



MADISON Indiana

Plan Commission Special Meeting Legal Notice

MEETING DATE: August 6, 2025 at 6:00 PM

MEETING PLACE: Ivy Tech in the Lecture Hall, room 1520, 590 Ivy Tech Drive, Madison, IN 47250

STREAMING LINK: www.youtube.com/@CityofMadisonIndianaGovernment (streaming will not be available for this meeting)

- A. Roll Call
- B. Old Business – Public Hearing
 - 1. **Resolution 2025-PC1:** City of Madison – Amendment to the Zoning Ordinance, Official Zoning Map, and Schedule of Uses. The City is requesting to create a Riverfront District (RF) within the zoning ordinance. This requires an amendment to the Zoning Ordinance, Official Zoning Map, and Schedule of Uses.
Location: E Vaughn Drive, Madison, IN
- C. Next Meeting: Monday, August 11, 2025, at 5:30 PM

For the purpose of hearing oral comments concerning the listed applications, a public hearing will be held on August 6, 2025, at 6:00 PM in Ivy Tech in the Lecture Hall, room 1520, 590 Ivy Tech Drive, Madison, IN 47250. You are hereby advised that a copy of said proposal is on file for examination before the hearing in the Office of Planning, Preservation, & Design, 101 W. Main Street, Madison, IN 47250. Written objections to the proposal that are filed with the secretary of the commission before the hearing will be considered. The hearing may be continued from time to time as may be found necessary.

BY ORDER OF THE MADISON CITY PLAN COMMISSION

Nicole M Schell, Director of Planning

Commission Members

Patrick Thevenow
Joel Storm
Josh Wilber
Jerry Ralston
Van Crafton
Mike Armstrong
Karl Eaglin
Rick Farris
Zac Laughlin

Appointing Authority

City Council
City Council
City Council
Mayor
Mayor
Mayor
Mayor
County
County

Term of Appointment

01/18/2024 - 12/31/2027
01/23/2024 - 12/31/2027
01/23/2024 - 12/31/2027
01/16/2024 - 12/31/2027
01/16/2024 - 12/31/2026
01/13/2025 - 12/31/2028
12/19/2024 - 12/31/2028
03/06/2023 - 12/31/2026
03/06/2023 - 12/31/2026

City of Madison acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. In order to assist individuals with disabilities who require special services (i.e. sign interpretative services, alternative audio/visual devices, etc.) for participation in or access to County sponsored public programs, services and/or meetings, the City requests that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact ADA Coordinator at 812-265-8300.



PROJECT BRIEF – OLD BUSINESS: Resolution 2025-PC1

Meeting Date: 05/12/2025; 06/16/2025; 07/14/2025; 08/06/2025

Application Description:

City of Madison – Application to Amend the Zoning Ordinance, Official Zoning Map, and Schedule of Uses. The applicant is requesting to create a Riverfront District (RF) within the zoning ordinance. This requires an amendment to the Zoning Ordinance, Official Zoning Map, and Schedule of Uses.

Preliminary Staff Recommendation: Recommend to Council

Conditions:

Reasoning:

A recent housing study showed that we have a significant need for housing within our community. The City of Madison has determined that some parts of the city zoned Open Space (OS) are buildable and should be allowed to be developed with a focus on housing. This request will also take several non-conforming historic properties and return them to conforming uses.

History, Relevant Information, & Prior Approvals:

History: After the public hearing on May 12th, the City of Madison took public comments and made modifications to the proposed zoning district.

Relevant Information:

- Modifications to Exhibit A: Zoning Ordinance Text
 - Reduced height from 45-ft above Flood Protection Grade to 35-ft above Flood Protection Grade
- Modifications to Exhibit B: Zoning Ordinance Map
 - Reduced the district size to northern blocks of Vaughn Drive from Jefferson St to St. Michaels Ave
- Modifications to Exhibit C: Zoning Ordinance Schedule of Uses
 - Reduced the number of conditional or permitted uses from 117 to 28

Prior Approvals: NA

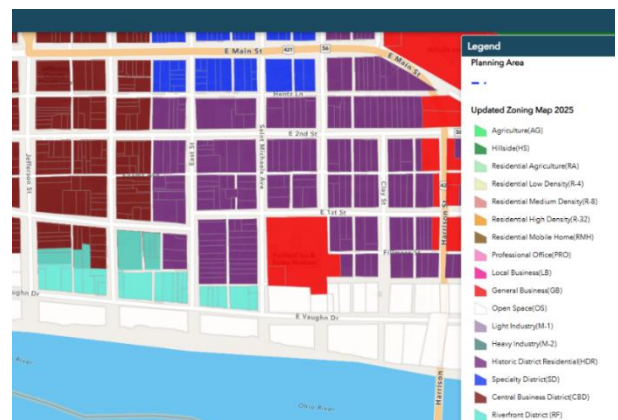
Surrounding Zoning and Land Use:

North: Central Business District(CBD) and Historic District Residential (HDR)

South: Open Space(OS)

East: Historic District Residential (HDR)

West: General Business(GB), Open Space(OS) and Historic District Residential (HDR)



Comprehensive Plan, Ordinances, & Finding of Fact

Future Land Use Goals and Recommendations (Page 81-84)

Goal 1: Balance & Diversity

Continue to provide a balance of land uses to ensure a diverse tax base.

