



ERRATA SHEET

06 October 2026

This errata sheet identifies corrections and clarifications identified during the review and adoption process. This errata sheet will be updated, if necessary, as other refinements are detected.

The following changes will be made to Draft D of the Madison County UDO dated 08 June 2026 and these changes will be incorporated into the final, adopted version of the UDO:

General

We will address formatting, Scribner's errors, hyperlinks and similar refinements in the final version of the document.

References (other than a "Reserved" article heading) to Data Centers, Battery Energy Storage System (BESS), Carbon Capture and Sequestration (CCS), Small Modular Reactors (SMR), and other Emerging Technologies will be removed from throughout the document.

Chapter 2

Remove this note from 2.7 Single-Household Residential District (R1) and 2.8 Single-Household Residential District (R2):

Note: *For less than 2 acres lots that were legally created under a prior ordinance:*
Minimum side and rear setbacks - 10 feet

Add "side and" to 2.6 Conservation Residential District (CR) so both 2.5 Agriculture District (R2) and to 2.6 Conservation Residential District (CR) to read:

Note: *For less than 2 acres lots that were legally created under a prior ordinance:*
Minimum side and rear setbacks - 10 feet

Chapter 3 – Land Uses

3.2 Land Use Matrix. Add "**Event Center**" under "Commercial Uses" as a **Special Use in AG and CR**. Include the following Use Description in 3.3 Use Description and Standards:

Event Center: A building or facility designed or used to accommodate gatherings such as weddings, receptions, banquets, meetings, reunions, or similar private or public assemblies. The use typically includes indoor assembly space and may include outdoor ceremony or gathering areas, catering or warming kitchens, restrooms sized for peak occupancy, and parking areas sufficient to serve maximum capacity.





Additionally, add “**Event Center**” to 5.9 Parking Standards

Table 5-2: Non-Residential Required Parking Spaces

For this table, sq. ft. indicates square feet of gross floor area

The following number of parking spaces is required...	..for every...
1 space	employee working on the largest shift
1 space	business vehicle stored on-site
..in addition to...	..for every...
1 space	3 seats in a restaurant, auditorium, gymnasium, church, <u>event center</u> , or movie theater
1 space	500 sq. ft. in all auto/boat/BV or farm implement sales facility show rooms

Chapter 4 – Accessory Uses and Structures

Delete 4.7(A)(1). The new Indiana Code definition of ADU is on page 59.

A. Standards that apply to all Accessory Dwelling Units

- ~~1. An accessory dwelling unit is permitted within a single-family detached dwelling or as a separate dwelling unit on the same lot or parcel with a principal dwelling unit.~~
- ~~2.1.~~ No more than one accessory dwelling unit is permitted on any lot or parcel.
- ~~3.2.~~ The accessory dwelling unit must share the same sewage disposal and water supply systems as the principal dwelling unit.

Page 59:

Accessory Dwelling Unit: A self-contained living unit internal to or on the same lot or parcel as a single-family dwelling that:

- A. Does not exceed the lesser of 75% of the habitable gross floor area of the single-family dwelling or 1,000 square feet.
- B. Includes its own cooking, sleeping, and sanitation facilities, and
- C. Complies with or is otherwise exempt from any applicable building codes, fire safety codes, and other public health and safety laws.

The term does not include a manufactured home as defined in IC 36-7-4-1106(b) that is subject to the standards and requirements set forth in IC 36-7-4-1106. See 4.7 Accessory Dwelling Units for additional standards.





Chapter 5- Development Standards

Change the name of Article 5.4 from “Lot and Setback Standards” to “Lot, Block, and Setback Standards” and add the sections below. This is existing ordinance language added to this location.

