

Zoning Ordinance
Article Two

Zoning Districts Established

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2.1 Establishment of Standard Districts

For the purpose of this Ordinance, the planning jurisdiction is divided into the following zoning districts for the general uses as stated. These districts shall be indicated on the Official Zoning Map and labeled using the two-digit codes noted below.

Each of the zoning districts stands alone and is not part of a hierarchy-system of zoning. For example, uses permitted in the LC district are not permitted in the GC district unless expressly listed as such in the GC district. Only those uses and development standards which are expressly permitted and noted for each district apply to that district.

AP - Agriculture Protection (Page 50 and 51): This district is established exclusively for agricultural operations. The intent of this district is to provide a means to protect prime agricultural land and the agricultural heritage of Madison County from the introduction of uses that result in inefficient use of the land and otherwise impede agricultural activities.

AG - Agriculture (page 52 and 53): This district is established primarily for agriculture uses. The intent of this district is to promote and protect agricultural uses while providing limited low density rural residential development.

CR - Conservation Residential (page 54 and 55): This district is established to provide for the development of clusters of residences in rural areas. The intent of the district is to permit small-scale, large-lot residential developments in a manner that protects adjacent agricultural operations.

R1 - Single-Family Residential (page 56 and 57): This district is established to provide for the low-density development of large single-family detached homes on medium-sized lots.

R2 - Single-Family Residential (page 58 and 59): This district is established to provide for the medium density development of medium-sized single-family detached homes on medium-sized lots.

R3 - Single and Two-Family Residential (page 60 and 61): This district is established to provide for the high density development of medium to small-sized single-family detached and attached homes on small-sized lots.

MR - Multifamily Residential (page 62 and 63): This district is established to provide for the high density development of duplexes, condominiums, and apartment complexes.

MH - Manufactured Home Park (page 64 and 65): This district is established to provide for the development of lease-lot residential parks which provide dwelling sites for mobile and type III manufactured homes.

PR - Parks and Recreation (page 66 and 67): This district is established to provide for the presence of open spaces and public recreational facilities. The intent of the district is to maintain the natural features of Madison County and provide adequate air, light, and open spaces for its residents.

IS - Institutional (page 68 and 69): This district is established to provide for the development of public and private institutions. The intent of the district is to provide a means to accommodate the unique development qualities of these facilities and provide a means to integrate them with the other uses present in Madison County.

LC - Local Commercial (page 70 and 71): This district is established to provide for the development of small-scale businesses that supply products and services primarily to local neighborhoods.

GC - General Commercial (page 72 and 73): This district is established to provide for the development of medium to large-scale businesses that provide products and services to both local neighborhoods and regional consumers.

HC - Highway Commercial (page 74 and 75): This district is established to provide for the development of transit-oriented businesses that require direct exposure to large numbers of consumers, provide products that require direct access to transit routes for delivery, or provide products and services to traveling consumers.

LI - Light Industrial (page 76 and 77): This district is established to provide for the development of small business parks, warehousing, and assembly facilities.

GI - General Industrial (page 78 and 79): This district is established to provide for the development of manufacturing and waste disposal facilities.

2.2 Standard District Land Uses

Specific land uses are either Permitted, Non-Permitted or a Special Use (Special Exception) in each Zoning District. Madison County's permitted and special uses for each district are noted in the Permitted Use and Special Use columns in Article 3 of this Ordinance.

2.3 Establishment of Overlay District

The overlay district noted below has been established to provide additional development standards that respond to unique characteristics of the properties to which it applies. When added to the requirements of the standard zoning districts it will assist Madison County in providing for the public welfare and accomplishing the goals of the Madison County Comprehensive Plan. Both those uses and development standards which are expressly permitted and noted for the overlay district and the underlying standard district shall apply to the properties included in the overlay district. This overlay district shall be indicated on the Official Zoning Map using the two-digit code and a specific pattern.

CD - Corridor Development (page 84): This district is established to promote Madison County's goals and objectives for circulation, accessibility, traffic management, landscaping, and development character along the major transportation corridors within the jurisdiction of the Madison County Plan Commission.

2.4 Establishment of Planned Unit Development District

This Ordinance allows for all zoning districts to be rezoned for the creation of a planned unit development. All planned unit developments shall be consistent with the requirements of Article 9 of this Ordinance. Planned unit developments shall be indicated on the Official Zoning Map using the two-digit PD code.

2.5 Unlisted or Questionable Land Uses

Any use not listed as a permitted or special use is considered non-permitted unless the Planning Director makes a determination otherwise. The Planning Director may determine into which category any questionable use be placed if it is not specifically listed but similar to another use that is a permitted or special use. This determination may be appealed to the Board of Zoning Appeals.

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