RECOMMENDATION 1

- Use the Future Land Use Plan for making decisions regarding future development. Ensure adequate land is maintained for suitable industrial and commercial development.
- Encourage intra-governmental collaboration using the Future Land Use Plan as a guide to ensure viability and success of economic development, redevelopment, and housing endeavors.
- Ensure property owners, developers, and other private entities are familiar with the plan as they make investment decisions.

Goal 2: Right-size Madison

Understand the realities of growth and development.

RECOMMENDATION 1

Reduce the current extents of Extra-Territorial Jurisdiction (ETJ) to align with utility extensions and staff capacity to serve. Managed growth within the ETJ is essential to right-sizing the community, keeping infrastructure costs under control, and emphasizing the importance of redevelopment in the core.

RECOMMENDATION 2

Encourage development in areas with existing infrastructure. Preserve agricultural areas. Assess the capacity and extents of existing infrastructure and use the information to guide new development. In order to determine how much growth can occur rather than building new infrastructure. Encourage development and redevelopment within or adjacent to the City limits. Focusing on infill development will allow the city to realize a more vibrant core while managing the costs of providing services.

Economic Development Goals and Recommendations (Page 139-145)

Goal 5: Bold Moves for Change

Task the Redevelopment Commission with establishing methods to implement significant projects and reduce the focus on utility and infrastructure extension and maintenance.

RECOMMENDATION 1

Promote infill development by marketing vacant properties owned by the City and investigating forming a land bank. The City, along with neighborhood stakeholders and local banks, should review how a land bank could be used to establish a group of parcels for future infill housing needs. This would also provide a set of properties that could be designated for affordable housing infill projects. These projects may assist in maintaining and stabilizing housing needs especially within the City's eastern neighborhoods.

Ordinance:

SECTION 3.20 – MAINTENANCE OF THE OFFICIAL ZONING MAP (Page 24)

If, in accordance with the provisions of this ordinance and IC 36-7-4-600, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the City Council with an entry on the Official Zoning Map as follows: "On (Day, Month & Year) by the official action of the City Council, the following changes were made on the Official Zoning Map": _____ Which entry shall be signed by the President of the Plan Commission and the President of the Common Council and attested by the City Clerk. No changes of any nature shall be made on the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this ordinance. Any unauthorized change of any kind by a person or persons shall be considered a violation of this ordinance and punishable as provided under Section 11.50 of this ordinance.

SECTION 3.40 – REPLACEMENT OF THE OFFICIAL ZONING MAP (Page 25)

In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the City Council may by resolution adopt a new Official Zoning Map, which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map or any subsequent amendment thereof. The Official Zoning Map shall be identified by the signature of the President of the City Plan Commission and the President of the Common Council and attested by the City Clerk and bearing the seal of the City under the following words: "This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted _____ as part of Ordinance Number _____ of the City of Madison, Indiana." Unless the prior Official Zoning Map has been lost, or has been totally destroyed, the prior map or any significant parts thereof remaining shall be preserved, together with all available records pertaining to its adoption or amendment in the office of the Clerk-Treasurer.

SECTION 11.21 – DUTIES OF THE PLAN COMMISSION (Pages 116-117)

- A. Initiate proposed amendments to this ordinance.
- B. Review all proposed amendments to this ordinance and make recommendations to the City Council.
- C. Review all Planned Unit Development plans and make recommendations to the City Council.

RESOLUTION 2025-PC1

A RESOLUTION OF THE PLAN COMMISSION OF THE CITY OF
MADISON, INDIANA RECOMMENDING AMENDING THE CITY OF MADISON ZONING ORDINANCE,
OFFICIAL ZONING MAP, AND SCHEDULE OF DISTRICT REGULATIONS

WHEREAS, The City of Madison Plan Commission is the body charged with the duty of reviewing all proposed amendments to the City of Madison Zoning Ordinance; and

WHEREAS, The City of Madison has a need for additional housing within the city limits; and

WHEREAS, The City of Madison has determined that some parts of the city zoned Open Space (OS) are buildable and should be allowed to be developed with a focus on housing; and

WHEREAS, it has been recommended that The City of Madison amend its Official Zoning Ordinance, Official Zoning Map, and Schedule of District Regulations be amended to establish a new zoning district known as Riverfront District (RF) for the purpose and intent to allow for development within downtown's Open Space (OS).

