters (no more than two from one county). An **adult designated by the tournament staff will accompany the group, and will be stationed at each target to call arrows and score. ABSOLUTELY NO SPECTATORS WILL BE ALLOWED ON THE 3-D COURSE.**
2. Participants will shoot at near full-size silhouette animal targets at various unmarked distances of no more than 15 yds. (Beginner), 20 yds. (Junior), or 25 yds. (Senior). Each shooter will have 30 seconds to shoot one arrow at each target while touching the marker stake with his/her foot.
3. Bows must be drawn only in the down range position and should never be elevated above the level of the target. Once at a shooting position, each participant may adjust his/her bow accordingly.
4. Scoring will be based on 10-point and 8-point scoring rings in the vital area (lung, liver, double-lung). Arrows outside the scoring ring will receive 5 points. Arrows completely missing the target will be scored as a "0".
5. Scorekeepers will make the final calls on arrow placement and mark scorecards in ink. Participants must agree with the final score and sign the scorecard. Unsigned scorecards will not be accepted. Once the scorecard is signed, ALL SCORES ARE FINAL.
6. Arrows may be retrieved only after the group has finished shooting. Shooters will have a maximum of 5 minutes to look for and retrieve any lost arrows. The adult accompanying the group shall remain at the target to prevent another group from firing before all participants have retrieved their arrows and are behind the firing line.
7. Exceptions to the above may be made at the discretion of the range officer for such incidents as equipment breakdowns, or variations in conditions of the walk-through course at the tournament site. Major breakdowns will end participation in this event, just as major breakdowns end hunting!

Michigan 4-H Shooting Sports State Tournament

TARGET ARCHERY EVENT RULES

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Number of Team Entrants Per County: Each county may enter Four, 4-member teams.

In addition, teams *may be* comprised of shooters from different divisions but teams will be entered based upon the following archery divisional hierarchy;

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Any team member competing in an *individual* division event that is highest in the hierarchy will determine his/her team's division.

For example: A four member team is made up of 3 contestants competing in an unsighted, individual event and 1 contestant is competing as an individual in an open division event. Even though there's only one open shooter on that team, any member competing as an individual in the division highest in the hierarchy determines his/her team's division. In this example, this 4 member team must compete as an OPEN division team.

Teams may be composed of shooters of any age from the same division.

Age Division Determination: Age on January 1st the year of the tournament

Event Divisions

Unsighted Divisions

Compound, Long, or Recurve bows without sights or bowmarks.

Beg. Unsighted Bow	Ages 9-11
Jr. Unsighted Bow	Ages 12-14
Sr. Unsighted Bow	Ages 15-19

Sighted Divisions

Compound, Long, or Recurve bows with any type of fixed sight accessories (sights, bowmarks).

Beg. Sighted Bow	Ages 9-11
Jr. Sighted Bow	Ages 12-14
Sr. Sighted Bow	Ages 15-19

Open Divisions

Compound bows with release aids and or telescoping/sliding sights.

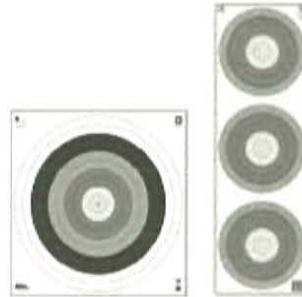
Beg. Open	Ages 9-11
Junior Open	Ages 12-14
Senior Open	Ages 15-19

Targets and Course of Fire

1. Standard National Archery Association (NAA, FITA) 60 cm and 40 cm targets (depending on division, see # 2 below) will be used at 20 yards.
2. Open Division will shoot at 40 cm targets, and will have a choice of shooting a single-spot or a three-spot target. A single-spot target will have one face with ten through one scoring, whereas a three-spot will have three faces with ten through six scoring (see figure 1). **Note – Arrows shot outside of the six ring on a three-spot target will be scored as a miss, and two or more arrows shot on the same face on a three-spot will score the single lowest arrow and a miss for the other arrows on that face.



60 cm used in unsighted & sighted divisions



40 cm. used in open division will shoot choice, above

3. Competition for all divisions will be as follows: 10 ends (rounds) of 6 arrows. 3 minutes per end. (Six practice arrows will be allowed.) Shooters will be warned once if they are exceeding the time limit. A second warning will result in losing the highest scoring arrow for that end.

4. Range Commands (NAA Whistle system)

Two blasts – "Archers to the shooting line."

One blast – "Begin shooting."

Three blasts – "Walk forward and get your arrows."

Four or more blasts – "STOP SHOOTING immediately and put your arrows in your quiver."

5. Scoring the Target:

Open Division

Yellow – 9-10 point (40 cm target)
Red – 7-8 point rings
Blue – 5-6 point rings
Black – 3-4 point rings
White – 1-2 point rings

All Other Divisions

Yellow – 9 points and 10 (60 cm target)
Red – 7-8 point rings
Blue – 5-6 point rings
Black – 3-4 point rings
White – 1-2 point rings

6. All bows must be drawn in the down range position and should never be elevated above the level of the target. Once at shooting position, the bow may be adjusted accordingly.
7. Scores will be kept in ink. Arrows, targets and target butts must not be touched until all arrows in butt have been scored. After all arrows have been scored each round, all arrow holes must be marked. Marking arrow holes aids in the event of a pass-through or a bounce-out (see # 10 below). At the completion of each half, contestants will agree to score, sign scorecard and return to the scorer. No one but scorers and contestants may handle scorecards. On questionable arrows, ask a target judge to call the arrow. If you have to make a change on your scorecard, a target judge must initial the change or your scorecard will not be accepted.

