

NOTICE OF PUBLIC HEARING FOR
THE ADOPTION OF A UNIFIED DEVELOPMENT ORDINANCE and ZONE MAP

In accordance with IC 36-7-4-600 series and C 36-7-4-700 series, notice is hereby given that the City of Madison Advisory Plan Commission will conduct a public hearing on February 17, 2026 at 6:00 pm at Madison City Hall, 101 W Main St, Madison, IN 47250, to consider the City of Madison Unified Development Ordinance (UDO) and Official Zoning Map. This includes a repeal / replacement of the city's zoning ordinance (including zone map), subdivision control regulations, and Official Zoning Map.

The geographic area affected by the proposed amendment is all land within the city limits of Madison, Indiana and areas outside of city limits that are within the Madison Buffer, which is generally between S 450 W to the west; W 500 N to the north; Old Indian 62/N 300 E/N Eagle Hollow Rd to the east; and the Ohio River to the south.

A summary of the contents and general subject matter contained in the UDO and Official Zoning Map is set forth below:

- Chapter 1 – General Provisions: Enabling language, jurisdiction, and powers and duties of the administrator, plan commission, and BZA.
- Chapter 2 – Zoning & Overlay Districts: Identification of each zoning and overlay district and the respective purpose, permitted uses, and development standards.
- Chapter 3 – Use Standards: Development for certain uses, such as accessory dwelling units, manufactured home parks, recovery residences, battery/solar/wind energy systems, and other specific uses.
- Chapter 4 - Site Standards: Development standards for parcels and structures, such as screening/buffers, driveways, sidewalks, storage, parking, signs, structures, and other specific site elements.
- Chapter 5 – Nonconformities: Provisions for nonconformities after adoption of the UDO.
- Chapter 6 – Subdivision Standards: Types of exempt and permitted subdivisions and the required design standards for each type of subdivision.
- Chapter 7 – Procedures: Procedures for all applications for plan commission and BZA, other procedures, and violations / enforcement, including the following penalty or forfeiture provisions:
 - “Any person who violates or fails to comply with any provisions of this UDO shall be guilty of an ordinance violation and shall be fined for each individual violation, up to the maximum amount permitted by state law. Each day a violation remains uncorrected shall be a distinct and separate violation subject to an additional fine.”
- Chapter 8 –Definitions: Definitions as related to the UDO.
- Official Zoning Map Replacement:
 - a) Updated district names to correspond with the UDO
 - b) Added new Aviation Business District (AB), Flood Hazard Overlay (FH), Historic District Overlay (HD), and Airport Protection Overlay (AP)
 - c) Combined Residential Mobile Manufactured Home Park District (RMH) with High Density Residential (R3) district

- d) Combined the Professional, Research, Office District (PRO) and Specialty District (SD) with the Historic District Residential (HDR) district

A copy of the proposed Unified Development Ordinance and Official Zoning Map is available for public review at the Madison City Hall, 101 W Main St, Madison, IN 47250, during the regular business hours of Monday thru Friday, 8:00am-4:00pm as well as online at www.madison-in.gov/.

Written objections to the proposed UDO and Official Zoning Map may be filed with the city in advance of the public hearing at the Madison City Hall, 101 W Main St, Madison, IN 47250 during the regular business hours of Monday thru Friday, 8:00am-4:00pm. Oral comments concerning the proposed amendment will be heard at the public hearing. The public hearing may be continued from time to time as may be found necessary.