NOW, THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF MADISON, INDIANA that the City of Madison Official Zoning Ordinance, Official Zoning Map, and Schedule of District Regulations to be amended as requested in the proposal attached hereto as Exhibit A, Exhibit B, and Exhibit C to establish a new zoning district known as Riverfront District (RF) is approved and hereby recommended for passage by the Common Council of the City of Madison, Indiana.

ADOPTED this ____ day of _____ 2025.

President

ATTEST:

Nicole M Schell, Secretary/Director of Planning

Exhibit A

Section 4.50 – Riverfront District (RF) (added)

This district is intended to create a vibrant mixed-use district that capitalize on the city's location along the Ohio River to serve residents with shopping, dining, entertainment, and living options while also supporting tourism and local events within Madison. Specific provisions for this district are set forth in Section 6.31.

Section 6.00 – Specific Application of District Regulations (amended)

Current: The restrictions set out in Sections 6.10 – 6.30, inclusive, apply to uses in the individual districts.

Proposed: The restrictions set out in Sections 6.10-6.31, inclusive, apply to uses in the individual districts.

Section 6.31 – Riverfront District (RF) (added)

A. General restrictions

1. Floor Area Ratio – No restriction
2. Lot Area – No restriction
3. Lot Width – No restriction
4. Side Yard and Rear Yard Setback – 0 feet with recorded 5-ft maintenance easement for adjoining parcel, measured from the property line inward or minimum of 3-ft
5. Front Yard Setback – 0-ft
6. Height Restriction – ~~45~~35-ft, measured from the average of the highest and lowest Flood Protection Grade (FPG) on the parcel
7. Signage within the Historic district – All signs within the Historical District require a Certificate of Appropriateness and must comply with the signage requirements of the City's Historic Ordinance 151.36.

B. Restrictions for Permitted Use

1. All permitted uses listed in Section 7.00 Official Schedule of District Regulations shall conform to the General Restrictions.
 - i. Signs intended to be seen outside of the lot line:
 1. Shall not be obstructed in any way a driver's vision of the road or hinder his passage in any way. Further, no sign shall be placed so as to hinder or obstruct any pedestrian path. Preferably, the signs should be flush with the building façade.
 2. Signs shall meet the requirements of the Historic District and always be properly maintained.
 - ii. Fences, Walls and Hedges:
 1. Notwithstanding other provision of this ordinance, fences, wall and hedges may be permitted in a yard or along the edge of any yard, providing that driveway entrances are not shielded by fences, wall and hedges in such a way as to obstruct the view of a driver entering a

Exhibit A

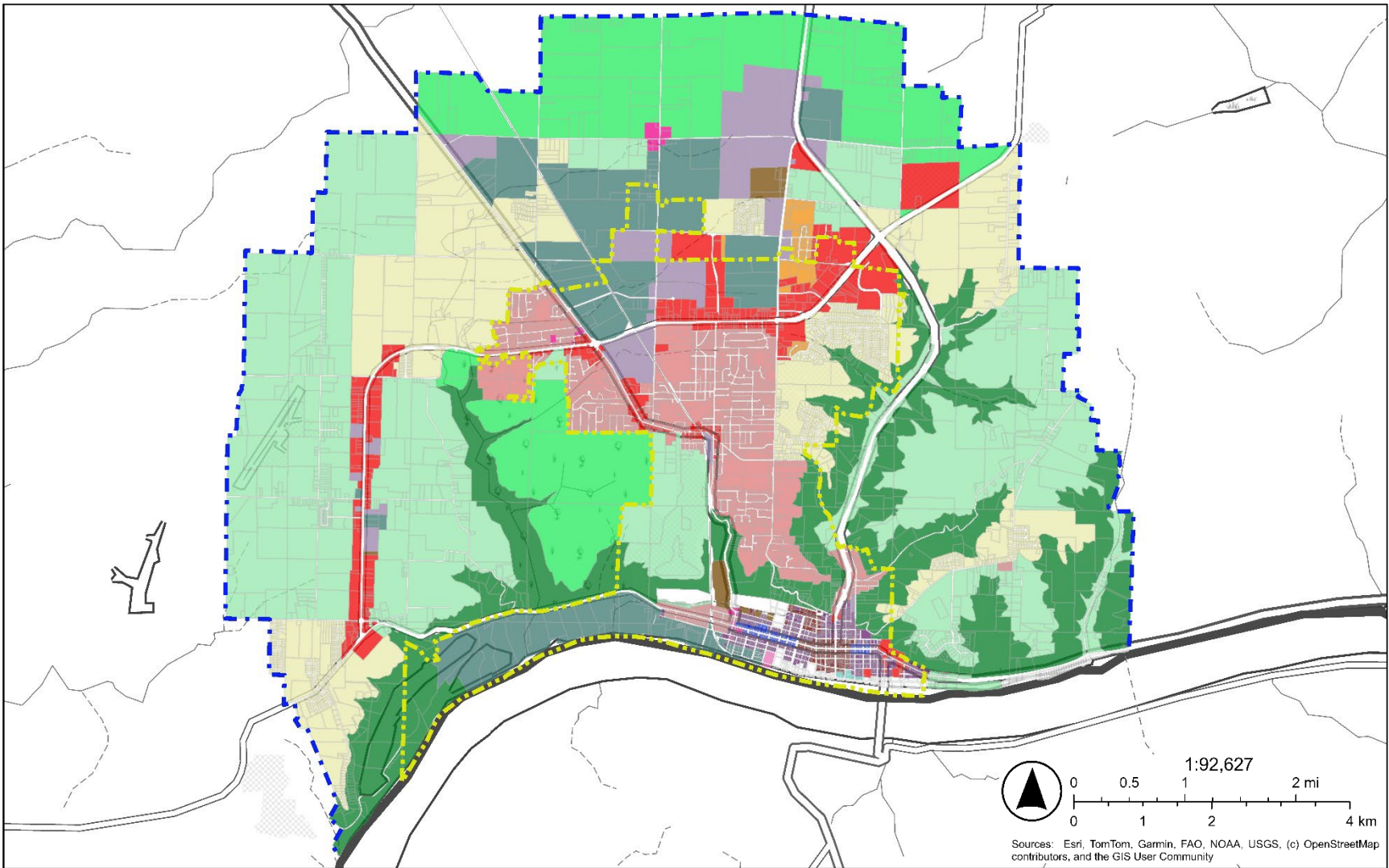
public road from the driveway. All fences and walls must meet the requirements of the Historic District.