8. **Range Control** – The range officer will: control shooting with a whistle and a stop watch to ensure a 3-minute time limit for arrows; exercise control of newsmen and photographers so that the comfort and concentration of competitors is not disturbed; see that spectators stay behind the range barriers at all times; be responsible for all safety precautions; check all distances and field setups; inspect archers' equipment before the tournament begins and any time thereafter during the tournament; and check the conduct of shooting and scoring, which includes making decisions on questionable arrows (unless archer is from the range officer's county; in which case another officer would be delegated the responsibility). The decision of the target judge and/or the range officer in a questionable arrow shall be final.
9. An archer who arrives after the shooting has started shall forfeit the number of arrows already shot, unless the range officer is satisfied that the archer was delayed by circumstances beyond control, in which case the archer may be allowed to make up the arrows lost after the current end has been completed.
10. The range officer has the authority to extend the three-minute time limit in exceptional circumstances. The most common occurrences and procedures are listed below. In any other unforeseen instances the range officer will make and announce his/her decisions to the competitors. The decision of the range officer will be final.
 - Bounce-outs** – When a bounce-out occurs, the archer shooting the bounce-out will tell the range officer. The range officer will witness the rest of the arrows for score. The first bounce-out or pass-through not witnessed shall be scored as the lowest unmarked arrow hole (see #7 above).
 - Equipment failure** – An archer with equipment failure will step back from the shooting line and raise the bow overhead. The other archers will continue shooting the end (round). At the completion of the end, the range officer will signal the archer to complete the end allowing 30 seconds for each arrow. No other archer may occupy the line at this time.
 - Repairs** – Repairs must be complete within 5 minutes of completion of the end in progress when the failure occurred. The timing of this interval will be the responsibility of the range officer.
 - Hanging arrows** – The archer who shot a hanging arrow will advise the other archer on his or her target and both will step back from the shooting line with their bows held overhead. An official will respond and stop the shoot. The range officer will make an announcement. The official and the archers on that target will advance to the target, score the arrows in the target and remove the hanging arrow.
 - Trouble at the target** – When trouble occurs (loose target face, fallen flag, etc.), both archers will stop shooting, step back from the shooting line and signal the range officer by raising their bows overhead. The official will stop the shoot. Shooting will resume when the official has corrected the problem.
 - Cross fires** – No archer will knowingly shoot at the wrong target or shoot more than the required number of arrows at his/her own target.
 - Cross fires** – Arrows fired at the wrong target will be scored as a "0" to the offending archer.
 - Excessive shots** – Excess arrows will result in deduction of the highest value arrows on the target until the appropriate number of arrows (6) is reached.

11. **Safety and Courtesy** – During shooting archers will not distract fellow competitors by loud talking or excessive activity. No equipment should be handled without the owner's approval. In going to the target, archers must be careful not to step on arrows. Each group on the target should help others find arrows before returning to the shooting line. It shall be the responsibility of every shooting sports archer to insist upon strict maintenance of safe standards and courtesies.

While shooting is in progress, only those archers whose turn it is to shoot may be on the shooting line. All other archers shall remain behind the waiting line with their equipment. After shooting all arrows, the archer shall retire behind the waiting line immediately. No archer may draw his or her bow, with or without an arrow, except when standing on the shooting line. No arrow is to be loaded or fired on the firing line until the signal is given to do so.

Bows and arrows will not be removed from the case anytime before receiving permission from the range officer. Those who fail to meet the criteria will be disqualified. This requirement is to maintain a safe and fun atmosphere during the shooting sports event.

Michigan State 4-H Shooting Sports Tournament

AIR RIFLE (PELLET) EVENT RULES

****NOTE: PLEASE BE SURE TO REVIEW "GENERAL INFORMATION" PAGES FOR GENERAL TOURNAMENT RULES. CONTACT YOUR COUNTY 4-H OFFICE IF YOU DO NOT HAVE A COPY OF THIS INFORMATION.**

Number of Individual Entrants Per County: Each county is eligible to enter a maximum of **12** contestants.

Number of Team Entrants Per County: Each county may enter three 4-member teams.

Age Division Determination: Age on January 1st year of the tournament

Individual Air Rifle (Pellet) Contest Divisions:

Beginner 3-Position Sporter Air Rifle	Ages 9-11
Junior 3-Position Sporter Air Rifle	Ages 12-14
Senior 3-Position Sporter Air Rifle	Ages 15-19
Junior 3-Position Precision Air Rifle	Ages 12-14
Senior 3-Position Precision Air Rifle	Ages 15-19

Targets, Rules, and Course of Fire

1. **Sporter** and **Precision** air rifles use the NRA AR-5/10. The AR-5/10 target is 10x12 inches, has two sighting bull's-eyes and ten scoring bull's-eyes (**1 shot per bull**).
2. Course of fire: 3x20: 20 shots in the **Prone** position—2 targets—30 minutes.
 20 shots in the **Standing** position—2 targets—40 minutes.
 20 shots in the **Kneeling** position—2 targets—30 minutes.
3. **Competition will be on the 10-meter target range.**
4. Team members and alternates must be designated at time of online registration; replacing team members who scratch with alternates must take place at headquarters before shooting for that relay begins.
5. **Empty chamber indicators (E.C.I.) are mandatory.**

NOTE: All participants will be assigned a relay number. Relay assignments are included in the county coordinator packets. Participants must check-in at the range prior to your relay time. See the "tentative schedule" for check-in times. You must be at the range (with your equipment) when your relay number is called.

2012-2014 National Standard Three-Position Air Rifle Rules apply to these divisions.

