



# IN-1 – LIGHT INDUSTRIAL/OFFICE ZONING DISTRICT

## ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the IN-1 Zoning District is as follows:

"The *IN-1, Light Industrial/Office District* is intended to provide land for employment centers related to research and development, engineering and testing, office uses, warehousing, and limited manufacturing and industrial activities that will not have an adverse effect upon the district in which it is located. In addition, some low intensity commercial uses may be permitted in this district to provide convenient goods and services for employees and patrons in the zoning district. Higher intensity commercial uses are generally prohibited. Low intensity industrial uses are permitted by right or as a special use, depending on the attributes of the proposed land use."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the IN-1 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

### PERMITTED USES:

#### **Agriculture**

Agriculture, Cropping  
Farm Chemicals and Fertilizer Sales Including  
Incidental Storage and Mixing of Blending  
Fertilizer  
Farm Equipment Sales and Service

#### **Business - Cannabis**

Craft Grower  
Cultivation Center (*Non-Medical*)  
Dispensary (*Non-Medical*)  
Infuser  
Processor  
Transporter

#### **Business - Food Sales and Services**

Banquet Facility  
Catering Service  
Convenience Store  
Wholesale Produce Terminal

#### **Business – Medical Cannabis**

Medical Cannabis Dispensary

#### **Business - Personal Services**

Ambulance Service  
Barber/ Beauty Shop  
Dry Cleaning or Laundry Establishment  
Health Club/ Fitness  
Laundry and/or Dry Cleaning Pickup  
Medical Carrier Service  
Movers

#### **Business - Miscellaneous**

Aviation Sales, Service or Storage  
Contractor Shop and Show Room (*Carpentry, Electrical, Exterminating, Upholstery, Sign Painting, and Other Home Improvement Shops*)  
Kennel\*\*\*\*  
Lawn Care and Landscaping Service  
Lumber Yard  
Mail Order Business  
Radio or TV Studio  
Shopping Center – Convenience  
Self-Storage Facility  
Warehouse  
Wholesale Business  
Veterinary Hospital – Small Animal\*\*\*\*

#### **Business - Professional and Financial Services**

Bank/ Savings and Loan Association  
Check Cashing Service  
Copy and Printing Service  
Express Package Delivery Distribution Center  
Packaging/ Mailing Service  
Professional and Business Office  
Vocational, Trade or Business School

## PERMITTED USES Continued:

### **Business - Retail Trade**

Building Materials Sales (*All Indoor Excluding Concrete or Asphalt Mixing*)  
Florist  
Hardware Store  
Heat, Ventilating, and Air Conditioning Sales and Services  
Office Supplies/ Equipment Sales and Service  
Photographic Studio and Equipment Sales and Service

### **Business - Transportation**

Motor Bus Station  
Taxi Service  
Truck Terminal\*\*\*\*/ Truck Wash

### **Business - Vehicular Sales and Services**

Automobile, Truck, Trailer or Boat Sales or Rental  
Automobile/ Truck Repair  
Car Wash  
Gasoline Station  
Truck Rental

### **Public and Quasi-Public**

Electrical Substation  
Methadone Treatment Facility  
Municipal or Government Building  
Non-Profit or Governmental, Educational and Research Agencies  
Park  
Police or Fire Station  
Principle Use Parking Garage or Lot  
Public Maintenance and Storage Garage  
University/College  
Utility Provider

### **Residential**

Hotel or Motel

### **Industrial**

Bookbinding  
Confectionery Products Manufacturing and Packaging  
Electronics and Related Accessories-Applied Research and Limited Manufacturing  
Engineering, Laboratory, Scientific and Research Instruments Manufacturing  
Household and Office Furniture Manufacturing  
Light Assembly Manufacturing (*50,000 gross square feet or less*)  
Microbrewery  
Office and Artists Materials Manufacturing (*Except Paints, Inks, Dyes and Similar Products*)  
Printing and Publishing Plants for Newspapers, Periodicals, Books, Stationery, and Commercial Printing  
Theoretical and Applied Research, Development and Prototype Light Manufacturing of the following: Drugs, Chemicals, Food Products, Rubber and Petroleum Products, Light Fabricated Metal Products, Electrical Products, Physical and Aerospace Sciences, Wood and Wood Products, Non-electrical Machinery, Textiles, Glass Ceramic Products

