



# IN-2 – HEAVY INDUSTRIAL ZONING DISTRICT

## ZONING DESCRIPTION SHEET

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 (*Non-Medical*)  
Infuser  
Processor  
Transporter

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

Wholesale Produce Terminal

#### **Business – Medical Cannabis**

Medical Cannabis Cultivation Center

#### **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  
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) <sup>1</sup>	MIN SIDE YARD (in feet) <sup>1</sup>	MIN REAR YARD (in feet) <sup>1</sup>
IN-2	10,000	90	None	1.00	None	25	None <sup>18</sup>	None <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**

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