- C. Side lines of lots shall be at approximately right angles to straight streets and on radial lines on curved streets. Some variation from this requirement is permissible, but irregular lots, such as flag lots shall be avoided.
- D. Lots abutting a watercourse, drainage way, channel, stream, or flood plain shall have additional minimum width or depth as required to provide an adequate building site and afford the minimum usable area required by the Zoning Ordinance from front, rear, and side yards.
- E. Blocks shall have sufficient width to provide for 2 tiers of lots of appropriate depth. Exceptions to this prescribed block width shall be permitted where reverse or double frontage lots are used in blocks adjacent to arterial or collectors streets, watercourses, or industrial or commercial areas.
- F. Block length, width, and acreage within bounding streets shall be such as to accommodate the size of lot required by this Ordinance for the district in which the subdivision is to be located, and to provide convenient access, circulation control, and safety of street traffic.
- G. Blocks shall not exceed 800 feet in length, nor be less than 300 feet in length. In the case of a residential block exceeding 400 feet in length, a pedestrian sidewalk a minimum of 5 feet in width shall be provided within an easement not less than 10 feet in the width near the center and entirely across the block to provide circulation or access to schools, playgrounds, common open space, shopping centers, transportation and other community facilities.

Amend Article 5.14 Public Improvements as shown in Attachment A. The additions are existing ordinance language being added to this Article.





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Add the following existing ordinance text so Section 5.16(A) Landscaping Standards:

4. Lots Abutting Streets
 - a. For all lots where the rear yard abuts an existing right-of-way, a landscaped common area shall be provided between the rear yard of the lots and the right-of-way of the adjacent street.
 - b. The landscaped area shall be a minimum of 15 feet in width and meet the following requirements:
 - i. A row of deciduous canopy trees shall be planted parallel to the adjacent street, within the common area with trees placed an average of 20 feet apart. The trees shall measure 2 1/2 inches in diameter at nursery height (6 inches above the rootball) at the time of planting.
 - ii. A 6-foot tall opaque wooden fence or brick or stone wall, a 4-foot tall undulating mound planted with shrubs, or a row of evergreen trees shall be placed within the landscape common area between the deciduous trees and the rear yard of the lots.
 - If an undulating mound is used to fulfill the requirements, 1 shrub for every 10 feet of continuous boundary shall be planted on the mound. All required shrubs shall measure 18 inches in height measured from grade at the time of planting.
 - If a row of evergreen trees is used to meet the requirements, 1 tree shall be placed every 10 feet along the common area. Evergreens shall measure 6 feet in height at the time of planting.

Add the following existing ordinance text revisions to Section 5.18(B) Planting Requirements:

4. No tree shall be planted within 10 feet of any fire hydrant or 2 lateral feet of any underground utility service, unless otherwise approved by the utility.
5. A minimum separation of 2 feet is required between trees and a sidewalk or curb, or edge of pavement if no curbs are present. No tree shall be planted within 25 feet of the intersection of two street rights-of-way or within 10 feet of the intersection of a street and an entrance driveway.





Add the following existing ordinance text as a new Article 5.22:

5.22 Subdivision and Street Name Standards

- A. The proposed name of the subdivision shall not duplicate, or too closely approximate phonetically, the name of any other subdivision in Madison County covered by these regulations. The Plan Commission shall have final authority to approve the name of the subdivision which shall be determined at the time of the Preliminary Plat approval.
- B. Street names shall not duplicate any existing name within Madison County except where a new street is a continuation of an existing street.
 - 1. Streets which are designed and/or shall function as the extension of an existing street shall be named consistent with the existing street.
 - 2. The term "court" shall be reserved for cul-de-sac streets. The terms "place" and circle" shall be reserved for circular streets which intersect with another street at two locations and cannot be divided into more than one street.
 - 3. Street names that may be spelled different but sound the same as existing streets shall not be used.
 - 4. All street names and addresses are subject to review and approval by the Plan Commission for consistency with the County 911 emergency phone system.
 - 5. The Board of County Commissioners shall have final authority to name all streets at the time of acceptance of public improvements.





