

ZONING CHANGE REVIEW SHEET

CASE: C14-2026-0036 (7003, 7005, 7007 Guadalupe Street) DISTRICT: 4

ADDRESS: 7003, 7005, 7007 Guadalupe Street

ZONING FROM: MF-1-ETOD-DBETOD-NP (Subdistrict 2), TO: CS-CO-ETOD-DBETOD-NP
MF-2-ETOD-DBETOD-NP (Subdistrict 2), (Subdistrict 2)*
and SF-6-NP

*Please *Exhibit D* below for a list of uses the applicant has proposed to prohibit in a conditional overlay.

SITE AREA: approximately 1.01 acres (approximately 43,996 square feet)

PROPERTY OWNER: Purple Square One Limited Liability (Lan Chen)

AGENT: Bowman (Jerome Perales, P.E.)

CASE MANAGER: Jonathan Tomko, AICP (512) 974-1057, jonathan.tomko@austintexas.gov

STAFF RECOMMENDATION:

Staff does not recommends granting CS-CO-ETOD-DBETOD-NP (Subdistrict 2) and offers the alternative recommendation of MF-4-ETOD-DBETOD-NP (Subdistrict 2) *For a summary of the basis of Staff's recommendation, please see the basis of recommendation section below.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

January 28, 2025: Applicant postponement request to March 25, 2025, granted.

March 25, 2025: Applicant request for indefinite postponement, granted.

August 26, 2025: Applicant postponement request to October 14, 2025, granted

October 14, 2025: Applicant postponement request to December 9, 2025, granted.

December 9, 2025: Applicant postponement request to January 27, 2026, granted.

January 27, 2026: Applicant postponement request to February 10, 2026, granted.

February 10, 2026: Applicant postponement request to March 10, 2026, granted.

March 10, 2026: Applicant postponement request to April 28, 2026, granted.

April 28, 2026: Applicant postponement request to May 12, 2026, granted.

May 12, 2026: Motion to approve the Applicant's request of CS-ETOD-DBETOD-CO-NP (Subdistrict 2) was approved on Commissioner Bedrosian's motion, Commissioner Gannon's second, on a 9-0 vote. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais

CITY COUNCIL ACTION:

July 23, 2026: Case is scheduled to be heard by City Council

ORDINANCE NUMBER:

TBD

ISSUES:

On March 9, 2023, City Council approved Resolution No. 20230309-016 accepting the Equitable Transit-Oriented Development Policy Plan and directing the City Manager regarding next steps for implementation of items intended to benefit the Project Connect Phase 1 Austin Light Rail project. This included development of code amendments to support transit in May of 2024 (Ordinance No. 20240516-005), including creation of the ETOD combining district (restrictions on non-transit supportive uses) and the DBETOD combining district (allowing residential use, and relaxing some development standards including increased height in exchange for income-restricted housing). Properties within one half-mile of the Phase 1 Austin Light Rail alignment and Priority Extensions were included within this overlay, and certain properties were rezoned through a City-initiated process to include the ETOD and DBETOD combining districts. Further, properties rezoned with DBETOD combining district were categorized into Subdistrict 1 (maximum allowable height of 120 feet) or Subdistrict 2 (maximum allowable height of 90 feet), generally based on property distance of ¼-mile or ½-mile from the Phase 1 alignment, respectively.

However, that rezoning process did not modify any base district zoning or any combining district zoning, which is the subject of this request. Also, properties within the one half-mile buffer and also zoned with single-family base districts were not included in this City-initiated process, which is also the subject of this request.

CASE MANAGER COMMENTS:

The subject tract includes three lots that are one lot from the northeast corner of Guadalupe Street (an ASMP level 2) and Swanee Drive (an ASMP level 1). To be clear the site is **not** on the corner. While the subject tract is across the street from the Lamar Justin Lane TOD there is not adequate street grid to get to the station area without a greater than ½ mile walk. There is a large L-shaped shopping center (The Crescent) to the west that encumbers several blocks to the east of the station area from easily reaching the station.

This area east of the Crescent shopping center, to the south and west of the Highland Neighborhood Park is a predominantly a multifamily district that transitions to a single-family neighborhood to the north and east of the park.