MADISON

Indiana

Plan Commission Legal Notice – Special Meeting

MEETING DATE: February 17, 2026 at 6:00 PM

MEETING PLACE: Madison City Hall, 101 W. Main Street Madison, IN 47250

STREAMING LINK: www.youtube.com/@CityofMadisonIndianaGovernment

- A. Roll Call
- B. Public Hearing: Proposed UDO and Official Zoning Map
 - 1. Rules & Procedures for Hearing - *PC Action Requested*
 - 2. Overview Presentation
 - Updates Included in 12-30-2025 Adoption Draft
 - Proposed Amendments to 12-30-2025 Adoption Draft
- 3. Public Comment – *Please sign in*
- 4. PC Discussion & Questions
- 5. PC Recommendation to Council - *PC Action Requested*
 - Resolution 2026-PC-1

- C. Adjournment

- D. Next Regular Meeting: March 9, 2026 at 5:30 PM

For the purpose of hearing oral comments concerning the listed agenda items, a public hearing will be held on February 17, 2026 at 6:00 PM in City Hall, 101 W. Main St., 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

Tony Steinhardt, Deputy Mayor

Commission Members	Appointing Authority	Term of Appointment
Patrick Thevenow	City Council	01/18/2024 - 12/31/2027
Joel Storm	City Council	01/23/2024 - 12/31/2027
Josh Wilber	City Council	01/23/2024 - 12/31/2027
Jerry Ralston	Mayor	01/16/2024 - 12/31/2027
Van Crafton	Mayor	01/16/2024 - 12/31/2026
Mike Armstrong	Mayor	01/13/2025 - 12/31/2028
Karl Eaglin	Mayor	12/19/2024 - 12/31/2028
Rick Farris	County	03/06/2023 - 12/31/2026
Zac Laughlin	County	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 City 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.

City of Madison, Indiana Plan Commission
Recommended Rules & Procedures for UDO/Zoning Map Public Hearing

A. Meeting Conduct

1. Every person appearing before the PC shall abide by the order and direction of the President. Discourteous, disorderly, or contemptuous conduct shall be regarded as a breach of the privileges and the President may remove any person from the meeting who disrupts the meeting, displays discourtesies, or displays disorderly or contemptuous conduct towards the members or any other person in attendance.
2. The President may terminate any repetitious or irrelevant presentation.

B. Public Comments During Hearing

1. Any person, party, or representative (person, agent, attorney, etc.) may appear in person to give testimony (comment). In testifying, the PC has the right for cross-examination and questions if necessary.
2. Any person, party, or representative (person, agent, attorney, etc.) providing public comment shall:
 - a. Sign in on the form provided at the beginning of the hearing and state their name and address prior to making a public comment.
 - b. Have a maximum of 3 minutes to speak, and unused comment time cannot be allocated to another person, party, or representative.
3. Comments will be taken in the order listed in the sign in sheet.
4. All exhibits presented during public comment shall become property of the PC and part of the public file.

C. Written Comment Submitted Prior to Hearing

1. Written comments submitted to the PC prior to the hearing shall be outlined to the PC by the Administrator prior to official action and entered into the record.

D. Written Amendments

1. Any proposed amendments must be provided in writing prior to or during the meeting in order to ensure the amendment is accurately incorporated into a motion or recommendation.

Updates Included in the 12-30-2025 Adoption Draft

1. Impervious surface in AG
2. Consistent minimum living area in AG, HDR, RF, LB, GB, and CBD
3. Side and rear setbacks in RA & HDR
4. Permitted land use table

CH 3: USE STANDARDS

Updates Included in the 12-30-2025 Adoption Draft

1. Updated BESS standards to align with the Jefferson County
2. Updated commercial solar standards to align with the Jefferson County

CH 4: SITE STANDARDS

Updates Included in the 12-30-2025 Adoption Draft

1. Updated parking standards
2. Updated structure standards for fences and pools

CH 6: SUBDIVISIONS

Updates Included in the 12-30-2025 Adoption Draft

1. Allowed internal sidewalks to be optional in major residential subdivisions served by septic
2. Limited the number of access points from a minor residential subdivision onto a public road to two driveways

CH 7: PROCEDURES

Updates Included in the 12-30-2025 Adoption Draft

1. Updated building permit timelines
2. Updated non-residential permits

CH 8: DEFINITIONS

Updates Included in the 12-30-2025 Adoption Draft

1. Added specific definitions based on other updates
 - Data Center
 - Loft Dwelling
 - Housekeeping Unit
 - Pain Management Clinic

SECTION 2.10 RIVERFRONT (RF) DISTRICT

A. Riverfront (RF) District Purpose

1. This district is intended to create a vibrant mixed-use district that capitalizes 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.

