

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 6 day of August 2025.


President

ATTEST:



Nicole M Schell, Secretary/Director of Planning

Exhibit A

Section 4.50 – Riverfront District (RF)

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

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

Section 6.31 – Riverfront District (RF)

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 – 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 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

Exhibit A

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.

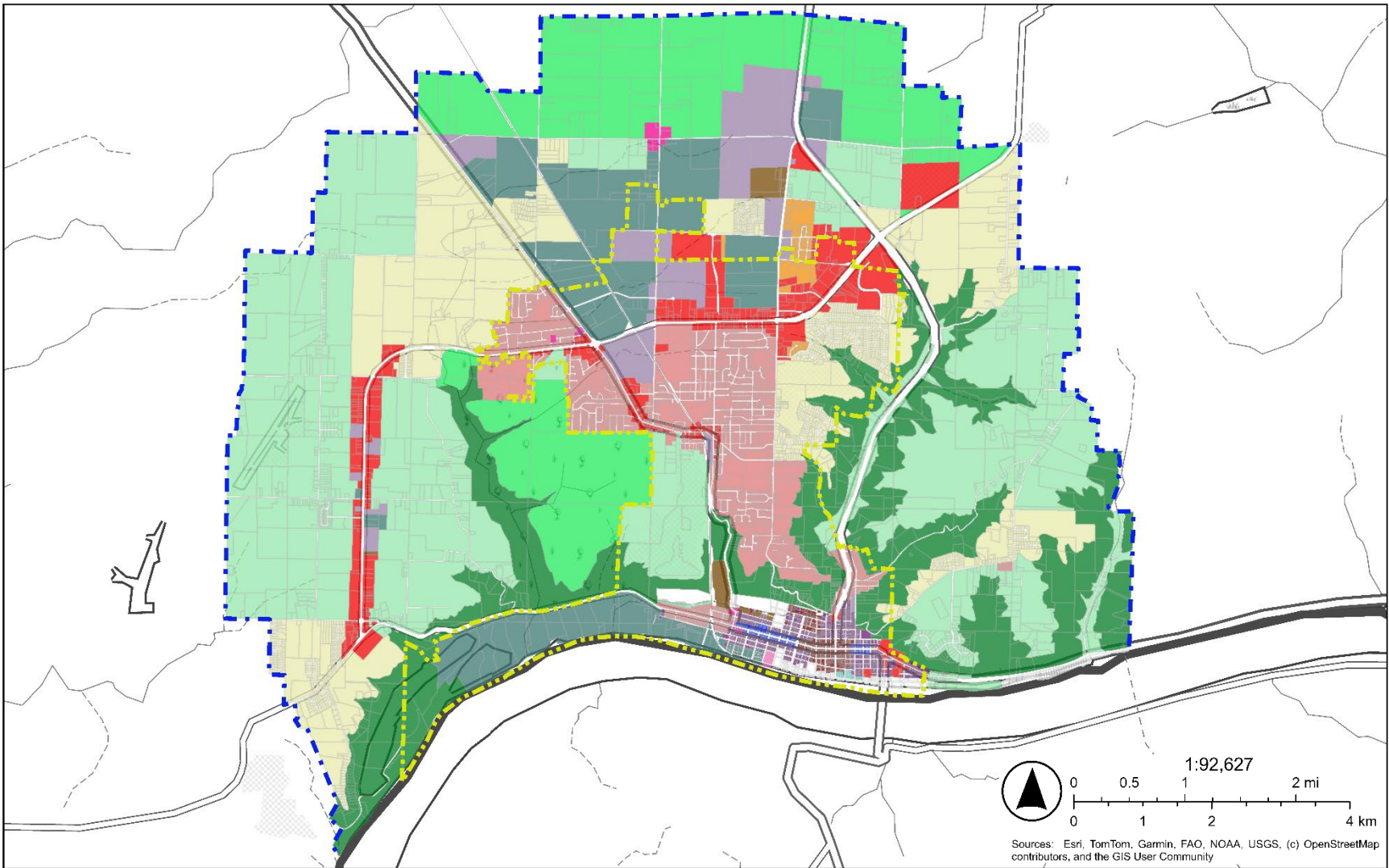
- ii. Fences, Walls and Hedges:

- 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.

