

12 BURBANK SUBAREA PLAN

12.1 INTRODUCTION

The Burbank Subarea Plan represents a region-specific plan for the Burbank community. More specifically, the Burbank Subarea Plan applies to the Burbank Urban Growth Area (UGA) and the Burbank Rural Activity Center. The subarea plan is consistent with and functionally a part of the Walla Walla County Comprehensive Plan. It expands upon the Comprehensive Plan by providing a growth management plan, goals and policies tailored to the particular needs of the Burbank community. The subarea plan should be revised as circumstances change or as new information becomes available.

12.1.1 APPLICABLE GROWTH MANAGEMENT ACT GOALS

Since the subarea plan for the Burbank community is an element of the Comprehensive Plan, and addresses a wide range of planning issues, all Growth Management Act (GMA) planning goals apply. See Chapter 1, Introduction, for a list of GMA planning goals.

12.1.2 APPLICABLE COUNTYWIDE PLANNING POLICIES

The Burbank Subarea Plan addresses a wide range of urban and rural planning issues. See Chapter 1, Introduction, for a summary of Countywide Planning Policies.

12.1.3 RELATIONSHIP TO VISION STATEMENT

The County has held various workshops related to the Subarea Plan and the Comprehensive Plan. As a result of those workshops, residents and property owners established the following vision for the Burbank community:

- The Burbank community envisions being an incorporated township in the future.
- Focus is toward maintaining a residential suburban "bedroom community" with priority on providing essential services in safety (law enforcement, fire and health protection) as well as in transportation and utility infrastructures. In addition to this, the area will be enhanced by planning land usage for agricultural, industrial, and

commercial purposes to provide excellent employment opportunities and a strong tax base.

- The natural beauty of the McNary Wildlife Refuge is to remain a major environmental centerpiece for the Burbank community.
- Provide a safe and comfortable living environment for community members consistent with a leisure living environment of bigger lots and supporting the farming community.

12.2 OVERVIEW OF THE BURBANK SUBAREA

The Burbank community is the largest unincorporated community in the county. For 2017, Burbank (census designated place) was estimated to have a population of 3,331 people (OFM 2017a). For the same year, the Burbank UGA was estimated to have a population of 1,953 (OFM 2017b).

12.2.1 LOCATION & GEOGRAPHICAL SETTING

The community of Burbank is situated at the confluence of the Columbia and Snake Rivers in western Walla Walla County. Originally platted in 1910 by the Burbank Power and Water Company, the town site of Burbank is the oldest surviving community in the county on the Columbia River. The nature of the area was dramatically altered in 1953 with the construction of the McNary Dam, creating Lake Wallula. Construction of the dam either submerged or displaced the original communities of Wallula, New Wallula, Attalia, Two Rivers, and Villard, while only a small portion of the town site of Burbank was displaced.

The Burbank community is essentially bisected by the 15,000-acre McNary National Wildlife Refuge (NWR) and the four-lane U.S. Highway 12. The Burbank UGA is about 2.6 square miles in size and is located primarily to the south of McNary NWR and U.S. Highway 12. The Burbank Rural Activity Center is about seven square miles in size and is located to the north of McNary NWR as well to the east of the UGA. The UGA is commonly referred to as the Burbank town site and the northerly part of the Rural Activity Center is known as Burbank Heights.

12.2.2 PLANNING FOR THE BURBANK SUBAREA

Planning for the Burbank area began in the 1960s with the development of the 1968 Development Plan, which described the zoning and development pattern of the community of Burbank. The Western Walla Walla Comprehensive Plan identified this community as

having the greatest potential for population growth of all communities in the county. Since 1968, few changes to the original zoning designations have been applied to the community. A revised comprehensive plan specific to the Burbank community was adopted in 1981. The 1981 Burbank/Burbank Heights Plan created a number of designations based on the anticipated population growth and the premise that both water and sewer service would be available during the life of that comprehensive plan.

In the early 1990s, the process of evaluating the land use and zoning plan for the Burbank community involved extensive public participation. The County distributed surveys, formed citizen advisory committees, and hosted a series of community workshops for local residents and property owners to share their concerns and desires regarding the future of the county and the Burbank community. In 1996, 1999, and 2007 the County hosted additional community workshops to reaffirm the vision for the community as established in earlier surveys and workshops.