B. Riverfront (RF) District General Standards

1. Development plan approval is required for all new primary structures within this district showing compliance with all regulations of this UDO prior to issuance of any building permits. Single-family and two-family use are exempt from this requirement. All uses shall have a parking and occupancy contingency and evacuation plan for flood events approved by the Administrator as part of the development plan.
2. Related standards and additional approvals shall be required as outlined in this UDO and *SECTION 8.1F: REQUIRED APPROVALS AND RELATED STANDARDS*.
3. There shall be no enclosed occupiable spaces below the highest Flood Protection Grade (FPG). This does not apply to spaces intended primarily for parking, storage, housing a building's utility equipment, or maintenance if the space can be quickly cleared in the event of or protected from a flood. In the event of a conflict, Chapter 156: Floodplain Regulations of the City of Madison, IN Code of Ordinances shall supersede this clause.
4. No central trash collection points or dumpsters shall be placed within the required setback adjacent to another parcel and shall comply with *SECTION 8.1F: ADDITIONAL STANDARDS: DUMPSTERS AND TRASH COLLECTION*.

C. Riverfront (RF) District Land Uses

1. Land uses permitted by right and land uses permitted by special exception within this district shall comply with *SECTION 2.21: PERMITTED & CONDITIONAL USES*.
2. Multiple primary uses and primary structures are permitted per parcel except for single-family and two-family uses.

D. Riverfront (RF) District Development Standards

RF District Development Standards									
RF Lot Standards									
Minimum Lot Width / Road Frontage	N/A								
Minimum Lot Area	N/A								
Minimum Setbacks	<table> <tr> <td>Front Yard</td><td>10 feet or 15 feet if adjacent to Vaughn Drsive</td></tr> <tr> <td>Side Yard</td><td>5 feet or 10 feet if adjacent to single or two family dwelling</td></tr> <tr> <td>Rear Yard: Single/Two Family</td><td>5 feet</td></tr> <tr> <td>Rear Yard: All Other Uses</td><td>5 feet or 10 feet if adjacent to single or two family dwelling</td></tr> </table>	Front Yard	10 feet or 15 feet if adjacent to Vaughn Drsive	Side Yard	5 feet or 10 feet if adjacent to single or two family dwelling	Rear Yard: Single/Two Family	5 feet	Rear Yard: All Other Uses	5 feet or 10 feet if adjacent to single or two family dwelling
Front Yard	10 feet or 15 feet if adjacent to Vaughn Drsive								
Side Yard	5 feet or 10 feet if adjacent to single or two family dwelling								
Rear Yard: Single/Two Family	5 feet								
Rear Yard: All Other Uses	5 feet or 10 feet if adjacent to single or two family dwelling								
Maximum Impervious Surface	100%								
RF Structure Standards									
Maximum Structure Height	15 feet for single and two-family uses or 35 feet for all other uses, measured from a level plane at the average of the highest and lowest FPG on the parcel								
Maximum Ground Floor Area Per Structure	N/A								
Minimum Living Area Per Dwelling	<table> <tr> <td>Single and Two-Family</td><td>950 sq ft</td></tr> <tr> <td>Multi-Family</td><td>600 sq ft</td></tr> </table>	Single and Two-Family	950 sq ft	Multi-Family	600 sq ft				
Single and Two-Family	950 sq ft								
Multi-Family	600 sq ft								
RF Utility Standards									
Public Water & Sewer	Required								