Add the following existing ordinance text as a new Article 5.23:

5.23 Easement Standards

- A. General Requirements: Adequate areas of suitable size and location shall be provided as utility easements for the conveyance of utility systems to, and within the subdivision. Generally, unless otherwise approved by the Administrator, easements shall be provided in the following manner:
 - 1. Easements for water supply, telephone, cable television, electricity transmission, data networks, and natural gas shall be a minimum of 15 feet in width and provided in the front yard adjacent to the right-of-way of the public road.
 - 2. Water supply service may also be provided in the right-of-way. The provision of sanitary sewer service shall be accomplished in the right-of-way.
- B. Drainage easements shall be a minimum of 15 feet in width, with 1/2 the width of the easement taken from each lot. In the case of lots extending to the boundary of the lands platted, and not adjoining another plat, and front yard drainage easements, the full width of the easement shall be provided on such lots. Drainage easements shall:
 - 1. provide continuity from block to block,
 - 2. be located along rear, side, or front lot lines as necessary, and
 - 3. generally be contiguous to the street at the end of the block to connect with adjoining blocks in the shortest direct line.
- C. Where a subdivision is traversed by a watercourse, drainage way, channel, or stream the subdivider shall designate drainage easements on both sides of the watercourse, the width to be determined by the Plan Commission and the County Engineer and, in the case of a legal drain, the Madison County Drainage Board.





Add the following existing ordinance text as a new Article 5.24:

5.24 Entrance/Drive Standards

This Entrance/Drive Standards section applies to all districts.

- A. The intent of Entrance and Drive Standards is to provide for a safe and efficient vehicular and pedestrian transportation system. All classification of roads shall be based on the applicable Madison County Thoroughfare Plan.
- B. No entrance or drive shall exceed the following pavement widths for two-way traffic (if one-way, the measurements shall be 1/2 of the below measurements):
- 32 feet if from a non-residential zoning district onto an Arterial,
 - 30 feet if from a non-residential zoning district onto a Collector,
 - 26 feet if from a non-residential zoning district onto a Local Road,
 - 30 feet if from a multifamily residential zoning district onto an Arterial or Collector,
 - 28 feet if from a multifamily residential zoning district onto a Local Road,
 - 28 feet if from a single or two-family residential zoning district onto any type of street, or
 - 22 feet if from a single-family residential zoning district onto any type of street.
- [The distances for the above standards shall be determined by measuring from the outside edges of the curb or pavement (whichever is more) of the entrance or drive at the public right-of-way which it accesses.]
- C. All drives providing access to a public right-of-way from all lots used for purposes other than single or two-family residences shall be designed so that vehicles are traveling in a forward direction when entering and leaving. In no case may any access drive be designed to require a vehicle to back onto any arterial or collector road as defined by the Madison County Thoroughfare Plan.
- D. The number of entrances or drives provided shall meet the following requirements:
1. Single and two-family residences shall be limited to one drive per dwelling unit;
 2. If a manufactured home park or multifamily development has 40 or more dwelling units, there must be 2 access points from the public road. Individual dwelling sites may only have driveways accessing interior roads.
- E. All entrances or drives which provide access to more than 3 lots, which are not part of a larger subdivision, with access from a public right-of-way shall be considered a private street and shall be prohibited.
- F. The Planning Commission may determine that the following are necessary:
1. an acceleration or deceleration lane, or
 2. a passing blister at a new entrance or drive.





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Chapter 6 – Subdivision

Page 185 - Remove 6.7(G) because it is a duplicate of 6.7(E)(2).

If you have any questions about these changes, please contact:

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5.14 Public Improvement Standards

This Public Improvement Standards article applies to all districts.

A. **General Requirements.** Developments are permitted only if the public streets, drainage facilities, and utilities are adequate to serve the proposed development.

1. The Madison County Plan Commission, based on the recommendations of the County Engineering Department, County Surveyor, and Administrator, shall make determinations as to needed street, utility, and drainage improvements.
2. All public improvements must be constructed to comply with all applicable standards included in this Ordinance and any other adopted construction standards of Madison County.

