

ORDINANCE NO. 2026-184

**AN ORDINANCE TO AMEND CHAPTER 17 OF THE MADISON CITY
CODE ESTABLISHING REGULATIONS AND STANDARDS FOR
FLOODPLAINS AND FLOOD-PRONE AREAS**

WHEREAS, the City of Madison, Alabama (the “City”), previously adopted Ordinance No. 2024-15, as amended by Ordinance No. 2025-408, establishing floodplain regulations and standards codified at Chapter 17 ("Floods") of the *Code of Ordinances, City of Madison, Alabama* (the “Madison City Code”); and

WHEREAS, the City Engineer has determined that Chapter 17, Article IV, Section 93 titled “Standards for Subdivisions and Other Development” should be amended to reduce the restrictiveness of the floodplain land conservation requirements set forth therein.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Madison that Chapter 17, Article IV, Section 93 is hereby repealed and replaced as follows:

Sec. 17-93.-STANDARDS FOR SUBDIVISIONS AND OTHER DEVELOPMENT.

All subdivision proposals and other proposed development (including proposals for manufactured home parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, shall include within the drawings, plans, and permits for such proposals the following:

1. BFE data;
2. Provisions to minimize flood damage;
3. Public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage;
4. Adequate drainage provided to reduce exposure to flood hazards without negatively impacting adjacent properties;
5. **Preliminary plans** for review and approval of the platted subdivision which identifies the Special Flood Hazard Area, floodway boundaries, the BFE, and other areas regulated by the community;
6. **Final subdivision plats** that identify the boundary of the special flood hazard area, the floodway boundary, the BFEs, and any drainage easements to reduce the risk for flash flooding;
7. Building Sites Free of Flood Zones - Each proposed lot or parcel of a platted subdivision shall have a minimum buildable area in upland areas outside of the natural (non-filled) 1% chance annual floodplain. The buildable area shall be, at a minimum, large enough to accommodate any primary structure and associated structures such as sheds, barns, swimming pools, detached garages, on-site sewage disposal systems, and water supply wells, where applicable. This procedure will not result in a change to the density permitted in underlying zoning district.
8. Lot Configuration and Building Envelopes - To the maximum extent feasible, lots subject to this Section F shall be configured so that they lie entirely out of the floodplain with any remainder parcels being preserved as provided in the subsection below. As an alternative, lots

may be configured so that portions are located within the floodplain. However, building footprints of such lots shall be delineated to lie, to the maximum extent feasible, outside the floodplain. If no other option for access is practicable, driveways may be located within the floodplain.

9. Floodplain Land Conservation - Any portion of a parcel of lot located in a floodplain which does not include an approved building area shall be overlaid with a public utility and drainage easement and shall be kept free from any obstruction that will not allow floodwater to pass unhindered.
10. A Stormwater Management Plan which is designed to limit peak runoff from the site to predevelopment levels for the one, ten, and 100-year rainfall event, if disturbing more than 25,000 square feet of land or increase or removal & replacement of greater than 1,000 square feet of impervious area. Proposals shall also include the City of Madison's MS4 permit retention requirements for the 1.14 inch, 24 hour rainfall. These plans shall be designed to limit adverse impacts to downstream channels and floodplains. Single residential lots involving less than one acre of land disturbance are not subject to this regulation. Low impact design is encouraged to meet the retention/detention requirement including maintaining or restoring green infrastructure and the natural function of the drainage area.

BE IT FURTHER ORDAINED, that if any section, clause, sentence, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this Ordinance.

BE IT FURTHER ORDAINED, that this Ordinance shall become effective immediately upon its passage and upon its proper publication as required by law.

READ, PASSED AND ADOPTED this 10th day of August 2026.

Maura Wroblewski, Council President
City of Madison, Alabama

ATTEST:

Lisa D. Thomas, City Clerk-Treasurer

APPROVED this ____ day of August 2026.

Ranae Bartlett, Mayor
City of Madison, Alabama