

Table 1: Land Use – DCD-D vs Consolidated Zone

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> (The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	LAND USE ZONE	
	DCD – D (new)	D (No. 9250)
<i>Apartment Dwelling Unit</i> (Dwelling Unit) [Building Stacked]	P/D	P
<i>Apartment, Low Rise</i> (Dwelling Unit) [Building Stacked]	P/D	P
<i>Apartment, High Rise</i> (Dwelling Unit) [Building Stacked]	P/D	P
<i>Apartment, Assisted Living – Low Rise</i> (Dwelling, Assisted Living) [Building Stacked]	P/D	P
<i>Apartment, Assisted Living – High Rise</i> (Dwelling, Assisted Living) [Building Stacked]	P/D	P
<i>Dwelling Unit</i> (Dwelling Unit)	P	P
<i>Dwelling Unit, Converted</i> (Dwelling Unit)		
<i>Dwelling Unit, Detached</i> (Dwelling Unit) [Building Detached]	P/D	P
<i>Dwelling Unit, Duplex</i> (Dwelling Unit) [Building Stacked]	P/D	P
<i>Dwelling Unit, Fourplex</i> (Dwelling Unit) [Building Stacked]	P/D	P
<i>Dwelling Unit, Planned Group</i> (Planned Group)		
<i>Dwelling Unit, Semi-Detached</i> (Dwelling Unit) [Building Row]	P/D	P
<i>Dwelling Unit, Townhouse</i> (Dwelling Unit) [Building Row]	P/D	P
<i>Dwelling Unit, Triplex</i> (Dwelling Unit) [Building Stacked]	P/D	P
<i>Residential Business</i> (Residential Business)	P/D	P

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	DCD – D (new)	D (No. 9250)
<i>Residential Homestay</i> (Service Trade, Homestay)	P	P
<i>Secondary Suite</i> (Dwelling Secondary Suite)	P	
<i>Animal Hospital</i> (Agriculture, Animal Support)		
<i>Animal Shelter</i> (Agriculture, Animal Support)		
<i>Financial Institution</i> (Office, Professional)	P	P
<i>Office, General</i> (Office, Professional)	P	P
<i>Prefabricated Homes</i> (Dwelling, Unit)		
<i>Printing, Commercial</i> (Service Trade, Light)	P	P
<i>Fire Station</i> (Public Use, General)	P	
<i>Police Station</i> (Public Use, General)	P	
<i>Amusement Arcade</i> (Assembly, Recreation)	P/D	P
<i>Amusement Arcade, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P/D	D
<i>Amusement Park, Commercial</i> (Assembly, Recreation)		
<i>Automobile Rental and Leasing</i> (Retail Trade, Outdoor Lot)		P
<i>Bed and Breakfast Homestay</i> (Service Trade, Homestay)	P	
<i>Bingo Parlour</i> (Assembly, Recreation)	P/D	D
<i>Bowling Centre</i> (Assembly, Recreation)	P/D	P
<i>Car Wash</i> (Service Trade, Wash – Light)		
<i>Club</i> (Assembly, Recreation)	P/D	P
<i>Club, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P/D	P

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	DCD – D (new)	D <small>(No. 9250)</small>
<i>College, Community</i> (Institution, Education)	P	P
<i>Community Centre</i> (Assembly, Community) (Food & Beverage, Lounge)	P/D	P
<i>Day Care Centre, Adult</i> (Institution, Day Care)	P	P
<i>Day Care Centre, Child</i> (Institution, Day Care)	P	P
<i>Funeral Home</i> (Assembly, Recreation)	P/D	
<i>Hotel</i> (Service Trade, Accommodation)	P	P
<i>Hotel, Single Room Occupancy</i> (Service Trade, Accommodation)	P	P
<i>Humanitarian Service Facility</i> (Institution, Humanitarian Service)	P	P
<i>Individual and Family Social Service Home</i> (Dwelling, Group Care)	P	P
<i>Labour Union Hall</i> (Assembly, Recreation)	P/D	P
<i>Library</i> (Assembly, Community)	P/D	P
<i>Medical Clinic</i> (Service Trade, Clinic)	P	P
<i>Medical/Dental Laboratory</i> (Industry Laboratory)	P	P
<i>Motel</i> (Service Trade, Accommodation)	P	P
<i>Nursery School</i> (Institution, Day Care)	P	P
<i>Outdoor Eating and Drinking Area</i> (Food & Beverage, Outdoor)	P/D	P/D
<i>Parking, Off-site Caveated</i>	P	P
<i>Parking Lot, Paved</i>		
<i>Personal Service</i> (Service Trade, Personal)	P	P
<i>Pool Hall</i> (Assembly, Recreation)	P/D	P
<i>Pool Hall, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P/D	P