## SPECIAL USES:

### **Business – Medical Cannabis**

Medical Cannabis Cultivation

### **Business - Recreation**

Private Indoor Firing Range††

### **Business - Retail Trade**

Firearm Store†

### **Industrial**

All Other Industrial Uses  
Recycling Center

### **Public and Quasi-Public**

Correctional Institution or Facility  
Hospital or Clinic  
Water Treatment Plant\*\*\*\*

## PLANNED UNIT DEVELOPMENT USES:

### **Business - Miscellaneous**

Commercial Planned Unit Development (*See Section XIII-3*)  
Mixed-use Planned Unit Development (*See Section XIII-3*)

### **Industrial**

Industrial Planned Unit Development

## CONDITIONAL USES:

### **Business – Food Sales and Service**

Bakery (*Less than 2500 square feet*)  
Café or Deli  
Fast-food Restaurant  
Restaurant  
Tavern or Night Club

### **Business – Miscellaneous**

Construction Yard  
Day Care Facility (*Non-Home Based*)  
Veterinary Hospital – Large Animal\*\*\*\*

### **Business – Retail Trade**

All Other Retail Stores

### **Business – Transportation**

Airport\*\*\*\*  
Air Freight Terminal  
Heliport\*\*\*\*  
Railroad Yard and Freight Terminal

### **Business – Vehicular Sales and Service**

Towing Service

### **Public and Quasi-Public**

Church, Temple or Mosque  
Institution of an Educational or Charitable Nature  
Radio or Television Tower and Station

### **Industrial**

Electrical and Electronic Machinery, Equipment and Supplies Manufacturing  
Jewelry, Costume Jewelry, Novelties, Silverware and Plated Ware Manufacturing and Processing  
Light Assembly and Manufacturing (*More than 50,000 gross square feet*)  
Manufacturing and Processing of Apparel and Related Finished Products Manufacturing  
Manufacturing and Processing of Athletic Equipment and Related Products  
Mechanical Measuring and Controlling Instruments Manufacturing  
Miscellaneous Finished Products Manufacturing Including Home Products, Canvas Products, Decorative Textiles, Luggage, Umbrellas and Similar Products  
Motion Picture Production Studio  
Motor Vehicles Parts and Accessories Manufacturing  
Musical Instruments and Allied Products Manufacturing  
Optical Instruments and Lenses Manufacturing  
Photographic Equipment and Supplies Manufacturing  
Signs and Advertising Display Manufacturing  
Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing  
Watches, Clocks and Clockwork Operated Devices Manufacturing  
Wool, Cotton, Silk and Man-Made Fiber Manufacturing

### **Table V-1 Notes:**

- \*\*\*\* See Table VII-1 for Standards for Specific Conditional Uses  
† See Section VII-5.D for Standards for Firearm Stores  
†† See Section VII-5.E Standards for Private Indoor Firing Ranges

## DEVELOPMENT REGULATIONS IN THE IN-1 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet) <sup>1</sup>	MIN SIDE YARD (in feet) <sup>1</sup>	MIN REAR YARD (in feet) <sup>1</sup>
IN-1	6,000	60	None	2.00	None	15	5 <sup>18</sup>	10 <sup>18</sup>

FAR = Floor Area Ratio  
OSR = Open Space Ratio

**Footnote<sup>1</sup>** – See Section VI-5 and Section VIII-4 for further information about required yards.

**Footnote<sup>18</sup>** – In the Multiple-Family Residential, Business, or Industrial Districts, a buffer yard and/or landscaping buffer may be required if the property is adjacent to the MOR Zoning District or any residential district, in accordance with Table VI-1. Buffer Yards, and Table VI-2, Landscaping Buffer.

For more information on zoning in the City of Urbana call or visit:

**City of Urbana**  
**Community Development Services Department**  
**Planning Division**  
 400 South Vine Street, Urbana, Illinois 61801  
 (217) 384-2440 phone | Email: [Planning@urbanaininois.us](mailto:Planning@urbanaininois.us)  
 City Website: [www.urbanaininois.us](http://www.urbanaininois.us)