

# Building Types

The Regina Zoning Bylaw, 2019 is the City of Regina’s primary tool for regulating land use and development throughout the city and implementing the policies of the Official Community Plan (OCP). This summary sheet provides an overview of building type regulations that are now in effect.

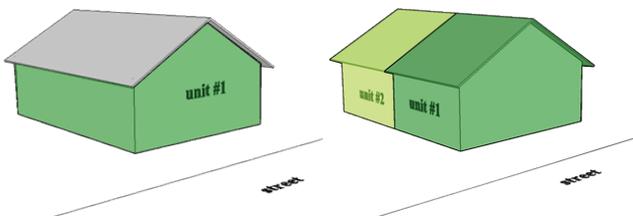
## What is A Building?

“Building” means a structure used for the shelter or accommodation of persons, animals, goods, possessions or equipment, having a roof which is supported by columns or walls.

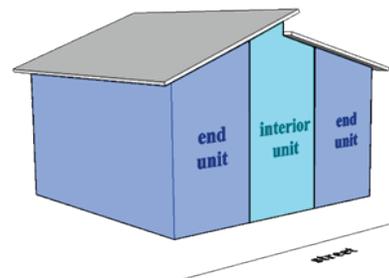
## What is Changing?

The new Zoning Bylaw simplifies building forms by focusing on the number of units allowed in a building and the way in which units are placed within the building. The following three building types are defined and used in all zones in the new bylaw:

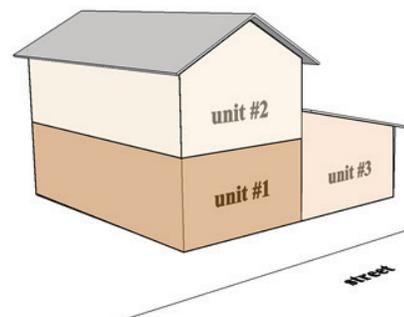
- “Building, Detached” means a building containing either one unit occupying the entire building or multiple units attached back-to-back through a common wall extending from foundation to roof.



- “Building, Row” means containing two or more units connected side-by-side separated by common walls extending from foundations to roof, but no unit located entirely or partially above the other.



- “Building, Stacked” means a building containing two or more units with at least one unit entirely or partially above another.



## Questions?

Visit [Regina.ca/zoningbylaw](http://Regina.ca/zoningbylaw) or contact Service Regina at 306-777-7000.

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**Table 1 compares dwelling types of the Zoning Bylaw No. 9250 with those found in The Regina Zoning Bylaw, 2019 No. 2019-19.**

| Table 1: Comparison of Building Types |                               |                          |
|---------------------------------------|-------------------------------|--------------------------|
|                                       | Zoning Bylaw No. 9250         | Zoning Bylaw No. 2019-19 |
| 1.                                    | Detached                      | Building, Detached       |
| 2.                                    | Semi-detached (front-to-back) | Building, Detached       |
| 3.                                    | Semi-detached                 | Building, Row            |
| 4.                                    | Townhouse unit                | Building, Row            |
| 5.                                    | Triplex (side-by-side)        | Building, Row            |
| 6.                                    | Triplex (up-down)             | Building, Stacked        |
| 7.                                    | Duplex                        | Building, Stacked        |
| 8.                                    | Fourplex                      | Building, Stacked        |
| 9.                                    | Apartment                     | Building, Stacked        |

## How Does This Impact You?

Simplifying building types enables the standards and regulations to be applied in a consistent manner. Building types are not tied to a specific use and may be used for any land use contemplated in the zone. This achieves Official Community Plan policy regarding housing flexibility and increasing innovation within the housing stock to accommodate the changing needs of households.