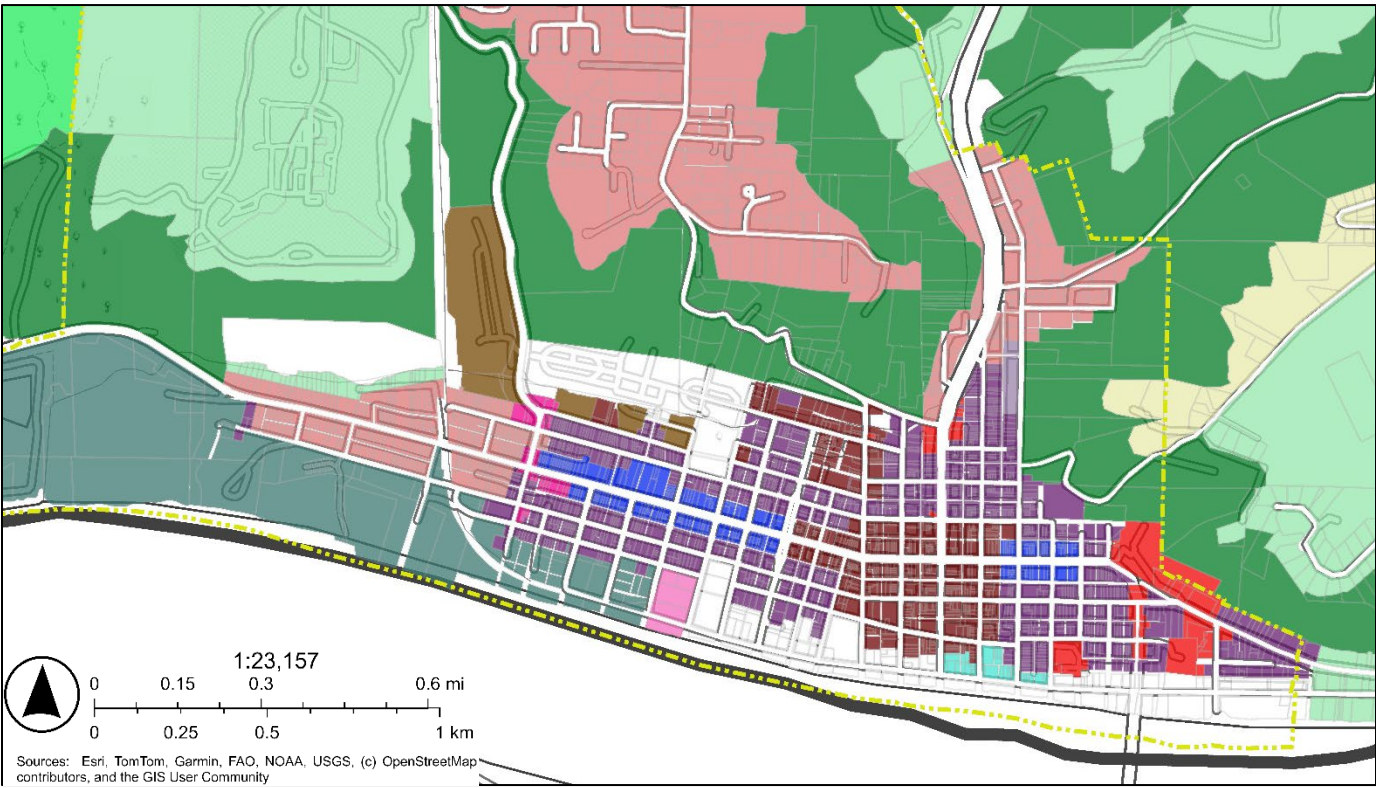
- iii. Parking areas. All areas used for parking shall be located in the rear or side yard unless located in a parking structure that is integrated into the primary structure. All parking areas shall be screened from the view of the surrounding dwelling units.