Rules can be purchased from the
National Three-Position Air Rifle Council
Camp Perry
P.O. 576
Port Clinton, OH 43452
Phone 1-888-267-0796

Or downloaded for free at www.odcmp.com/3P.htm

All firearms must be transported to the range in a proper gun case (One firearm per gun case). No firearm will be removed from the case until directed to do so by the range officer. Participants who violate this rule will be disqualified. This rule has been established to promote and maintain a safe environment for everyone at the tournament site.

MSU is an affirmative-action, equal-opportunity employer. Michigan State University Extension programs and materials are open to all without regard to race, color, national origin, gender, gender identity, religion, age, height, weight, disability, political beliefs, sexual orientation, marital status, family status or veteran status.

Chapter 36, Article IV- Supplemental Regulation

Sec. 36-436 Bed and Breakfast Operation as defined in Sec. 36-6 are permitted subject to the following:

1. The bed and breakfast operation shall be conducted entirely within the dwelling unit on the premises, which dwelling unit shall comply with the International Municipal Property Maintenance Code IPMC bedroom and living room requirements and shall be located on a private lot. The dwelling unit shall not be altered so as to increase the space available for the bed and breakfast operation.
2. A bathroom shall be provided on each floor where bed and breakfast sleeping rooms are provided and there shall be one bathroom for every four bed and breakfast sleeping rooms.
3. There shall be provided a minimum of one parking space plus one additional parking space for each bed and breakfast room.
4. There may be one unanimated, non-illuminated sign attached to the dwelling unit according to allowances within Chapter 26 of the sign ordinance.
5. During such times as the bed and breakfast operation is being conducted, the premises shall not be used for any other permitted use or use subject to special conditions, other than as a single-family dwelling unit. The facilities provided on the premises shall be exclusively for the use of bed and breakfast guests and residents of the dwelling unit.
6. The Owner must provide him or herself, or provide a contact person. This contact person must be available to accept telephone calls at all times that the dwelling is rented. The contact person must have a key to the dwelling and be capable of being physically present at the dwelling within two hours to address issues within the same time frame.

Sec. 36-437 Short Term Rental as defined in Sec. 36-6 are permitted subject to the following:

1. Occupants shall not encroach on neighboring properties.
2. Campfires shall be maintained in designated fire pits and comply with Hillsdale Municipal Code, Sec. 16-46.
3. Owners shall provide sufficient waste receptacles and screened from view. Premises shall be free of visible debris. Garbage shall be disposed of on a weekly basis.
4. Room Area: shall comply with International Municipal Property Maintenance Code IPMC bedroom and living room requirements.
5. Occupants shall not create a nuisance. For purposes of this subsection, a nuisance includes but is not limited to the following:
 - a. An activity that violates the city noise regulations found in the Hillsdale Municipal Code, Chapter 14, Article III; and
 - b. Any activity that violates the city firework regulations found in the Hillsdale Municipal Code, Sec. 22-234.
6. If owner does not reside in the rental, owner must provide him or herself, or provide a contact person. This contact person must be available to accept telephone calls at all times that the dwelling is rented. The contact person must have a key to the dwelling and be capable of being physically present at the dwelling within two hours to address issues within the same time frame.

Secs. 36-438—36-460. - Reserved.

Additional Definitions for 36-6

Short- Term Rental means the rental or subletting of any dwelling for a term of 27 days or less, but the definition does not include the use of campgrounds, hotel rooms, transitional housing operated by a non- profit entity, group homes such as nursing homes and adult foster care homes, hospitals, or housing provided by a substance- abuse rehabilitation clinic, mental- health facility, or other health-care related clinic.

Sec. 36-414. - Permitted and special conditional uses.

The following uses are permitted (P), or subject to special conditions (S) within the zoning districts. Conditional uses require approval by the planning commission to the procedures of sections 36-61 through 36-65:

Permitted and Conditional Uses

	B-1	B-2	B-3	C-1	I-1	PRF	PRD	PUD	R-1	RD-1	RM-1
Adult Bookstores, Adult Motion Picture Theaters, Cabarets, And Massage Parlors			S								
Amphitheaters, Band Shells or Stages						S					
Assembly and Meeting Halls		P	P	P			P	P			
Auto Repair Station			S		S						
Automobile Wash			P		P		P	P			
Banks	P	P	P	P			P	P			
Barber Shops and Beauty Salons				S							
Bed and Breakfast Operations, Short-term Rentals	S	S	P				S	P	S	S	S
Blast Furnace, Steel Furnace, Blooming, Rolling Mill					S						
Bowling Alleys			P				P				
Bulk storage					P						
Bus Passenger Stations			P				P				

Campgrounds, Public Canoe Liveries, Public Docks												
Cemeteries							S		S	S	S	
Child Care Facility	S	S	P	P	S		S	P	P	P	P	S
Churches	S	S	P	P			S	P	S	P	P	S
Civic Uses	S	P	P	P	P		P	P				S
Clubs, Dance Halls, Lodges	S	S	P	P			S	P				
Colleges, Universities and other such Institutions of Higher Learning							S		S	S	S	S
Convalescent Homes							S					S
Educational	P	P	P	P	S	S		P	P	S	S	S
Facilities for Snow Skiing, Tobogganing and/or Sledding						S						
Family Day Care Home			S	S			S		S	S	S	S
Farms							S		S	S	S	S
Fine Arts	P	P	P	P		S	P	P	S	S	S	S
Garbage Processing, Recycling					P							
Gasoline Stations	S		P		P			P				
General Hospitals							S					S
Golf Courses with Associated Residential Dwellings, Driving Ranges, Shooting						S						

