

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

“The *IN-2, Heavy Industrial District* is intended to provide land for employment centers for more intensive industrial uses that typically generate heavy demands on the transportation system, including the need for freight rail service. These uses may cause odors, dust, noise, and vibrations and generate significant amounts of truck and freight rail traffic. Land uses in this district should generally be separated from residential districts by land uses permitted in the IN-1 or B-3 zoning districts.”

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the IN-2 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

Business - Cannabis

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

Business - Food Sales and Services

Wholesale Produce Terminal

Business - Miscellaneous

Aviation Sales, Service or Storage
Construction Yard
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
Self-Storage Facility
Shopping Center – Convenience
Warehouse
Wholesale Business

Business - Personal Services

Ambulance Service
Medical Carrier Service
Movers

Business - Professional and Financial Services

Bank/ Savings and Loan Association
Check Cashing Service
Express Package Delivery Distribution Center
Professional and Business Office

Business - Retail Trade

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

Business - Transportation

Motor Bus Station
Railroad Yard and Freight Terminal
Taxi Service
Truck Terminal****/Truck Wash

Business - Vehicular Sales and Services

Automobile, Truck, Trailer or Boat Sales or Rental
Automobile/Truck Repair
Gasoline Station
Towing Service
Truck Rental
Truck Stop

PERMITTED USES Continued:

Industrial

Bookbinding
Building Paper, Paper Containers and Similar Products Manufacturing
Confectionery Products Manufacturing and Packaging
Electrical and Electronic Machinery, Equipment and Supplies Manufacturing
Electronics and Related Accessories – Applied Research and Limited Manufacturing
Engineering, Laboratory, Scientific and Research Instruments Manufacturing
Grain Mill Products Manufacturing and Packaging
Household and Office Furniture Manufacturing
Jewelry, Costume Jewelry, Novelties, Silverware and Plated Ware Manufacturing and Processing
Light Assembly Manufacturing
Manufacturing and Processing of Apparel and Related Finished Products Manufacturing
Manufacturing and Processing of Athletic Equipment and Related Products
Manufacturing and Processing of Plastic Products including Blow-Molding or Injection-Molding
Mechanical Measuring and Controlling Instruments Manufacturing
Microbrewery
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

Office and Artists Materials Manufacturing
(Except Paints, Inks, Dyes and Similar Products)
Optical Instruments and Lenses Manufacturing
Photographic Equipment and Supplies Manufacturing
Printing and Publishing Plants for Newspapers, Periodicals, Books, Stationery, and Commercial Printing
Signs and Advertising Display Manufacturing
Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing
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
Watches, Clocks and Clockwork Operated Devices Manufacturing
Wool, Cotton, Silk and Man-Made Fiber Manufacturing

Public and Quasi-Public

Electrical Substation
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
Utility Provider

SPECIAL USES:

Business - Transportation

Heliport****

Business – Vehicular Sales and Service

Automobile Salvage Yard (*Junkyard*)

Industrial

Chemicals and Allied Product Manufacturing
Recycling Center
Solar Farm
All Other Industrial Uses

Public and Quasi-Public

Correctional Institution or Facility

PLANNED UNIT DEVELOPMENT USES:

Business - Miscellaneous

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

Industrial

Industrial Planned Unit Development

CONDITIONAL USES:

Agriculture

Artificial Lake of one (1) or more acres
 Commercial Breeding Facility
 Farm Equipment Sales and Service
 Grain Storage Elevator and Bins
 Livestock Sales Facility and Stockyards
 Mineral Extraction, Quarrying, Topsoil Removal
 and Allied Activities****

Business - Miscellaneous

Day Care Facility (*Non-Home Based*)
 Veterinary Hospital - Large Animal****
 Veterinary Hospital - Small Animal****

Business - Personal Services

Dry Cleaning or Laundry Establishment

Business - Professional and Financial Services

Vocational, Trade or Business School

Business - Transportation

Airport****
 Air Freight Terminal

Business - Vehicular Sales and Services

Car Wash

Public and Quasi-Public

Public or Commercial Sanitary Landfill****
 Radio or Television Tower and Station
 Sewage Treatment Plant or Lagoon****
 Water Treatment Plant****

Table V-1 Notes:

**** See Table VII-1 for Standards for Specific Conditional Uses.

DEVELOPMENT REGULATIONS IN THE IN-2 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) ¹	MIN SIDE YARD (in feet) ¹	MIN REAR YARD (in feet) ¹
IN-2	10,000	90	None	1.00	None	25	None ¹⁸	None ¹⁸

FAR = Floor Area Ratio

OSR = Open Space Ratio

Footnote¹ – See Section VI-5 and Section VIII-4 for further information about required yards.

Footnote¹⁸ – 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

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