



MULTNOMAH COUNTY OREGON

LAND USE AND TRANSPORTATION PROGRAM

1600 SE 190TH Avenue Portland, OR 97233

PH: 503-988-3043 FAX: 503-988-3389

http://www.co.multnomah.or.us/dbcs/LUT/land_use

NOTICE OF DECISION

This notice concerns a Planning Director Decision on the land use case(s) cited and described below.

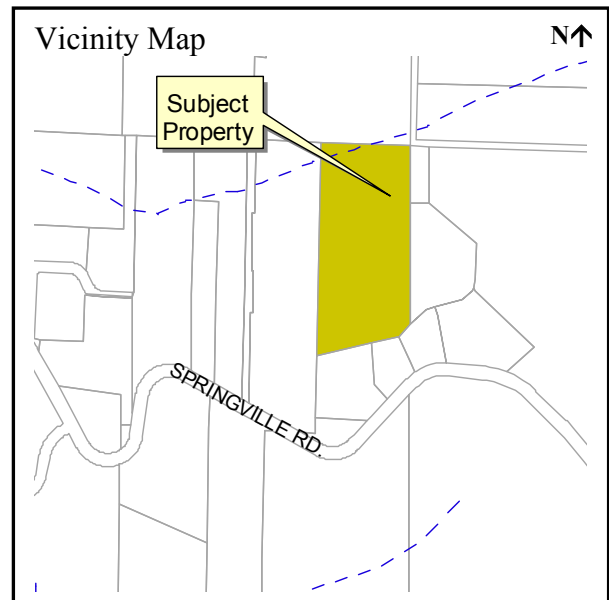
Case File: T2-03-074

Permit: Significant Environmental Concern
for Habitat

Location: 12455 NW Springville Road
TL 00100, Sec 16D, T1N, R1W, W.M.
Tax Account #R961160250

Applicant: Daniel Douglas
12447 NW Springville Road
Portland, OR 97229

Owner: Daniel R. & Judi D. Douglas
12447 NW Springville Road
Portland, OR 97229



Summary: Build a single family dwelling and detached garage on property with a Significant Environmental Concern for Habitat Overlay Zone District

Decision: Approved with Conditions

Unless appealed, this decision is effective April 14, 2004 at 4:30 PM.

Issued by:

By: _____
George A. Plummer, Planner

For: Karen Schilling- Planning Director

Date: Wednesday, March 31, 2004

Opportunity to Review the Record: A copy of the Planning Director Decision, and all evidence submitted associated with this application, is available for inspection, at no cost, at the Land Use Planning office during normal business hours. Copies of all documents may be purchased at the rate of 30-cents per page. The Planning Director's Decision contains the findings and conclusions upon which the decision is based, along with any conditions of approval. For further information on this case, contact George A. Plummer, Staff Planner at 503-988-3043.

Opportunity to Appeal: This decision may be appealed within 14 days of the date it was rendered, pursuant to the provisions of MCC 37.0640. An appeal requires a \$108.00 fee and must state the specific legal grounds on which it is based. To obtain appeal forms or information on the procedure, contact the Land Use Planning offices at 1600 SE 190th Avenue (Phone: 503-988-3043). This decision cannot be appealed to the Land Use Board of Appeals (LUBA) until all local appeals are exhausted.

This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is April 14, 2004 at 4:30 pm.

Applicable Approval Criteria: Multnomah County Code (MCC):): Chapter 37: Administration and Procedures; MCC 33.2800: Multiple Use Agriculture MUA-20 et seq.; and MCC 33.4500: Significant Environmental Concern et. seq.

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office at 503-988-3043 or by visiting our website at http://www.co.multnomah.or.us/dbcs/LUT/land_use.

Scope of Approval

1. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein.
2. **Pursuant to MCC 37.0690, this land use permit expires two years from the date the decision is final if; (a) development action has not been initiated; (b) building permits have not been issued; or (c) final survey, plat, or other documents have not been recorded, as required. The property owner may request to extend the timeframe within which this permit is valid, as provided under MCC 37.0690 and 37.0700. Such a request must be made prior to the expiration date of the permit.**

Conditions of Approval

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parenthesis.

1. The property owner shall plant at least 300 Douglas fir trees in cleared or thinned areas as shown on site plan within two years of this decision (MCC 33.4570 (C)(3)).

