

PART XXXII - P-D DRIVE-IN THEATRE ZONE

A. INTENT

This zone is intended for drive-in theatres and associated uses.

B. PERMITTED USES

Land and structures shall be used for the following uses only; or for a combination of such uses:

1. Drive-in theatre
2. Flea market for the buying, selling and trading of second-hand goods and handicrafts
3. Accessory buildings, structures and uses including:
 - (a) A single family residence for the accommodation of the owner, operator or caretaker of the principal use
 - (b) A structure for the sale and service of food and beverages
 - (c) Other customarily accessory uses

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and is to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the P-D zone in "Surrey Subdivision By-law, 1986,

No. 8830" and amendments thereto.

C.1, 2

Amended

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2. All highways abutting and serving the land, including 02/20/89
boulevards, street lighting, underground wiring, sidewalks,

transit service facilities shall be provided and constructed to the standards set out for the P-D zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

3. Where this zone abuts other zones requiring a lesser servicing standard than those specified in Sub-section C.1 above, and where any portion of the works and facilities required under Sub-section C.1 cannot be practically provided to the full standard as required due to unavailability of Municipal services, that portion of the works and facilities may be provided to a lesser standard as required in the said abutting zones.

D. DENSITY

The maximum density shall not exceed a floor area ratio of zero decimal two (0.2).

E. SITE COVERAGE

The maximum site coverage shall be five (5) per cent.

F. SUBDIVISION

The minimum lot size shall be ten thousand (10,000) square metres [2.5 ac.].

G. SITE AREA

The minimum site area shall be ten thousand (10,000) square metres [2.5 ac.].

H. YARDS AND SETBACKS

Buildings, structures and fences shall be located not closer than thirty (30) metres [100 ft.] from any street and not closer than fifteen (15) metres [50 ft.] from any other site line.

I. SPECIAL REGULATIONS

1. Reserves of off-street car queuing space shall be provided for patrons awaiting

an admission in an amount of not less than five (5) per cent of the vehicular capacity of the theatre and provided that such space shall be treated with a suitable material to provide a dust-free weed-free surface.

2. Vehicular circulation shall permit only one-way traffic within the boundaries of the site.

3. Ingress and egress from any highway or street shall be so designed and constructed as to provide for safe traffic movement. Exit and entrance will be permitted only onto a frontage road leading to the fronting street.

4. The theatre screen shall be so located that the picture shown thereon shall not be visible from any arterial highway abutting the property.

5. The area used for drive-in theatre or flea market and its associated uses shall be completely screened to a height of not less than two decimal five (2.5) metres [8 ft.] by a solid decorative fence.

J. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. Landscaping shall cover a minimum of five (5) per cent of the developed site area.

2. A continuous landscaping strip not less than three (3) metres [10 ft.] wide shall be provided along the developed portion of the site between the fence and a public highway. This landscaping strip need not have a net area exceeding five (5) per cent of the developed site area, and may be interrupted at boulevard crossings.

3. The area used for the uses permitted in this zone shall be so maintained as to provide a weed-free surface.