There does not appear to be any substantial commercial on Guadalupe Street, even at more major intersections like West St. Johns Avenue and Guadalupe Street (both ASMP level 2 corridors) approximately 500 feet north of the subject tract. Commercial activity has been concentrated along Airport Boulevard and North Lamar Boulevard (both ASMP level 3 corridors).

The applicant is requesting general commercial services – equitable transit-oriented development – density bonus equitable transit-oriented development (CS-ETOD-DBETOD) combining district zoning and to remain in Subdistrict 2 which would allow a development to include multi-family units requiring an affordable component in targeted areas to support future transit. A building constructed under ETOD and DBETOD standards allows for a mix of residential uses and transit-supportive commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on upper levels. Those uses deemed non-transit-supportive have been prohibited or made as conditional within the ETOD combining district.

A development utilizing the “density bonus ETOD” incentives is permitted with a base CS district, and must include an affordability component for residential use in order to obtain incentives, including height maximum of up to 90 feet in the CS district (60 feet base district plus up to 30 feet height incentive) and relaxation of development and compatibility standards, such as floor to area ratio (FAR), setbacks and building coverage.

There are several methods of satisfying DBETOD development affordability requirements, based on whether the proposed units will be offered as rental or for ownership.

For rental units, the options are based on a tiered system tied to achievable maximum height or modified development standards.

- 1) To achieve 60 feet in height or to utilize a development standard under DBETOD that is not height-related, a development must provide:
 - a minimum of 10% of the residential units as affordable for lease and occupancy by households earning 60% or less than the Austin-Round Rock Metropolitan Statistical Area MFI;
- 2) To achieve 90 feet in height, a development must provide:
 - a minimum of 12% of the residential units as affordable for lease and occupancy by households earning 60% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
 - a minimum of 10% of the residential units as affordable for lease and occupancy by households earning 50% or less MFI.

There are two options of satisfying DBETOD development affordability requirements which include ownership units:

- 1) a minimum of 12% of the units as affordable for ownership and occupancy by households earning 80% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
- 2) an in-lieu-fee payment to the Housing Trust Fund, equivalent to 125% of the required percentage of the total residential units, including the mix of bedrooms required, at the rate set in the fee schedule at the time of site plan submittal.

BASIS OF RECOMMENDATION:

The proposed zoning should be consistent with the purpose statement of the district sought.

The purpose statement for CS base district zoning states that it is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments. The subject tract is not consistent with this definition. CS base district zoning is typically found at an intersection of a major roadway.

Zoning should not constitute a grant of special privilege to an individual owner; Granting of the request should result in an equal treatment of similarly situated properties. Staff does not recommend introducing CS base district zoning midblock on an ASMP level 2 roadway despite its proximity to the Transit Oriented Development (TOD). Keeping this pocket of multifamily base district zoning could better support commercially or mixed-use zoned property along more major roadways and within the TOD rather than try to compete with it on a new corridor. There is no other instance of CS base district zoning on Guadalupe Street within the vicinity that does not front a more major roadway.

The proposed zoning should promote consistency and orderly planning.

The proposed zoning would not be consistent or orderly. Lower intensity SF-6-NP at the corner would transition up to CS base district zoning and back down to MF-2 to the north and MF-3 to the east. Staff is comfortable with an MF-4 base district acknowledging that these surrounding tracts could redevelop in the near future, but CS base district zoning would not be likely to be feasible.

Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.

This rezoning authorizes a property to participate in a voluntary density bonus or incentive program that provides modifications to development regulations or other regulatory-related benefits in exchange for community benefits. In exchange for increased development potential, the development is required comply with affordable housing requirements as per the DBETOD combining district regulations. This request continues to align with City objectives to increase density and affordability in exchange for relaxed development standards.

The rezoning should be consistent with the policies and principles adopted by the City Council. City Council has provided policy and direction for having more residential density and increased affordability and equitable transit-oriented development, as well as incentivizing vertical mixed use buildings throughout the City.

The proposed zoning should satisfy a real public need and not provide special privilege to the owner.