2. The property owner shall kept nuisance plants listed in MCC 33.4570(B)(7) removed from cleared areas of the subject property.

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.

FINDINGS AND CONCLUSIONS

This decision is based on the findings and conclusions in the following section.

Staff Report Formatting Note: To address Multnomah County Code requirements staff provides findings as necessary, referenced in the following section. Headings for each category of finding are underlined. Multnomah County Code language is referenced using a **bold** font. The Applicant's narrative, when provided, follows in *italic font*. Planning staff analysis and findings follow the **Staff** label. Staff conclusions follow the findings and are labeled **Conclusion**. At the end of the report, Exhibits are described. The applicant's submittal is included and made part of this decision as exhibits.

1. DESCRIPTION OF THE PROPOSAL:

Applicant: *The applicant has requested Significant Environmental Concern (SEC)... permit for the proposed construction of a new single family dwelling at the location indicated in the legal description. The site is located in a SEC wildlife habitat overlay and thus responses to the applicable criteria contained in MCC 33.4570 will be required. However, the proposed site location of the dwelling is such that it will be outside of the overlays for SEC-steams and Hillside Development.*

An approximately 20' wide preexisting access road will provide access from NW Springville Rd to the proposed driveway and homesite. The proposed siting of the house will be near the east property line. By doing so the new dwelling will be clustered near existing dwellings and thus minimize wholesale disruption of the SEC zone. The property has been septic approved and a 30 gallon/min well is in place. The current blueprints are for a 2600 sq. ft. house with a foundational footprint of 1979 sq. ft. A separate garage will have an additional footprint of 875 sq. ft. Less than 13,000 sq. ft. of the pre-existing cleared areas has been designated specifically for the homesite. The visual impact of the proposed dwelling will be minimized by the use of exterior materials consisting of naturally stained cedar shake siding, basalt stone accents and dark green or brown paint trim.

Staff: The applicant is requesting SEC-h Permit for a single family dwelling, garage, and driveway. The applicant has submitted two site plans. One of the plans shows the entire property with proposed development area and adjacent properties (Exhibit 1.3). The other site plan is a detailed blowup of the proposed development area (Exhibit 1.3).

2. SITE AND VICINITY CHARACTERISTICS

Applicant: *Less than 13,000 sq. ft. of the pre-existing cleared areas has been designated specifically for the homesite.*

Staff: The proposed dwelling and garage will be located off an easement that serves several properties. The development is located at the eastern edge of the property in a relatively flat area. The majority of the property is sloped thus proposed location appears to be the best site for the dwelling. The proposed location is in a cleared area of the property.

3. **OWNERSHIP**

MCC 37.0550: Except as provided in MCC 37.0760, Type I - IV applications may only be initiated by written consent of the owner of record or contract purchaser.

Staff: County Assessment records show the property owners as Daniel R. & Judi D. Douglas, both of whom signed the application as the owners (Exhibit 2.1).

4. **TYPE II CASE PROCEDURES**

Staff: The application was submitted November 21, 2003 and was deemed incomplete December 18, 2003. Further materials were submitted January 29, 2004. The application was deemed complete as of January 29, 2004. Opportunity to Comment notice was mailed February 19, 2004. The notice was mailed to all owners of properties within 750 feet of the subject property; property owners were provided a 14-days period to submit comments on the application (MCC 37.0530). No comments were received

5. **CODE COMPLIANCE AND APPLICATIONS**

MCC 37.0560: The County shall not approve any application for a permit or other approval, including building permit applications, for any property that is not in full compliance with all applicable provisions of the Multnomah County Land Use Code and/or any permit approvals previously issued by the County. A permit or other approval, including building permit applications, may be authorized if it results in the parcel coming into full compliance with all applicable provisions of the Multnomah County Code.

Staff: There are no known code compliance issues with the subject property.

6. **MULTIPLE USE AGRICULTURE**

6.1 **Allowed Uses**

MCC 33.2820(C): Residential use consisting of a single family dwelling constructed on a Lot of Record;

MCC 33.2820(F): Other structures or uses customarily accessory or incidental to any use permitted or approved in this district.

Staff: The proposed development is for a single family dwelling and detached garage.

6.2 **Dimensional Requirements**

6.2.1 **MCC 33.2855 (A) Except as provided in MCC 33.2860, 33.2870, 33.2875 and 33.4300 through 33.4360, the minimum lot size for new parcels or lots shall be 20 acres.**

Staff: The subject property does not meet the twenty acre minimum. See Sections 6.3.2 and 7 of this decision.