As part of the 2018 update of the Comprehensive Plan, the County held two open houses in Burbank.

Figure 12-1. Burbank Fall Open House



Source: The Watershed Company

A portion of the Burbank community is characterized by urban uses and has some of the facilities to support urban development. Past planning for the community anticipated the development of full urban services over time and consequently lands were designated and

zoned for an urban level of development. Some older development in the town site is at relatively high densities and the provision of community water systems has enabled development of urban densities to take place in subdivisions.

A long-term goal of the community has been its eventual incorporation. Thus, a portion of the Burbank community located south of McNary NWR has been designated as a UGA as indicated on the Burbank Subarea land use map (Map BSA-1).

12.2.3 EXISTING CONDITIONS

The McNary NWR is a major land use in the Burbank community. It provides critical wildlife habitat areas for a diverse population of migratory birds, which depend heavily on the refuge for resting and nesting opportunities. This area has provided hunting, fishing, and wildlife viewing opportunities for a regional public on both public and private lands. In addition to its recreational amenities the wildlife refuge provides a significant aesthetic benefit to the community and contributes to its overall desirability as a place to live and work.

12.2.3.1 UGA

The Burbank UGA contains a mixture of single-family residential, industrial, commercial, and public reserve uses. In 2017 there were approximately 930 lots of varying sizes in the UGA. The majority of development is concentrated between U.S. Highway 12 and the Columbia River.

Industrial land uses in the UGA are concentrated on Port of Walla Walla (Port) property on the Snake River and in the area west of Maple Street. The Port controls much of the industrial land base in the Burbank area. The Port property in the northwest corner of the UGA is currently used for bulk material distribution operations that use existing rail and barge transportation facilities. Improvements at the U.S. Highway 12 and SR 124 intersection have allowed for more efficient transport to and from the existing barge and rail facilities. Under State law, the Port is a taxing district and is authorized to purchase lands for marketing, development, lease, and sale to commercial interests with the aim of improving the local economy. The Port's lands contribute to the economic vitality of the community and the county.

The Burbank UGA has two areas designated for commercial uses. One is located along the east and west sides of the U.S. Highway 12 by the Humorist Road overpass and the other is located on Second Avenue. Both provide neighborhood commercial services. Additionally, land owned by the Port located northwest of the intersection of Humorist Road and U.S. Highway 12 is designated for a mix of commercial and light-industrial uses. This area is

zoned Industrial/Business Park and has been subdivided under a Development Agreement; development of the Burbank Business Park began in 2017 with the construction of two new convenience stores and gas stations.

12.2.3.2 RURAL ACTIVITY CENTER

The Rural Activity Center is located north of the McNary NWR and in the Basin Drive area. Both areas are separated from the Burbank UGA and have a character distinct from the UGA. The Rural Activity Center north of the UGA is composed largely of one- to two-acre residential single-family parcels with some slightly higher density development overlooking the Snake River.

12.2.4 POPULATION & FUTURE LAND USE DESIGNATIONS

The latest population projections from the Washington State Office of Financial Management indicate that Walla Walla County can expect a population increase of over 10,000 people by the year 2038 (see Chapter 5, Land Use Element). From 2010-2017, the Burbank population increased by 40 people. If a similar growth rate were to continue, Burbank would grow by approximately 120 people by 2038. It should be noted that population estimates are inexact and adjustments to these figures will be made periodically as part of the County's process for monitoring growth and land uses consistent with the requirements of the GMA.

The intent of the Burbank Subarea Plan and the Walla Walla County Comprehensive Plan are to encourage new growth to occur in UGAs and to a lesser extent in the Rural Activity Center. Basic assumptions were used to determine the land uses depicted on the Burbank Subarea land use map, as identified below (Map BSA-1).

- Actual use is the primary indicator of where lands are most suitable and desirable for small acreage single-family development, hobby farms, and other uses that can be developed in harmony with the community vision.
- Generally, the lower density land use designations are on lands with the highest development constraints (e.g., steep slopes, critical areas, floodplains, and near active commercial agriculture). The highest densities are in areas already platted to smaller lots (the UGA) or in Rural Activity Centers.
- The County Department of Community Health requirements for water and domestic waste disposal will continue to dictate minimum lot size in the absence of full public utilities.