Part of the ETOD policy implementation included mitigation measures to help reduce displacement pressures during redevelopment. The implementation measures require development utilizing the DBETOD program to comply with residential redevelopment requirements to preserve existing affordable and/or attainable housing opportunities for low- and middle-income households. Further, implementation measures require new development utilizing the DBETOD program to provide the right to return to certain qualifying businesses (certain non-residential uses) in the new development with right to return to affordable, comparably sized spaces. The ETOD policies seek to balance the need for increased density and activity surrounding transit with displacement pressures associated with said redevelopment.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MF-1-ETOD-DBETOD-NP (Subdistrict 2), MF-2-ETOD-DBETOD-NP (Subdistrict 2), and SF-3-NP	One, one-story duplex, one, one-story triplex, and one, one-story fourplex,
<i>North</i>	MF-2-ETOD-DBETOD-NP (Subdistrict 2)	One, one-story duplex
<i>South</i>	SF-6-NP	One, one-story duplex
<i>East</i>	MF-3-ETOD-DBETOD-NP, P-NP	One, two-story four plex
<i>West (across Guadalupe Street)</i>	TOD-NP (Mixed Use Subdistrict)	Three, one-story single family homes

NEIGHBORHOOD PLANNING AREA: Brentwood/Highland (Highland) Combined
Neighborhood Planning Area

WATERSHED: Waller Creek Watershed

SCHOOLS: A.I.S.D.

Reilly Elementary School

Webb Middle School

McCallum High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Neighborhoods Council, Friends of Austin Neighborhoods, Highland Neighborhood Association, Highland/Skyview Neighborhood Plan Contact Team, Homeless Neighborhood Association, North Austin Neighborhood Alliance

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2023-0017 (7002, 7004, 7006 Guadalupe Street)	The Applicant is proposing to rezone approximately 1.493 acres from TOD-NP (Medium Density Residential Subdistrict) to TOD-NP (Mixed Use Subdistrict)	08.08.2023: To grant TOD-NP (Mixed Use Subdistrict) on consent, motion by Commissioner Maxwell, unanimous	09.14.2023: To grant TOD-NP (Mixed Use Subdistrict) on Council Member Ryan Alter's motion, Council Member Kelly's second on a 7-0 vote. Mayor Pro Tem Ellis was off the dais. Council Members Alison Alter, Harper-Madison, and Pool were absent.
C14-2023-0029 (7009 Guadalupe Street Rezoning)	The Applicant is proposing to rezone approximately 0.3448 acres from SF-6-NP to MF-2-NP.	07.11.2023: To grant staff's recommendation of MF-2-NP zoning (12-0); A. Azhar-1st, F. Maxwell-2nd.	09.21.2023: To grant staff's recommendation of MF-2-NP zoning on Council Member Pool's motion and Council Member Harper-Madison's second without objection.
C14-2024-0049 (Kenniston Court)	The applicant is proposing to rezone an approximately 0.243-acre tract from SF-6 to SF-3.	05.28.2024: To grant Applicant's request for SF-3-NP [F. Maxwell; A. Woods-2nd] (10-0) P.	07.18.2024: To grant SF-3-NP on Council Member Qadri's motion, Council Member Ryan Alter's

		Howard and A. Phillips – Absent, G. Cox – Arrived Late	second on an 11-0 vote.
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RELATED CASES:

NPA-2024-0018.01 – Future Land Use Map (FLUM) Change from High Density Single Family and Multifamily Residential to Mixed Use.

ADDITIONAL STAFF COMMENTS:

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Waller Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire

No comments on rezoning.

PARD – Planning & Design Review

PR1: Parkland dedication will be required at the time of subdivision or site plan application for new residential units, per City Code § 25-1-601, as amended. The proposed development meets the

criteria for land dedication in City Code Title 25, Article 14. As such, a partial land dedication may be required, as well as any remaining fees in-lieu.