B. **Street Design Considerations.** In designing and approving subdivision streets, the following factors shall receive consideration:

1. accessibility for emergency vehicles and school buses;
2. safety for both vehicular and pedestrian traffic;
3. efficiency of service for all users;
4. connectivity between subdivisions and the development of complete communities;
5. liabilities or amenities as affected by traffic elements in the circulation system; and
6. economy of both construction and use of land.

~~A-C.~~ **Sidewalks.** All developments must install sidewalks along any public streets within and adjacent to the development.

1. All sidewalks shall be constructed in the right-of-way or in a sidewalk easement adjacent to the right-of-way.
2. Sidewalks shall be separated from the back of curb by a planting strip 10 feet wide along arterial and collector roads and at least 6 feet wide along local roads. Generally, the back of the sidewalk shall be at least 1 foot inside of the right-of-way line.
3. Sidewalks shall be a minimum of 5 feet in width in residential areas and 8 feet width in nonresidential and mixed use areas and constructed according to all applicable Madison County construction standards.
4. Smooth transitions (slow tapers) are required if a sidewalk is to be transitioned from one width to another.
5. Asphalt pedestrian paths, rather than concrete sidewalks are permitted when they are a part of a trail system linking common open spaces, public spaces, or natural features. All asphalt paths must be a minimum of 8 feet wide and meet the thickness and base requirements of the County Engineer.
- ~~3-6.~~ When sidewalks or pathways cross roads within or adjacent to the subdivision, safety devices such as painted crosswalks, alternative pavement types, signs, or traffic signals shall be installed.

~~B-D.~~ **Internal Pedestrian Ways.** All developments must install walks or paths providing for pedestrian and



bicycle movement between public sidewalks and the structures on the site.

1. These walks must be concrete at least 5 feet wide.
2. Walks shall be separated by grade or distance from entrance drives and internal traffic aisles and drives.

E. **Street Arrangement.** The arrangement of streets in all subdivisions shall promote the continuation of existing streets, proposed future streets, and streets to be provided as a result of the subdivision construction.

1. **Continuation of Existing and Proposed Streets.** The arrangement of streets in all subdivisions shall provide for the continuation and projection of existing and proposed streets on immediately adjacent properties and in surrounding areas generally, or conform to a street plan of the general area approved and adopted by the Plan Commission.
2. **Continuation of Subdivision Streets.** Rights-of-way of proposed streets shall be extended to the boundary lines of the proposed subdivision so that either (1) at least one connection may be made to each adjacent undeveloped property, or (2) at least one connection may be made for every 1,600 feet of property line shared between the subdivision and adjacent undeveloped property. In cases where these provisions are in conflict, that which provides the most points of connectivity shall apply.
 - a. The Plan Commission may waive this requirement in cases where the Commission deems that any such extension is not feasible due to topography or other physical conditions, or the extension is not necessary or desirable for the coordination of existing and future streets or not appropriate for the development of adjacent property consistent with the Comprehensive Plan.
 - b. No subdivision shall be designed so as to create or perpetuate the land-locking of any adjacent undeveloped tract.
3. **Temporary Dead-End Streets.** A temporary dead-end street shall be permitted in any case in which a street is designed to be extended to adjacent properties in the future.
 - a. Any dead end street which extends more than 300 feet in length shall be provided with a temporary cul-de-sac or other turn-around consistent with the requirements of the County Engineer.
 - b. Any temporary turn-around shall be included in a roadway easement which shall be vacated to the property owners at the time the street is extended or the Board of County Commissioners, upon recommendation of the County Engineer and Planning Director, determines that the turn-around is no longer needed.
 - c. All temporary dead end streets shall be provided with street signage that indicate the road as being a "dead end". The subdivider shall assume all costs of the installation of the signs.