Table 1: Permitted Land Uses

Land Use	AG	RA	HS	OS	Zoning Districts								Overlays Districts					
					R1	R2	R3	HDR	RF	LB	GB	CBD	AB	I1	I2	FH	HD	AP
Agricultural Land Uses	Agricultural Product Processing	P												P	P	X	X	
	Agritourism	P	S		P												X	
	Concentrated Animal Feeding Operation (CAFO) & Confined Feeding Operation (CFO)	S														X	X	X
	Equestrian Facility	P	S														X	
	Farmer's Market	P	S		A						A	A	A					
	Hobby Farm	P	P		P												X	
	Livestock, Personal	P	S														X	
	Livestock, Production (Not Requiring IDEM Permit)	P															X	X
	Livestock, Wholesale Trade	S															X	X
	Roadside Stand	P	S		S						S						X	
	Row, Field, Tree & Nursery Corp Cultivation	P			P												X	
	Timber Processing	S												P			X	
Commercial Land Uses	Wildlife & Nature Preserve	P	P	P	P	P	P	P	P								X	
	Amusement Park										P						X	X
	Auction House	S									S			P	P		X	
	Automotive & Equipment Sales, New & Used										S	P	S	P	P			
	Contractor's Services & Office										S	P		P	P		X	
	Day Care Facility & Preschool, Commercial									S	S	P	P	P	S	S		X
	Bar, Tavern & Club									P	P	P	P	P	P			
	Bed & Breakfast		S			S	S			P	P	P	P	P	P			X
	Campground & Campsite	S-S		S-S							S-S							X
	Display of Merchandise (Outdoor)									S	S		A	A	A			
	Farm Chemical Supply Sales	S								S	P		P	P			X	X
	General Retail				S			S		P	P	P	P	P	P			
	Golf Course, Driving Range & Country Club	S		S						S	P		P	P			X	X
	Hotel & Motel									S	P	P	P	S				X

P = Permitted/Allowed by Right (Primary or Accessory Use)

P-S = Permitted/Allowed by Right with Additional Standards (see CHAPTER 3)

A = Permitted/Allowed by Right Only as Accessory Use

S = Permitted/Allowed by Special Exception

S-S = Permitted/Allowed by Special Exception with Additional Standards (see CHAPTER 3)

[] = Blank cell indicates prohibited in zoning district

X = Prohibited in Overlay District (regardless of zoning district)

Table 1: Permitted Land Uses

Land Use	AG	RA	HS	OS	R1	R2	R3	HDR	RF	Zoning Districts					Overlays Districts			
										LB	GB	CBD	AB	I1	I2	FH	HD	AP
Kennel, Commercial & Animal Shelter	S									P	P	S		P	P			
Liquor Store										S	P	P		P	P			
Medical Offices & Outpatient Services: Pain Management Clinic														S	S			
Medical Offices & Outpatient Services										P	P	P		P	P			
Parking Garage or Lot (as a Primary Use)									S	S	S	S	P	P	P			
Professional Services & Business Offices				S			S	S		P	P	P	P	P	P			
Restaurant				S ¹				S	P	P	P	P	P	P	P			
Rural Event Venue	S	S		S												X		
Service-Oriented Retail				S ¹			S	S		P	P	P		P	P			
Sexually Oriented Business															S-S		X	
Shooting Range & Gun Club, Indoor										P	P			P	P		X	
Shooting Range & Gun Club, Outdoor	S													S	S		X	
Short-Term Rental	S-S	S-S			S-S	S-S	S-S	S-S				S-S						
Stadium, Arena, Auditorium, Racetrack & Assembly (Indoor & Outdoor)	S								S		S	S		P	P		X	
Storage Units										S	P			P	P		X	
Vehicle & Equipment Service & Repair										S-S	P-S	S-S		P-S	P-S			
Veterinary Services (excluding Kennels)	P									P	P	P		P	P			
Wholesale										S	P	P	S	P	P		X	
Winery, Brewery & Distillery	S													P	P			

1 – Restaurant and service-oriented retail in the OS District shall be limited to a maximum of 1,500 sq ft of total floor area within an enclosed building per parcel.