The surrounding neighborhood area would benefit from improved access to Highland Neighborhood Park. The development as proposed will require parkland dedication for the new residential units that will serve the neighborhood through the additional park investment. The Parks and Recreation Department (PARC) would consider a connection from Guadalupe Street into Highland Neighborhood Park toward satisfying the requirement at time of permitting (whether subdivision or site plan). Such a connection would improve neighborhood park connectivity, a recommendation identified in the Parks and Recreation Department's Long Range Plan, as well as a criterion for onsite parkland dedication.

Should there be any remaining fees in-lieu, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

Should the applicant wish to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: ann.desanctis@austintexas.gov. At the applicant's request, PARC can provide an early determination letter of the requirements as stated in this review.

Site Plan

- SP 1. Site plans will be required for any new development other than single-family or duplex residential.
- SP 2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.
- SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

- SP 4. The site is subject to compatibility standards. Along the South property line, the following standards apply:
- No structure may be built within 25 feet of the property line.
 - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
 - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - No parking or driveways are allowed within 24 feet of the property line.
 - A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
 - For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.

- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- Additional design regulations will be enforced at the time a site plan is submitted.

SP 5. This tract is already developed, and the proposed zoning change is a footprint within the existing development

SP6. FYI This site is in the Highland Neighborhood Plan

Transportation and Public Works (TPW) Department – Engineering Review

TPW 1. The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for Guadalupe St. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for Guadalupe St according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Guadalupe St	Level 2	84 feet	Approx 61 feet	38 feet	Yes	Yes	Yes

TIA: A traffic impact analysis is NOT required. Traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code (LDC). Mitigation per LDC 25-6-101 may still apply.

Austin Water Utility

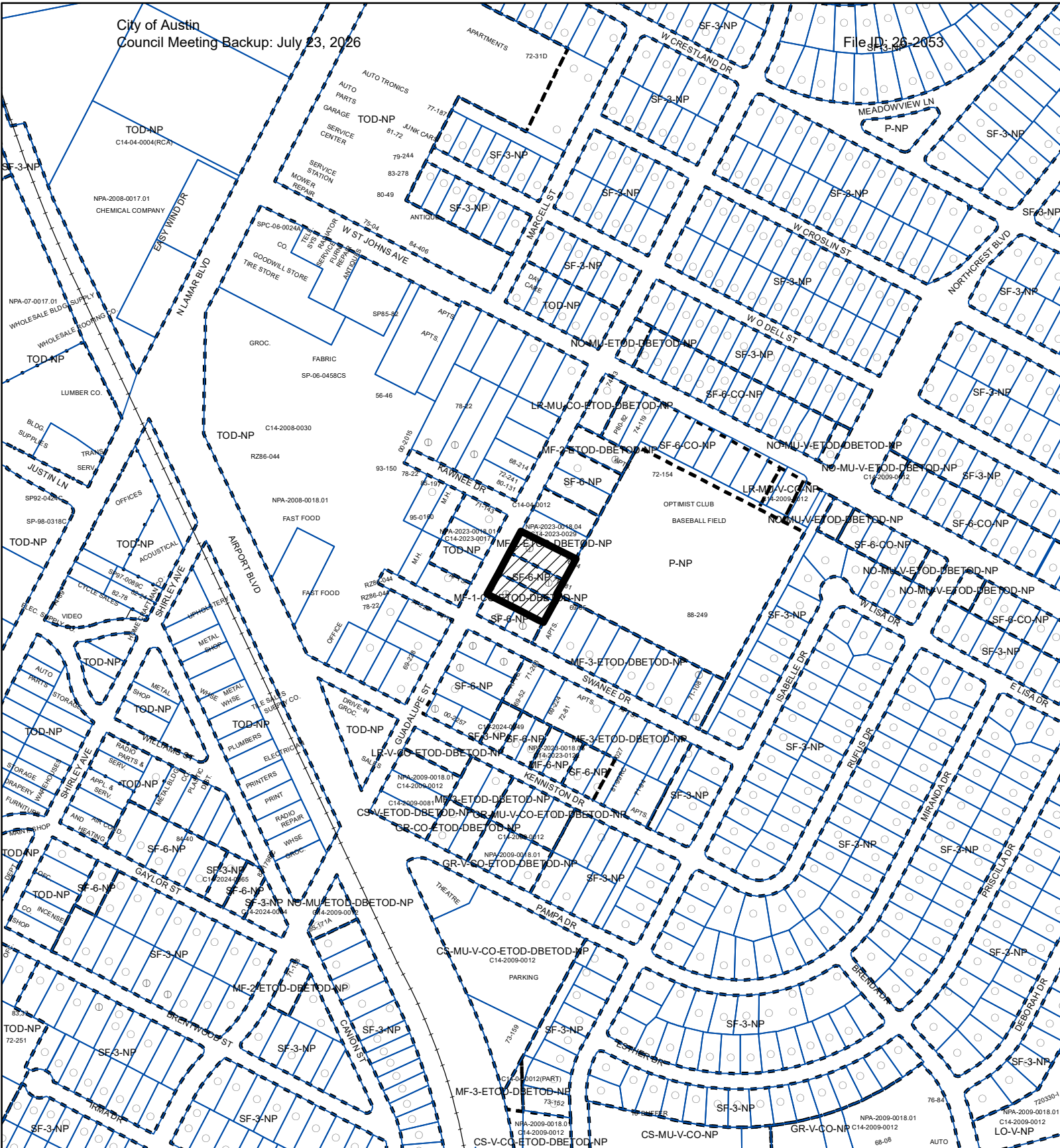
AW1. No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- D. List of Prohibited Uses the Applicant Proposes to Prohibit in a Conditional Overlay (CO)



