

WHEATON ZONING ORDINANCE

This pamphlet is published by the authority of the City Council of the City of Wheaton, Illinois as the official copy of the Wheaton Zoning Ordinance, as adopted by the Wheaton City Council through Ordinance No. E-1445, adopted February 1, 1977, and subsequent amendments, as follows:

---Amendments---

ORD. NO.	PASSED	TEXT	ORD. NO.	PASSED	TEXT
E-1513	11/21/77	Articles II, III, XXI, XXIII	E-3756	01/20/92	Electrical Substations
E-1518	01/03/78	Article XXIII 23.10-8	E-3780	04/20/92	Standards for Variations
E-1626	03/05/79	Parking Restrictions 5.6D, 23.7	E-3807	07/06/92	Landscape Requirements
E-1649	05/21/79	M-1 Manufacturing District 20.1	E-3823	09/21/92	Signs
E-1712	01/21/80	Section 21.3C-2	E-3861	12/07/92	Accessory Uses
E-1743	06/16/80	Text Amendment	E-3876	02/01/93	Adult Day Care
E-1754	10/06/80	Section 3.4B	E-3878	02/16/93	Group Care Homes/Home Occupation
E-1831	12/21/81	Article XVII 17.1A	E-3881	02/16/93	Off-Street Parking & Load. - Art. XXI
E-1895	11/01/82	Text Amendment	E-3912	06/07/93	Tandem Parking - Article 21.4.1.3
E-1906	01/03/83	Articles II, XXIII 23.7 thru 23.7.4	E-3915	06/07/93	Article V - Admin. & Enforcement
E-1933	05/02/83	Text Amendment	E-3960	01/03/94	Articles XVI thru XX - Comm. Dist.
E-1968	11/07/83	Text Amendment	E-3961	01/03/94	Articles 5.6A thru 5.6D Variations
E-2040	10/01/84	Text Amendment	E-3962	01/03/94	Article 24.12 Temporary Uses
E-2044	10/01/84	Text Amendment (Inn)	E-3989	05/16/94	Tandem Parking - Article 22.4.1.3
E-2085	02/04/85	Text Amendment (Rec. Vehicles)	E-4034	10/17/94	Article VI - 6.11.2 Tree Removal
E-3004	04/15/85	Text Amendment (Cable TV)	E-4071	03/21/95	Article XV - O-R Office & Research Dist
E-3016	06/03/85	Historical & Arch. Education Center	E-4077	04/03/95	Article XXII – 22.4.5/Article 5.6.C 8
E-3045	07/16/85	Temporary Off-Site Signs, 22.6	E-4091	05/01/95	Article V - Article 5.10.2/new sub 'D'
E-3150	10/06/86	Antenna Structures 23.5.6	F-0006	02/05/96	Article XIX - C-4 CBD Per. Comm. Dist
E-3238	08/03/87	Text Amendment	F-0044	07/15/96	Article V - Article 5.10 (PUD)
E-3241	08/03/87	Text Amendment (Signs)	F-0055	09/03/96	Articles II/III - Substandard Platted Lots
E-3263	09/21/87	Article II (Inn)	F-0112	03/03/97	Article III - Garage Height Limitations
E-3297	02/16/88	Illumination Hotel/Motel Signs	F-0116	03/03/97	Article XXVI - Personal Wireless Fac.
E-3416	01/17/89	Text Amendment (R-7 Special Uses)	F-0119	03/17/97	Article 24.8 - Home Occupations
E-3431	03/06/89	Cross St./Geographic Area/Parking	F-0166	09/02/97	Articles II; XVII; XIX
E-3436	3/20/89	Banquet Facilities	F-0189	11/17/97	Art. 9.1. - a new SUP (8) req.
E-3500	08/21/89	Article XI, Section 11.2e	F-0218	02/02/98	Art. 5.5F - Action by City Council
E-3530	10/16/89	Floor Area	F-0293	12/07/98	Art. 22.3.2 - Maximum Yard Coverage
E-3545	12/18/89	Signs	F-0339	05/03/99	Art. 24.7.1 - Comm. Vehicle Pkg Rest.
E-3596	06/18/90	Outdoor Storage & Banners	F-0345	05/17/99	Art. 24.4.2 - Swimming Pool House
E-3613	08/06/90	Off-Street Parking & Load. - Art. XXI	F-0349	06/07/99	Art. 21.3.2 - M-1 - Front & Side Yards
E-3638	11/05/90	Group Care Homes	F-0355	06/21/99	Art. 5.10.2 - New Subsection (E)
E-3650	12/03/90	Skateboard Ramp Regulations	F-0393	09/20/99	Art. 17.2 and 17.3 - Permitted Uses