Ranges, Restaurant/Banquet Or Food Service											
Governmental Office Buildings	P	P	P				P				
Greenhouses, Nurseries and Garden Centers			S				P				
Grocery and Pharmacy	P	P	P				P	P	S	S	S
Group Day Care Home			S	S			S			S	S
Health and Fitness Facilities	S	S	P	P			P	S	P	P	P
High Technology	S	P	P	P			P	P			
Hotel/Motel		S	S	S							
Housing for the Elderly							S				S
Incineration of Garbage or Refuse					S						
Institutional Recreation Centers							S		S	S	S
Junkyards and Vehicle Storage					S						
Laboratories				P	S		P				
Libraries		P	P	P			P	P	P	P	P
Lumber and Planing Mills					S						
Lumber Yards			S				P				
Manufacture Ceramic					P		P				

Products											
Manufacture of Corrosive Acid, Alkali, Cement, Lime, Gypsum, Plaster of Paris					S						
Manufacture of Musical Instruments, Toys, Novelties and Metal or Rubber Stamps, Small Molded Rubber Products					P		P				
Manufacture or Assembly of Electrical Appliances, Electronic Instruments and Devices, Radios, Phonographs					P		P				
Manufacture, Compounding, Assembling, Treatment from Previously Prepared Materials					P		P				
Manufacture, Compounding, Processing, Packaging, Treatment of Products such as but not limited to Bakery Goods, Candy, Cosmetics, Pharmaceuticals, Toiletries, Food Products, Hardware and Cutlery; Tool, Die, Gauge, and Machine Shops					P		P				
Media services	P	P	P	P			P	P			
Medical/Clinical/General Practitioner Offices	P	P	P	P			P	P	P	P	P
Metal Plating, Buffing and					S						

Polishing												
Miniature Golf Courses			S			S						
Mixed-use	P	P	P				P	P				
Mortuaries and Funeral Homes	S	P	P				P	P				
Multiple-family Dwellings	P	P	S	P			P	P				P
Municipal/public works		P	P	P	P		P	P				
New Automobile Sales or Showroom			P		P		P					
Newspaper Offices And Printing Plants		P	P				P					
Nursery Schools, Day Nurseries			S	S			S					S
Nursing homes			P				P	P				
One-family Detached Dwelling	P	P	S	P			P	P	P	P		P
Outdoor cafes	P	P	P	P	S		P	P	S	S		S
Outdoor Sales Space for the Exclusive Sale of Non-Consignment Items, Excluding Livestock			S				P					
Outdoor Sales Space for the Exclusive Sale of Secondhand Automobiles or House Trailers			S				P					

Parks				P		P	P	P	P	P	P
Parkways				P		P	P	P	P	P	P
Personal Service Establishment	P	P	P				P				
Petroleum, Other Inflammable Liquids, Production, Refining, Storage					S						
Pool or Billiard Parlor or Club			P				P				
Post office	P	P	P	P			P	P			
Power Generating Plants					S						
Private stable							S		S	S	S
Professional offices	P	P	P	P	P		P	P	P	S	S
Public utilities	S	S	S		P		S		S		S
Recreational facilities	P	P	P	P		P	P	P	P	P	P
Restaurants and Taverns		P	P	S			P				
Retail	P	P	P	S			P	P			S
Schools (public, parochial, private)	P	P	P	S			P	P	P	P	P
Self-Service Laundry and/or Dry Cleaning Establishment	P	P	P				P				
Slaughterhouses					S						
Smelting of Copper, Iron, Zinc Ore					S						

Stadiums				S		S					
State-licensed Residential Facility				P			P	P	P	P	P
Studios for Professional Work or Teaching of Fine Arts, Interior Decorating, Photography, Music, Drama or Dancing.				P							
Theaters		P	P				P				
Two-family Dwellings	P	P	S				P	P		P	P
Warehouse and Storage Facilities		P	P		P		P				

Refer to Secs. 36-17, 36-173, 36-192, 36-193, 36-212, 36-213, 36-252, 36-254, 36-272, 36-273, 36-292, 36-293, 36-312, 36-313, 36-373, 36-374, 36-388, 36-396, 36-404, 36-405

DIVISION 2. - R-1—R-3 ONE-FAMILY RESIDENTIAL DISTRICTS

Sec. 36-171. - Generally.

The R-1 ~~through R-3~~ one-family residential districts are designed to be composed of low density residential home development. The regulations in this division are intended to stabilize, protect and encourage the residential character of the district and prohibit activities not compatible within such districts. Development in the R-1 ~~through R-3~~ one-family residential district is limited to single-family dwellings plus such other uses as schools, parks, churches and certain public facilities which serve residents of such districts.

Sec. 36-172. - Principal uses permitted.

In one-family residential districts, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this chapter:

- (1) One-family detached dwellings;
- (2) A state-licensed residential facility when required by section 36 of Public Act No. 207 of 1921 (MCL 125.583b);
- (3) Publicly owned and operated libraries, parks, parkways and recreational facilities;
- (4) Public, parochial and private schools offering courses in general education and not operated for profit;
- (5) Accessory buildings and uses customarily incidental to any of the above permitted uses.

Sec. 36-173. - Uses subject to special conditions.

