

G. LANDSCAPE REQUIREMENTS: As regulated by Chapter 19, Article III, Code of Ordinances, City of Spearfish.

Section 7. C2 Highway Service Commercial District.

A. GENERAL DESCRIPTION: This District is established for the accommodation of retail and business service activities and are typically located and grouped along a major street, street intersection or highway interchange, generating a considerable volume of vehicular traffic.

B. USES PERMITTED: The following uses shall be permitted in the C2 Highway Service District:

1. All of the permitted uses in C1 District.
2. Gasoline, diesel, propane, and CNG service stations.
3. Building material sales.
4. Garden centers, greenhouses and nurseries.
5. New and used car and truck sales.
6. Farm implement and machinery, new and used sales.
7. Financial institutions.
8. Churches.
9. Truck and trailer rental and sales.
10. Motorcycle sales, repair and services.
11. Monument sales.
12. Sales of prefabricated houses.
13. Auction houses.
14. Manufactured home sales and services.
15. Taxidermists.
16. Open storage uses which shall comply with the following requirements:
 - a. All open storage and display of merchandise, material and equipment shall be screened by a solid fence seven (7) feet high at the side and rear of the lot which abuts any residential district.

- b. Driveways used for ingress and egress shall not exceed forty (40) feet in width, exclusive of curb returns.
 - c. Outdoor lighting, when provided, shall have an arrangement of reflectors and an intensity of lighting which will not interfere with adjacent land uses or the use of adjacent streets.
17. Signs conforming to the standards and requirements of Article V, Section 6.
18. Small Animal Veterinary Clinics, subject to the following requirements:
- a. outdoor runs shall maintain a minimum setback of 40' from all property lines, and 100' from residential uses.
 - b. the clinic facility shall be constructed and operated in such a manner as to minimize the transmission of sound to neighboring properties.
 - c. fenced outdoor runs and exercise areas shall be used only during normal business hours, and shall be screened to a height of 8 feet.
- C. USES PERMITTED ON REVIEW (UPR): Other compatible uses may be permitted by the City Council in accordance with the procedure and standards contained in Article VI, Section 3.
- D. AREA REGULATIONS: The following requirements shall apply to all uses permitted in this District. For reference, see Appendix 1 and Article V, Section 2.
- 1. Front setback: (25) feet.
 - 2. Side setback: None.
 - 3. Rear setback: (10) feet; and where serviced from the rear, (30) feet.
 - 4. Lot width: Minimum (75) feet at the front building line.
 - 5. Minimum lot size: (5,000) square feet.
 - 6. Lot coverage: No maximum percentage of lot coverage.
- E. HEIGHT RESTRICTIONS: Maximum (5) stories, or (60) feet.
- F. MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS: As regulated by Article V, Sections 3 and 5.
- G. OTHER REQUIREMENTS: See Article V.
- H. LANDSCAPE REQUIREMENTS: As regulated by Chapter 19, Article III, Code of Ordinances, City of Spearfish.

Section 8. ILR Light/Restrictive Industrial District.