The approximate amount of land devoted to the different land use designations in the Burbank subarea are as follows (Map BSA-1):

- Agriculture Residential: 1,272 acres
- Rural Agriculture: 820 acres
- Rural Residential 2-5 (Burbank Rural Activity Center): 1,382 acres
- Residential Single Family: 1,073 acres
- Commercial: 23 acres
- Industrial: 368 acres
- Public Reserve: 1,173 acres

12.2.4.1 BURBANK URBAN GROWTH AREA LAND USE DESIGNATIONS

Industrial

The purpose of the Industrial designation in Burbank is to provide for industrial and business park developments in a way that protects nearby residential uses and public schools. The designation allows a broad range of industrial, distribution, wholesale, assembly, manufacturing, office, and commercial uses. Heavy industrial uses are located on properties near the Snake and Columbia Rivers and U.S. Highway 12 for convenient access and minimal impacts on residential uses. Light industrial and business park uses are intended to provide a transition between heavy industrial uses and residential land uses. The business park includes retail commercial uses intended to help meet future long-term needs of the community and the anticipated employees of the business park.

The essential functions the Industrial land use designation is intended to fulfill are to:

- provide employment,
- expand and diversify the tax base, and
- sustain and enrich the local and regional economy.

Commercial

There is a need for commercial development to serve the existing population. Most commercial development in the near future will be of the neighborhood commercial type as the established regional shopping centers in the Tri Cities area will continue to serve the

residents of Burbank. The Subarea Plan acknowledges the historical commercial center of the community while recognizing the need to meet future long-term needs of the community at a location in the vicinity of Humorist Road and U.S. Highway 12. This area provides good arterial and highway access and can be efficiently and adequately served by urban services. Under existing conditions both areas are limited due to the lack of urban services. In light of the commercial opportunities also available at the mixed light-industrial/commercial business park, the land use plan map allows for sufficient commercial lands to accommodate the anticipated growth in the Burbank Subarea through 2038.

Residential Single Family

Lands designated as Residential Single Family on the land use map are all located in the Burbank UGA. This designation permits a wide range of urban residential densities. This land use designation is the largest land use designation in the UGA.

Public Reserve

This district is exclusively reserved for public and semipublic uses in order to preserve and provide lands for those community facilities which serve the public health, safety, and general welfare of the County. In the Burbank UGA this designation is applied to lands used for schools and public facilities.

12.2.4.2 BURBANK RURAL ACTIVITY CENTER LAND USE DESIGNATIONS

Rural Agriculture

This land use designation is primarily agricultural with a mix of residential land uses. Limited home occupations that are clearly incidental to the agricultural nature of these areas are allowed. A limited amount of commercial-tourism activities are allowed in this district, while limited commercial businesses that support agriculture are encouraged, with those uses having a high nuisance value, safety issues, or environmental implications allowed only by conditional use permit. Large-scale natural resource-processing industry is not considered a compatible use, except on a limited basis. The allowed density in this designation is one dwelling unit per five to ten acres. These lands lie outside of the Burbank UGA and outside of a designated water system service area.

Land divisions that comply with the minimum lot size of five or ten acres are allowed, provided that adequate provision of public facilities, utilities, and services such as water, wastewater disposal, and access to public roads is available concurrent with the final approval of the short plat. The maximum number of lots will continue to be determined at the rate of one unit per five to ten acres.

Rural Residential 2-5 (Burbank Rural Activity Center)

These lands are intended to maintain the rural aspects of the county and to provide buffering or transitions between existing rural developments and areas of higher or lower densities and have two- to five-acre minimum lot sizes. Certain limited recreational and community-oriented cultural land uses are allowed in this land use designation.

Agriculture Residential

This land use designation is intended for areas currently in agricultural use that are located adjacent to existing rural lands or to the UGA. This land use designation is primarily agricultural with a mix of residential land uses. Limited home occupations that are clearly incidental to the agricultural nature of these areas are allowed. A limited amount of commercial / tourism activities is allowed in this district. Large scale natural resource processing industry is not considered a compatible use, except on a limited basis. This designation establishes a density of one dwelling unit per ten acres. A more detailed description of this designation is provided in Chapter 6, Rural and Resource Lands.