P = Permitted/Allowed by Right (Primary or Accessory Use)

P-S = Permitted/Allowed by Right with Additional Standards (see CHAPTER 3)

A = Permitted/Allowed by Right Only as Accessory Use

S = Permitted/Allowed by Special Exception

S-S = Permitted/Allowed by Special Exception with Additional Standards (see CHAPTER 3)

[] = Blank cell indicates prohibited in zoning district

X = Prohibited in Overlay District (regardless of zoning district)

5. Stormwater and Flood Hazards. All development shall comply with the Madison Stormwater Management Ordinance, Madison Stormwater Technical Standards Manual, IDNR Construction Stormwater General Permit (if outside of city limits), and Chapter 156: Floodplain Regulations of the City of Madison, IN Code of Ordinances if located within a floodplain.
6. Historic District. All construction, demolition, relocation, exterior expansion, or alteration of a primary or accessory structure (including signs) within the Madison Historic District shall comply with the Madison Historic District Design Guidelines and obtain a Certificate of Appropriateness prior to a building permit (if required).
7. Building Codes. If a building or structure is located within 5 feet of a parcel boundary, it shall comply with all applicable building codes (including all fire resistance ratings), regardless if another building or structure is located on the adjacent parcel.

G. Encroachment into Required Setback

1. Parking lots and spaces **shall not may** be located within a required setback or bufferyard as outlined in **SECTION 8.1D: PERMITTED PARKING LOCATIONS** **but shall be at least five feet from all property lines**. This does not apply to parking for single-family and two-family uses.
2. Architectural features such as cornices, chimneys, eaves, sills, canopies or similar features that do not have structural elements that touch the ground may extend into a required setback a maximum of two feet.

H. Dedication of Right-of-Way

1. The width of all rights-of-way within and adjacent to a parcel shall comply with the minimum standards outlined in **SECTION 8.1F: DEDICATION OF RIGHT-OF-WAY AND PUBLIC IMPROVEMENTS** prior to establishing a use or constructing or locating a structure.
2. If a right-of-way width is less than the minimum required, additional right-of-way shall be dedicated and conveyed to the City of Madison or Jefferson County Board of Commissioners as required to meet the minimum standards prior to the issuance of a Building Permit, even if the parcel is not being subdivided.

I. Sight Triangle

1. No structure, planting, parking area or similar may encroach into a sight triangle.

J. Constructing or Placing Structures on Lots

1. Every structure constructed, moved, or placed after the effective date of this UDO, except agricultural structures not used for human habitation, shall:
 - a. Be located on an individual lot which fronts on a public road;
 - b. Be located on a lot that conforms with the minimum lot standards for the district in which it is located; and
 - c. Meet the standards outlined in **SECTION 4.8: STRUCTURES**, unless it complies with **CHAPTER 5: NON-CONFORMING**.

D. Permitted Parking Locations

Permitted Parking Locations		
Zoning District ³	Shared or On-Site	Permitted Location ¹
AG & RA	• On-Site	• Front, Side, or Rear Yard ¹
HS & OS		
R1, R2, R3 & HDR	• On-Site	• Front, Side, or Rear Yard ¹
CBD & RF	• On-Site • Shared Off-Site (within 500 feet) ²	• Side or Rear Yard ¹
LB, GB & AB	• On-Site • Shared Off-Site (within 500 feet) ²	• Front, Side, or Rear Yard ¹
I1 & I2	• On-Site • Shared Off-Site (within 1,000 feet) ²	• Front, Side, or Rear Yard ¹

1 - See SECTION 2.1.G: ENCROACHMENT INTO REQUIRED SETBACK for parking in setbacks and bufferyards
Parking cannot be located within a required setback or bufferyard