F. **Traffic Separation Requirements.** Where a subdivision abuts or contains an existing or proposed arterial or collector street as shown in the Thoroughfare Plan, the Plan Commission may require:

1. marginal access streets;
2. reverse frontage contained in a nonaccess reservation along the rear property line having a minimum width of 5 feet;
3. lots with rear service ways, or



4. any other such other treatments as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.
- G. **Service Road Requirements.** Where a subdivision borders on, or contains an existing or proposed interstate or other limited access highway or arterial road as shown on the Thoroughfare Plan or a railroad right-of-way, the Plan Commission may require a street approximately parallel to, and on each side of the right-of-way, at a distance suitable for the appropriate use of the intervening land (such as for park purposes in residential districts).
1. Such distances shall be determined with due regard for the requirements of approach grades and future grade separations.
 2. The Plan Commission may require that the intervening land strips be dedicated to the county or to a lot owners association for the subdivision in which it is located. The land strip shall be maintained by the involved government unit or lot owners association from the date of any such dedication.
- H. **Half-Streets.** Half-streets shall be prohibited. Whenever a half-street is adjacent to a tract to be subdivided, the other half of the street shall be platted within the tract.
- I. **Improvement of Existing Streets.** Whenever a proposed subdivision borders or includes an existing street, the Commission may require, as a condition of plat approval, the reconstruction or widening of such street, the provision of sidewalks, and any other improvement consistent with the requirements of this Ordinance for new streets developed as a part of the subdivision.
1. Additional dedication of right-of-way shall be required consistent with the adopted Madison County Thoroughfare Plan.
 2. Except for situations where a passing blister is required at the entrance to a subdivision, this provision shall not be interpreted as requiring the acquisition and dedication of right-of-way or the completion of improvements extending onto property on the opposite side of a street adjacent to the subdivision, where such property is not included in the street right-of-way and not owned or otherwise controlled by the subdivider.
- J. **Access Requirements.** Subdivisions of 20 lots or less shall be limited to one point of access onto any arterial or collector road. For subdivisions of greater than 20 lots, two or more streets, driveways, or points of vehicle access may be approved or required by the Plan Commission if such accesses are determined by the Plan Commission to be required for safe and efficient traffic circulation or the continuation of existing streets, or are otherwise recommended by the Madison County Thoroughfare Plan.
- K. **Private Streets.** Private streets shall be prohibited.
1. In no case shall this be interpreted as being in conflict with the shared drive requirements of this Ordinance.
 2. When there is a situation of unusual physical conditions or a controlled design environment in evidence, and it can be satisfactorily demonstrated to the Commission that a waiver of the public street requirement, and the provision of a private street, is the only feasible solution, said private street may be permitted and



shall be equal in all aspects of construction to like-classified public streets, including pavement section and width.

- a. A road way easement shall be provided which equates the right-of way requirements for like classified public streets.
- b. Required setbacks from the private street roadway easements shall be equal to those which are required from the rights-of-way of like-classified public streets.
- c. Street lights, curbs and gutters, and sidewalks shall be provided for all private streets consistent with the requirements for like-classified public streets.
- d. Adequate covenant provisions shall be made for direct responsibility and control by the property owners involved to provide for the perpetual operation, liability, and maintenance of said private streets at no expense to any current or future governing jurisdiction.

L. **Street Geometric Standards.** The classification of all streets shall be defined by the Thoroughfare Plan. The Plan Commission shall assign a classification, based on the provisions of the Thoroughfare Plan, to all proposed streets at the time of Preliminary Plat review and approval.

