

**VILLAGE OF WHEELING  
SUMMARY OF ZONING AND SETBACK REQUIREMENTS**

<b>Commercial Districts</b>			
<b>REQUIREMENT</b>	<b>B-1</b>	<b>B-2</b>	<b>B-3</b>
<b>Lot Requirements</b>			
Minimum Lot Area	> 10 acres	< 10 acres	< 10 acres
Maximum Lot Coverage (all buildings/structures)	25%	30%	35%
Minimum Green Space	35%	30%	25%
<b>Setbacks, Size, &amp; Height Restrictions-Principal</b>			
Minimum Setback from Any Street	50 ft	25 ft	25 ft/height of bldg
Minimum Rear Yard Setback	50 ft	25 ft	25 ft
Minimum Side Yard Setback	50 ft	15 ft	15 ft
Minimum Setback from any Residential Lot Line	85 ft	25 ft	25 ft
Minimum Parking Setback, all sides	10 ft	10 ft	10 ft
Maximum Building Height	50 ft/4-stories	25ft/2-stories	50 ft/4-stories
<b>Setbacks and Height Restrictions-Accessory</b>			
All Setbacks	same as principal	same as principal	same as principal
Maximum Building Height	20 ft	20 ft	20 ft

*\*All lots or tracts shall be of adequate size to meet additional requirements, to include, but are not limited to minimum building setbacks, provision of adequate parking, lot coverage limits, bufferyards, etc. It may be necessary to exceed minimum lot size to meet these requirements.*

*\*\*Table is for summary information only. For further clarification contact the Community Development Department at (847) 459-2620.*

<b>Industrial Districts</b>				
<b>REQUIREMENT</b>	<b>I-1</b>	<b>I-2</b>	<b>I-3</b>	<b>I-4</b>
<b>Lot Requirements</b>				
Minimum Lot Area	> 40,000 sq/ft	> 20,000 sq/ft	> 40,000 sq/ft	> 5 acres
Maximum Lot Coverage (all structures)	50%	50%	50%	50%
Minimum Green Space	25%	25%	25%	25%
<b>Setbacks and Height Restrictions-Principal</b>				
Minimum Front Yard Setbacks				75 ft
Major Street	50 ft	50 ft	50 ft	
Secondary Street	40 ft	40 ft	40 ft	
Collector or Minor Street	35 ft	35 ft	35 ft	
Minimum Rear Yard Setbacks				17 ft
Standard	17 ft	17 ft	17 ft	
Across residentially zoned areas, parks, schools	50 ft	50 ft	50 ft	
Abutting residentially zoned areas, parks, schools	100 ft	100 ft	100 ft	
Minimum Side Yard Setbacks				17 ft
Standard	17 ft	17 ft	17 ft	
Street Side	35 ft	35 ft	35 ft	
Across residentially zoned areas, parks, schools	50 ft	50 ft	50 ft	
Abutting residentially zoned areas, parks, schools	100 ft	100 ft	100 ft	
Maximum Building Height	30 ft	40 ft	40 ft	40 ft
<b>Setbacks and Height Restrictions-Accessory</b>				
Minimum Side Yard Setbacks	17 ft	17 ft	17 ft	20 ft
Minimum Setback on Street Side Yard	20 ft	20 ft	20 ft	20 ft
Minimum Rear Yard Setback	17 ft	17 ft	17 ft	20 ft
Minimum Parking Setback, all sides	10 ft	10 ft	10 ft	10 ft
Maximum Building Height	20 ft	20 ft	20 ft	20 ft

*\*Accessory buildings are not permitted in the front yards in any industrially zoned district.*

*\*\*Utility enclosures may be located on the roof of a building provided they are screened on all sides from the line of sight and do not exceed fifteen (15) feet in height or occupy more than 40% of the usable roof area.*

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