

















ZONING DISTRICTS

The legacy zoning districts from the 2016 zoning ordinance will be converted to the updated districts within the Unified Development Ordinance (UDO). The following table outlines the conversion from the legacy zoning districts to the UDO districts.

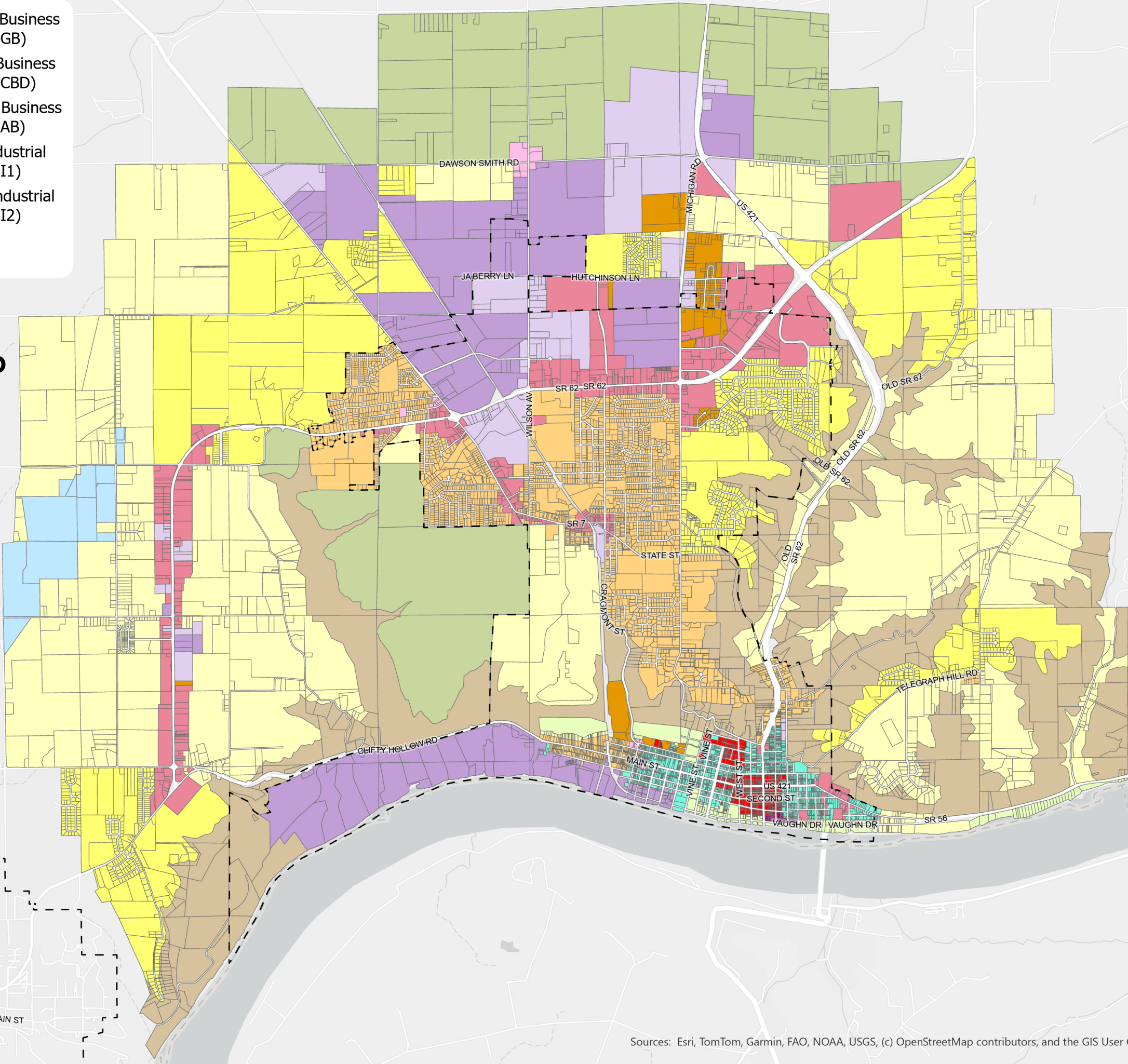
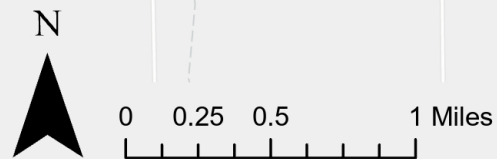
Legacy Districts (2016 Zoning Ordinance)	UDO Zoning Districts
Agricultural (AG)	Agricultural (AG)
Residential Agricultural (RA)	Residential Agricultural (RA)
Hillside (HS)	Hillside (HS)
Open Space (OS)	Open Space (OS)
Low Density Residential (R-4)	Low Density Residential (R1)
Medium Density Residential (R-8)	Medium Density Residential (R2)
High Density Residential (R-32)	High Density Residential (R3)
Residential Mobile Manufactured Home Park (RMH)	
Historic District Residential (HDR)	Historic Residential (HDR)
Professional, Research, Office District (PRO)	
Specialty District (SD)	
Riverfront (RF)	Riverfront (RF)
Local Business District (LB)	Local Business (LB)
General Business District (GB)	General Business (GB)
Central Business District (CBD)	Central Business (CBD)
---	Aviation Business (AB)
Light Manufacturing District (M-1)	Light Industrial (I1)
Heavy Manufacturing District (M-2)	Heavy Industrial (I2)
Planned Unit Development (PUD)	Planned Unit Development (PUD)