M. **Street Measurement.** Street width shall be measured from back of curb to back of curb.

N. **Intersection Requirements.** Street intersections shall be designed to promote the maintenance of the sight visibility triangle requirements of the Madison County Zoning Ordinance and shall be consistent with the following additional requirements;

1. Streets shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of 2 new streets at an angle of less than 80 degrees shall not be acceptable. All streets shall intersect at 90 degrees whenever possible and maintain the 90 degree orientation for a minimum distance of 100 feet in residentially used and/or zoned areas and a distance of 300 feet in non-residentially zoned or used areas.
2. Not more than 2 streets shall intersect at any 1 point, unless specifically required to promote efficient and safe traffic movement or in response to a recommendation of the Thoroughfare Plan.
3. Proposed new intersections along 1 side of an existing street shall, whenever practicable, coincide with any existing or proposed intersection on the opposite side of such street. Street jogs with center line offsets of less than 200 feet shall not be permitted.
4. Local street intersections shall be rounded by radii of at least 25 feet. A radius of at least 35 feet shall be used at all intersections with an arterial road, and radius of at least 30 feet shall be used at all intersections with a collector road. The above minimum radii shall be increased as required by the County Engineer when the angle of street intersection is less than 90 degrees, and/or where necessary to accommodate a school bus or emergency vehicle.
5. Intersections shall be designed with a flat grade wherever practical. In hilly or rolling areas, at the approach to an intersection, a leveling area shall be provided having not greater than a two 2% grade at a distance of 100 feet in either direction, measured from the center line of the intersecting street.
6. At the intersection of any proposed Local Road with any existing street, acceleration and deceleration lanes, and passing or left turn lanes may be required by the Plan Commission and/or County Engineer.

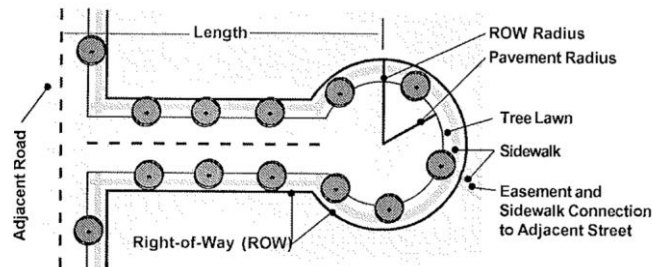


- O. **Reverse Curve Requirements.** A tangent of at least 100 feet long shall be introduced between reverse curves on arterial and collector roads. All local roads shall have a tangent at least 50 feet long on reverse curves.
- P. **Sight Distance Requirements.** A clear sight distance, measure along the centerline of the road, shall be provided for a minimum 300 feet along all roads with speed limits greater than 45 miles/hour (MPH), 200 feet along all roads with speed limits between 30 and 45 mph, and 100 feet along all roads with a speed limits of 30 mph or less.
- Q. **Vertical Grade Requirements.** The maximum vertical grade shall not a exceed a maximum of 5% for arterial roads, 7% for collector roads, and 8% for local roads. Such maximum grades shall be reduced by 50% on all roads within 200 feet of an intersection with another street or a railroad.
- R. **Street Geometric Design Requirements.** All streets shall conform to the minimum specifications for design established by the County Engineer.
- S. **Cul-de-sac Standards.**
 - 1. Cul-de-sacs may be permitted by the Plan Commission only in locations where either of the following conditions exist:
 - a. the construction of a through street is not possible do to the presence of natural barriers, or
 - b. the construction of a through street is not possible do to of presence of adjacent development which provides no opportunities for connecting any through street.
 - 2. All cul-de-sacs shall meet the following design requirements:
 - a. The maximum length of all cul-de-sacs shall be 300 feet, measured along the centerline from its intersection with the centerline of another street to the center of the turn-around right-of-way.
 - b. The minimum pavement radius of all cul-de-sacs shall be 60 feet.
 - c. The minimum right-of-way radius of all cul-de-sacs shall be 75 feet. Sufficient right-of-way shall be provided to allow a minimum of 12 feet of right-of-way between all sides of the cul-de-sac turn-around pavement and adjacent properties.
 - d. The intersection of the cul-de-sac street segement and cul-de-sac turn around shall be rounded by a radii of at least 30 feet.
 - e. A sidewalk 5 feet in width shall be provided around the entire turn-around of the cul-de-sac. A 6 foot wide tree lawn shall be provided between the back of curb of the cul-de-sac pavement and the sidewalk.
 - f. In no case may an arterial or collector road terminate in a cul-de-sac.
 - g. A sidewalk shall be provided between two lots located on the turn-around of the cul-de-sac connecting the sidewalks adjacent to the turn-around with those on adjacent streets and/or within adjacent developments.
 - i. The sidewalk shall be a minimum of 5 feet in width and shall be located in an access easement



which is a minimum of 10 feet in width.