- iii. Parking areas. All areas used for parking shall be located in the rear or side yard unless located in a parking structure that is integrated into the primary structure. All parking areas shall be screened from the view of the surrounding dwelling units.
- iv. Lighting. Lighted areas shall be approved prior to development and shall be placed in such a way that they do not infringe upon the rights of adjacent property owners.

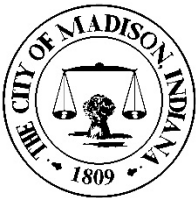
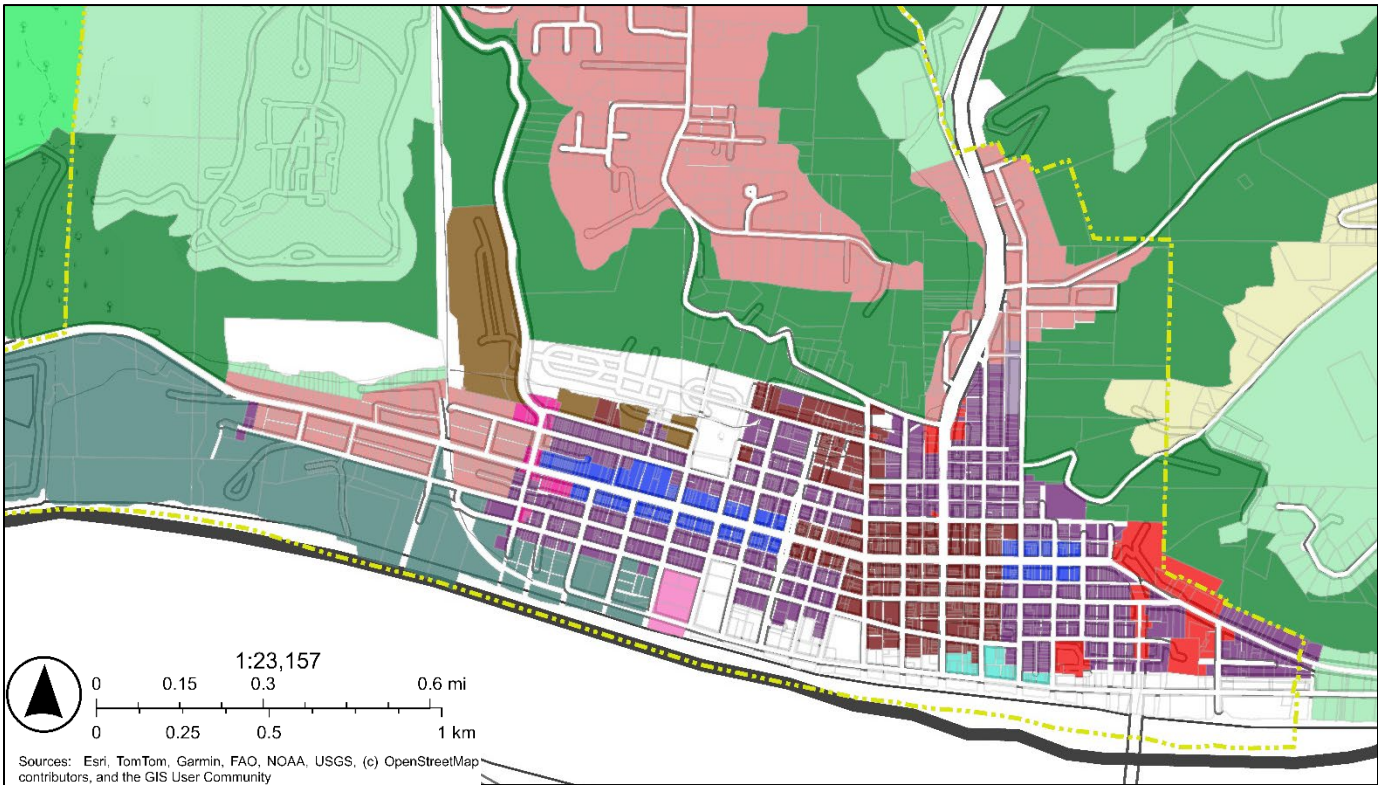
C. Restrictions for Conditional Uses

