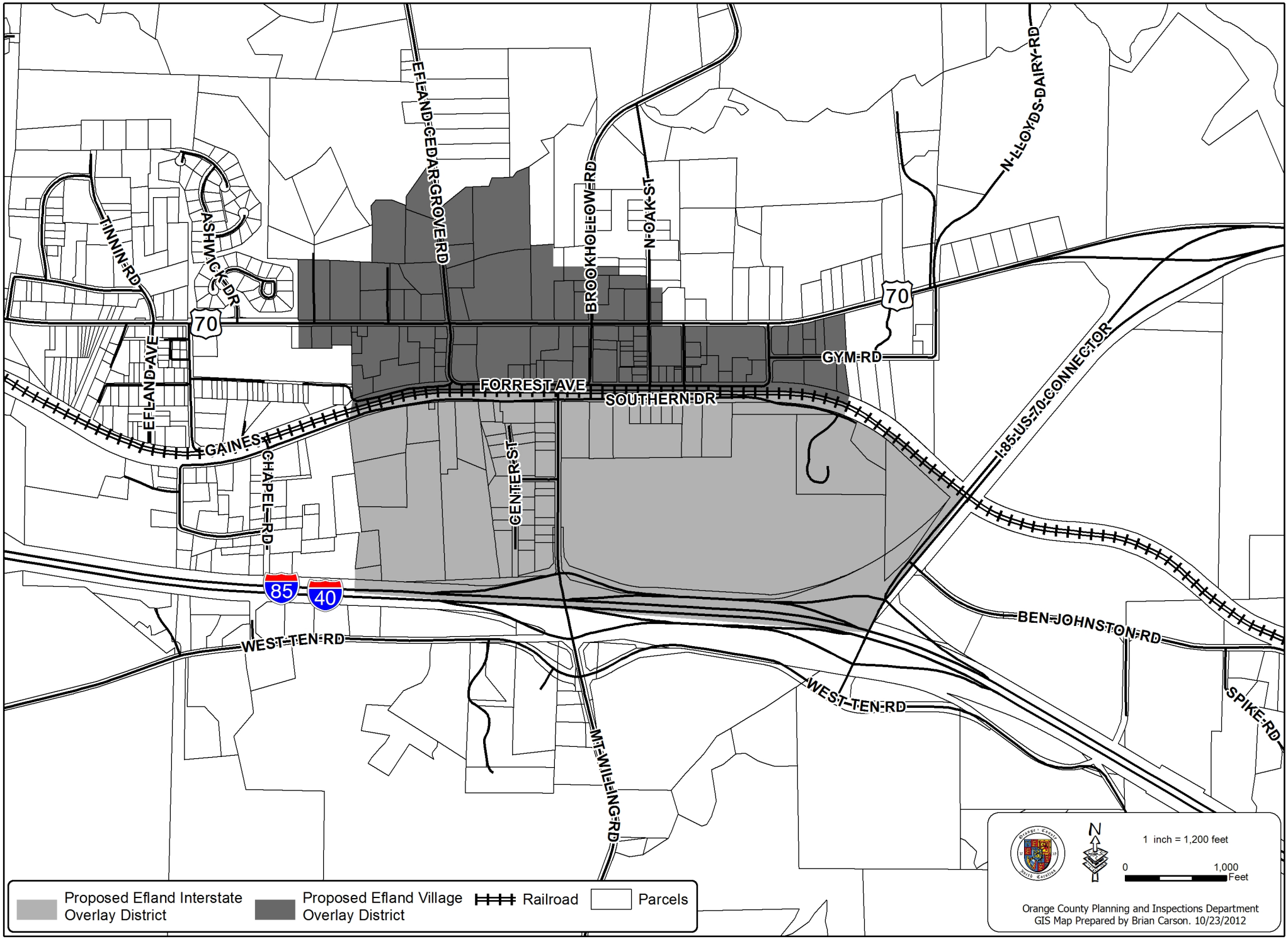Proposed New Zoning Overlay Districts