- | | | |
|--|---|---|
|  Municipal Boundary |  Medium Density Residential (R2) |  General Business District (GB) |
|  Agricultural District (AG) |  High Density Residential (R3) |  Central Business District (CBD) |
|  Open Space District (OS) |  Historic District Residential (HDR) |  Aviation Business District (AB) |
|  Hillside District (HS) |  Riverfront District (RF) |  Light Industrial District (I1) |
|  Residential Agricultural (RA) |  Local Business District (LB) |  Heavy Industrial District (I2) |
|  Low Density Residential (R1) | | |

CITY OF MADISION

OFFICIAL ZONING MAP

Adoption Draft: 12-30-25



Municipal Boundary

Agricultural District (AG)

Open Space District (OS)

Hillside District (HS)

Residential Agricultural (RA)

Low Density Residential (R1)

Medium Density Residential (R2)

High Density Residential (R3)

Historic District Residential (HDR)

Riverfront District (RF)

Local Business District (LB)

General Business District (GB)

Central Business District (CBD)

Aviation Business District (AB)

Light Industrial District (I1)

Heavy Industrial District (I2)

Road Labels

CITY OF MADISON OFFICIAL ZONING MAP: DOWNTOWN INSET

Adoption Draft: 12-30-25

The map displays the official zoning for downtown Madison, Wisconsin. It features a grid of streets with various colored overlays representing different zoning districts. The Central Business District (CBD) is highlighted in red, while other districts like Residential Agricultural (RA) are in light yellow and High Density Residential (R3) is in orange. The map includes labels for major roads such as Clifty Hollow Rd, Michigan Rd, US 421, and Telegraph Hill Rd. A scale bar at the bottom left indicates distances up to 0.5 miles, and a north arrow is also present.

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

OVERLAY DISTRICTS

The following overlay districts would be established with the new UDO. While these districts are not an overlay within the current zoning ordinance, they are already in effect through other local ordinances or state or federal regulations as indicated below. The official boundaries of the overlay districts are specified in the UDO and the following maps are intended to graphically represented these areas.

UDO Overlay Districts	Current Governing Regulation
Flood Hazard Overlay (FH)	<ul style="list-style-type: none">• Madison Flood Hazard Area Ordinance (Madison Code of Ordinances, Ch 156: Floodplain Regulations)• Indiana Floodplain Mapping (IDNR)
Historic District Overlay (HD)	<ul style="list-style-type: none">• Madison Historic District Ordinance (Madison Code of Ordinances, Ch 151: Historic District)
Airport Protection Overlay (AP)	<ul style="list-style-type: none">• 14 CFR Part 77: Safe Efficient Use, and Preservation of the Navigable Airspace• Indiana Tall Structures Act (IC 8-21-10)• FAA Advisory Circular 150/5200-33A

Municipal
Boundary

Flood Hazard
Zone 2023

CITY OF MADISON OFFICIAL ZONING MAP: FLOOD HAZARD OVERLAY

Adoption Draft: 12-30-25

NOTE: The boundaries of this overlay shall mirror the boundaries of the special flood hazard areas as shown on the Indiana Floodplain Mapping (“Best Available Data Layer”) of the Indiana Department of Natural Resources (IDNR) / Division of Water and shall be automatically updated as amendments are approved by IDNR.