Public Reserve

As is true in the Burbank UGA, this designation is exclusively reserved for public and semipublic uses in order to preserve and provide lands for those community facilities which serve the public health, safety, and general welfare of county residents. In the Burbank Rural Activity Center, this designation is applied to lands in the McNary NWR.

The zoning districts that implement the various land use designations in the Burbank area are indicated on Table 12-1 below:

Table 12-1. Burbank Land Use Designations and Implementing Zoning Districts

Land Use Designation	Implementing Zoning Districts
Residential Single Family	Burbank Residential
Burbank Rural Residential: 2-5 (Burbank Rural Activity Center)	Rural Residential 2 acre Rural Residential 5 acre
Rural Agriculture	Rural Residential 5 acre Rural Agriculture 10 acre
Agriculture Residential	Agriculture Residential 10 acre
Commercial	Burbank Commercial
Industrial	Heavy Industrial Industrial/Business Park
Public Reserve	PR Zone

12.2.5 TRANSPORTATION

This section describes the transportation infrastructure in the Burbank community.

Roadways

The Burbank community is greatly affected by pass through traffic on two highways: U.S. Highway 12 and SR 124. As stated previously, U.S. Highway 12 runs north and south effectively bisecting the community. This four-lane route provides easy access to nearby communities and serves as the major thoroughfare from the Tri Cities and the west into the City of Walla Walla and Umatilla, Oregon. SR 124 (Ice Harbor Drive) is a major east west roadway that traverses through the Burbank Rural Activity Center. It links Burbank and U.S. Highway 12 with the northern portion of the county, including the cities of Prescott and Waitsburg. The recent widening of U.S. Highway 12 made vehicular access to, from, and across the highway safer at the two major intersections in the community.

As indicated in Chapter 8, Transportation Element, all roads in the area currently operate at acceptable levels of service and are projected to remain operating at acceptable levels through 2038.

Pedestrian & Bicycles

There are a limited number of sidewalks in Burbank, concentrated in proximity to the schools. Since most of the residential streets have fairly light traffic, no discernable conflict exists between automobile, pedestrians, and bicyclists. Pedestrian access across U.S. Highway 12 was improved with the widening of the highway to four lanes.

Public Transit Service

Public transit service is currently not available in Burbank.

Railroads

There are two rail lines that serve the Burbank community. The Burlington Northern Santa Fe Railroad connects the county with the Tri Cities and Yakima to the west and provides rail service to the industrial areas in the Burbank UGA. The Union Pacific Railroad owns and operates the second rail line that runs along the eastern portion of Burbank. Both railroad companies connect at a rail hub adjacent to the Boise Paper company, located south of Burbank. Neither company currently offers passenger rail service.

Air Transportation

Air transportation service for the Burbank area is provided at the Tri Cities Airport located approximately 10 miles north of Burbank in Pasco, and at the Walla Walla Regional Airport approximately 50 miles east of Burbank.

Water Transportation

The Columbia and Snake Rivers support an inland commercial water transportation system used primarily for bulk commodity transport. Dock facilities for the loading and unloading of bulk materials and other industrial products are located on the Snake River shoreline of the Port's property in the UGA. This waterborne transportation capability is vital to the county's economy. Additionally, Hood Park features a boat launch for recreational use.

Transportation Improvement Program

The Six-Year Transportation Improvement Program (TIP) is the County's blueprint for capital expenditures related to transportation facilities. As such it addresses the transportation needs of the Burbank community. For a discussion of the TIP see Chapter 8, Transportation.

12.2.6 CAPITAL FACILITIES

The County does not provide water, sewer, or other utility service in the Burbank area. At present, these services are provided by private property owners, private enterprise, the Port or homeowners associations. Chapter 10, Capital Facilities Element, provides additional existing and projected conditions for various public facilities.

Water Service

Revised Code of Washington (RCW) 36.94.020 states that the construction, operation, and maintenance of a system of sewers and water are a county purpose. Under State law, all new public water systems must be owned or operated by a satellite system management agency. This ensures that new systems have sufficient management and financial resources to provide safe and reliable service to the users. If a system loses its owner or operator due to noncompliance, the system goes into receivership. If no system management agency or person is willing to be named as a receiver the court names the County as a receiver of last resort.