ZONING

ZONING CASE#: C14-2024-0036



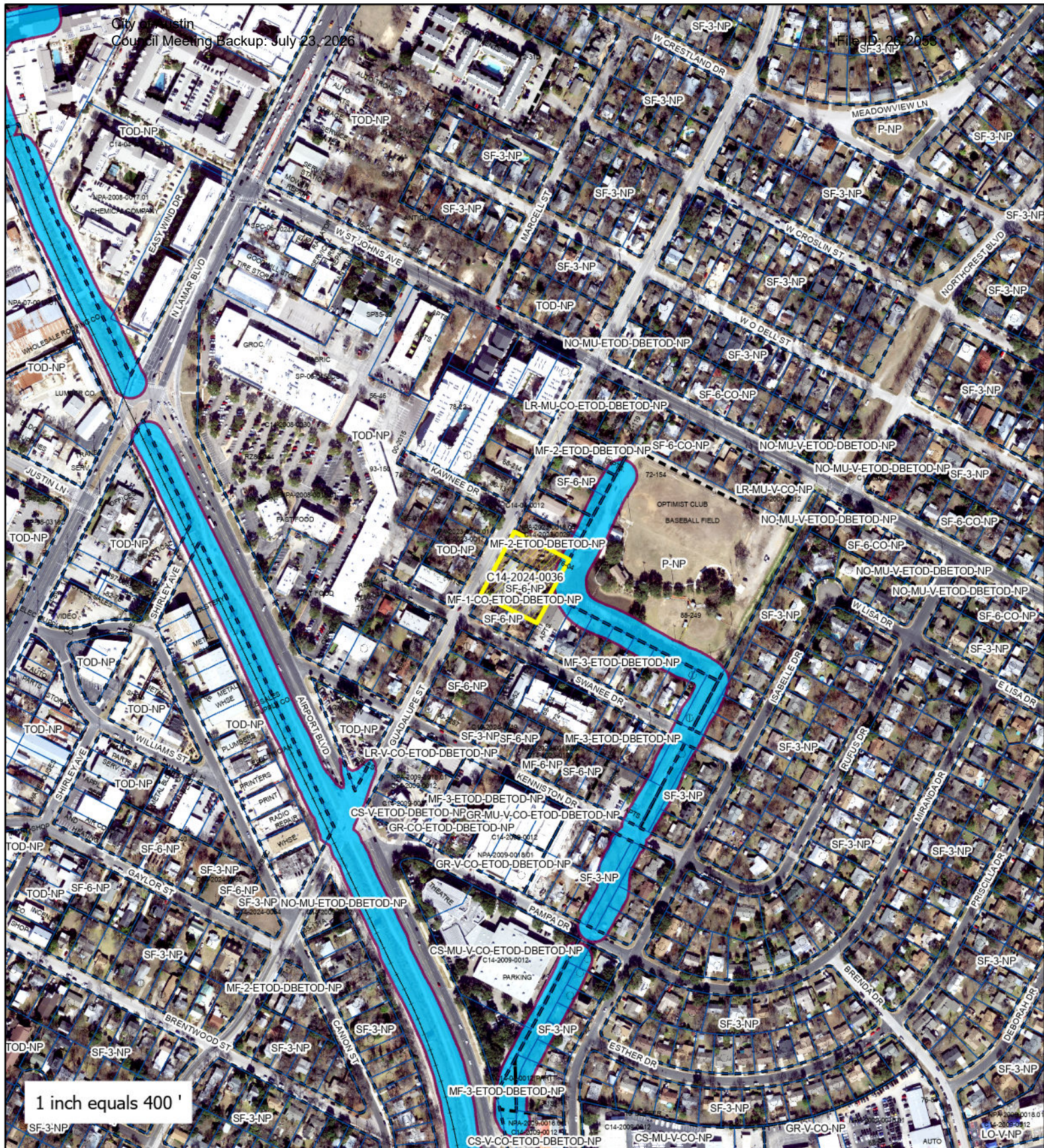
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



