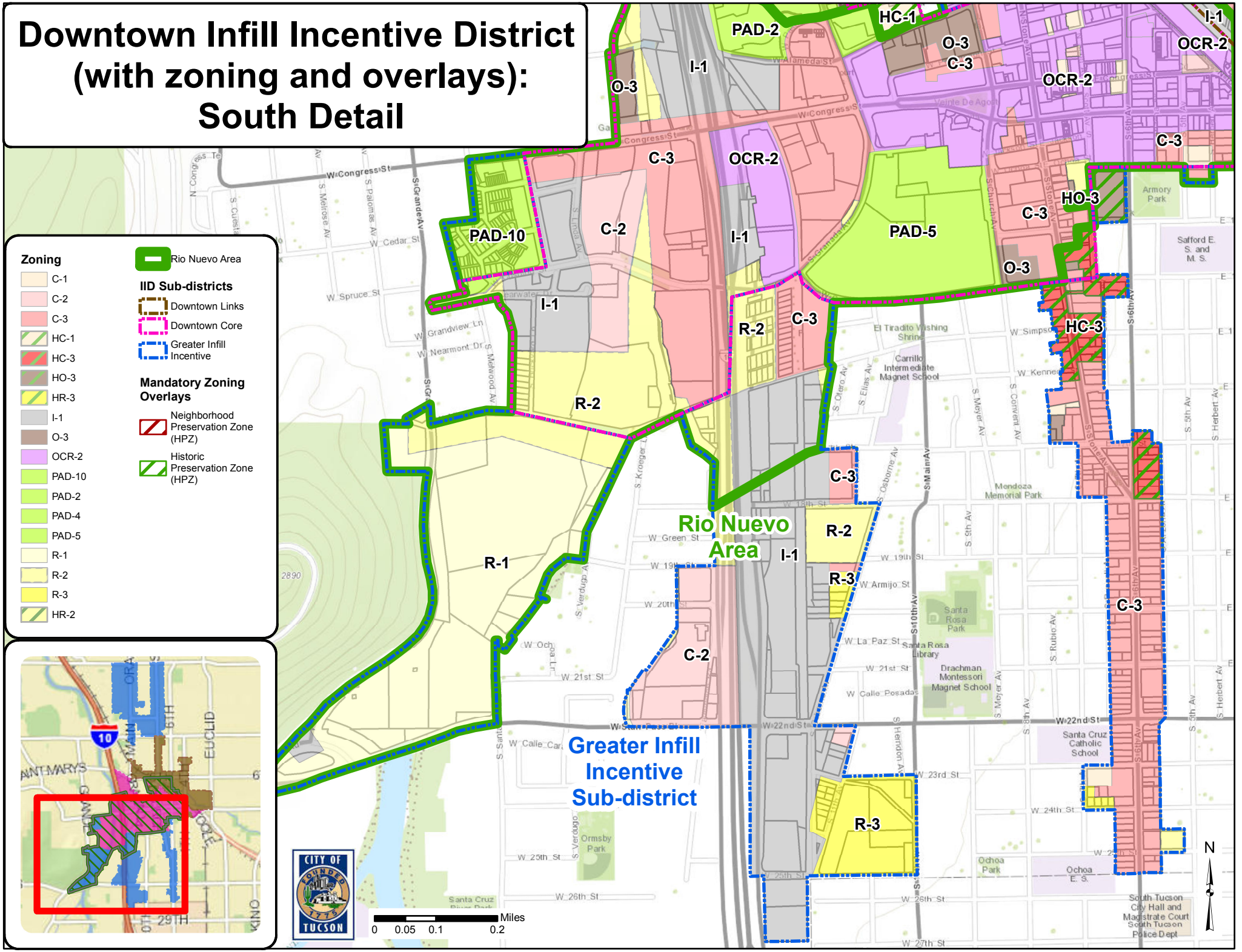Downtown Infill Incentive District (with zoning and overlays): South Detail