In 1978, the Board of County Commissioners established a Critical Water Supply Service Area in response to a preliminary assessment of water system problems related to public water supply prepared by the State Department of Social and Health Services. This assessment identified initial problems consisting of unreliable service and uncoordinated planning.

In 1981, the Western Walla County Coordinated Water System Plan (CWSP) was prepared under the direction of the Western Walla Walla County Utility Coordinating Committee. This plan provided procedures for planning for safe, reliable water systems by examining water

quality, system storage, and system reliability. Updated in 1999 and again in 2004, the plan identified five major public water systems in operation that had the potential to intertie and share facilities: Burbank Irrigation District No. 4, Columbia View Water Services, Harrison Ray Water Company, Arlene's Addition, and Westbourne Acres Subdivision. These water systems account for more than 700 metered and unmetered services in the Burbank area (Water Utility Coordinating Committee 1999). The 2004 plan amendment authorized the formation of a new water system by the Port. Since then, the Port has constructed the system, which serves Port properties, the local school district, and a small local water district (Port of Walla Walla 2012).

In summarizing system deficiencies, the CWSP stated that water quality within three of the water systems did not meet the nitrate standard of the Safe Drinking Water Act, and recommended that this condition be improved as soon as possible. Furthermore, the plan indicated that system reliability is deficient for the following reasons and recommended the upgrading of systems.

- Pipe sizes and configurations are too small or not looped so that in emergency situations it is questionable whether system pressure could be maintained or fire flows provided.
- Some systems rely on a single source of supply and most systems do not have emergency power sources or standby pumps.
- Storage is inadequate to provide a sufficient volume of water for fire flow.
- Two systems do not have fire hydrants.

Sewer Service

In 2015, sewer service became available in limited areas of Burbank. The Port is now operating a sewer utility enterprise in Burbank. The utility currently serves the Burbank School District and the Port's industrial and business parks.

The extensive use of on site septic systems in remaining areas has the potential for contaminating the underlying shallow aquifer. The fact that water passes quickly through the soil in this area increases the potential for groundwater contamination. On site septic systems rely exclusively on purification of the effluent by microorganisms in the soil. High percolation levels do not allow microorganisms enough time to properly treat the effluent, which in turn, contributes further contaminants to the water supply.

Parks & Recreation

Outside of the facilities available at the local schools on Maple Street, there are no local or neighborhood recreation facilities in the Burbank UGA. Hood Park, a regional park operated by the U.S. Army Corps of Engineers, is located in the Burbank Rural Activity Center. The Washington State Department of Transportation currently maintains a community trail and bike path that runs under the Snake River Bridge from the west side of U.S. Highway 12 to Hood Park. Because of its close proximity, the McNary NWR offers a wide variety of recreational opportunities for residents and employees in Burbank.

Figure 12-2. McNary National Wildlife Refuge (circa 1950)



Source: The Watershed Company

Fire, Emergency Medical & Law Enforcement Services

Fire protection and emergency medical services are provided by the Walla Walla Fire District #5. Fire District #5 serves approximately 92 square miles, with four fire stations located in Burbank and the surrounding area: one each in the Burbank UGA, the Burbank Rural Activity Center, Wallula, and Sun Harbor Estates.

The Fire Chief (a full-time career position) manages the day-to-day operations of the district. Currently, there are two full-time career officers (Captain and Training Lieutenant),

one career Lieutenant/Paramedic, one full-time Administration Assistant, six part-time resident-firefighters, 25 part-time volunteer firefighters, and three support service members.

Long range fire protection needs may require additional resources to maintain an effective level of protection, particularly with increased industrial development. Long range fire protection needs will require integration of long range water needs. The source, storage capacity, and distribution of water systems and fire hydrants must be adequate to provide sufficient volume and pressure for firefighting needs.

Police protection for the Burbank community is provided by the County Sheriff's Office. A Sheriff's office annex is located in the Burbank Rural Activity Center fire station. This annex primarily serves as a local office to conduct interviews, complete daily paperwork, and as a general office for the deputies assigned to the area.

Schools

The Burbank community is served by the Columbia School District. The Columbia School District operates three schools on a large campus: Columbia Elementary (K-5), Columbia Middle School (6-8), and Columbia High School (9-12). The district's student count in May 2017 was 775 students, with 365 students in elementary school, 167 students in middle school, and 243 in high school (OSPI 2018). All schools are equipped with satellite equipment and computers.

