

- (2) The structure to be converted is structurally sound.
- (3) The lot upon which a structure is situate meets the following area requirements:
 - (a) When conversion to a two (2) family dwelling is proposed, the minimum lot area shall be not less than fourteen thousand (14,000) square feet.
 - (b) When conversion to a dwelling for more than two (2) families is proposed, the lot area shall not be less than fourteen thousand (14,000) square feet, plus an additional two thousand (2,000) square feet for each family.
- (4) Each converted dwelling shall meet the set-back requirements of the district wherein located.
- (5) One (1) off-street parking space (either in a garage or upon a properly surfaced and drained outdoor parking area) shall be provided for each dwelling unit.
- (6) Each converted dwelling unit shall have not less than two (2) rooms in addition to a kitchen and a private bathroom.
- (7) Public water and sewerage shall be available.
- (8) Every petition for conversion shall be accompanied by complete plans, showing in detail the proposed remodeling of the structure.

Section 13-352.11. Drive-In Theaters.

Drive-in Theaters shall be permitted in Deferred Development Districts AND W2—INDUSTRIAL DISTRICTS provided:

- (1) The principal vehicular access for such use shall be located on a minor arterial street or a collector street within one-quarter ($\frac{1}{4}$) mile of a freeway or arterial highway, but shall not be located directly on a freeway, major arterial or local street.
- (2) Sufficient access to the use shall be provided to avoid congestion of streets in adjacent residential areas.
- (3) Such use shall not be located less than ~~five~~ TWO hundred feet (~~500'~~ 200') from a residential district.
- (4) An off-street reservoir space having an area of not less than thirty percent (30%) of the capacity of the viewing area shall be provided at the vehicular entrance for automobiles of patrons awaiting admission; and sufficient vehicular entrances and exits shall be provided to prevent congestion.
- (5) Separate vehicular entrances and exits shall be provided not less than one hundred feet (100') apart, nor less than fifty feet (50') from any street intersection.
- (6) Only one-way traffic shall be permitted within the boundaries of the tract upon which the theater is to be located.
- (7) Theatre screens shall not face a major highway, shall be screened in accordance with the provisions of Section 13-300.10, and shall not be visible from outside the boundaries of the tract.