The following uses shall be permitted in all one-family residential districts after review and approval of the site plan by the planning commission (or zoning administrator, whichever is indicated), subject to the conditions imposed in this section for each use:

- (1) Utility and public service buildings and uses, without storage yards, when operating requirements necessitate the locating of the facilities within the district in order to serve the immediate vicinity. Further, no building and/or structure shall be located in any required front or side yard.
- (2) Colleges, universities and other such institutions of higher learning, public and private, offering courses in general, technical, or religious education and not operated for profit, all subject to the following conditions:
 - a. The proposed site shall have frontage on an existing street having a right-of-way of at least 66 feet in width. All ingress and egress to and from the site shall be directly from and onto the 66-foot wide street.
 - b. No building other than a structure for residential purposes shall be closer than ~~75~~ **30** feet to any property line.
- (3) Churches, cemeteries, public, private and parochial intermediate and/or secondary schools offering courses in general education, not operated for profit and other facilities normally incidental thereto, subject to the following conditions:

- a. The proposed site shall have frontage on an existing street having a right-of-way of at least 66 feet in width. All ingress and egress to and from the site shall be directly from and onto the 66-foot wide street.
 - b. The principal buildings on the site shall be set back from abutting properties zoned for residential use not less than 30 feet.
 - c. Buildings of greater than the maximum height allowed in division ~~13~~ **16** of this article may be allowed provided front, side and rear yards are increased above the minimum requirements by one foot for each foot of building that exceeds the maximum height allowed.
 - d. Wherever the off-street parking area is adjacent to land zoned for residential purposes, a continuous and obscuring wall four feet six inches in height shall be provided along the sides of the parking area adjacent to the residentially zoned land. The wall shall be further subject to the provisions of ~~sections 36-2 and 36-3, and articles IV through XI of this chapter~~ **Article IX of this chapter.**
- (4) Institutional recreation centers, not operated for profit, and nonprofit swimming pool clubs, subject to the following conditions:
- a. As a condition to the original granting of such permit and the operation of such nonprofit swimming pool club as a part of the application, the applicant shall obtain from 100 percent of the freeholders residing or owning property within a 150-foot radius immediately adjoining any property line of the site herein proposed for development a written statement of waiver addressed to the city council recommending that such approval be granted. Also, approval from 51 percent of the homeowners within 1,000 feet shall be received in writing.
 - b. In those instances where the proposed site is not to be situated on a lot or lots of record, the proposed site shall have one property line abutting a major thoroughfare, and the site shall be so planned as to provide ingress and egress directly onto the thoroughfare.
 - c. Front, side and rear yards shall be at least ~~75~~ **50** feet wide, except on those sides adjacent to nonresidential districts, and shall be landscaped in trees, shrubs, grass and terrace areas. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these yards, except for required entrance drives and those walls or fences used to obscure the use from abutting residential districts.
 - d. Buildings of greater than the maximum height shall be allowed, provided front, side and rear yards are increased above the minimum requirements by one foot for each foot of building that exceeds the maximum height allowed.
 - e. Whenever a swimming pool is constructed under this chapter, the pool area shall be provided with a protective fence, six feet in height, and entry shall be provided by means of a controlled gate or turnstile.
 - f. Off-street parking shall be provided so as to accommodate at least one-fourth of the member families and/or individual members. Bylaws of the organization shall be

provided to the planning commission in order to establish the membership involved in computing parking requirements.

- g. All storm and sanitary sewer plans shall be provided, and shall be reviewed and approved by the city engineer prior to the issuance of a building permit.
 - h. The off-street parking and general site layout and its relationship to all adjacent lot lines shall be reviewed by the planning commission, who may impose any reasonable restrictions or requirements so as to ensure that contiguous residential areas will be adequately protected.
- (5) Private stable, for not more than one horse on a lot where the lot is not less than two acres in area; and provided further, that for each additional horse stabled thereon, one acre of land shall be provided. In no instance shall a horse be confined nearer than 75 feet to any adjacent property line, and all confinement areas or stables shall in all instances be located in the rear yard. No horse shall be allowed to run at large.
- (6) Accessory buildings and uses customarily incident to any of the above permitted uses.
- (7) Farms. The keeping of horses, donkeys, mules, ponies, cattle, sheep, poultry and other domestic animals or birds other than house pets, shall be permitted in connection with the farm use as an accessory use of a one-family and two-family residence established and existing on the premises where such animals, poultry, or birds are to be kept subject to the following conditions:
- a. A minimum area of two full acres, exclusive of required setback from lot lines, shall be provided for not more than one such animal kept on the premises; and provided further, that for each additional animal kept thereon, one additional adjoining acre of land shall be provided.
 - b. An accessory building to be used as a private stable, barn, chicken coop, or similar type building shall be no less than 75 feet from any lot line and no less than ~~150~~ 85 feet from any dwelling located on an adjoining lot.
 - c. The animals, poultry or birds shall be confined in a suitable fenced area, paddock or suitable building, in such a manner that they may not approach any closer than ~~100~~ 75 feet from any lot line and no closer than ~~150~~ 85 feet from any dwelling, including residences on abutting parcels or lots.
 - d. Stables, barns and other similar accessory buildings shall be kept clean and manure shall be treated and handled in such a manner as to control odor and flies and shall be screened from view.
 - e. All confinement areas, stables, barns and other similar accessory buildings shall, in all instances, be located in the rear yard.
 - f. Premises having a greater density of animals per acre than permitted under this subsection (7) shall be considered nonconforming uses and shall be allowed to continue; provided, however, that such nonconforming use shall be subject to article XI of this chapter and the applicable sections of such article.
- (8) Family day care home, as defined in section 36-6, the in-home care of one to six or fewer minor children subject to the following conditions:

- a. No dormitory facilities shall be provided or permitted.
- b. There shall be no drop-off or pick-up of children between the hours of 12:30 a.m. and 4:30 a.m. in the R-1, ~~R-2~~, and ~~R-3~~ district.
- c. A designated outdoor play area shall be required which complies with state licensing rules. The outdoor play area must be located in the rear yard, as defined in section 36-6.
- d. Absolutely no signs, as defined in section 26-2, shall be allowed except to the extent they are otherwise specifically allowed in this residential district.
- e. No family day care home may commence operations until and unless the zoning administrator first approves of occupancy, which approval shall be subject to the applicant providing him or her proof of compliance with all of the following:
 - 1. Registration of said operation with the city as a family day care home,
 - 2. Licensure by the state for the operation of a family day care home,
 - 3. Submission to and compliance with other requirements and restrictions established in this division and other applicable inspections required under the property maintenance code adopted by the city,
 - 4. Compliance with all other requirements and restrictions established in this division and other applicable provisions of this chapter.