6.2.2 MCC 33.2855(C) Minimum Yard Dimensions – Feet

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height – 35 feet

Minimum Front Lot Line Length – 50 feet.

Staff: The applicant has shown a labeled 40-foot setback for the front-yard on the site for the entire property (Exhibit 1.3). The site plan of the development area shows a front-yard setback of a few feet less than thirty according to the scale, however it appears this plan was reduced and the scale is wrong. All of the other minimum yard setbacks have been met. The setback will be verified during Building Permit Zoning Review. The proposed building will be required to meet the maximum height requirement at building permit review.

6.2.3 MCC 33.3155(D) The minimum yard requirement shall be increased where the yard abuts a street having insufficient right-of-way width to serve the area. The Planning Commission shall determine the necessary right-of-way widths and additional requirements not otherwise established by Ordinance.

Staff: The proposed development does not abut the right-of-way. It served by private easements.

6.3. Multiple Use Agriculture Lot of Record Requirements

6.3.1 MCC 33.2870 (A) In addition to the Lot of Record definition standards in MCC 33.0005, for the purposes of this district the significant dates and ordinances for verifying zoning compliance may include, but are not limited to, the following:

- (1) July 10, 1958, SR zone applied;**
- (2) July 10, 1958, F-2 zone applied;**
- (3) December 9, 1975, F-2 minimum lot size increased, Ord. 115 & 116;**
- (4) October 6, 1977, MUA-20 zone applied, Ord. 148 & 149;**
- (5) October 13, 1983, zone change from EFU to MUA-20 for some properties, Ord. 395;**
- (7) May 16, 2002, Lot of Record section amended, Ord. 982, reenacted by Ord. 997.**

Staff: See finding for Lot of Record below under Section 7 of this decision.

6.3.2 MCC 33.2870 A Lot of Record which has less than the minimum lot size for new parcels, less than the front lot line minimums required, or which does not meet the access requirement of MCC 33.3185, may be occupied by any allowed use, review use or conditional use when in compliance with the other requirements of this district.

Staff: The size of the subject property is less than the minimum of 20 acres. According to a title report dated June 28, 1955, by Title and Trust Company, the property was sold as a distinct unit of land by contract between Multnomah County and Richard W. &Thelma L Telbeck recorded

August 19, 1953 in Book 305, Page 473 (Exhibit 1.5). A warranty deed filed July 27, 1955 in Book 1735, Pages 536 and 537 describes the property as a distinct property (Exhibit 1.9).

7

Lot Of Record

MCC 33.0005 Definitions: (L)(13) Lot of Record – Subject to additional provisions within each Zoning District, a Lot of Record is a parcel, lot, or a group thereof which when created and when reconfigured (a) satisfied all applicable zoning laws and (b) satisfied all applicable land division laws. Those laws shall include all required zoning and land division review procedures, decisions, and conditions of approval.

- (a) “Satisfied all applicable zoning laws” shall mean: the parcel, lot, or group thereof was created and, if applicable, reconfigured in full compliance with all zoning minimum lot size, dimensional standards, and access requirements.
- (b) “Satisfied all applicable land division laws” shall mean the parcel or lot was created:
 - 1. By a subdivision plat under the applicable subdivision requirements in effect at the time; or
 - 2. By a deed, or a sales contract dated and signed by the parties to the transaction, that was recorded with the Recording Section of the public office responsible for public records prior to October 19, 1978; or
 - 3. By a deed, or a sales contract dated and signed by the parties to the transaction, that was in *recordable form* prior to October 19, 1978; or
 - 4. By partitioning land under the applicable land partitioning requirements in effect on or after October 19, 1978; and
 - 5. “Satisfied all applicable land division laws” shall also mean that any subsequent boundary reconfiguration completed on or after December 28, 1993 was approved under the property line adjustment provisions of the land division code. (See *Date of Creation and Existence* for the effect of property line adjustments on qualifying a Lot of Record for the siting of a dwelling in the EFU and CFU districts.)