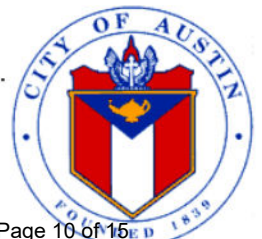


1 inch equals 400'

7005 & 7007 Guadalupe St

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

ZONING CASE#: C14-2024-0036
LOCATION: 7003, 7005, and 7007 Guadalupe St.
SUBJECT AREA: 1.01 Acres
MANAGER: Marcelle Boudreaux





December 3, 2025

Mr. Jonanthan Tomko
Planner Principal
Austin Planning, Permitting and Development Center
6310 Wilhelmina Delco Dr.
Austin, TX 78752

Re: 7003, 7005, and 7007 Guadalupe Street Rezone Project Summary Letter

Dear Mr. Tomko:

We respectfully submit this Summary Letter for the 7003, 7005, and 7007 Guadalupe Street Rezone Project. This amended rezoning application has an associated Neighborhood Plan Amendment (NPA) application which has been submitted concurrently. This project includes 3 lots at 7003, 7005, and 7007 Guadalupe Street and is approximately 1.01 acres of land situated in the Full Purpose jurisdiction of the City of Austin.

The lots, also known as Lots 9, 10, and 11 of Block 5 in the Silverton Heights Subdivision, are in the 2004 adopted Future Land Use map of the Brentwood/Highland Combined Neighborhood Plan. According to the plan, the land use and zoning associated with each lot are Multifamily Residential/MF-1-CO-ETOD-DBETOD-NP (7003 Guadalupe St), High-Density Single-Family/SF-6-NP (7005 Guadalupe St.), and Multifamily Residential/MF-2-ETOD-DBETOD-NP (7007 Guadalupe St. With our zoning and NPA applications, we are requesting a Neighborhood Plan Amendment to change the Future Land Use designation for each lot to Mixed-use and the zoning to CS-ETOD-DBETOD-NP with inclusion in Subdistrict 1 DBETOD. We are interested in meeting the neighborhood's needs by creating a mixed-use development adjacent to the Highland Neighborhood Park. Our goal is to create a mixed-use development with affordable units and a pedestrian access easement from Guadalupe St to the Highland Neighborhood Park. Since the park only has access from West St. John's Ave, an access easement from Guadalupe St will benefit the community by making this neighborhood amenity more accessible to the public. We believe a change in the land use for these three lots to mixed-use will allow the sites' development to align with the Brentwood Highland Combined Neighborhood Plan's visions and goals to create a strong sense of community with accessibility to parks and open spaces. Furthermore, we have been in correspondence with Timothy Bray, Policy Adviser to Austin City Council Member Chito Vela, and the Highland Neighborhood Contact Team to allow for cooperation and collaboration to ensure that our proposed mixed-use development meets the needs of the community. Based on recommendations from the Highland Neighborhood Contact Team, we have included a conditional overlay to provide limitations on the commercial and civic uses allowed by the CS base zoning district. This list of prohibited uses includes several land uses which are also on the ETOD Overlay's list of prohibited uses – see attached. Also, we would like to request a waiver or reduction in the ETOD's requirement that "Non-residential base zoned sites must provide 75% of the building frontage along a principal street as commercial or civic uses" and include a request to exclude the width of the access easement in