- 1. All conditional uses permitted in the Official Schedule of Uses shall conform to the General Restrictions. In addition, the following restrictions, as appropriate, shall be observed.
 - i. Signs intended to be seen outside of the lot line:
 - 1. Shall not be obstructed in any way a driver's vision of the road or hinder his passage in any way. Further, no sign shall be placed so as to hinder or obstruct any pedestrian path. Preferably, the signs should be flush with the building façade.
 - 2. Signs shall meet the requirements of the Historic District and always be properly maintained.
 - ii. Fences, Walls and Hedges:
 - 1. Notwithstanding other provision of this ordinance, fences, wall and hedges may be permitted in a yard or along the edge of any yard, providing that driveway entrances are not shielded by fences, wall and hedges in such a way as to obstruct the view of a driver entering a public road from the driveway. All fences and walls must meet the requirements of the Historic District.
 - iii. Parking areas. All areas used for parking shall be located in the rear or side yard unless located in a parking structure that is integrated into the primary structure. All parking areas shall be screened from the view of the surrounding dwelling units.
 - iv. Lighting. Lighted areas shall be approved prior to development and shall be placed in such a way that they do not infringe upon the rights of adjacent property owners.

Exhibit B
Madison Area Zoning Map
(June 2025)



- Corporate Boundaries
- Planning Area
- City of Madison Zoning Area
- Agriculture(AG)
- Hillside(HS)
- Residential Agriculture(RA)
- Residential Low Density(R-4)
- Residential Medium Density(R-8)
- Residential High Density(R-32)
- Residential Mobile Home(RMH)
- Professional Office(PRO)
- Local Business(LB)
- General Business(GB)
- Open Space(OS)
- Light Industry(M-1)
- Heavy Industry(M-2)
- Historic District Residential(HDR)
- Specialty District(SD)
- Central Business District(CBD)
- Riverfront District (RF)
- World_Hillshade



This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted March 7, 2017 as part of Ordinance Number 2016-19 and Ordinance Number 2017-1 of the City of Madison, Indiana.

This is to certify that this is now the Official Zoning Map referred to in Article Three of Ordinance Number 2016-19 of the City of Madison, Indiana, adopted by the Common Council on the _____ day of _____, 2025.