2 - Measured from the closest edge of the parking area to the closest edge of the structure it serves

3 - If district is exempt from providing minimum number of parking spaces, these standards only apply if parking is provided

E. Minimum Number of Parking Spaces

1. Minimum Spaces Required
 - a. The required minimum number of parking spaces is based on the land use (not zoning district) and shall comply with TABLE 2: MINIMUM PARKING REQUIRED. The number of spaces required is intended to provide a minimal or low threshold; additional parking is permitted that exceeds these minimums.
 - b. Any fraction of a required parking space shall be rounded up to the whole number.
 - c. All developments shall comply with the minimum number of handicap spaces required by state and federal regulations. Handicap spaces may count towards the minimum number of required parking spaces.
2. Shared Off-Site Parking
 - a. The number of parking spaces provided for shared parking, where permitted, shall not be less than the minimum number of spaces required for each use as identified in TABLE 2: MINIMUM PARKING REQUIRED.
 - b. Parking spaces for developments with uses that operate at different times may be credited to both uses. If shared parking spaces are not located on the same parcel as the use, all parking spaces used to satisfy the minimum number required shall be within the distance specified in SECTION 8.1D: PERMITTED PARKING LOCATIONS.
 - c. Any parcels with shared parking shall have a written and recorded shared parking agreement that is signed by all property owners and approved by the Administrator. The agreement shall be perpetual and outline provisions for easements (if applicable), maintenance, snow removal, ownership, and liability. If a shared parking agreement expires or otherwise terminates, each use must provide the minimum required parking on-site or through a new shared parking agreement.

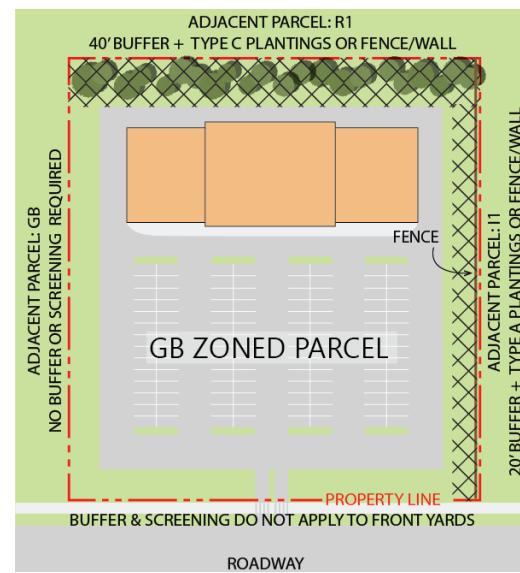
Planting Types	
Planting Type	Minimum Plantings Required Per 100 Linear Feet ¹
Type A	• 2 Shade Trees, 4 Evergreen Trees & 6 Shrubs per 100 linear feet
Type B	• 6 Shade Trees, 10 Evergreen Trees & 12 Shrubs per 100 linear feet
Type C	• 8 Shade Trees, 12 Evergreen Trees & 18 Shrubs per 100 linear feet
Type D	• 10 Shade Trees, 16 Evergreen Trees & 22 Shrubs per 100 linear feet

¹ – Plantings required per 100 linear feet of property line (including driveways).

1. Screening and bufferyards shall be provided as outlined in *TABLE 3: MINIMUM BUFFER AND SCREENING REQUIREMENTS*.
2. If the parcel borders a parcel that is a PUD or a parcel that is outside of Madison's jurisdiction, the screening and bufferyard requirements shall be based on the zoning district most comparable to this UDO as determined by the Administrator.
3. When screening and/or a bufferyard are required in a zoning district where the proposed use is similar to existing, surrounding uses in terms of land use, size, density, and lot size, the screening and/or bufferyard may be reduced or omitted at the discretion of the Administrator. The Administrator's approval or denial to reduce or omit screening and/or a bufferyard shall be made in writing, justifying the decision.