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---Amendments---

ORD. NO.	PASSED	TEXT	ORD. NO.	PASSED	TEXT
F-0475	06/05/00	Art. 24.4; 24.5.2 and 24.5.4	F-1333	2/19/08	Art II "Definitions" and Art XVIII "C3 General Business District" – Automobile Sales.
F-0485	07/05/00	Art. 23.3.10 - Campaign Signs	F-1335	3/17/08	Art. 29, Section 29.2, Prohibition Against Anti-Competitive Use Restrictions
F-0492	07/17/00	Art. 24.5.2 - Tennis/Sport Courts	F-1388	11/3/08	Art. 23.4 (Prohibited Signs), "10. Vehicle and Trailer Signs"
F-0503	08/22/00	Art. 7.2(5), 8.2(5), 9.2(5), 10.2(5), 11.2(5), 12.2(5) & 13.2(5)	F-1392	11/17/08	Bulk Regulations - Add minimum lot depth of 132 ft./ R-1 thru R7 and I-1.
F-0565	03/05/01	Art. XI, XII, XIII – Group Care Homes	F-1433	6/15/09	Masonry Materials for Const. Ext. Walls Sec. 16.5F, 17.5H, 18.4D, & 20.4B
-	05/07/01	Art. II - Group Care Home – Para. 1	F-1445	9/8/09	Text Amendment/Article 23 – Placard Signs.
F-0604	06/18/01	Art. 23.7.4.2 - Awnings/Canopy Signs	F-1450	10/19/09	An Ordinance Allowing Nursery Schools By Special Use Permit in the R-3, R-4 and R-5 Residential Districts, Min. Lot Size to 1 acre
-	11/19/01	Art. V - Administration & Enforcement	F-1454	11/16/09	Amendments to Article 24.3.3, Height of Shed
F-0706	05/06/02	Art. 5.6 - Administrative Variations	F-1474	03/01/10	Art. II, XI, XII, XIII, XV, XXII - Senior Housing Developments
F-0744	08/05/02	Art. 24.7.2 – R.V. Parking	F-1478	03/15/10	Art. V, XVII, XXII
F-0762	10/07/02	Art. III, V, XI, XII, XIII, XIV, XV, XVII, XIX – Downtown Design Overlay	F-1499	06/21/10	Art. XXVIII
F-0790	02/18/03	Art. 5.7 Variations	F-1520	10/18/10	Art. II, XVIII, XX - DVD Vending Machines
F-0930	07/19/04	Art. 5.7.A.2 & 5.7B Variations	F-1522	11/15/10	Art. II, XXIV - Donation Drop Boxes
F-0944	09/20/04	Art. 5.6D, 5.6E, 5.7B(1)	F-1533	01/03/11	Art. XVII - Hair Stylists
F-0945	09/20/04	Art. 5.10B Special Use Permits	F-1534	01/03/11	Art. XXIII - Real Estate Signs
F-0996	02/07/05	Art. XXVIII – Northside Overlay Dist.	F-1537	01/18/11	Art. XXIII - Vehicle Signage
F-0996	02/07/05	Art. 5.7 B(3) Variation limitations	F-1555	04/18/11	Art. XXIII - Campaign Signs
F-1018	04/04/05	Art. II - Outdoor Storage Unit Art. XXIV – 3. Temporary Uses	F-1603	11/21/11	Art. XVII - Hair Stylists
F-1034	04/18/05	Art. XV - 15.2 (O-R) Art. XXIII Signs – 23.7.1f(4) 23.7.1f(8)	F-1700	03/04/13	Art. II, IX, X - Group Care Homes
F-1098	11/07/05	Art. XIX – 19.2-19.3 Group Care Homes	F-1718	06/17/13	Art. XXI - Kennels
F-1143	03/06/06	Art. II, XV, XVII, XIX – Banks/Fin. Inst.	F-1724	08/05/13	Art. XXX - Service Facilities
F-1211	10/16/06	Art. 7.2(5), 8.2(5), 9.2(5), 10.2(5), 11.2(5), 12.2(5) & 13.2(5)	F-1730	09/16/13	Art. XXV - Noise
F-1263	03/19/07	Art. 5.14 Fines, 22.4.10 & 22.5 Stacking	F-1740	12/02/13	Art. XXI - Medical Marijuana
F-1298	09/4/07	Art. 3.4C, Screening of Building Utility and Service Installations	F-1816	10/06/14	Art. XXIII - Electronic Message Board Signs
F-1308	11/6/07	Art. 29, Prohibition Against Anti-Competitive Use Restrictions	F-1852	03/02/15	Art. III - Side Yard Setbacks
F-1324	12/3/07	Art. XXX Above Ground Service Facilities	F-1863	05/04/15	Art. XXIII - Perimeter Window Lighting