Bob G. Courtney, Mayor

Attested by: Shirley Ryneerson, Clerk-Treasurer

President of the City Plan Commission

President of the City Council

Exhibit C

SECTION 7.00 - OFFICIAL SCHEDULE OF DISTRICT REGULATIONS		CITY of MADISON
Key: P = Permitted Use, X = Conditional Use, [] = Prohibited Use		HISTORIC
NO.	CATEGORY	RF
110	Dwelling Unit	X
111	Home Occupations	P
112	Mobile Manufactured Home	
121	Rooming & Boarding Houses	X
122	Fraternity, Sorority Houses, Residence Halls or Dormitories	
123	Residential Assisted Living and or Longterm Care Facility, Orphanages, Religious Quarters	
130	Apartments and Condominiums	P
140	Mobile Manufactured Home Parks or Courts	
211	Manufacturing - Meat Products	
212	Manufacturing - Dairy Products	
213	Canning & Preserving of Fruits, Vegetables & Sea Foods	
214	Manufacturing - Grain Mill Products	
215	Bakery Products - Wholesale	
216	Manufacturing - Sugar	
217	Manufacturing - Confectionary & Related Products - Wholesale	
218	Manufacturing - Beverage	
219	Manufacturing - Other Food Preparations & Kindred Products	
220	Manufacturing - Brewpub	X
221	Manufacturing - Other Small Wares (Cotton, Man-Made Fibers, Silk, Wool)	
222	Manufacturing - Knit Goods	
223	Dyeing & Finishing of Textiles (Except Wool Fabrics & Knits)	
224	Manufacturing - Floor Coverings (Rugs & Carpets)	
225	Manufacturing - Yarns & Threads	
229	Manufacturing - Other Textile Goods	
231	Manufacturing - Men's, Boy's Suits, Coats & Overcoats	
232	Manufacturing - Men's, Boy's Furnishings, Work Clothing, Etc.	
233	Manufacturing - Women's, Children's Outerwear	
234	Manufacturing - Hats, Caps and Millinery	
235	Manufacturing - Leather and Leather Products	
236	Manufacturing - Fur Goods and Tannery	
237	Manufacturing - Miscellaneous Apparel & Accessories	
238	Manufacturing - Other Fabricated Textile Products	
241	Sawmills and Planing Mills	
242	Manufacturing - Millwork, Veneer & Other Wood Products	
243	Manufacturing - Wood Containers	
249	Manufacturing - Other Wood Products (Except Furniture	
251	Manufacturing - Household Furniture	
252	Manufacturing - Office Furniture	
253	Manufacturing - Public Building & Related Furniture	
254	Manufacturing - Partitions, Shelving, Lockers & Office & Store Fixtures	
259	Manufacturing - Other Furniture & Fixtures	
261	Manufacturing - Pulp	
262	Manufacturing - Paper (Except Building Paper)	

Exhibit C

SECTION 7.00 - OFFICIAL SCHEDULE OF DISTRICT REGULATIONS		CITY of MADISON
Key: P = Permitted Use, X = Conditional Use, [] = Prohibited Use		HISTORIC
NO.	CATEGORY	RF
263	Manufacturing - Paperboard	
264	Manufacturing - Converted Paper & Paperboard Products (Except Containers)	
265	Manufacturing - Paperboard Containers & Boxes	
266	Manufacturing - Building Paper & Building Board	
271	Newspapers: Publishing, Publishing & Printing	
272	Periodicals: Publishing, Publishing & Printing	
273	Books: Publishing, Publishing & Printing	
274	Commercial Printing	
275	Manifold Business Forms	
276	Manufacturing Greeting Cards	
277	Manufacturing - Bookbinding & Related Industries	
278	Printing Trade Service Industries	
279	Other Printing and Publishing	
281	Manufacturing - Industrial Inorganic & Organic Chemicals	
282	Manufacturing - Plastics, Synthetic Rubber, Resins, or Fiber	
283	Manufacturing - Soap, Detergents, Perfumes, Cosmetics & Other Toiletries	
284	Manufacturing - Paints, Varnishes, Lacquers, Enamels & Allied Products	
285	Manufacturing - Gum and Wood Chemicals	
289	Manufacturing - Agricultural Chemicals	
291	Manufacturing - Petroleum Refining and Related Industry	
292	Manufacturing - Paving and Roofing Materials	
299	Other Petroleum Refining and Related Industries	
311	Manufacturing - Tires & Inner Tubes	
312	Manufacturing - Rubber Footwear	
313	Reclaiming Rubber	
314	Manufacturing - Miscellaneous Plastic Products	
319	Manufacturing - Miscellaneous Plastic Products	
321	Manufacturing - Flat Glass	
322	Manufacturing - Glass & Glassware (Pressed or Blown)	X
323	Manufacturing - Cement (Hydraulic)	
324	Manufacturing - Structural Clay Products	
325	Manufacturing - Pottery & Related Products	X
326	Manufacturing - Concrete, Gypsum & Plaster Products	
327	Manufacturing - Cut Stone & Stone Products	
328	Manufacturing - Abrasive, Asbestos & Misc. Nonmetallic Mineral Products	
331	Blast Furnace, Steel Works & Rolling & Finishing Ferrous Metals	
332	Iron & Steel Foundries	
333	Primary Smelting & Refining of Nonferrous Metals	
334	Secondary Smelting & Refining of Nonferrous Metals & Alloys	
335	Rolling, Drawing & Extruding of Nonferrous Metals	
336	Nonferrous Foundries	
339	Other Primary Metal Industries	
340	Kennel and Animal Shelter	

