

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

<b>Single-Family Residential Districts</b>				
<b>REQUIREMENT</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-3A</b>
<b>Lot Requirements</b>				
Minimum Lot Area	12,000 sq/ft	8,500 sq/ft	7,000 sq/ft	6,000 sq/ft
Minimum Lot Width (at setback)				
Cul-de-sacs/Curved Streets	60 ft	50 ft	35 ft	35 ft
Straight Streets	75 ft	75 ft	60 ft	50 ft
Minimum Lot Depth	120 ft	100 ft	100 ft	100 ft
<b>Setback and Height Restrictions-Principal</b>				
Minimum Front and Street Side Yard Setback	25 ft	25 ft	25 ft	25 ft
Minimum Total Side Yard Setback (both sides)	15 ft	15 ft	10 ft	10 ft
Minimum Side Yard Setback (either side)	6 ft	6 ft	3 ft	3 ft
Minimum Rear Yard Setback	25 ft	25 ft	19 ft	19 ft
Maximum Building Height	36 ft	36 ft	30 ft	30 ft
<b>Minimum Floor Area</b>				
Per Dwelling Unit	1,150 sq/ft	1,150 sq/ft	1,150 sq/ft	1,150 sq/ft
On the ground floor of a multi-story dwelling	850 sq/ft	850 sq/ft	850 sq/ft	850 sq/ft
<b>Setback and Height Restrictions-Accessory</b>				
Minimum Side Setback	5 ft	5 ft	5 ft	5 ft
Minimum Street Side Setback	25 ft	25 ft	25 ft	25 ft
Minimum Rear Setback	5 ft	5 ft	5 ft	5 ft
Maximum Building Height	24 ft	24 ft	24 ft	24 ft

\*Accessory Buildings are not permitted in any front yard in any single-family residential district.

\*\*No Accessory Building shall be located closer than ten (10) feet from any principal building.

<b>Multiple-Family Residential Districts</b>			
<b>REQUIREMENT</b>	<b>R-4</b>	<b>PDD</b>	<b>MX-Districts</b>
<b>Lot Requirements</b>			
Minimum Lot Area	20,000 sq/ft	2 acres	None
Minimum Lot Width	125 ft	None	None
Minimum Lot Depth	125 ft	None	None
<b>Minimum Floor Area</b>			
Efficiency and one-bedroom units	675 sq/ft	to be determined	See PDD, R-4, or B-3 Regulations
Two-bedroom units	800 sq/ft	to be determined	See PDD, R-4, or B-3 Regulations
Three-bedroom units	925 sq/ft	to be determined	See PDD, R-4, or B-3 Regulations
For each additional bedroom over three, add	125 sq/ft	to be determined	See PDD, R-4, or B-3 Regulations
<b>Setbacks and Height Restrictions-Principal</b>			
Minimum Front and Street Side Setback	30 ft	to be determined	See PDD, R-4, or B-3 Regulations
Minimum Setback, Interior Side	30 ft	to be determined	See PDD, R-4, or B-3 Regulations
Minimum Rear Setback	30 ft	to be determined	See PDD, R-4, or B-3 Regulations
Maximum Building Height	35 ft/3 stories	to be determined	See PDD, R-4, or B-3 Regulations
Distance Between Buildings			
One-story Building	20 ft	Not less than required by the building code.	See PDD, R-4, or B-3 Regulations
Two-story Building	30 ft		See PDD, R-4, or B-3 Regulations
Three-story Building	40 ft		See PDD, R-4, or B-3 Regulations
<b>Setbacks and Height Restrictions-Accessory</b>			
Minimum Side Setback	5 ft	to be determined	See PDD, R-4, or B-3 Regulations
Minimum Street Side Setback	15 ft	to be determined	See PDD, R-4, or B-3 Regulations
Minimum Rear Setback	5 ft	to be determined	See PDD, R-4, or B-3 Regulations
Maximum Building Height	24 ft	to be determined	See PDD, R-4, or B-3 Regulations
<b>Density Limited</b>			
Maximum Density	20 units/acre	Consistent w/ Comp Plan	See PDD, R-4, or B-3 Regulations

\*Any development with a gross site area of two (2) acres or more within any MX-District shall obtain approval as a Planned Development. A gross site area less than two (2) acres shall utilize B-3 and R-4 regulations.

\*\*Front yard setback exceptions may be made in instances where the average existing setback on adjacent lots within the same block and zoning district, fronting on the same street are less than the required setback for the district in which the property is located.

\*\*\*PDDs established prior to the Effective Date of this title must meet the standards established at the time of their approval or shall meet standards established within Title 19.

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