(9) Bed and Breakfast and Short Term Rentals according to the requirements of Secs. 36-436 and 36-437.

Sec. 36-174. - Area and bulk requirements.

See division ~~13~~ **16** of this article limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and the maximum density permitted in one-family residential districts.

Secs. 36-175—36-190. - Reserved.

DIVISION 6. - B-1 LOCAL BUSINESS DISTRICT

Sec. 36-251. - Generally.

The B-1 local business district is designed solely for the convenience shopping of persons residing in adjacent residential areas to permit only such uses as are necessary to satisfy those limited basic shopping and/or service needs which by their very nature are not related to the shopping pattern of the central business district.

Sec. 36-252. - Uses permitted.

In a B-1 local business district, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this chapter:

- (1) Any generally recognized retail business which supplies commodities on the premises for persons residing in adjacent residential areas, such as but not limited to groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, clothing and notions, or hardware.
- (2) Any personal service establishment which performs services on the premises for persons residing in adjacent residential areas, such as but not limited to repair shops (watch, radio, television, shoe, etc.), tailor shops, beauty parlors, or barber shops.
- (3) Banks, post offices and other governmental office buildings.
- (4) Professional offices of doctors, dentists, chiropractors, osteopaths, and similar or allied professions.
- (5) Offices for any of the following occupations; executive, administrative and professional.
- (6) Other uses similar to the above uses.
- (7) Self-service laundry and/or dry cleaning establishment.
- (8) Accessory structures and uses customarily incidental to the above permitted uses.

Sec. 36-253. - Required conditions.

- (a) All business establishments in the B-1 local business district shall be retail or service establishments dealing directly with consumers. All goods produced on the premises in the B-1 local business district shall be sold at retail on premises where produced.
- (b) All business, servicing or processing, except for off-street parking or loading, in the B-1 local business district shall be conducted within a completely enclosed building.

Sec. 36-254. - Uses permissible on special approval.

The following uses shall be permitted in the B-1 local business district subject to the review and approval of the site plan by the planning commission or zoning administrator, whichever is indicated, and subject to the conditions imposed in this section for each use:

- (1) Gasoline service station for the sale of gasoline, oil and minor accessories only, and where no repair work is done other than incidental service, but not including steam cleaning or undercoating.
 - a. The curb cuts for ingress and egress to a service station shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than 25 feet from a street intersection, measured from the road right-of-way, or from adjacent residential districts.
 - b. The minimum lot area shall be 10,000 square feet, and so arranged that ample space is available for motor vehicles which are required to wait.
- (2) Publicly owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations, gas regulator stations with service yards, but without storage yards.
- (3) Family day care home, as defined in section 36-6, the in-home care of one to six or fewer minor children subject to the following conditions:
 - a. No dormitory facilities shall be provided or permitted.
 - b. A designated outdoor play area shall be required which complies with state licensing rules. The outdoor play area must be located in the rear yard, as defined in section 36-6, and be enclosed by a fence of at least four and one-half feet in height.
 - c. Signs, as defined in section 26-2, shall be allowed in accordance with the regulations applicable to zone district in which the property is located.
 - d. No family day care home may commence operations until and unless the zoning administrator first approves of occupancy, which approval shall be subject to the applicant providing him or her proof of compliance with all of the following:
 1. Registration of said operation with the city as a family day care home;
 2. Licensure by the state for the operation of a family day care home;
 3. Submission to and compliance with other requirements and restrictions established in this division and other applicable inspections required under the property maintenance code adopted by the city;
 4. Compliance with all other requirements and restrictions established in this division and other applicable provisions of this chapter.
- (4) Group day care home, as defined in section 36-6, the in-home care of seven to 12 minor children subject to the following conditions and restrictions:
 - a. No dormitory facilities shall be provided or permitted.
 - b. A designated outdoor play area shall be required which complies with state licensing rules. The outdoor play area must be located in the rear yard, as defined in section 36-6, and be enclosed by a fence at least four and one-half feet in height.
 - c. Signs, as defined in section 26-2, shall be allowed in accordance with the regulations applicable to the zone district in which the property is located.

- d. No group day care home may commence operations until and unless the zoning administrator first approves of occupancy, which approval shall be subject to the applicant providing him or her proof of compliance with all of the following:
 1. Registration of said operation with the city as a group day care home;
 2. Licensure by the state for the operation of a group day care home;
 3. Submission to and compliance with other requirements and restrictions established in this division and other applicable inspections required under the property maintenance code adopted by the city;
 4. Compliance with all other requirements and restrictions established in this division and other applicable provisions of this chapter.
- (5) Child care facility, as defined in section 36-6, for the care of one or more minor children in other than a private home, subject to the following conditions and restrictions:
- a. All conditions and restrictions as are applicable to a group day care home pursuant to subsection (4) of this section.
 - b. A designated outdoor play area shall be required which complies with state licensing rules. The outdoor play area must be located in the rear yard, as defined in section 36-6, and be enclosed by a fence at least four and one-half feet in height.
 - c. Signs, as defined in section 26-2, shall be allowed in accordance with the regulations applicable to zone district in which the property is located.
- (6) Any combination of one or more one-family and multiple-tenant family units, subject to the following requirements:
- a. All dwelling units shall meet the defined requirements of section 36-6, apartments.
 - b. A minimum of one parking space shall be provided for each dwelling unit. Parking shall be provided on site, or within a 600-foot radius of the building it is intended to serve, measured from the nearest point of the building with the nearest point of the off-street parking lot.
 - c. Dwelling units and accessory buildings related to residential uses shall not be permitted on the ground floor.
 - d. Compliance with the requirements applicable to multiple-family residential districts contained in sections 36-211, 36-212, and 36-411 of Hillsdale's Code of Ordinances.