Exhibit C

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Key: P = Permitted Use, X = Conditional Use, [] = Prohibited Use		HISTORIC
NO.	CATEGORY	RF
342	Manufacturing - Machinery (Except Electrical)	
343	Manufacturing - Electrical Machinery, Equipment & Supplies	
344	Manufacturing - Transportation Equipment	
349	Manufacturing - Other Fabricated Metal Products	
351	Manufacturing - Engineering, Scientific & Research Equipment	
352	Manufacturing - Optical Instruments & Lenses	
353	Manufacturing - Surgical, Medical & Dental Instruments & Supplies	
354	Manufacturing - Ophthalmic Goods	
355	Manufacturing - Photographic Equipment & Supplies	
356	Manufacturing - Watches, Clocks, Devices & Parts	
361	Junk, Automobile or Salvage yard of any kind	
362	Transfer Station	
363	Recycling Facility	
391	Manufacturing - Jewelry, Silverware & Plated Ware	
392	Manufacturing - Musical Instruments & Parts	
393	Manufacturing - Toys, Amusement, Sporting & Athletic Goods	
394	Manufacturing - Pens, Pencils & Other Office & Artists Supplies	
395	Manufacturing - Novelties & Misc. Notions (Except Precious Metals)	
396	Manufacturing - Tobacco	
397	Motion Picture Production	
399	Other Miscellaneous Manufacturing	
411	Railroad Transportation	
412	Rapid Rail Transit & Street Railway Transportation	
413	Railroad Passenger Terminals	
421	Bus Transportation Terminals	
422	Motor Freight Transportation	
429	Other Motor Vehicle Transportation	
431	Airports & Flying Fields	
439	Other Aircraft Transportation	
441	Marine Terminals	
449	Other Marine Craft Transportation	
451	Freeways (Highway & Interstates)	
452	Expressways	
453	Parkways	
454	Arterial Streets	
455	Collector/Distributor Streets	
456	Local Access Streets	
457	Alleys	
459	Other Highway & Street Right-of-Way	
460	Automobile Parking	X
471	Telephone Communication (Local)	X
472	Telegraph Communication	X
473	Radio Communication	X

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Key: P = Permitted Use, X = Conditional Use, [] = Prohibited Use		HISTORIC
NO.	CATEGORY	RF
474	Television Communication	X
475	Radio & Television Communication (Combined System)	X
476	Relay Towers & Transmitting Stations (TV, Radio and Telephone)	X
479	Other Communication	X
481	Electric Utility	
482	Gas Utility	
483	Water Utilities & Irrigation	
484	Sewage Disposal	
485	Solid Waste Disposal	
486	Major Utilities, Stations & Plants	
489	Other Utilities	
491	Other Pipeline Right-of-Way & Pressure Control Stations	
492	Transportation Services	X
493	Transportation Ticket Arrangements	X
499	Other Transportation Communication & Utilities	
511	Wholesale - Motor Vehicles & Automotive Equipment	
512	Wholesale - Drugs, Chemicals & Allied Products	
513	Wholesale - Dry Goods & Apparel	X
514	Wholesale - Groceries & Related Products	X
515	Wholesale - Farm Products (Raw Materials)	X
516	Wholesale - Electrical Goods	X
517	Wholesale - Hardware, Plumbing, Heating Equipment & Supplies	X
518	Wholesale - Machinery, Equipment & Supplies	
521	Retail - Lumber & Other Building Materials	X
522	Retail - Heating & Plumbing Equipment	P
523	Retail - Paint, Glass & Wallpaper	P
524	Retail - Electrical Supplies	P
525	Retail - Hardware & Farm Equipment	P
531	Retail - Department Stores	P
532	Retail - Mail Order Houses	P
533	Retail - Limited Price Variety Stores	P
534	Retail - Merchandise Vending-Machine Operations	P
535	Retail - Direct Selling Organizations	P
539	Retail - Other Trade - General Merchandise	P
541	Retail - Groceries	P
542	Retail - Meats and Fish	P
543	Retail - Fruits and Vegetables	P
544	Retail - Candy, Nut and Confectionery	P
545	Retail - Dairy Products	P
546	Retail - Bakeries	P
549	Retail - Other Food Trade	P
551	Retail - Motor Vehicles	X
552	Retail - Tires, Batteries & Accessories	X