- ii. The sidewalks shall be constructed consistent with the sidewalks construction standards provided in Article 7 of this Ordinance.
- iii. An association of lot owners in the subdivision shall be responsible for the maintenance of the sidewalk and easement.



5.

3. Cul-de-sacs shall be distinguished from the shared drives required for administrative subdivisions in Article 3 of this Ordinance. Shared private drives shall be permitted serving a maximum of 4 lots, which are not part of a larger subdivision.

C.T. Street Dedications. All developments must dedicate right-of-way consistent with the classifications of the Madison County Thoroughfare Plan for all existing and proposed roads transecting or adjacent to the property being developed.

D.U. Street Construction. New developments must install the portion of new roads shown in the Thoroughfare Plan within or adjacent to a property being developed if either of the following conditions are present:

1. The development has direct access to the road proposed by the Thoroughfare Plan; or
2. The road proposed in the Thoroughfare Plan will provide previously unavailable access to other properties controlled by the owner of the new development.

~~E. Street Trees. All developments are required to provide street trees within the right-of-way.~~

~~F. Street trees shall be spaced a maximum of 40 feet on center.~~

~~G. Street trees shall be a minimum of 2½-inch caliper and a species listed as on the Approved Street Tree list.~~

~~H. A minimum separation of 2 feet is required between trees and a sidewalk or curb, or edge of pavement if no curbs are present. No tree shall be planted within 25 feet of the intersection of two street rights-of-way or within 10 feet of the intersection of a street and an entrance driveway. No tree shall be planted within 10 feet of any fire hydrant or 5 feet of any underground utility service, unless otherwise approved by the utility.~~

H.V. Public Utilities. All new developments must connect to public sanitary sewer, water, and storm water drainage systems.

1. Storm water drainage systems in developments cannot result in any additional run-off being transferred to adjacent properties other than through proper easements established for that purpose.



2. Water and sewer mains must be sized to serve areas likely to develop and served by the extensions of the development.
3. Fire hydrants, knox boxes, and other firefighting infrastructure shall be installed consistent with the requirements of the appropriate fire department.
4. All utility transmission lines providing service to the subdivision, including electrical power, gas, telephone, cable television, data transmission, sewer, and water shall be located underground throughout the subdivision. Service lines for electrical power, natural gas, telephone, cable television, and data transmission utilities shall generally be located in the front yard of lots, included in easements as specified by this Article.
- 3.5. Water supply mains and transmission lines shall be located either in the right-of-way adjacent to public streets or in the front yard of lots in easements immediately adjacent to the rights-of-way. No pipe smaller than 6 inches in diameter shall be permitted. Six-inch pipe shall be limited to lengths of not over 800 feet unless looped. In high-volume districts, so designated for purposes of fire protection and prevention, distributors shall be not less than 8 inches and cross-connected within 800 feet. On arterials and for all long lines, distributors shall be 12 inches or larger.

W. Easements. No structure, except for fences, may be located in, or otherwise obstruct any easement. Fences are permitted within easements with written approval from the easement holder. Approval of the Administrator, County Surveyor, and County Engineering Department is required for all fences proposed for placement in easements held by Madison County.

X. Dry Fire Hydrants. In locations where fire hydrants served by a public water system cannot be provided, dry hydrants shall be provided in lakes and storm water ponds subject to the specifications of the appropriate local fire department.

Y. Monuments and Markers. Monuments and markers shall be placed per Indiana Administrative Code (865 IAC 1-12).