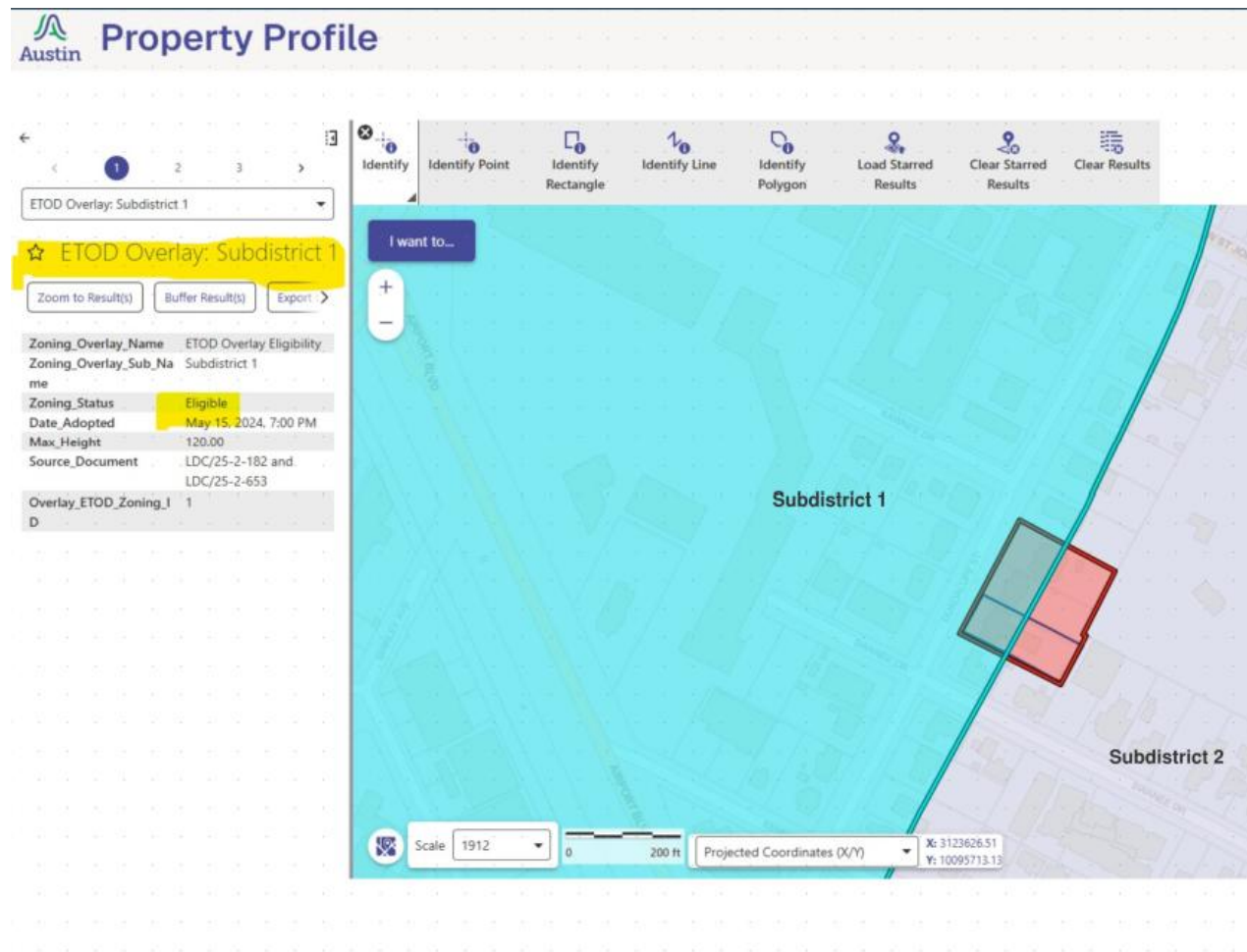
807 Las Cimas Parkway, Building 2, Suite 350, Austin, Texas 78746