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Key: P = Permitted Use, X = Conditional Use, [] = Prohibited Use		HISTORIC
NO.	CATEGORY	RF
553	Retail - Gasoline Service Stations	X
559	Retail - Other Automotive, Marine Craft, Aircraft & Accessories	X
561	Retail - Men's & Boy's Clothing & Furnishings	P
562	Retail - Women's Ready-to-Wear	P
563	Retail - Women's Accessories & Specialties	P
564	Retail - Children's & Infants Wear	P
565	Retail - Family Clothing	P
566	Retail - Shoes	P
567	Retail - Custom Tailoring	P
568	Retail - Furriers & Fur Apparel	P
569	Retail - Other Apparel & Accessories Trade	P
571	Retail - Furniture, Home Furnishings, Equipment, Household Appliances	P
572	Retail - Radios, Televisions & Music Supplies	P
581	Retail - Hotels, Tourist Courts, Tourist Home, Residential Hotel, Motels & other Transient Housing	X
582	Retail - Eating Places	P
583	Retail - Drinking Places (Alcoholic Beverages)	P
591	Retail - Drug and Proprietary	P
592	Retail - Liquor	P
593	Retail - Antiques & Secondhand Merchandise	P
594	Retail - Books and Stationery	P
595	Retail - Sporting Goods & Bicycles	P
596	Retail - Farm and Garden Supplies	P
597	Retail - Jewelry	P
598	Retail - Fuel and Ice	X
599	Retail - Other Trade	X
611	Banking & Bank-Related Functions	P
612	Credit Services (Other than Banks)	P
613	Security and Commodity Brokers, Dealers, Exchanges & Services	P
614	Insurance Carriers, Agents, Brokers & Services	P
615	Real Estate & Related Services	P
616	Holding & Investment Services	P
619	Other Finance, Insurance	P
621	Laundering, Dry Cleaning & Dyeing Services	X
622	Photographic Services (Including Commercial	P
623	Beauty & Barber Services	P
624	Funeral & Crematory Services	X
625	Apparel Repair, Alteration & Cleaning, Shoe Repair	P
626	Cemeteries	
631	Advertising Services	P
632	Consumer & Mercantile Credit Reporting Adjustment & Collection Services	P
633	Duplicating, Mailing & Stenographic Services	P
634	Dwelling & Other Building Services	P
635	News Syndicate Services	P

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Key: P = Permitted Use, X = Conditional Use, [] = Prohibited Use		HISTORIC
NO.	CATEGORY	RF
636	Employment Services	P
637	Warehousing & Storage Services	
638	Petroleum Prod. Dist. Plants	
639	Other Business Services	X
641	Automobile Repair & Services	X
649	Other Repair Services	X
651	Medical & Other Health Services	X
652	Legal Services	P
653	Sanitariums, Convalescent & Rest Home Services	
654	Pain Management Center	
655	Comprehensive Treatment Center	
659	Other Professional Services	P
661	General Contract Construction Services	X
662	Special Construction Trade Services	X
671	Executive, Legislative & Judicial Functions	P
672	Protective Functions & Their Related Activities (Police & Fire)	P
673	Postal Services	X
674	Correctional Institutions	
675	Military Bases & Reservations	
681	Nursery, Primary & Secondary Education	X
682	University College, Junior College & Professional School Education	X
683	Special Training & Schooling	X
691	Religious Activities	X
692	Welfare & Charitable Services	X
699	Other Miscellaneous Purposes	X
711	Cultural Activities	P
712	Nature Exhibitions	P
719	Other Cultural Activities & Nature Exhibitions	P
721	Entertainment Assembly	P
722	Sports Assembly	X
723	Public Assembly, Miscellaneous Purposes	P
724	Drive-In Movies	
729	Other Public Assembly	X
731	Fairgrounds & Amusement Parks	
739	Other Amusements	
742	Playgrounds & Athletic Areas	P
743	Swimming Areas (Public)	P
744	Marinas	
749	Other Recreation (Including Camping & Picnic Areas)	X
751	Resorts	
752	Group or Organized Camps	X
761	Parks - General Recreation	P
762	Parks - Leisure & Ornamental	P

Exhibit C

SECTION 7.00 - OFFICIAL SCHEDULE OF DISTRICT REGULATIONS		CITY of MADISON
Key: P = Permitted Use, X = Conditional Use, [] = Prohibited Use		HISTORIC
NO.	CATEGORY	RF
769	Other Parks	P
790	Other Cultural, Entertainment & Recreational	X
811	Farms (Predominant Crop - Fibers)	
812	Farms (Predominant Crop - Cash Grains)	
813	Farms (Field Crops Other than Fiber or Cash Grain Crops)	
814	Farms (Predominant Crop - Fruits, Tree Nuts or Vegetables)	
815	Farms (Predominantly Dairy Products)	
816	Farms & Ranches (Livestock Other than Dairy)	
817	Farms (Predominantly Poultry)	
818	Farms (General - No Predominance)	
819	Other Agricultural & Related Activities	
821	Agricultural Processing	
822	Animal Husbandry Services	
823	Confinement Feeding	
829	Other Agricultural Related Activities	
831	Commercial Forestry Production	
832	Forestry Services	
839	Other Forestry Activities	
841	Fisheries & Marine Products	
849	Other Fishery Activities & Related Services	
851	Metal Ore Mining	
852	Coal Mining	
853	Crude Petroleum & Natural Gas	
854	Mining & Quarrying of Nonmetallic Minerals (Except Fuels)	
855	Mining Services	
890	Other Resources Production & Extraction	
921	Forest Reserves	
941	Sanitary Landfill	