A \$4,500,000 construction bond for the Columbia School District was recently approved. This bond will largely go towards completing health, safety and infrastructure improvements throughout the campus and adding a needed new elementary school gymnasium and additional classrooms.

12.3 GOALS & POLICIES

12.3.1 COMMUNITY

Goal BU 1 Encourage the participation of the Burbank community in the planning process.

Policy BU 1.1 Encourage the participation of community groups that represent the values and ideals of the community.

12.3.2 LAND USE

- Goal BU 2** Provide the public policy framework for orderly development of the area while maintaining the rural character and lifestyle of the community outside the Burbank UGA.
- Policy BU 2.2** Guide the development of the community with a balance of residential, commercial, industrial, and agricultural land uses.
- Policy BU 2.3** Encourage land use decisions that are sensitive to the character of the community.
- Policy BU 2.4** Encourage new residential development to locate in areas near or adjacent to existing development prior to expansion into the outer periphery of the community.
- Policy BU 2.5** Designate sufficient land for industrial and commercial uses within the UGA which will provide for a tax base for the eventual incorporated community.
- Policy BU 2.6** Development of commercial areas should be part of an overall development plan to ensure adequate access, parking, and landscaping.
- Policy BU 2.7** Develop industrial areas in a manner that creates an orderly transition from more intense land uses to less intense land uses, for example, by buffering heavy industrial uses from existing residential uses.
- Policy BU 2.8** Encourage the location of schools and other public facilities to be contiguous and centrally located.
- Goal BU 3** Provide areas for light and heavy industrial development to create a more diverse employment and economic base for the community.
- Policy BU 3.1** Facilitate development of the Port's industrial / business parks to stimulate economic growth.
- Goal BU 4** Provide areas for light industrial uses closer to developed areas where both the business and community can benefit.

Policy BU 4.1 Encourage the location of industrial businesses such as manufacturing, assembly, farm equipment, and auto sales into the area.

Goal BU 5 **Develop and preserve residential neighborhoods.**

Policy BU 5.1 Provide separate areas in the community for different types and densities of housing.

12.3.3 CAPITAL FACILITIES

Goal BU 6 **Implement the Burbank UGA in a manner that encourages eventual incorporation and the provision of urban services.**

Policy BU 6.1 Implement the Western Walla Walla County Coordinated Water System Plan.

Policy BU 6.2 Seek cooperation from the Port of Walla Walla in establishing core utilities where possible.

Goal BU 7 **In the long-term, sewer service should be provided by a single integrated entity.**

Policy BU 7.1 Encourage the investigation of community sewer service with assistance from the County.

Goal BU 8 **Ensure the Burbank community has adequate access to County services.**

Policy BU 8.1 Consider providing a physical location for County services in Burbank.

12.3.4 PARKS & RECREATION

Goal BU 9 **Support the provision of parks and recreational facilities to serve the active and passive recreational needs of the community.**

Policy BU 9.1 Locate park facilities to be easily accessible from residential neighborhoods.