- 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	
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	

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Key: P = Permitted Use, X = Conditional Use, [] = Prohibited Use		HISTORIC
NO.	CATEGORY	RF
262	Manufacturing - Paper (Except Building Paper)	
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	

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NO.	CATEGORY	RF
340	Kennel and Animal Shelter	
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)	
472	Telegraph Communication	

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NO.	CATEGORY	RF
473	Radio Communication	
474	Television Communication	
475	Radio & Television Communication (Combined System)	
476	Relay Towers & Transmitting Stations (TV, Radio and Telephone)	
479	Other Communication	
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	
514	Wholesale - Groceries & Related Products	
515	Wholesale - Farm Products (Raw Materials)	
516	Wholesale - Electrical Goods	
517	Wholesale - Hardware, Plumbing, Heating Equipment & Supplies	
518	Wholesale - Machinery, Equipment & Supplies	
521	Retail - Lumber & Other Building Materials	
522	Retail - Heating & Plumbing Equipment	
523	Retail - Paint, Glass & Wallpaper	
524	Retail - Electrical Supplies	
525	Retail - Hardware & Farm Equipment	
531	Retail - Department Stores	
532	Retail - Mail Order Houses	
533	Retail - Limited Price Variety Stores	
534	Retail - Merchandise Vending-Machine Operations	
535	Retail - Direct Selling Organizations	
539	Retail - Other Trade - General Merchandise	
541	Retail - Groceries	
542	Retail - Meats and Fish	
543	Retail - Fruits and Vegetables	
544	Retail - Candy, Nut and Confectionery	
545	Retail - Dairy Products	
546	Retail - Bakeries	
549	Retail - Other Food Trade	
551	Retail - Motor Vehicles	

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NO.	CATEGORY	RF
552	Retail - Tires, Batteries & Accessories	
553	Retail - Gasoline Service Stations	
559	Retail - Other Automotive, Marine Craft, Aircraft & Accessories	
561	Retail - Men's & Boy's Clothing & Furnishings	
562	Retail - Women's Ready-to-Wear	
563	Retail - Women's Accessories & Specialties	
564	Retail - Children's & Infants Wear	
565	Retail - Family Clothing	
566	Retail - Shoes	
567	Retail - Custom Tailoring	
568	Retail - Furriers & Fur Apparel	
569	Retail - Other Apparel & Accessories Trade	
571	Retail - Furniture, Home Furnishings, Equipment, Household Appliances	
572	Retail - Radios, Televisions & Music Supplies	
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	
592	Retail - Liquor	
593	Retail - Antiques & Secondhand Merchandise	
594	Retail - Books and Stationery	
595	Retail - Sporting Goods & Bicycles	
596	Retail - Farm and Garden Supplies	
597	Retail - Jewelry	
598	Retail - Fuel and Ice	
599	Retail - Other Trade	
611	Banking & Bank-Related Functions	
612	Credit Services (Other than Banks)	
613	Security and Commodity Brokers, Dealers, Exchanges & Services	
614	Insurance Carriers, Agents, Brokers & Services	
615	Real Estate & Related Services	
616	Holding & Investment Services	
619	Other Finance, Insurance	
621	Laundering, Dry Cleaning & Dyeing Services	
622	Photographic Services (Including Commercial	
623	Beauty & Barber Services	
624	Funeral & Crematory Services	
625	Apparel Repair, Alteration & Cleaning, Shoe Repair	
626	Cemeteries	
631	Advertising Services	
632	Consumer & Mercantile Credit Reporting Adjustment & Collection Services	
633	Duplicating, Mailing & Stenographic Services	

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NO.	CATEGORY	RF
634	Dwelling & Other Building Services	
635	News Syndicate Services	
636	Employment Services	
637	Warehousing & Storage Services	
638	Petroleum Prod. Dist. Plants	
639	Other Business Services	X
641	Automobile Repair & Services	
649	Other Repair Services	
651	Medical & Other Health Services	
652	Legal Services	
653	Sanitariums, Convalescent & Rest Home Services	
654	Pain Management Center	
655	Comprehensive Treatment Center	
659	Other Professional Services	
661	General Contract Construction Services	
662	Special Construction Trade Services	
671	Executive, Legislative & Judicial Functions	
672	Protective Functions & Their Related Activities (Police & Fire)	
673	Postal Services	
674	Correctional Institutions	
675	Military Bases & Reservations	
681	Nursery, Primary & Secondary Education	X
682	University College, Junior College & Professional School Education	
683	Special Training & Schooling	
691	Religious Activities	X
692	Welfare & Charitable Services	
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)	
744	Marinas	
749	Other Recreation (Including Camping & Picnic Areas)	
751	Resorts	
752	Group or Organized Camps	

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Key: P = Permitted Use, X = Conditional Use, [] = Prohibited Use		HISTORIC
NO.	CATEGORY	RF
761	Parks - General Recreation	P
762	Parks - Leisure & Ornamental	P
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	