N

00.250.51 Miles

SR 56

SECOND ST

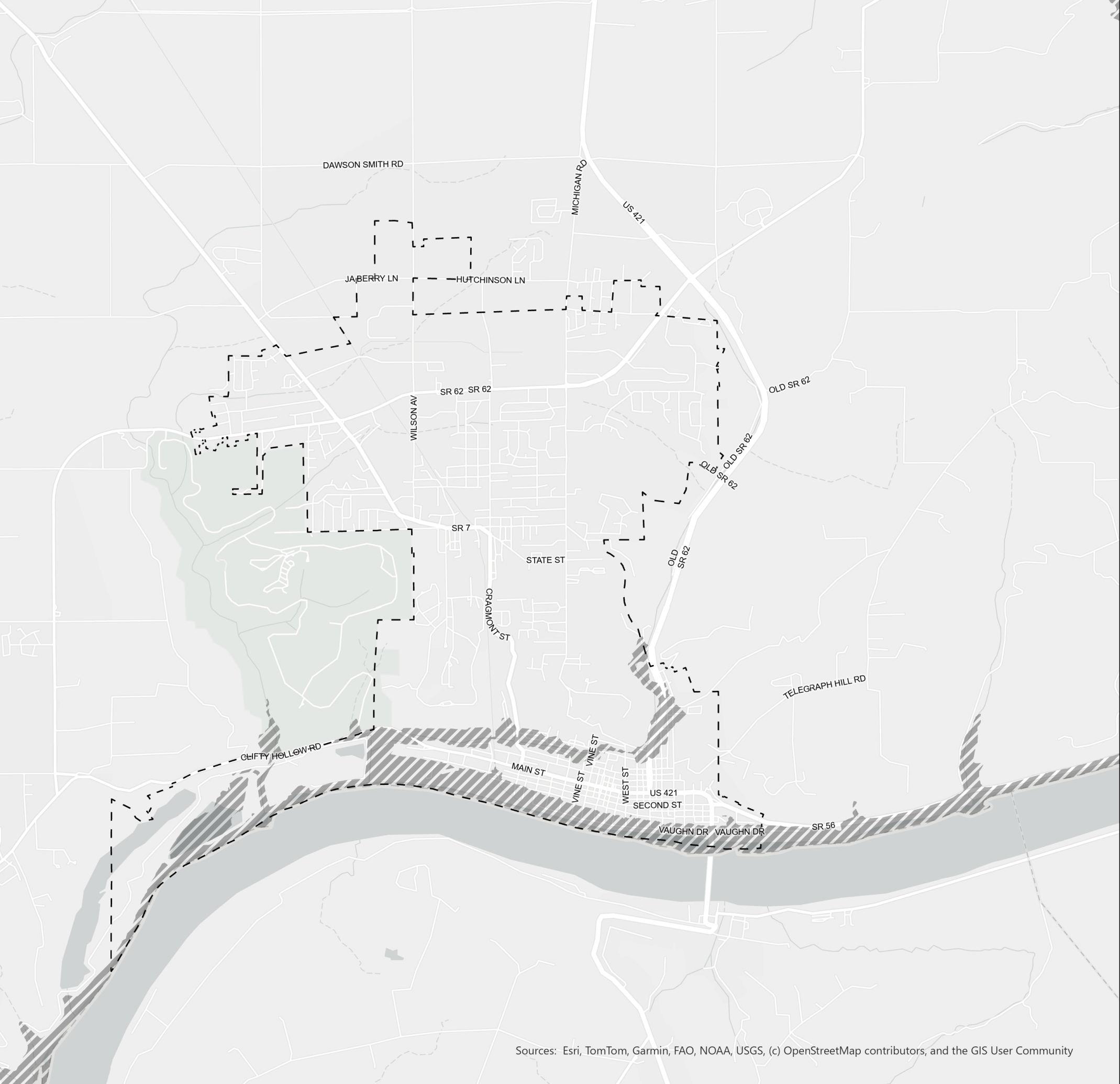
WEST ST

WEST ST

MAIN ST

SECOND ST

WEST ST



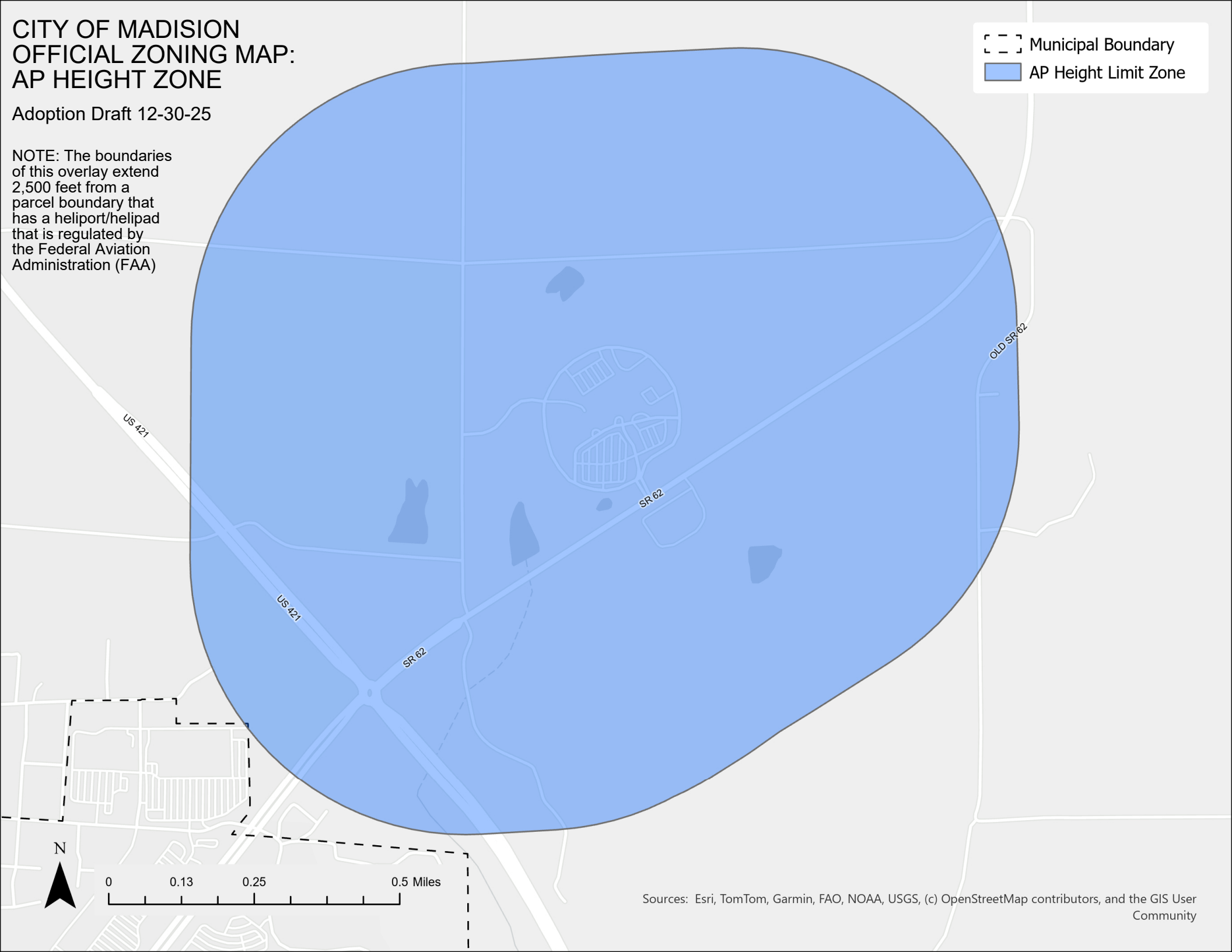
CITY OF MADISON OFFICIAL ZONING MAP: AP HEIGHT ZONE

Adoption Draft 12-30-25

NOTE: The boundaries of this overlay extend 2,500 feet from a parcel boundary that has a heliport/helipad that is regulated by the Federal Aviation Administration (FAA)

Municipal Boundary

AP Height Limit Zone



AP Height Limit
Zone

Municipal
Boundary

CITY OF MADISON OFFICIAL ZONING MAP: AP HEIGHT ZONE

Adoption Draft 12-30-25

NOTE: The boundaries of this overlay extend 6,000 feet from a parcel boundary that has a runway (or supporting airport use) or 2,500 feet from a parcel boundary that has a heliport/helipad that is regulated by the Federal Aviation Administration (FAA)



0 0.13 0.25 0.5 Miles

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

AP Noise Zone

Municipal
Boundary

Road Labels

CITY OF MADISON OFFICIAL ZONING MAP: AP NOISE ZONE

Adoption Draft 12-30-25

NOTE: The boundaries of this overlay extend 3,000 feet southeast of the Madison Regional Airport, measured from the point along the parcel boundary that is furthest from the edge of the runway, and extended one nautical mile (6,076 feet) northeast and southwest, measured from the point along the parcel boundary that is furthest from each end of the runway; and 3,000 feet northwest of the Madison Regional Airport, measured from the point along the parcel boundary that is furthest from the edge of the runway; and extended one nautical mile (6,076 feet) northeast and southwest, measured from the point along the parcel boundary that is furthest from each end of the runway.



0 0.13 0.25 0.5 Miles

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community