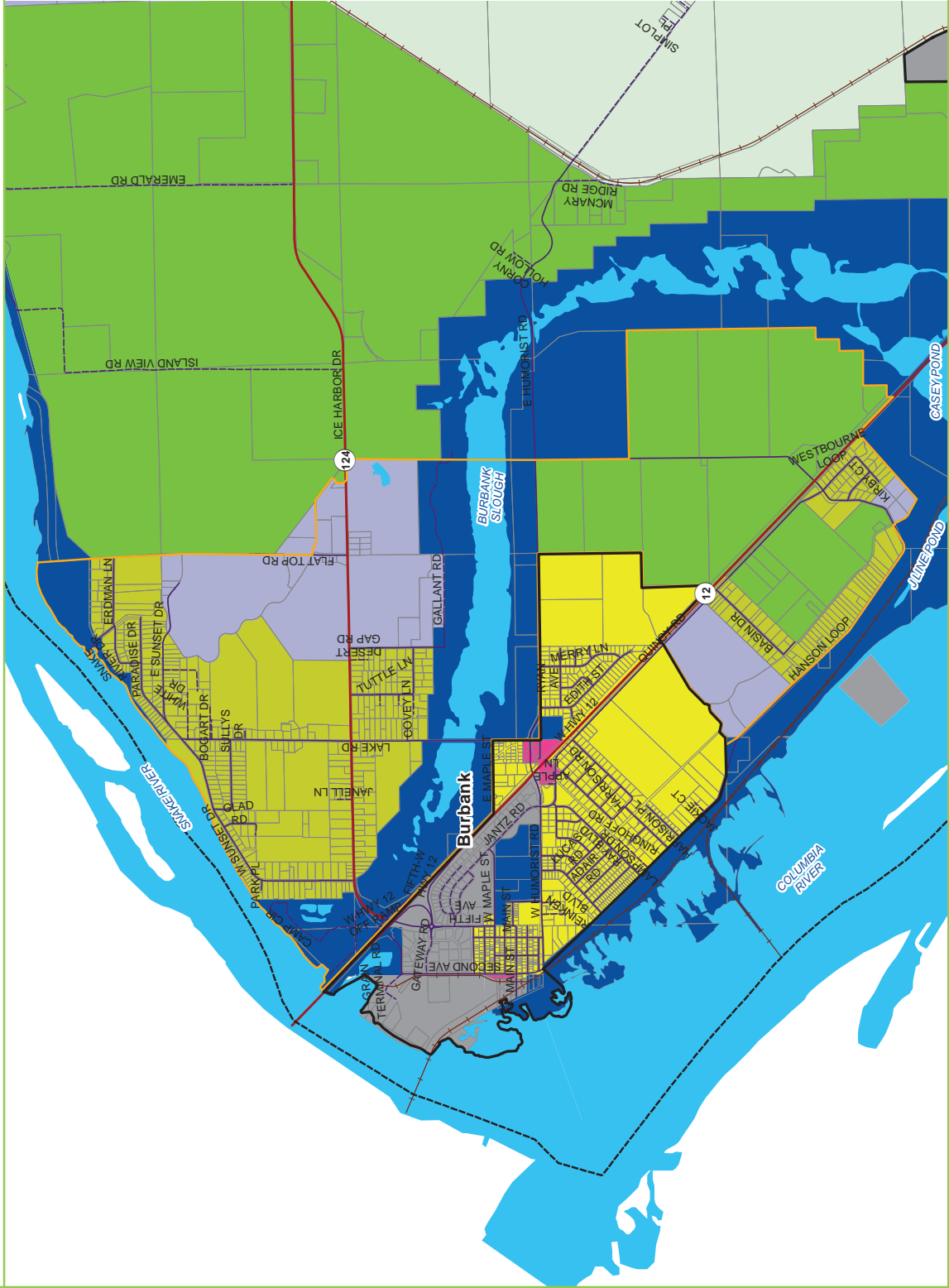
Policy BU 9.2 Develop a system of pedestrian, equestrian, and bicycle paths to connect to existing and future park facilities.

- Policy BU 9.3** Encourage the development of parks and recreation facilities that take advantage of natural open space.
- Policy BU 9.4** Preserve the beauty of the McNary National Wildlife Refuge as a major environmental centerpiece.
- Policy BU 9.5** Encourage new developments to provide park and recreation amenities such as play areas and paths based on the demands of each development.

12.3.5 TRANSPORTATION

- Goal BU 10** **Provide a safe and efficient transportation and circulation system that addresses the needs of the Burbank community.**
- Policy BU 10.1** Encourage adequate multi modal transportation facilities.
- Policy BU 10.2** Support the provision of affordable public transportation to the City of Walla Walla and the Tri Cities.

LAND USE DESIGNATIONS - Burbank Sub-Area



BASE MAP LAYERS

- County Boundary
- State Highway
- Urban Growth Area
- Private Road
- Burbank Rural Activity Center
- Public Road
- Tax Lot Boundary
- Railroads
- Rivers/Water Bodies

LAND USE DESIGNATIONS

- Resource**
 - Primary Agriculture
 - Agriculture Residential
 - Urban
- Rural**
 - Public Reserve
 - Rural Residential 2-5 (Burbank RAC)
 - Rural Agriculture
- Urban**
 - Commercial
 - Industrial
 - Residential Single Family

