

ARTICLE VI: USE PROVISIONS BY DISTRICT

Section 600 General.

This Article is established to ensure that each district is developed for its intended use. It is the intent of this Article to promote stability and a consistent pattern of land development and to promote the use of land consistent with the best interests of the residents of Madison.

600.1 Use Prohibited When not Specified. Any use not specifically named in a district shall be prohibited, unless application is made and permission granted for a text amendment under Section 1120.

Section 610 Residential Districts: R, R1, R2, R4, R6, R8.

The residential zoning districts include: Estate Residential District (R), Large Lot Residential District (R1), Medium Lot Residential District (R2), Small Lot Residential District (R4), Multi-Family Medium High Density Residential District (R6), and Multi-Family High Residential District (R8).

610.1 General Provisions.

In these residential zoning districts, no building shall be erected, remodeled, extended, constructed, reconstructed, moved, or structurally altered, nor shall any building or land be used for any purpose except as hereinafter specifically provided and allowed by this chapter.

610.2 Specific Intent and Purpose.

- (1) In addition to the general purposes listed in Section 110, the specific purposes of these zoning districts are to:
 - (a) provide appropriately located areas for a range of residential uses, and agricultural uses that are compatible therewith;
 - (b) strengthen the city's economic base, protect residential investments, and promote the sustained stability of residential areas;
 - (c) encourage an orderly and coordinated residential growth pattern to ensure adequate and efficient provision of public services;
 - (d) create suitable environments for various types of residential uses and compatible accessory uses, and protect them from the adverse effects of inharmonious uses;
 - (e) minimize the impact of commercial and industrial development on adjacent residential districts;
 - (f) establish dimensional requirements for residential development and supplementary standards for specific uses in residential areas;
 - (g) ensure that the appearance and effects of residential buildings and uses are harmonious with the character of the area in which they are located;
 - (h) ensure the provision of limited off-street parking, loading and storage facilities, the reservation of ample yard, court, and other open space and the provision of adequate screening, buffering, and landscaping; and,
 - (i) provide sites for compatible public uses which complement residential development.
- (2) The unique specific purposes of each residential zoning district are as follows:
 - (a) **Estate Residential District (R).**
To provide for areas of very low density, detached, single-family residential development and conditional agricultural uses in combination therewith; to recognize and protect the rural character of the area; to permit compatible accessory and conditional use of institutional and public buildings and uses requiring large amounts of open space which normally complement a balanced and attractive residential area; to protect the open and/or sparsely developed areas of the city from premature, scattered, and inefficient growth patterns; and to ensure the transition of these rural areas occurs in a coordinated and orderly manner so that they reflect the traditional residential development pattern already established within the original city limits.
 - (b) **Large Lot Residential District (R1).**
To provide for areas of low density, detached, single-family residential uses; to reinforce the traditional residential development pattern predominant within the original city limits along primary and secondary corridors characteristic of the city's earliest platting of streets and regular blocks; to recognize and protect

- regular city blocks with large lots, street grid based, and highly pedestrian character of the historic areas of the city; to permit compatible accessory and conditional use of institutional and public buildings and uses which normally complement a balanced and attractive residential area; to protect low-density, single-family residential areas from encroachment of higher density residential and non-residential uses; and to stabilize and protect owner-occupied housing and encourage a suitable environment for family life.
- (c) **Medium Lot Residential District (R2).**
To provide for areas of medium density, detached, single-family residential uses; to recognize and protect the moderate lot size, street grid based and highly pedestrian character of the city's turn-of-the-century neighborhoods and subdivisions; to reinforce the traditional residential development pattern characteristic of the historic areas of the city; to permit compatible accessory uses which normally complement balanced and attractive residential uses; to stabilize and protect owner-occupied housing and encourage a suitable environment for family life; and, to protect moderate density, single family residential areas from encroachment of higher density residential and non-residential uses.
- (d) **Small Lot Residential District (R4).**
To provide for areas of high density, detached single-family residential uses; to recognize and protect the small lot size, street grid based and highly pedestrian character of the historic areas of the city; to reinforce the traditional residential development pattern characteristic of the city's modern neighborhoods and subdivisions; to permit compatible accessory uses which normally complement a balanced and attractive residential area; to stabilize and protect owner-occupied housing and encourage a suitable environment for family life; and to protect medium density, single family residential areas from encroachment of higher density residential and non-residential uses.
- (e) **Multi-Family Medium High Density Residential District (R6).**
To provide for areas of high density, attached single-family residential uses with the allowance of a mixture of two-family dwellings, attached multi-family residential dwellings, and areas for mobile home parks; to reinforce the traditional residential development pattern characteristic of the city's modern neighborhoods and subdivisions; and to encourage and protect quality multi-family development and provide an alternative to detached single-family development; to allow more dense residential development designed to take advantage of the economy and convenience afforded by condensed development patterns through the reduction of lot size, congregation of site amenities (open space, recreational facilities, community center, etc.), and non site-built residential uses; to permit compatible accessory uses which normally complement a balanced and attractive residential area; to foster shared amenities; to ensure ample provision of open space and access to light air; to establish a transitional area to buffer low and medium density residential areas from non-residential areas; and to protect high density residential areas from encroachment of non-residential uses.
- (f) **Multi-Family High Density Residential District (R8)**
To provide for areas of very high density, attached single-family uses with the allowance of a mixture of two-family dwellings and multi-family residential dwellings; to allow more dense residential development designed to take advantage of the economy and convenience afforded by condensed development patterns through the reduction of lot size and the congregation of site amenities (open space, recreational facilities, community center, etc.); to reinforce the traditional residential development pattern characteristic of the city's modern neighborhoods and subdivisions; to permit compatible accessory uses which normally complement a balanced and attractive residential area; to encourage and protect quality multi-family development and provide an alternative to detached single-family development; to ensure ample provision of open space and access to light and air; to establish a transitional area to buffer low and medium density residential areas from non-residential areas; and to protect high density residential areas from encroachment of non-residential uses.

610.3 Residential Land Use Regulations (R, R1, R2, R4, R6, R8)

The residential zoning districts referenced below correspond to the districts listed in Section 610 and intent statements as found in Section 610.2 above. In **Table 6 - Residential Zoning District Land Use Regulations**, the letter "P" designates use classifications permitted in residential zoning districts. The letter "C" designates use classifications allowed by approval of a conditional use permit, see Section 1125. The letter "X" designates use classifications prohibited. References listed under

“See Section” reference additional regulations located elsewhere in this Ordinance or the code. For further definition of the listed uses, see Article II. For the chart of dimensional requirements and exceptions, see Article VII.

Section 610.3 Table 6 – Residential Zoning District Land Use Regulations

[P] = permitted; [X] = prohibited; C = conditional use permit required

LAND USE CATEGORY							
<i>Principal Use* (unless noted as an accessory use)</i>	<i>R</i>	<i>R1</i>	<i>R2</i>	<i>R4</i>	<i>R6</i>	<i>R8</i>	<i>See Section or Note</i>
Accessory building and uses							see RESIDENTIAL
accessory dwelling units							§ 800.8
bed and breakfasts	P	C	C	X	X	X	Code § 22: 91-140
home occupations							§ 800.3
home office	P	P	P	P	P	P	
residential business	C	C	C	X	X	X	
home swimming pools	P	P	P	P	P	P	Section 800.4
structures – general	P	P	P	P	P	P	Note (1) & § 800.1
temporary structures	P	P	P	P	P	P	Note (1) & § 800.9
uses – general	P	P	P	P	P	P	§ 800.2
AGRICULTURAL:							
animals – horses and stables	P	C	C	X	X	X	Note (2)
animals – household pets	P	P	P	P	P	P	
animals – cows, sheep, goats, chickens	P	C	C	X	X	X	Note (3)
farming, general practice	P	X	X	X	X	X	Note (4)
greenhouses and plant nursery, wholesale	C	X	X	X	X	X	Note (5)
game preserves and/or sanctuaries	C	X	X	X	X	X	
nut/fruit tree harvesting	P	X	X	X	X	X	
produce stands	C	X	X	X	X	X	
Amusements and Entertainment							
adult entertainment establishment	X	X	X	X	X	X	
archery range or firing range	X	X	X	X	X	X	
game center	X	X	X	X	X	X	
miniature golf, outdoor	X	X	X	X	X	X	
play centers, skating rink, bowling alley	X	X	X	X	X	X	
theaters	X	X	X	X	X	X	
theaters, outdoor	X	X	X	X	X	X	
Animal facilities and services							
pet cemeteries	C	X	X	X	X	X	
Child-care facilities							
child-care, homes	P	C	C	X	X	X	
child-care, centers	X	X	X	X	P	P	
Church							
administrative offices	X	X	C	X	X	X	
community church	P	P	P	X	X	X	
megachurch	C	X	X	X	X	X	
neighborhood church	P	P	P	X	X	X	
Educational facilities							
schools – public, private, parochial	C	C	C	X	X	X	
school programs - day-, pre-, post-	C	C	C	X	C	C	
Funeral and interment establishments							
cemeteries and memorial cemeteries	C	X	X	X	X	X	
Healthcare facilities							
personal care homes, family	C	C	X	X	X	X	

Parks and Recreation							
campgrounds	C	X	X	X	X	X	Note(8)
health/fitness center	X	X	X	X	X	X	
gymnasium	X	X	X	X	X	X	
neighborhood activity center – accessory use	C	C	C	C	C	C	Note(8)
parks, active	C	C	C	C	C	C	Note(8)
parks, passive	P	P	P	P	P	P	
Public and semi-public buildings							
community center	C	C	C	C	C	C	
RESIDENTIAL:							
accessory dwelling	P	P	C	X	X	X	See § 800.8
apartment buildings	X	X	X	X	P	P	
apartment houses	X	X	X	C	P	P	
single-family dwellings	P	P	P	P	X	X	
tenant dwellings	P	X	X	X	X	X	Note (6)
two-family dwellings/duplexes	X	X	X	C	P	P	
manufactured home, parks	X	X	X	X	C	X	
manufactured home, individual	X	X	X	C	C	X	See § 840
townhouses	X	X	X	X	P	P	
Tourism							
historic sites and museums	C	C	C	X	X	X	
Utility structures and substations	P	P	P	P	P	P	Note (7)
Principal Use* (unless noted as an accessory)	R	R1	R2	R4	R6	R8	See Section or Note

- (*) Unless otherwise specifically noted (for example, **RESIDENTIAL:**), all of the following uses are considered to be non-residential, which for the purposes of this section encompasses professional, office and/or institutional uses.
- (1) Service and auxiliary buildings located and specifically designed to service only the residents of one (1) manufactured home park, as specified herein, not to include repair facilities of any type. Permitted buildings shall be limited to the following uses: (a) manufactured home park management office, (b) storage for maintenance tools, equipment, and supplies, (c) residence for a park watchman, caretaker, owner or manager, (d) recreation, community and laundry facilities for the exclusive use of the manufactured home park community.
 - (2) As an accessory use, one (1) horse per acre of fenced area on the same lot as the principal dwelling, not to exceed a maximum of four (4) horses per lot; one (1) stable having no more than four (4) stalls, with no stall exceeding two hundred (200) square feet in area. Stables are considered accessory buildings and shall meet Section 800.1 standards.
 - (3) As an accessory use, non-commercial keeping of these animals provided that the lot must be a minimum of four (4) acres with no more than: one (1) cow per four (4) acres, one (1) sheep or goat per acre, and three (3) chickens per acre.
 - (4) Includes crop production on the premises, excludes commercial livestock/poultry farms, fur farms, and kennels/cattery.
 - (5) Selling only products grown or produced on site.
 - (6) As an accessory use for farm laborers and their families, when located on the same lot or tract as the principal dwelling, on the basis of one (1) tenant dwelling per five (5) acres in addition to the minimum lot area required for the principal dwelling, and subject to all the yard requirements of the R District.
 - (7) Unmanned utility structures and substations, excluding towers, provided that such structures are screened in accordance with Section 550. No on-site storage of equipment is permitted except in the R District.
 - (8) As an accessory use only, snack counters and/or sales of food and non-alcoholic beverages are also included provided that said accessory use shall be operated in compliance with all applicable health regulations of the Morgan County Health Department and in compliance with the City of Madison Code of Ordinances, Chapter 22, Article VII-IX, vending regulations.

Section 620 Commercial Districts: P-1, P-2, C-1, C-2, C-3, C-4.

The commercial zoning districts include: Professional / Office / Institutional District (P-1), Professional / Limited Commercial District (P-2), Downtown Commercial District (C-1), Neighborhood Commercial District (C-2), General Commercial District (C-3), and Interstate Commercial District (C-4).

620.1 General Provisions.

In these commercial zoning districts, no building shall be erected, remodeled, extended, constructed, reconstructed, moved, or structurally altered, nor shall any building or land be used for any purpose except as hereinafter specifically provided and allowed by this chapter.

620.2 Specific Intent and Purpose.

- (1) In addition to the general purposes listed in Section 110, the specific purposes of these zoning districts are to:
 - (a) provide appropriately located areas for a full range of professional, office, institutional, service, and retail business needed by residents of, and visitors to, the city and region;
 - (b) strengthen the city's economic base, protect small businesses that serve city residents, and promote the sustained stability of commercial areas;
 - (c) create suitable environments for various types of business and compatible residential uses, and protect them from the adverse effects of inharmonious uses;
 - (d) minimize the impact of commercial development on adjacent residential districts;
 - (e) minimize the impact of industrial development on adjacent commercial districts;
 - (f) ensure that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located;
 - (g) ensure the provision of adequate off-street parking, loading, and storage facilities, the minimization of lot coverage and impervious surfaces, the provision of adequate screening, buffering, and landscaping, and the provision of adequate illumination for commercial buildings and uses; and,
 - (i) provide sites for compatible public uses which complement commercial development; and,
 - (j) prohibit uses that are noxious or offensive by reason of the emission or creation of odor, dust, fumes, smoke, gas, noise, vibration, or similar substances or conditions which in the opinion of the City would be detrimental to the community interest.

- (2) The unique specific purposes of each commercial zoning district are as follows:
 - (a) **Professional / Office / Institutional District (P-1).**
To provide areas for various types of professional, office, and institutional uses and businesses incidental thereto; to establish areas for institutional facilities, offices, and professional businesses to develop in proximity to each other without the threat of encroachment of more intense retail or general commercial uses; to encourage such uses to remain in proximity to developed residential areas and general commercial areas; to encourage non-linear development with shared parking, amenities, and access; and to establish a transitional area to buffer surrounding residential neighborhoods from general commercial and industrial uses.
 - (b) **Professional / Limited Commercial District (P-2).**
To provide for areas where certain professional, office, and service commercial uses can coexist with compatible residential uses without the threat of encroachment of more intense retail or general commercial uses; to encourage such uses to remain in proximity to the business and activity center thus reinforcing the highly pedestrian character of the historic areas of the city; to encourage development (and redevelopment of non-conforming buildings and sites) which contributes to the small town architecture; and to establish a transitional area to buffer surrounding residential neighborhoods from the highly active downtown center.
 - (c) **Downtown Commercial District (C-1).**
To recognize and protect the historic and current vital core of the city; to foster its continued existence as a commercial center for business, government, and service enterprises for the whole community; to encourage development of this district as a shopping, dining, and activity center for residents, tourists, and the surrounding region; and to reinforce its small town architecture, character, and feel, and its pedestrian atmosphere, scale and movement by grouping specialized uses which benefit from close proximity to each other and by fostering full utilization of existing structures and infrastructure by allowing mixed land uses, contiguous construction, and shared parking facilities.
 - (d) **Neighborhood Commercial District (C-2).**

To provide for limited commercial uses in proximity to surrounding neighborhoods; to foster the retailing of goods and furnishing of selected services while protecting nearby residential properties from possible adverse effects; to encourage development and redevelopment of these areas as neighborhood convenience centers, thus not encompassing a full range of business activities but rather those which serve the needs of the immediate neighborhood; and establish a transitional area as a buffer between residential, pedestrian areas and areas of higher vehicle traffic and more intense commercial development.

(e) **General Commercial District (C-3).**

To provide for a range of commercial uses that supply commodities or services for both the community and regional market; to collect and consolidate such uses primarily on arterial streets and at major intersections; to minimize strip development along streets and roadways; and to provide adequate locations buffered by lighter commercial areas for those commercial activities which are frequently incompatible in close proximity to residential areas due to services, operations, or processes that are objectionable by reason of odor, dust, bright lights, smoke, noise, vibration, traffic volume and/or congestion, and exterior activities, storage, or displays.

(f) **Interstate Commercial District (C-4).**

To provide an area for commercial establishments that normally depend on the traveling or commuting public for business and that generally offer extended hours of service; to allow the development of uses that usually involve larger vehicles transporting goods and servicing both commercial and industrial areas, the sales of motor vehicles and heavy equipment, and warehouse and commercial storage uses; to collect and consolidate such uses primarily on state and federal highway intersections; and to minimize strip development along streets and roadways; and to provide adequate areas for those commercial activities that generally offer extended business hours beyond the typical 8 a.m. - 6 p.m. work schedule and that frequently experience periods of higher traffic volume.

(g) **Heavy Commercial District (C-5).**

To protect and promote a suitable environment for heavy commercial uses and light industrial uses compatible therewith; to allow for the development of such uses in low visibility locations not having frontage on arterial roadways; and to minimize the negative impacts often associated with such uses typically characterized by one or more of the following:

- 1) warehouse storage of wholesale goods and bulk product,
- 2) outdoor storage of vehicles, heavy equipment, and large goods/bulk product,
- 3) operations oriented toward the working or adult portions of the population,
- 4) operations requiring additional performance standards to avoid objectionable environmental conditions,
- 5) operations utilizing the location as a base for services provided throughout the community,
- 6) operations involving repair, fabrication, assembly, or packaging.

Further, the district is specifically intended to serve as an alternative location to avoid incompatible intrusions into areas promoted for industrial development or high-traffic, retail-oriented commercial activity.

620.3 Commercial Land Use Regulations (P-1, P-2, C-1, C-2, C-3, C-4)

The commercial zoning districts referenced below correspond to the districts listed in Section 620 and intent statements in Section 620.2. In **Table 7 - Commercial Zoning District Land Use Regulations**, the letter "P" designates use classifications permitted in commercial zoning districts. The letter "C" designates use classifications allowed by approval of a conditional use permit, see Section 1125. The letter "X" designates use classifications prohibited. References listed under "see section" reference additional regulations located elsewhere in the zoning ordinance or the code. For further definition of the listed uses, see Article II. For the chart of dimensional requirements and exceptions, see Article VII.

Section 620.3 Table 7 – Commercial Zoning District Land Use Regulations

[P] = permitted; [X] = prohibited; C = conditional use permit required

LAND USE CATEGORY	DISTRICT							REFERENCE
<i>Principal Use* (unless noted as an accessory use)</i>	P-1	P-2	C-1	C-2	C-3	C-4	C-5	See Section or Note
Accessory building and uses								
accessory apartments								See RESIDENTIAL
accessory dwelling units								See RESIDENTIAL
bed and breakfasts	X	P	X	X	X	X	X	Code § 22: 91-140
fuel dispensary, pump, island and/or canopy	X	P	X	P	P	P	X	Note (1)
home occupations								See § 800.3
home office	P	P	X	P	X	X	X	
residential business	P	P	X	X	X	X	X	
outdoor storage and/or display	X	P	X	X	P	X	P	See § 800.5
Accessory building and uses (continued)								
sidewalk amenities	X	C	C	X	X	X	X	See § 800.6
structures – general	P	P	P	P	P	P	P	See § 800.1
temporary structures	P	P	P	P	P	P	P	See § 800.9
uses – general	P	P	P	P	P	P	P	See § 800.2
Administrative and information service facilities								
administrative offices/processing center	X	X	X	X	X	X	P	
call/telecommunications center	X	X	X	X	X	X	P	
data processing/programming facilities	X	X	X	X	X	X	P	
Agricultural uses								
timber harvesting	X	X	X	X	C	C	X	
Alcohol and beverage stores, retail								
beer and wine	X	X	P	P	P	P	X	
liquor	X	X	X	C	C	C	X	
Amusements and Entertainment								
adult entertainment establishment	X	X	X	X	X	X	C	Note (23)
archery range or firing range	X	X	X	X	X	X	C	See § 832
game center	X	X	X	C	P	P	X	Note(20)
miniature golf, outdoor	X	X	X	X	C	C	X	Note(20)
play centers, skating rink, bowling alley	X	X	X	X	P	P	X	Note(20)
theaters	X	X	C	X	P	P	X	Note(20)
theaters, outdoor	X	X	X	X	X	C	X	Note(20)
Animal facilities and services								
clinics and specialty services	X	X	X	P	P	X	P	
hospitals, lodging, and shelters	X	X	X	X	P	X	P	Note (4)
animal/pet supply stores, retail (excluding pet sales)	X	X	P	P	P	X	X	
animal/pet supply stores (including pets sales)	X	X	X	X	X	P	X	
Antique, curio, and/or collectible shops	X	P	P	X	P	X	X	
Apparel stores – clothing and accessories, retail								
bridal, vintage, consignment, and rental	X	P	P	X	P	X	X	
new	X	X	P	X	P	X	X	
secondhand and/or thrift	X	X	P	P	P	X	X	
shoe repair, service	X	X	P	P	P	X	X	
tailoring and/or dressmaking, service	X	P	P	P	P	X	X	
Arts, Crafts, and Hobbies								
Art, craft and/ or hobby supply stores, retail	X	X	P	P	P	X	X	
Art gallery or shop, retail	P	P	P	X	X	X	X	
Art studios	X	X	P	X	X	X	X	
Craftsman studios	X	X	P	X	X	X	X	

Audio/video/computer equipment								
supply stores, rental and/or repairs	X	X	X	P	P	P	X	
supply stores, retail	X	X	P	P	P	X	X	
Beauty shops, service								
barber, hairdresser, and/or stylist shops	P	X	P	P	P	X	X	
	P	X	P	P	P	X	X	
beauty supply, retail	X	P	P	P	P	X	X	
beauty/health spas	P	X	P	P	P	X	X	
manicure establishment	P	X	P	P	P	X	X	
tanning centers								
Book, news, magazine stores, retail	X	P	P	P	P	X	X	
Building, construction and special trade facilities								Note (5)
contractor and developer offices	X	X	X	X	P	P	P	
contractor/developer offices with facilities	X	X	X	X	P	P	P	Note (6)
contractor/developer office center	X	X	X	X	X	X	P	
landscape/irrigation service	X	X	X	X	X	P	P	Note (10)
timber harvesting service	X	X	X	X	P	P	P	
tree surgery service	X	X	X	X	P	P	P	
building supply store, wholesale	X	X	X	X	X	X	P	
Catering establishments, retail and rental	X	P	P	X	P	X	X	
Child-care facilities								
child-care, center	P	X	X	P	P	X	X	
child-care, home	P	X	X	X	P	X	X	
Churches								
community	X	C	X	X	X	X	X	
megachurch	C	X	X	X	P	P	X	
neighborhood	P	C	X	C	P	P	X	
Collection agency	P	P	P	P	P	X	X	
Community associations/clubs – civic and private	P	P	X	P	P	X	X	
Confectionery and dessert shops, retail	X	X	P	P	P	P	X	
Copy and blueprint shops	X	X	P	P	P	X	X	
Department/discount department stores, retail	X	X	P	P	P	X	X	
Detective agency	P	P	P	P	P	X	X	
Distribution and storage facilities								
warehouse, self-service (mini)	X	X	X	X	P	X	P	
warehouse	X	X	X	X	P	X	P	
Drug stores, retail	P	P	P	P	P	X	X	
Educational facilities								
schools - private, public, parochial	C	C	C	X	X	X	X	
school programs – day-, pre-, post-	C	C	C	C	X	C	C	
small scale instruction	X	P	X	P	P	X	X	
studios for work or teaching of fine arts, photography, music, drama, dance, martial arts	X	X	X	P	P	X	X	
Fabric and notion shops, retail	X	X	P	P	P	X	P	
Financial institutions – banks, savings/loans								
with/without drive-thru window	X	P	P	P	P	X	X	
automatic teller machine only	P	X	P	P	P	P	X	
Florist and plant shops, retail	X	X	P	P	P	P	X	
Funeral and interment establishments								
cemeteries and memorial cemeteries	X	X	X	X	C	X	X	See § 820
gravestone and burial vault, sales and storage	X	X	X	X	P	X	X	Note (10)
undertaking, mortuary, and/or funeral home	X	X	X	C	P	X	X	
Gift, card, and stationary shops, retail	X	P	P	P	P	X	X	
Principal Use* (unless noted as an accessory use)	P-1	P-2	C-1	C-2	C-3	C-4	C-5	See Section or Note

> heavy trucks, RVs and other heavy equipment	X	X	X	X	X	P	P	Note (8)
body repair and painting	X	X	X	X	X	X	X	Note (16)
fueling station	X	X	X	X	X	P	P	Note (8)
general service/installation of parts and accessories	X	X	X	X	X	P	P	Note (13)
new or used, sales and rental	X	X	X	X	P	P	C	
parts/accessories/tires, sales	X	X	X	X	X	X	C	
truck wash, service or self-service	X	X	X	X	X	X	C	
terminal, motor freight								
truck stop/travel plaza								
Musical instrument shop, retail	X	X	P	X	P	X	X	
Office Parks								See § 833
medical office parks	P	X	X	X	P	X	X	
professional office parks	P	X	X	X	P	X	X	
Office supply stores, retail	X	P	P	P	P	X	X	
Optical supply stores, retail	P	P	P	X	P	X	X	
Parking, commercial – primary use								
garages	X	C	C	X	P	P	X	Note (10)
lots	X	C	X	X	P	P	X	See § 520
Parks and Recreation								
campgrounds	X	X	X	X	X	X	X	
health/fitness center	X	C	X	P	P	P	X	Note(20), Note(21)
gymnasium	X	X	X	X	P	P	X	Note(20)
neighborhood activity center – accessory use	X	X	X	X	X	X	X	
parks, active	X	X	X	X	P	P	X	
parks, passive	P	P	P	P	P	P	P	
Photography								
supply and processing stores, sales/service	X	X	P	P	P	X	X	
portrait studio	X	P	P	X	P	X	X	
Professional offices	P	P	P	X	P	X	X	Note (9)
Public buildings								
government offices, libraries, museums	X	P	P	P	X	X	X	
convention hall, community center	X	C	C	X	X	X	X	
Recreational equipment stores, repair and Rental	X	X	X	X	P	P	X	Note (10)
Recreational equipment/supply stores, retail	X	X	P	P	P	P	X	Notes (10) (13)
RESIDENTIAL:								
accessory apartments	P	P	P	X	X	X	X	See:§ 800.8
accessory dwellings	P	P	X	X	X	X	X	See:§ 800.8
apartment buildings	X	X	X	P	P	X	X	
apartment houses	X	P	X	X	X	X	X	
lofts	X	X	P	P	P	X	X	
single-family dwellings	P	P	X	X	X	X	X	
two-family dwelling/duplex	X	P	X	X	X	X	X	
townhouses	P	X	X	X	X	X	X	
Restaurant								Note (11)
restaurant/cafe, grill, lunch counter	X	C	P	P	P	P	X	
with drive-in or drive-through service	X	X	X	X	C	P	X	Note (17)
with walk-up or walk-away service	X	X	C	C	X	X	X	
Sales and Service Facilities								
appliance stores (small and large), retail, rental, and/or repairs	X	X	X	P	P	P	P	Note (2), (3)&(6)
building supply, retail	X	X	X	P	P	P	P	
equipment (small and large), service and rental	X	X	X	P	P	P	P	Note (2)
equipment (office), service and rental	X	X	X	X	P	X	P	Note (19)
fuel sales – liquid, wholesale and sale								

funeral and interment establishments, wholesale and storage	X	X	P	P	P	P	P	Note (13)
janitorial cleaning services	X	X	X	X	X	X	P	
janitorial/cleaning supply store, wholesale	X	X	X	X	P	P	P	
lawn and garden supply, wholesale	X	X	X	X	X	X	P	
locksmith shop, service	X	X	X	X	P	P	P	
manufactured home sale lots	X	X	X	X	X	P	P	
pawn shop and pawnbrokers	X	X	X	P	P	P	P	
pest control services	X	X	X	X	P	P	P	
print and publication shops	X	X	X	X	X	P	P	
scrap hauling service	X	X	X	X	P	P	P	
sewer and septic tank service	X	X	X	X	X	X	P	
vending supply and service	X	X	X	X	X	X	P	
Shipping, packaging, and delivery establishments non-freight business	X	X	X	X	P	X	X	
Shopping Centers	X	X	X	C	P	P	X	See § 833
Telecommunications facilities mobile telephones/paging, retail and service satellite dishes, retail	X X	X X	P X	P P	P P	P P	X X	
Temporary buildings	P	P	P	P	P	P	P	See: § 800.9
Tourism events and facilities tour of homes, group tour of homes, private tour service	X X X	P P P	P P P	X X X	X X P	X X X	X X X	See: § 26: 31-38
Toy, variety, novelty, and dime stores, retail	X	X	P	P	P	X	X	
Transportation facilities airport administrative offices/dispatches commuter lot stations or terminals	X X X X	X X X X	X X X X	X X X C	X P X P	X X X P	X P X P	
Travel agencies	P	P	P	X	P	X	X	
Utility and area service provider facilities emergency management services – fire, police, ambulance garbage and recycling collection services landfills, incinerators, and dumps recycling center telecommunications facility, radio and television stations telecommunications facility, tower/antenna utility administrative office utility transformers, substations, and towers	X X X X X X X P	X X X X X X X P	P X X X P X P P	P X X X P X P P	P X X X P P P P	P P X X P P P P	P P X C P P P P	See Article IX
Vending food and beverage, temporary sales general merchandise, temporary sales parking, temporary event outdoor sales, temporary sales	P P X X	P P P X	P P P X	P P X P	P P X X	P P X X	X X X X	See § 22: 221-363

Notes for Table 7, Section 620.3:

- (*) Unless otherwise specifically noted (for example, **RESIDENTIAL:**), all of the following uses are considered to be non-residential, which for the purposes of this section encompasses commercial, professional, office and/or institutional uses. For commercial retail uses, incidental manufacturing of products sold by the retail establishment on the premises is included provided that the manufacturing area does not occupy more than twenty (20) percent of the total floor area and does not employ more than five (5) persons.
- (1) Provided that fuel dispensary, pump and/or canopy is not located in the front yard.
- (2) Small appliances means radio, television, computer, kitchen counter appliances, stereo, fax, computer printer, VCR/DVD players, and other appliances of similar size.

- (3) Large appliances means refrigerator, washer, dryer, dishwasher, stove, freezer, office copier, sewing machine, vending machine and other appliances of similar size.
- (4) Outdoor kennels, runs, or open areas are permitted as accessory uses provided that such are located in the rear yard, enclosed by a fence not less than seven (7) foot high, and screened from the public right-of-way and from adjoining properties in accordance with Section 550.
- (5) Special trades means goods and services integral to building and construction, specifically roofing, sheet metal, electrical, plumbing, heating/air conditioning systems, cabinetry, carpentry, flooring, drapery, upholstery, lumber and building materials, hardware and paint, rug and carpet care, sign making, glass and mirror cutting, and antique repair and restoration.
- (6) Provided that such is not located within one hundred (100) feet of any residential district; provided that all operations are conducted in a building which shall not have any openings (other than a stationary window and pedestrian doors) facing the street frontage; and provided that no parts or waste materials shall be stored in the principal building.
- (7) Provided that temporary produce stands are located within the designated area within the C-1 District and operated only during the established month/day/time set annually by the Mayor and Council.
- (8) Motor vehicle storage which is secondary and clearly incidental is permitted provided that such is located in the rear yard, enclosed by a fence not less than seven (7) foot high, and screened from the public right-of-way and from adjoining properties in accordance with Section 550.
- (9) Professional offices means the following recognized professional services/professionals: accountant, actuary, appraisal, architect, billing/bookkeeping, brokerage, computer science, decorator, designer, editor, engineer, insurance, investment, landscape architect, lawyer, real estate, researcher, surveyor, translator, and web design. See section 210 for the definition.
- (10) Provided that such is screened in accordance with Section 550.
- (11) For licensing requirements regarding pouring of alcoholic beverages, see Code of Ordinances, Chapter 6.
- (12) The sell of produce from vehicles or from temporary stands outside of the building is prohibited.
- (13) Outdoor display and storage of manufactured home (retail) and motor vehicle and heavy equipment (retail and rental) is permitted in accordance with Section 800, but any repair of such must be conducted entirely within a building which shall not have any openings (other than a stationary window and pedestrian doors) facing the street frontage, shall have no parts or waste materials stored outside, and all motor vehicles placed on the display lot shall be in operating condition at all times.
- (14) Small equipment means lawn mowers (pushing), hand tillers, and other equipment of similar size whether engine operated or not.
- (15) Heavy equipment means farm machinery and implements, construction equipment, lawn mowers (riding and trailing), motorcycles, all-terrain vehicles (ATV), off-road vehicles (ORV), recreational vehicles (RV), boats, travel trailers and other equipment of similar size whether engine operated or not.
- (16) In the C-4 district, the fuel canopy may be considered the primary building regardless of other buildings located upon the same lot.
- (17) Provided subject to the following conditions: a) such location shall be situated on U.S. Hwy 441 south of its intersection with Lions Club Road and the U.S. Hwy 441 Bypass, b) such property shall have frontage along U.S. Hwy 441 and all entrances and exits to the property shall be located on U.S. Hwy 441, c) such use shall have indoor seating for at least fifty (50) people, and d) all provisions of Section 642 have been met.
- (18) Provided that the maximum allowable height of any portion of a building shall not exceed 60 feet from the grade of the street on which the property fronts.
- (19) Excludes fuels intended for vehicle use.
- (20) As an accessory use only, snack counters and/or sales of food and non-alcoholic beverages are also included provided that said accessory use shall be operated in compliance with all applicable health regulations of the Morgan County Health Department and in compliance with the City of Madison Code of Ordinances, Chapter 22, Article VII-IX, vending regulations.
- (21) As an accessory use only, non-commercial nursery or child-care areas are also included provided that said accessory use shall be available only for patrons while the patrons are on the premise.
- (22) See Section 800.6 for additional requirements.
- (23) In compliance with the City of Madison Code of Ordinances, Chapter 10, Article II, Adult Entertainment.

Section 630 Industrial Districts: I-1 and I-2.

The industrial zoning districts include: Light Industrial / Limited Commercial District (I-1) and Light Industrial / Manufacturing District (I-2).

630.1 General Provisions.

In these industrial zoning districts, no building shall be erected, remodeled, extended, constructed, reconstructed, moved, or structurally altered, nor shall any building or land be used for any purpose except as hereinafter specifically provided and allowed by this chapter.

630.2 Specific Intent and Purpose.

- (1) In addition to the general purposes listed in Section 110, the specific purposes of these zoning districts are to:
 - (a) provide appropriately located areas for a range of light industrial uses, and limited commercial uses that are compatible therewith, for the employment of residents of the city and region;
 - (b) strengthen the city's economic base, protect industrial investments, and promote the sustained stability of existing industrial areas;
 - (c) encourage an orderly and coordinated industrial growth pattern to ensure adequate and efficient provision of public services;
 - (d) create suitable environments for various types of light industrial, manufacturing, and compatible commercial uses, and protect them from the adverse effects of inharmonious uses;
 - (e) minimize the impact of industrial development on residential districts, small town architecture, and the quality of life of the community;
 - (f) ensure that the appearance and effects of industrial buildings and uses are harmonious with the character of the area in which they are located;
 - (g) ensure the provision of adequate off-street parking, loading, and storage facilities, the minimization of lot coverage and impervious surfaces, and the provision of adequate screening, buffering, and landscaping, and the provision of adequate illumination for commercial and industrial buildings and uses;
 - (h) provide sites for public and semi-public uses needed to complement industrial development or compatible with a industrial environment; and
 - (i) prohibit uses that are noxious or offensive by reason of the emission or creation of odor, dust, fumes, smoke, gas, noise, vibration, or similar substances or conditions which in the opinion of the City would be detrimental to the community interest.

- (2) The additional purposes of each industrial zoning district are as follows:
 - (a) **Light Industrial / Limited Commercial District (I-1)**

To protect and promote a suitable environment for light industrial uses and LIMITED commercial uses compatible therewith; to provide accessibility to major transportation facilities as well as availability of adequate utilities and other public services; to discourage uses incompatible with light industrial development; and to minimize the negative impacts often associated with such uses typically characterized by one or more of the following:

 - 1) warehouse storage of wholesale goods and bulk product,
 - 2) outdoor storage of vehicles, heavy equipment, and large goods/bulk product,
 - 3) operations oriented toward the working or adult portions of the population,
 - 4) operations requiring additional performance standards to avoid objectionable environmental conditions,
 - 5) operations requiring large acreage for heavy vehicle circulation and loading/unloading.

Further, the district is specifically intended to serve as a location buffered from conflicting land uses such as those found in areas promoted for residential development or high-traffic, retail-oriented commercial activity.

 - (b) **Light Industrial / Manufacturing District (I-2)**

The District is intended to promote suitable areas for light industrial uses, including manufacturing, assembling, research and development, processing, wholesaling, and storage, by providing access to major streets and adequate public utilities, by discouraging uses incompatible with light industry and manufacturing, and by minimizing negative impacts often associated with heavy industrial uses on residential and commercial districts. Uses in this district not conducted within a building must be screened pursuant to Section 550. No new residential uses shall be permitted in this district.

630.3 Industrial Land Use Regulations (I-1, I-2)

The industrial zoning districts referenced below correspond to the districts listed in Section 630 and intent statements as found in Section 630.2 above. In **Table 8 – Industrial Zoning District Land Use Regulations**, the letter “P” designates use classifications permitted in industrial zoning districts. The letter “C” designates use classifications permitted by approval of a conditional use permit, see Section 1125. The letter “X” designates use classifications prohibited. References listed under “see section” reference additional regulations located elsewhere in the zoning ordinance or the code. For further definition of the listed uses, see Article II. For the chart of dimensional requirements and exceptions, see Article VII.

Section 630.3 Table 8 – Industrial Zoning District Land Use Regulations

[P] = permitted; [X] = prohibited; C = conditional use permit required

LAND USE CATEGORY	DISTRICT		REFERENCE
	I-1	I-2	See Section or Note
Principal Use* (unless noted as an accessory use)	I-1	I-2	See Section or Note
Accessory building and uses			
structures – general	P	P	See §800.1
temporary buildings	P	P	See §800.9
uses – general	P	P	See §800.2
Administrative and information service facilities			
administrative offices/processing center	P	X	
call/telecommunications center	P	X	
data processing/programming facilities	P	X	
data processing/programming facilities with product production	P	P	
Amusements and Entertainment			
adult entertainment establishment	C	X	Note (5)
archery range or firing range	C	X	See § 832
game center	X	X	
miniature golf, outdoor	X	X	
play centers, skating rink, bowling alley	X	X	
theaters	X	X	
theaters, outdoor	X	X	
Animal facilities and services			
clinics and specialty services	X	X	
hospitals, lodging, and shelters	X	X	
Building, construction and special trade facilities			
contractor and developer offices	X	X	
contractor/developer offices with facilities	X	X	
contractor/developer office center	C	X	
landscape/irrigation service	X	X	
timber harvesting service	P	X	
tree surgery service	X	X	
building supply store, wholesale	C	X	
INDUSTRIAL:			
Industry, heavy - manufacturing, repair, assembly, or processing			
abattoir	X	X	Note (1)
acid manufacturing	X	X	
asphalt, cement, clay, gypsum, lime, or plaster manufacturing or processing	X	X	
bone distillation	X	X	
chlorine or similar noxious gases production	X	X	
drop forge industries using power hammers	X	X	
explosives, manufacturing or storage	X	X	
fats or oils, rendering or refining	X	X	
fertilizer production	C	C	
garbage, offal, or dead animals – dumping, storage, disposal, or landfilling of such	X	X	

glue manufacturing	X	X	
petroleum, refining or above-ground product storage	X	X	
sauerkraut, vinegar or yeast processing	X	X	
Industry, light - manufacturing, repair, assembly, or processing			
apparel, clothing and/or garment manufacturing	P	P	
aquarium chemical processing	P	P	
bakery or confectionery, wholesale	C	X	
business machines manufacturing	P	P	
concrete batch plant	C	C	
electrical appliances manufacturing	P	P	
electronic and scientific equipment manufacturing	P	P	
camera and photographic equipment manufacturing	P	P	
ceramic products manufacturing	P	P	
cosmetics and toiletries manufacturing	P	P	
fiberglass product manufacturing	P	P	
frozen dessert and milk processing	C	X	
glass fabrication	P	P	
grain processing	P	P	
laboratories for testing materials, chemical analysis and/or photographic processing	P	P	
medical appliance manufacturing	P	P	
medical device sterilization	P	P	
metal stamping	P	P	
musical instruments and parts manufacturing	P	P	
paper product manufacturing	X	P	Note (2)
pharmaceuticals or optical goods manufacturing	P	P	
plastic product manufacturing	P	P	Note (3)
souvenirs and novelties manufacturing	P	P	
tools or hardware manufacturing	P	P	
toys, sporting and athletic goods manufacturing	P	P	
wood, paper, and plastic assembly	P	P	
Parks and Recreation			
campgrounds	X	X	
health/fitness center	X	X	
gymnasium	X	X	
neighborhood activity center – accessory use	X	X	
parks, active	X	X	
parks, passive	P	P	
RESIDENTIAL	X	X	
Sales and service facilities			
appliance stores (small and large), retail, rental, and/or repairs	X	X	
building supply, retail	X	X	
equipment (small and large), service and rental	X	X	
equipment (office), service and rental	X	X	
fuel sales – liquid, wholesale and retail	P	X	Note (4)
funeral and interment establishments, wholesale and storage	X	X	
janitorial cleaning services	X	X	
janitorial/cleaning supply store, wholesale	C	X	
laundry and/or dry cleaning establishments, full service	X	X	
lawn and garden supply, wholesale	C	X	
locksmith shop, service	X	X	
manufactured home sale lots	X	X	
pawn shop and pawnbrokers	X	X	
pest control services	X	X	
print and publication shops	X	X	
scrap hauling service	X	X	
sewer and septic tank service	X	X	

vending supply and service	X	X	
Transportation facilities			
airport	X	P	
administrative offices/dispatches	X	X	
commuter lot	C	C	
stations or terminals	C	X	
Utility and area service provider facilities			
emergency management services – fire, police, ambulance	C	C	
garbage and recycling collection services	C	X	
landfills, incinerators, and dumps	X	X	
recycling center	C	X	
telecommunications facility, radio and television stations	P	P	
telecommunications facility towers and antenna	P	P	See Article IX
utility administrative office	P	X	
utility transformers, substations, and towers	P	P	
Distribution and storage facilities			
warehouse, self-service (mini)	X	X	
warehouse	P	X	
distribution warehouse facility	C	C	
Motor vehicles and equipment			
> passenger vehicles and small engine equipment			
body repair and painting	X	X	
car wash, service or self-service	X	X	
fuel sales	X	X	
general service/installation of parts/accessories	X	X	
new or used, sales and rental	X	X	
parts/accessories, sales	X	X	
tires, sales	X	X	
vehicle storage yard	X	X	
welding and fabrication	X	X	
wrecker and/or towing, service	X	X	
> heavy trucks, RVs and other heavy equipment			
body repair and painting	X	X	
fueling station	X	X	
general service/installation of parts and accessories	X	X	
new or used, sales and rental	X	X	
parts/accessories/tires, sales	X	X	
truck wash, service or self-service	X	X	
terminal, motor freight	X	X	
truck stop/travel plaza	X	X	

Notes for Table 8, Section 630.3:

- (*) Unless otherwise specifically noted (for example, **INDUSTRIAL:**), all of the following uses are considered to be non-residential and commercial. For commercial retail uses, incidental manufacturing of products sold by the retail establishment on the premises is included provided that the manufacturing area does not occupy more than twenty (20) percent of the total floor area and does not employ more than five (5) persons.
- (1) Acid manufacturing includes without limitation the manufacturing of hydrochloric, nitric, picric, sulfuric acid or other similar acids.
- (2) Excluding the manufacturing of paper from pulp wood.
- (3) Excluding the processing of raw materials.
- (4) Excludes fuels intended for vehicle use.
- (5) In compliance with the City of Madison Code of Ordinances, Chapter 10, Article II, Adult Entertainment.