(7) *Bed and Breakfast and Short Term Rentals according to the requirements of Secs. 36-436 and 36-437.*

Sec. 36-255. - Area, bulk and yard setback requirements.

See division ~~13~~ **16** of this article limiting height and bulk of buildings, and the minimum size of lot by permitted land use in the B-1 local business districts.

Secs. 36-256—36-270. - Reserved.

DIVISION 8. - B-3 GENERAL BUSINESS DISTRICT

Sec. 36-291. - Generally.

The B-3 general business district is designed to furnish areas served typically by the central business district with a variety of automotive services and retail activities incompatible with the uses and with the pedestrian movement in such central business district. The B-3 general business districts are characterized by more diversified business types and are often located so as to serve passerby traffic.

Sec. 36-292. - Principal uses permitted.

In a B-3 general business district, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this chapter:

- (1) Any retail business or service establishment permitted in a B-2 central business district as a principal use permitted.
- (2) New automobile sales or showroom.
- (3) Bus passenger stations.
- (4) Funeral homes (mortuaries).
- (5) Automobile car wash, when completely enclosed in a building.
- (6) Private clubs or lodge halls.
- (7) Governmental offices or other governmental uses, public utility offices, exchanges, transformer stations, pump stations and service yards, but not including outdoor storage.
- (8) Clinics.
- (9) Retail cold storage establishments.
- (10) Self-service laundry and dry cleaning establishments.
- (11) Bowling alleys.
- (12) Pool or billiard parlor or club.
- (13) Greenhouses, nurseries and garden centers.
- (14) Other uses which are similar to the above uses.
- (15) Accessory structures customarily incidental to the above permitted uses.

Sec. 36-293. - Uses subject to special conditions.

The following uses shall be permitted in the B-3 general business district after review and approval of the site plan by the planning commission or zoning administrator, whichever is indicated, subject to the conditions herein imposed for each use:

- (1) Outdoor sales space for the exclusive sale of secondhand automobiles or house trailers, subject to the following:
 - a. All lighting shall be shielded from adjacent residential districts.

- b. Ingress and egress to the outdoor sales area shall be at least 60 feet from the intersection of any two streets measured from the street right-of-way.
 - c. A four-foot-six-inch obscuring wall or fence must be provided when abutting or adjacent districts are zoned for residential use.
 - d. No major repair or major refinishing shall be done on the lot.
- (2) Outdoor sales space for the exclusive sale of non-consignment items, excluding livestock, subject to the following:
- a. *Size requirements.* The outdoor sales or display area shall not exceed ten percent of the gross floor area of the principal building.
 - b. *Location requirements.* All sales activity and the display of merchandise shall be limited to the area specified on an approved plan. No sales activity or display shall be permitted in the street right-of-way or any required setback area.
 - c. *Surface.* Sales and display areas shall be provided with a permanent, paved surface of asphalt, concrete or similar paving materials and shall be graded and drained so as to dispose of all surface water.
 - d. *Plan.* The submission and approval of a site plan to the planning commission.
- (3) Motel, subject to the following:
- a. Provided that it can be demonstrated that ingress and egress do not conflict with adjacent business uses.
 - b. A four-foot-six-inch obscuring wall or fence must be provided where abutting or adjacent districts are zoned for residential use.
 - c. No kitchen or cooking facilities are to be provided, with the exception of units for the use of the manager or caretaker.
 - d. Each unit shall contain not less than 250 square feet of floor area.
- (4) Business in the character of a drive-in or open-front store, subject to the following:
- a. A setback of at least 60 feet from the right-of-way line of any existing or proposed street must be maintained.
 - b. Ingress and egress points shall be located at least 60 feet from the intersection of any two streets.
 - c. All lighting shall be shielded from adjacent residential districts.
 - d. A four-foot-six-inch obscuring wall or fence must be provided where abutting or adjacent to a residential district. The height of the wall shall be measured from the surface of the ground.
- (5) Commercially used outdoor recreational space for children's amusement parks or miniature golf courses, subject to the following:
- a. Children's amusement park must be fenced on all sides with a four-foot wall or fence.

- b. Adequate parking shall be provided off the road right-of-way and shall be fenced with a four-foot-six-inch wall or fence where adjacent to the use.
- (6) Automobile service and/or repair stations for sale of gasoline, oil and minor accessories only, and subject to the following:
- a. The curb cuts for ingress and egress to a service station shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than 25 feet from a street intersection, measured from the road right-of-way, or from adjacent residential districts.
 - b. The minimum lot area shall be 10,000 square feet, and so arranged that ample space is available for motor vehicles which are required to wait.
 - c. There shall be provided, on those sides abutting or adjacent to a residential district, a four-foot-six-inch obscuring wall. The height of the walls shall be measured from the surface of the ground.
 - d. All lighting shall be shielded from adjacent residential districts.
 - e. Major engine and body repair, steam cleaning and undercoating when conducted on the site shall be within a completely enclosed building. The storage of wrecked automobiles on the site shall be obscured from public view. No automobile or vehicle of any kind shall be stored in the open for a period exceeding one week.
 - f. All restroom doors shall be shielded from adjacent streets and residential districts.
- (7) Lumber yards subject to the following:
- a. The use is primarily for the storage and sale of retail goods.
 - b. No manufacturing, processing, planing, or milling operations are permitted.
- (8) Family day care home, as defined in section 36-6, the in-home care of one to six or fewer minor children subject to the following conditions:
- a. No dormitory facilities shall be provided or permitted.
 - b. A designated outdoor play area shall be required which complies with state licensing rules. The outdoor play area must be located in the rear yard, as defined in section 36-6, and be enclosed by a fence of at least four and one-half feet in height.
 - c. Signs, as defined in section 26-2, shall be allowed in accordance with the regulations applicable to zone district in which the property is located.
 - d. No family day care home may commence operations until and unless the zoning administrator first approves of occupancy, which approval shall be subject to the applicant providing him or her proof of compliance with all of the following:
 - 1. Registration of said operation with the city as a family day care home;
 - 2. Licensure by the state for the operation of a family day care home;
 - 3. Submission to and compliance with other requirements and restrictions established in this division and other applicable inspections required under the property maintenance code adopted by the city;