E. Design Standards: Bufferyards

1. Bufferyard Location
 - a. The required bufferyard width is measured from the property line inward.
 - b. Bufferyards are only required for the side and rear yards only (does not apply to front yards).
 - c. The required bufferyard width may include the required front, side, or rear setback outlined in *CHAPTER 2: DISTRICTS*; they are NOT intended to be in addition to these setbacks however, buffer widths do NOT reduce zoning district setbacks.
2. Bufferyard Uses
 - a. A bufferyard may include or be used for the following:
 - i. Passive recreation or common areas (open spaces), including pedestrian or bike trails.
 - ii. Natural water features, landscaping, and planting areas.
 - iii. Drainage and utility easements and related features (including drainage and utility structures), provided that plantings, fences, walls, and/or berms are not located in an easement.
 - iv. Driveways that are used to access a right-of-way or adjacent parcel.
 - v. Signs as permitted by *SECTION 4.7: SIGNS*.
 - vi. **Parking areas and parking lot driving lanes.**
 - b. A bufferyard may NOT include or be used for the following:
 - i. Permanent or temporary structures (excluding those identified above), including buildings, ice skating rinks, swimming pools, and ball/tennis courts.
 - ii. **Parking areas, parking lot driving lanes, and/or loading areas.**
 - iii. Storage of materials, equipment, or vehicles.
 - iv. Uses, activities, and structures not identified above.



Example of Bufferyard Requirements

RESOLUTION 2026-PC-1

A RESOLUTION OF THE PLAN COMMISSION OF THE CITY OF MADISON, INDIANA RECOMMENDING REPEALING AND REPLACING THE CITY OF MADISON ZONING ORDINANCE, OFFICIAL ZONING MAP, AND SCHEDULE OF DISTRICT REGULATIONS AND ADOPTING A UNIFIED DEVELOPMENT ORDINANCE AND ZONING MAPS

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 Subdivision Regulations were adopted in June 1997 and Ordinance 2016-19, which made amendments to the Zoning Ordinance from August 1981, was adopted on June 6th, 2016; and

WHEREAS, The City of Madison has experienced growth and anticipates development opportunities and challenges will continue in the future which underscores the need for updated zoning and subdivision regulations; and

WHEREAS, The City of Madison adopted a comprehensive plan on September 20th, 2016 and other planning initiatives followed, which promoted prudent redevelopment strategies that included infill development for housing rental and home ownership, public-private partnerships, improved transportation networks, and outdoor recreation, as well as, present and future land uses: and

WHEREAS, The City of Madison established a Steering Committee to examine the current zoning Ordinance and draft a new Unified Development Ordinance (UDO) to replace the existing zoning ordinance found in Chapter 155 including the official map and schedule of district regulations; and

WHEREAS, the City of Madison Planning and Zoning Department engaged a consultant to assist the Steering Committee with the creation of a Unified Development Ordinance (UDO) over a period of 12 months which included steering committee meetings, focus groups, surveys, and other public input, which included a public open house held on December 9th, 2025; and

WHEREAS, The Steering Committee was comprised of members of the City of Madison Plan Commission, The City of Madison Board of Zoning Appeals, the Jefferson County Plan Commission, Madison Common Council, the Mayor's office, a citizen member, and staff members from the City Planning and Zoning Department; and

WHEREAS, the Plan Commission held a public hearing on February 17, 2026 to consider the proposed UDO and Zoning Map. Following the Public hearing, the Plan Commission voted to forward a favorable recommendation to the City Council to adopt the proposed Unified Development Ordinance and Zoning Map.

NOW, THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF MADISON, INDIANA that the current zoning ordinance, schedule of district regulations, and map of the City of Madison be replaced in their entirety with the attached Unified Development Ordinance and its accompanying Zoning Map.

ADOPTED this ____ day of _____ 2026.

President

ATTEST:
