

SEA 1001

PUBLIC HEARING

HOW CAN MADISON COUNTY INCREASE HOUSING DEVELOPMENT

November 10, 2026

Objectives of HEA 1001

The public hearing is held pursuant to Indiana Code §36-7-4.3-3. At the hearing, the Unit will review its Unified Development Ordinance (UDO) and any zoning regulations and land development rules, with the goal of increasing housing development by considering the following statutory factors:

1. Providing for higher density development of duplexes, triplexes, and fourplexes in areas designated for single family homes;

2. Constructing other housing types, including accessory dwelling units and manufactured and modular housing;

3. Adaptive reuse of commercial buildings for residential use, such as allowing multifamily development in retail, office, and light manufacturing zones;

4. Increasing the allowable floor area ratio in multifamily housing areas;

5. Waiving or eliminating regulations such as requirements for: (A) garage size and placement; (B) steeper roof pitch; (C) minimum lot size and square footage; (D) greater setbacks; (E) off-street parking; (F) design standards that restrict or prohibit the use of code compliant products; or (G) property height limitations;

6. Reviewing impact fee zones with the zone advisory committee for improvements; Streamlining or shortening the permitting processes and timelines, including through one stop and parallel process permitting by fifteen (15) days or more;

7. Using property tax abatements to enable higher density and mixed income communities; and

8. Donating vacant land for affordable housing development.

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What we are doing: PUD – 160 new homes



Unified Development Ordinance – What we are doing in our new code that complements HEA 1001

- Accessory dwelling units permitted
- Setbacks and minimum building footprints have been reduced
- We have zones in our code (R2 and R3) that allow multi-family households.

Discussion – How can we address the objectives of 1001 by modifying what we are doing?

- Permitting process?
- Modifying/minimizing development standards?
- Other?

Next steps?

- Review and incorporate comments as appropriate;
- Submit annual housing reports to Legislative Service Agency.
- Monitor UDO as we go forward

ANNUAL HOUSING PROGRESS AND STATUS REPORTS

In accordance with IC 5-20-1-28.5, beginning January 1, 2027, each local unit of government that exercises planning and zoning powers under IC 36-7-4 shall submit to IHCDA and to the Executive Director of the Legislative Services Agen **Housing Progress Report**. Local unit of government means a county, city, or town.

In accordance with IC 5-20-1-29, beginning January 1, 2027, each local unit of government, regardless of the exercise of planning and zoning powers, shall submit to IHCDA and to the Executive Director of the Legislative Services Agency **Status Report**. Local unit of government means a county, city, or town.

REQUIRED INFORMATION AND REPORT SUBMISSION

PDF reference of submission form

The PDF is solely for reference as a guide for required information and the format of the submission form.

All submissions must be made electronically through the submission portal. The submission portal will open on January 1, 2027 and close on January 31, 2027 at 5 p.m. Eastern Time.

The link for the portal will be posted here when it is open.

DATA SOURCES

If IHCDA designates any preferred data sources, they will be posted here. At this time, there are no preferred sources for any of HEA 1001's data.

2026 PUBLIC HEARING FOR UNIFIED DEVELOPMENT ORDINANCE (UDO) REQUIREMENT

As outlined in HEA 1001, Section 25, Title 36, Article 7, Chapter 4.3, Section 4, each local unit of government that exercises planning and zoning powers under IC 36-7-4 shall submit to IHCDA and to the Executive Director of the Legislative Agency a report on their required **2026 Public Hearing for Unified Development Ordinance**. Local unit of government means a county, city, or town. IHCDA will collect required information on behalf of Legislative Services Agency.

Access the submission portal here: https://ihcda.jotform.com/262106096347154

The submission portal is open until December 31, 2026 11:59 p.m. Eastern Time.

FAQ