

WHAT HAPPENS IF MY PROPERTY IS IN AN OVERLAY?

There are two overlay zoning districts in Jefferson County, the Flood Hazard Area Overlay and Airport Overlay.

FLOOD HAZARD (FH) AREA OVERLAY DISTRICT

IS MY PROPERTY IN THE FLOOD HAZARD OVERLAY?

The boundary of this overlay mirrors the floodplain and floodway, as defined by the Indiana Department of Natural Resources (IDNR).

Visit IDNR's Indiana Floodplain Information Portal to see if your property is in the Flood Hazard Area Overlay District (<https://www.in.gov/dnr/water/surface-water/indiana-floodplain-mapping/indiana-floodplain-information-portal/> and click on "Open Indiana Floodplain Information Portal).

WHAT IF MY PROPERTY IS IN THE FLOOD HAZARD OVERLAY?

The Indiana Department of Natural Resources (IDNR) and the Jefferson County Floodplain Ordinance already regulate development in the floodplain and floodway.

All construction must comply with these ordinances that are already in place.

A permit must be obtained from INDR prior to getting a building permit from the county.

WHAT TYPES OF USES CAN OCCUR IN THE FLOOD HAZARD OVERLAY?

The land uses are governed by the underlying zoning district

Refer to the zoning map and Chapter 2: Zoning Districts.

AIRPORT OVERLAY (AO) DISTRICT

IS MY PROPERTY IN THE AIRPORT OVERLAY?

The airport overlay has two components:

1. **Structure Height:** This extends 6,076 feet in all directions of the Lee Bottom Airport and an area northwest of the Madison Municipal Airport that is within the county's zoning jurisdiction.
2. **Noise:** This extends 1,500 feet from both sides of the runways and 6,076 feet from the ends of the runways.

Refer to the county's zoning map for the airport overlay boundaries.

DOES THE COUNTY ORDINANCE HAVE ADDITIONAL RULES WITHIN THIS OVERLAY?

No, the airport overlay is only intended to make sure property owners are aware that state requires specific permits in these areas.

WHAT TYPES OF USES CAN OCCUR IN THE AIRPORT OVERLAY?

The land uses are governed by the underlying zoning district.

Refer to Chapter 2: Zoning Districts

WHAT IF MY PROPERTY IS IN THE AIRPORT OVERLAY?

A permit must be obtained from INDOT prior to getting a building permit from the county for the following:

1. **Structure Height:** INDOT requires a Tall Structures Permit for structures that are within the airport overlay. A Tall Structures Permit may also be required outside of this Airport Overlay if the structure is 200 feet or taller or meets other specific thresholds.
2. **Noise:** INDOT requires a Noise Sensitive Permit for all houses, schools, churches/places of worship, child care facilities, medical facilities, and retirement/assisting living homes.