Staff: According to a title report dated June 28, 1955, by Title and Trust Company, the property was sold as a distinct unit of property by contract between Multnomah County and Richard W. &Thelma L Telbeck recorded August 19, 1953 in Book 305, Page 473 (Exhibit 1.5). A warranty deed filed July 27, 1955 in Book 1735, Pages 536 and 537 describes the property as a distinct property (Exhibit 1.9). There were no zoning laws in effect for the property in 1953 when it was created. The property appears to have been created by the contract in 1953 (Book 305, Page 473) and was later record in 1955 through a warranty deed (Book 1735, Pages 536 and 537). The property meets the definition of a lot of record.

8.

SIGNIFICANT ENVIRONMENTAL CONCERN REVIEW

8.1 Significant Environmental Concern for Wildlife Habitat Permit Required

MCC 33.4510 (A) All uses permitted under the provisions of the underlying district are permitted on lands designated SEC; provided, however, that the location and design of any use, or change or alteration of a use, except as provided in MCC 33.4515, shall be subject to an SEC permit. **Applicable Approval Criteria (MCC 33.4525 A):** The approval criteria in MCC 33.4555 shall apply to those areas designated SEC on the Multnomah County zoning maps.

Staff: The subject property is within the Significant Environmental Concern for Wildlife Habitat (SEC-h). The proposed development is outside the SEC-Stream Overlay District

8.2. Application Materials

MCC 33.4520(A) An application for an SEC permit shall include the following:

- (1) A written description of the proposed development and how it complies with the applicable approval criteria of MCC 33.4555 through 33.4575.
- (2) A map of the property showing:
 - (a) Boundaries, dimensions, and size of the subject parcel;
 - (b) Location and size of existing and proposed structures;
 - (c) Contour lines and topographic features such as ravines or ridges;
 - (d) Proposed fill, grading, site contouring or other landform changes;
 - (e) Location and predominant species of existing vegetation on the parcel, areas where vegetation will be removed, and location and species of vegetation to be planted, including landscaped areas;
 - (f) Location and width of existing and proposed roads, driveways, and service corridors.

Staff: The applicant submitted a narrative and an addendum to the narrative describing the proposed development and addressing the proposed applicable approval criteria and other supporting documents. The applicant submitted two generalized maps with the original application and two detailed maps amending the information provided by the first maps. The applicant submittal are labeled as Exhibits 1.1 through 1.12.

8.3 Criteria for Approval of SEC-h Permit -Wildlife Habitat

33.4570(A) In addition to the information required by MCC 33.4520 (A), an application for development in an area designated SEC-h shall include an area map showing all properties which are adjacent to or entirely or partially within 200 feet of the proposed development, with the following information, when such information can be gathered without trespass:

Applicant: *A 1 inch to 100 feet scale map is included as part of this application. The map includes all properties adjacent to the subject site and within 200' of the proposed development. In addition the maps depict forested lands, cleared areas, the location of existing and proposed structures, and roadways.*

Staff: The applicant has provided the required information (Exhibit 1.7).

8.3.1 MCC 33.4570(A)(1) Location of all existing forested areas (including areas cleared pursuant to an approved forest management plan) and non-forested "cleared" areas;

For the purposes of this section, a *forested area* is defined as an area that has at least 75 percent crown closure, or 80 square feet of basal area per acre, of trees 11 inches DBH and larger, or an area which is being reforested pursuant to Forest Practice Rules of the Department of Forestry. A *non-forested "cleared"* area is defined as an area which does not meet the description of a forested area and which is not being reforested pursuant to a forest management plan.

Applicant: *The parcel contains areas that have been thinned/cleared in August 2002. The proposed development site will be located in a cleared area near the east property line. The actual area slated for development consists of less than 13,000 sq. ft. Remaining thinned areas are planned for agriculture use and replanting.*

Staff: The applicant has shown the forested area, cleared areas and areas that have been thinned on a submitted site plan (Exhibit 1.7). The criterion is met.

8.3.2 MCC 33.4570(A)(2) Location of existing and proposed structures;

Staff: The applicant has shown proposed structures on a submitted site plan (Exhibit 1.7). There are no existing structures on the property. Nearby existing structures on adjacent properties are shown the map. There are no existing structures on the property. The criterion is met.

8.3.3 MCC 33.4570(A)(3) Location and width of existing and proposed public roads, private access roads, driveways, and service corridors on the subject parcel and within 200 feet of the subject parcel's boundaries on all adjacent parcels;

Staff: The applicant has submitted a map that includes the required information (Exhibit 1.7).

8.3.4 MCC 33.4570(A)(4) Existing and proposed type and location of all fencing on the subject property and on adjacent properties and on properties entirely or partially within 200 feet of the subject property.

