



IN-1 – LIGHT INDUSTRIAL/OFFICE 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 - Food Sales and Services

Convenience Store
Wholesale Produce Terminal

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 - 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 - 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

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
Truck Terminal/ Truck Wash
Taxi Service

Business - Vehicular Sales and Services

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

PERMITTED USES CONTINUED:

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*)
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

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

SPECIAL USES:

Business - Retail Trade

Florist

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
Mixed-use Planned Unit Development

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 (*Greater than 50,000 gross square feet*)
Manufacturing and Processing of Athletic Equipment and Related Products
Manufacturing and Processing of Apparel and Related Finished Products Manufacturing
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

CONDITIONAL USES CONTINUED:

Industrial Continued

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

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)	MIN SIDE YARD (in feet)	MIN REAR YARD (in feet)
IN-1	6,000	60	None	2.00	None	15	5	10

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

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

City of Urbana

Community Development Services Department

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