TBPE Firm No. 14309 | TBPLS Firm No. 101206-00

bowman.com



the calculation. Regarding our request for Subdistrict 1 DBETOD, since the 3 lots are partially within Subdistrict 1 and Subdistrict 2 (see snapshot below), our request for Subdistrict 1 DBETOD will extend the existing Subdistrict 1 classification to the entire property for a unified zoning entitlement.



Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,


Jerry Perales, PE
Team Lead



RE: April 28 PC New PP Date?:(C14-2024-0036) 7003, 7005, 7007 Guadalupe St. Rezone

From Julia Perales Leisk <[REDACTED]>

Date Mon 4/27/2026 3:42 PM

To Tomko, Jonathan <[REDACTED]>

Cc Thomas, Eric <[REDACTED]>; angela.piskylne@gmail.com <[REDACTED]>;
Jerry Perales <[REDACTED]>

📎 1 attachment (2 MB)

7003 7005 7007 Guadalupe St Zoning Application updated 04.27.26.pdf;

External Email - Exercise Caution

Hello Jonathan,

I have attached the updated zoning application for CS-ETOD-DBETOD-Subdistrict 2. I have not yet received the updated TIA Determination Worksheet but can provide it once received. A TIA should not be required though since our unit count has decreased with the change from Subdistrict 1 to Subdistrict 2.

JULIA PERALES-LEISK

Planning & Development Manager | **BOWMAN**

[REDACTED] | bowman.com



From: Tomko, Jonathan <[REDACTED]>

Sent: Monday, April 27, 2026 10:37 AM

To: Julia Perales-Leisk <[REDACTED]>

Cc: Thomas, Eric <[REDACTED]>

Subject: [EXTERNAL] Fw: April 28 PC New PP Date?:(C14-2024-0036) 7003, 7005, 7007 Guadalupe St. Rezone

Please give me a call when you get a chance, I am free after noon the rest of the day. (512) 974-1057.

Thank you,



Jonathan Tomko, AICP

Planner Principal

Austin Planning, Permitting and Development Center

6310 Wilhelmina Delco Dr., Austin, TX 78752

512-974-1057

jonathan.tomko@austintexas.gov

Conditional Overlay: Prohibited Uses

Agricultural

- Community Garden
- Urban farm

Civic

- Club or Lodge
- College and University Facilities
- Hospital Services General
- Maintenance and Service Facilities Private
- Telecommunication Tower
- Transitional Housing
- Transportation Terminal

Commercial

- Adult-Oriented Business
- Agricultural Sales and Services*
- Automotive Rentals*
- Automotive Repair Services*
- Automotive Sales*
- Automotive Washing of any type
- Bail Bond Services
- Building Maintenance Services*
- Campground*
- Commercial Blood Plasma Center
- Commercial Off-Street Parking
- Construction Sales and Services
- Convenience Storage*
- Drop-Off Recycling Collection Facilities *
- Electronic Prototype Assembly*
- Electronic Testing *
- Equipment Repair Services*
- Equipment Sales*
- Exterminating Services*
- Food Preparation
- Funeral Services*
- Hotel/Motel
- Hospital Service-Limited (e.g., clinic or urgent care)
- Medical Offices-exceeding 5,000 sq/ft
- Kennels
- Monument Retail Sales
- Off-Site Accessory Parking

- Outdoor Entertainment
- Outdoor Sports and Recreation
- Pawn Shop Services
- Research Services
- Service Station *
- Theater
- Vehicle Storage *

Industrial

- Custom Manufacturing
- Limited Warehousing and Distribution *

Residential

- Bed and Breakfast Residential (Group 1)
- Bed and Breakfast Residential (Group 2)

*** Uses that are included in the ETOD Overlay's list of Prohibited Uses**