Staff: The applicant has shown existing fencing on a submitted site plan (Exhibit 1.7). No additional fencing is proposed. The criterion is met.

8.3.5 MCC 33.4570(B)(1) Where a parcel contains any non-forested "cleared" areas, development shall only occur in these areas, except as necessary to provide access and to meet minimum clearance standards for fire safety.

Applicant: *The parcel contains areas that have been thinned/cleared in August 2002. The proposed development site will be located in a cleared area near the east property line. The actual area slated for development consists of less than 13,000 sq. ft. Remaining thinned areas are planned for agriculture use and replanting. Please see revised area map showing cleared building sited.*

Staff: The proposed building location is in a cleared area (Exhibit 1.7). This criterion is met.

8.3.6 MCC 33.4570(B)(2) Development shall occur within 200 feet of a public road capable of providing reasonable practical access to the developable portion of the site.

Applicant: *Southern property line is approximately 150' from NW Springville Rd and the proposed driveway is approximately 1000' from NW Springville Rd via an existing access road. The access road serves four other homes, has been in use since the 1940's and provides public access to a Christmas tree farm at the north end of the road. Although the proposed driveway/development is beyond 200' from a public road, the access road, based on its current uses, provides reasonable practical access to the developable portion of the site.*

Staff: The development is not within 200 feet of the road (Exhibit 1.3). This criterion is not met, thus a Wildlife Conservation Plan is required under MCC 33.4570(C).

8.3.7 MCC 33.4570(B)(3) The access road/driveway and service corridor serving the development shall not exceed 500 feet in length.

Applicant: *The access road has been preexisting for over 50 years, serves four other homes and extends over 200' in length. The proposed development will simply use the same access road. The new driveway serving the dwelling will be considerably less than 500' in length.*

Staff: The access road serving the property is more than 500 feet from the road. This criterion is not met, thus a Wildlife Conservation Plan is required under MCC 33.4570(C).

8.3.8 MCC 33.4570(B)(4) The access road/driveway shall be located within 100 feet of the property boundary if adjacent property has an access road or driveway within 200 feet of the property boundary.

Applicant: *A new access road will not be created but will utilize the preexisting access road. The new driveway from the access road to the development will be less than 100' from the property boundary.*

Staff: The access road that serves several properties in the area is preexisting but meets this standard. The driveway that accesses the subject property off the access road as shown on the aerial photo also meets this standard included as Exhibit 2.3.

8.3.9 MCC 33.4570(B)(5) The development shall be within 300 feet of the property boundary if adjacent property has structures and developed areas within 200 feet of the property boundary.

Applicant: *The development begins about 35' from the east property line.*

Staff: The proposed development will be near the eastern property boundary clustering the development near existing development on neighboring properties (Exhibit 2.3). While this property is configured differently, it does not abut the access road, this criteria has been met by the clustering of the development near the eastern property line.

8.3.10 MCC 33.4570(B)(6) Fencing within a required setback from a public road shall meet the following criteria:

- (a) Fences shall have a maximum height of 42 inches and a minimum 17 inch gap between the ground and the bottom of the fence.**
- (b) Wood and wire fences are permitted. The bottom strand of a wire fence shall be barbless. Fences may be electrified, except as prohibited by County Code.**
- (c) Cyclone, woven wire, and chain link fences are prohibited.**
- (d) Fences with a ratio of solids to voids greater than 2:1 are prohibited.**
- (e) Fencing standards do not apply in an area on the property bounded by a line along the public road serving the development, two lines each drawn perpendicular to the principal structure from a point 100 feet from the end of the structure on a line perpendicular to and meeting with the public road serving the development, and the front yard setback line parallel to the public road serving the development.**

***Applicant:** Presently, there are no fences installed on the subject property. If the owner does install a fence, it will be installed as per the standards set forth in this criterion.*

Staff: The property does not abut the road. Additionally, no new fence is proposed at this time.

8.3.11 MCC 33.4570(B)(7) The following nuisance plants shall not be planted on the subject property and shall be removed and kept removed from cleared areas of the subject property:

***Applicant:** No "nuisance plants" on the subject property will be planted and will be removed when identified.*

Staff: The applicant is not proposing to plant nuisance plants. No nuisance plants are known of on the property. This criterion is met.