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ORD. NO.	PASSED	TEXT	ORD. NO.	PASSED	TEXT
F-1915	12/21/15	Art. XXII - Parking in Non-Residential Zoning Districts	O-2025-05	02/03/25	Art. XXXII – Creating the DPCGC DuPage County Government Center District
F-1930	04/04/16	Art. III - Exterior Residential Lighting Fixtures	O-2025-07	02/03/25	Art. II, III, V, VI, XXII, XXIII, XXIV, XXV, XXIX, XXX, XXXI - Creating the R-R Roosevelt Road Corridor District
F-1952	08/01/16	Art. II, XXVI, XXX - Small Cell Sites	O-2025-24	05/19/25	Art. II, V and XXII - Schools
F-1992	01/17/17	Art. II, XV, XXII - Mother and Infant Support Centers			
F-2012	06/05/17	Art. XVIII - Schools			
F-2019	06/19/17	Art. III, XIV - I-1 Institutional District			
F-2044	11/20/17	Art. V, VII -XIV, XXIV - Voting, PUD's, front yard setbacks and home occupations			
O-2018-27	05/21/18	Art. XXII - Parking Lot Lighting/ LED Fixtures			
O-2018-65	11/05/18	Art. II, III, XXIII - Linear Lighting, Obsolete SUP's and PUD's and electronic message board signs			
O-2019-03	01/07/19	Art. XXI - Hair Stylists			
O-2019-35	08/05/19	Art. - II, XVII - Virtual Reality Gaming Arcade			
O-2019-37	08/05/19	Art. - II, XV - Cat Adoption Agency			
O-2019-47	10/07/19	Art. - III, XXI - Prohibiting cannabis business establishments			
O-2020-31	09/21/20	Art. - II, XXIV - Short-Term Rentals			
O-2020-38	12/07/20	Art. XVII - Banquet Facilities			
O-2020-51	12/21/20	Art. III - Public Utility Substations			
O-2021-28	06/07/21	Art. V, XVI, XXII - Parking requirements in the College Avenue area			
O-2021-46	09/07/21	Art. - II, XV - Licensed Prepared Meal Service			
O-2021-64	12/20/21	Art. - II, VII, VIII, VIII, X, XI, XII, XIII, XIII - Group Care Homes			
O-2022-38	09/06/22	Art. II, XV - Certified Personal Training, Wellness, and Rehabilitation Business			
O-2022-45	10/17/22	Art. III, XXV - Residential Exterior Lighting			
O-2022-49	11/07/22	Art. V - General Provisions for Boards, Commissions, and Committees			
O-2023-06	02/21/23	Art. II, VII, VIII, IX, X, XI, XII, XIII, XIV, XIX - Group Care Homes			
O-2023-19	06/05/23	Art. XXVIII - Front Loading Garages			
O-2023-39	10/16/23	Art. XXIV - Short-term Home Sharing Rentals			
O-2024-08	03/04/24	Art. V - Variation Limitations			