4. Compliance with all other requirements and restrictions established in this division and other applicable provisions of this chapter.
- (9) Group day care home, as defined in section 36-6, the in-home care of seven to 12 minor children subject to the following conditions and restrictions:
- a. No dormitory facilities shall be provided or permitted.
 - b. A designated outdoor play area shall be required which complies with state licensing rules. The outdoor play area must be located in the rear yard, as defined in section 36-6, and be enclosed by a fence at least four and one-half feet in height.
 - c. Signs, as defined in section 26-2, shall be allowed in accordance with the regulations applicable to the zone district in which the property is located.
 - d. No group day care home may commence operations until and unless the zoning administrator first approves of occupancy, which approval shall be subject to the applicant providing him or her proof of compliance with all of the following:
 1. Registration of said operation with the city as a group day care home;
 2. Licensure by the state for the operation of a group day care home;
 3. Submission to and compliance with other requirements and restrictions established in this division and other applicable inspections required under the property maintenance code adopted by the city;
 4. Compliance with all other requirements and restrictions established in this division and other applicable provisions of this chapter.
- (10) Child care facility, as defined in section 36-6, for the care of one or more minor children in other than a private home, subject to the following conditions and restrictions:
- a. All conditions and restrictions as are applicable to a group day care home pursuant to subsection (8) of this section.
 - b. A designated outdoor play area shall be required which complies with state licensing rules. The outdoor play area must be located in the rear yard, as defined in section 36-6, and be enclosed by a fence at least four and one-half feet in height.
 - c. Signs, as defined in section 26-2, shall be allowed in accordance with the regulations applicable to zone district in which the property is located.
- (11) Adult bookstores, adult motion picture theaters, cabarets, and massage parlors (adult entertainment establishment as defined in section 8-222), subject to the following:
- a. No adult entertainment establishment may be established, operated, or maintained within the B-3 general business zoning district except on a parcel or lot having a lot line boundary that is directly contiguous to an I-1 light industrial zoning district;
 - b. No adult entertainment establishment may be established, operated, or maintained within 500 feet of an R-1, ~~R-2~~, ~~R-3~~, RD-1, or RM-1 residential zoning district;
 - c. No adult entertainment establishment may be established, operated, or maintained within 500 feet of a church, state-licensed daycare, public library, public park

(including publicly owned paths and trails), preschool, elementary, middle or high school, or other educational facility;

- d. No adult entertainment establishment may be established, operated or maintained within 500 feet of any other adult entertainment establishment;
 - e. Compliance or noncompliance with the 500-foot minimum distance established in subsection (10)b of this section shall be determined by a measurement that consists of the shortest straight line possible between a point on the line of the parcel or lot on which the adult entertainment establishment is proposed and a point on the district boundary line of the nearest adjacent R-1, ~~R-2, R-3~~, RD-1, or RM-1 residential zoning district;
 - f. Compliance or noncompliance with the 500-foot minimum distance established in subsections (10)c and (10)d of this section shall be determined by a measurement that consists of the shortest straight line possible between a point on the line of the parcel or lot on which the adult entertainment establishment is proposed and a point on the nearest parcel or lot on which a church, state-licensed daycare, public library, public park (including publicly owned paths and trails), preschool, elementary, middle school or high school, other educational facility, or other adult entertainment establishment is located;
 - g. The license granted for the establishment, operation, and/or maintenance of an adult entertainment establishment under this subsection (10) may be revoked or suspended in the event any owner or licensee of said establishment or any other operator, employee, agent, or patron of said establishment engages or participates in or suffers the promotion, offer or solicitation of acts of prostitution or other lewd or lascivious conduct on the premises. The acts necessary to support such revocation or suspension may be shown to have occurred by a preponderance of the evidence. No criminal charge need be brought or conviction obtained based on, resulting or arising from any such conduct as a prerequisite to such revocation or suspension;
- (12) Any combination of one or more one-family and multiple-tenant family units, subject to the following requirements:
- a. All dwelling units shall meet the defined requirements of section 36-6, apartments.
 - b. A minimum of one parking space shall be provided for each dwelling unit. Parking shall be provided on site, or within a 600-foot radius of the building it is intended to serve, measured from the nearest point of the building with the nearest point of the off-street parking lot.
 - c. Dwelling units and accessory buildings related to residential uses shall not be permitted on the ground floor.
 - d. Compliance with the requirements applicable to multiple-family residential districts in sections 36-211, 36-212, and 36-411 of Hillsdale's Code of Ordinances.

(13) Bed and Breakfast and Short Term Rentals according to the requirements of Secs. 36-436 and 36-437.

Sec. 36-294. - Area and bulk requirements.

See division ~~13~~ **16** of this article limiting the height and bulk of buildings and minimum size of lot by permitted land use in the B-3 general business district.

Secs. 36-295—36-310. - Reserved.