8.3.12 MCC 33.4570 (C) Wildlife Conservation Plan. An applicant shall propose a wildlife conservation plan if one of two situations exist.

MCC 33.4570 (C) (1) The applicant cannot meet the development standards of Section (B) because of physical characteristics unique to the property. The applicant must show that the wildlife conservation plan results in the minimum departure from the standards required in order to allow the use; or

Staff: The applicant cannot meet the standards of Section B due to topography of the subject property. The property has steep slopes at the area nearest the public road (Exhibit 1.11). The favorable site for the dwelling is a substantial distance from the public right-of-way along an existing access easement that serves multiple properties (Exhibit 1.3).

MCC 33.4570 (C)(3) The wildlife conservation plan must demonstrate the following:

- (a) That measures are included in order to reduce impacts to forested areas to the minimum necessary to serve the proposed development by restricting the amount of clearance and length/width of cleared areas and disturbing the least amount of forest canopy cover.**

- (b) That any newly cleared area associated with the development is not greater than one acre, excluding from this total the area of the minimum necessary accessway required for fire safety purposes.
- (c) That no fencing will be built and existing fencing will be removed outside of areas cleared for the site development except for existing cleared areas used for agricultural purposes.
- (d) That revegetation of existing cleared areas on the property at a 2:1 ratio with newly cleared areas occurs if such cleared areas exist on the property.
- (e) That revegetation and enhancement of disturbed stream riparian areas occurs along drainages and streams located on the property.

Applicant: *Selective thinning/clearing had occurred in August 2002 and the proposed development will occur in a preexisting cleared area and therefore no new clearing will be necessary. In addition, replanting with approximately 300-400 Douglas fir seedling is planned for December 2003/January 2004.*

The proposed development (house, garage and parking area) will encompass less than 13,000 sq. ft. in an area that had been previously cleared in August 2002.

There are currently no fences on the property. If any fencing is to be constructed it will occur in the thinned areas and solely for agricultural purposes.

Construction will be outside of the stream overlay and thus there is no anticipated negative impact on the riparian stream area.

Staff: The applicant is proposing the development location close to the property to cluster the development near existing development. The area was previously cleared for agricultural use. The applicant proposes to limit the development to 13,000 square feet or less than a third of an acre. There will be no newly cleared areas, the proposed development will not impact the forested area of the property. There are no new fences proposed. The applicant will revegetate previously cleared and thin area with planting approximately 300-400 Douglas. The cleared and thinned area within the stream overly is proposed to be replanted as part of the plan

9. **CONCLUSION**

Staff: The development as proposed meets the criteria for a Significant Environmental Concern for Habitat Permit with conditions of approval. This permit application request is approved with conditions.

10 **EXHIBITS**

10.1 **Exhibits Submitted by the Applicant:**

- Exhibit 1.1: Application form submitted November 21, 2003 (1 page);
- Exhibit 1.2: Narrative addressing SEC standards submitted November 21, 2003 (5 pages);
- Exhibit 1.3: Site plan maps, submitted November 21, 2003 (2 page);
- Exhibit 1.4: Service provider forms for Fire District Review, Water, and On-site Sewage Disposal, November 21, 2003 (6 pages);

- Exhibit 1.5: Title and Trust Company report dated June 28, 1955 submitted November 21, 2003 (2 pages);
- Exhibit 1.6: Addendum to narrative submitted January 29, 2004 (1 pages);
- Exhibit 1.7: Revised site plans submitted January 29, 2004 (2 pages);
- Exhibit 1.8: Revised Fire District Service Provider form submitted January 29, 2004 (1 page);
- Exhibit 1.9: Deed for the property filed July 27, 1955 on Book 1735, Pages 536 and 537 submitted January 29, 2004 (2 pages);
- Exhibit 1.10: Deeds describing access easements for the property, January 29, 2004, (6 pages)
- Exhibit 1.11: 2002 Aerial Photo showing subject property and development site with Slope Hazard Overlay Zone District (1 page);
- Exhibit 1.12: 2002 Aerial Photo showing subject property and development site with SEC Overlay Zone Districts (1 page).

10.2 Exhibits Provided by the County

- Exhibit 2.1: County Assessment Record for the subject property (1 page);
- Exhibit 2.2: Current County Zoning Map with subject property labeled (1 page);
- Exhibit 2.3: 2002 Aerial Photo showing subject property (1 page);
- Exhibit 2.4: GIS map showing zoning including overlays (1 page).