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	DCD – D (new)	D <small>(No. 9250)</small>
<i>Public Self Storage Facility</i> (Storage, Personal)	D	D
<i>Recreational Service Facility</i> (Assembly, Recreation)	P/D	P
<i>Recreational Service Facility, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P/D	P
<i>Religious Institution</i> (Assembly, Religious)	P/D	P
<i>Repair Service</i> (Service Trade, Light)	P	P
<i>Repair Shop</i> (Service Trade, Light)	P	
<i>School, Private</i> (Institution, Education)	P	P
<i>School, Vocational</i> (Institution, Training)	P	P
<i>Supportive Living Home</i> (Dwelling, Group Care)	P	
<i>Theatre</i> (Assembly, Recreation)	P/D	P
<i>Theatre, Drive-In</i> (Assembly, Recreation)	P/D	
<i>Ambulance Service</i> (Transportation, Parking Stand)	D	D
<i>Bus Terminal Operation</i> (Transportation, Parking Stand)	D	P
<i>Post Office</i> (Public Use, General)	P	P
<i>Auction Room</i> (Assembly, Recreation)	P/D	P
<i>Automobile Sales and Service</i> (Service Trade, Motor Vehicle – Light)	D	P
<i>Bakery Shop</i> (Retail Trade, Shop)	P	P
<i>Cannabis Retail Store</i> (Retail Trade, Cannabis)	P	P
<i>Convenience Store</i> (Retail Trade, Shop)	P	P
<i>Fast Food Outlet</i> (Food & Beverage, Restaurant)	P	P

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	DCD – D (new)	D (No. 9250)
<i>Gas Bar</i> (Service Trade, Motor Vehicle – Light)	D	P
<i>Grocery Store</i> (Retail Trade, Shop)	P	P
<i>Home Improvement Centre</i> (Retail Trade, Shop)		
<i>House-Form Commercial</i> [Building, House-Form]		
<i>Licensed Beverage Room</i> (Food & Beverage, Lounge)	P	P
<i>Licensed Cocktail Room</i> (Food & Beverage, Lounge)	P	P
<i>Licensed Dining Room</i> (Food & Beverage, Lounge)	P	P
<i>Licensed Restaurant</i> (Food & Beverage, Lounge)	P	P
<i>Liquor Store</i> (Retail Trade, Shop)	P	P
<i>Mixed-Use Building</i> [Building, Row] [Building, Stacked]		P
<i>Mobile Home Sale</i> (Mobile Home, Outdoor Trade)		
<i>Night Club</i> (Food & Beverage, Lounge)	P	P
<i>Recreation Vehicles</i>		
<i>Restaurant</i> (Food & Beverage, Restaurant)	P	P
<i>Restaurant, Drive-In</i>		
<i>Retail Use</i> (Retail Trade, Shop)	P	P
<i>Service Station</i> (Service Trade, Motor Vehicle – Light)	D	P
<i>Shopping Centre</i>		P
Snack Shop, Mobile		
Farm Machinery and Equipment, Sale Rental (Mobile Home, Outdoor Trade)		
<i>Art Gallery or Museum</i> (Assembly, Recreation)	P/D	P
<i>Community Garden</i> (Open Space, Active)	P	P

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	DCD – D (new)	D <small>(No. 9250)</small>
<i>Public Use</i> (Public Use, General)	P	P
<i>Rink, Enclosed</i> (Assembly, Recreation)	P/D	
(Retail Trade, Outdoor Display)	P/D	
(Agriculture, Indoor)	P/D	
(Food & Beverage, Catering)	P	
(Industry, Artistic)	P	
(Industry, Food & Beverage)	P	
(Institution, Health Care)	P	
(Office, Industry)	P	
(Utility General)	P	
Industry, salvaging – Light	P/D	
(Transportation, Parking Structure)	D	

Table 1: Land Use – DCD-LHP vs Consolidated Zone

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE		
	DCD-LHP (New)	DCD-11 (No. 9250)	DCD-12 (No. 9250)
Dwelling Unit, Detached (Dwelling, Unit) [Building, Detached]	P	P	P
Secondary Suite (Dwelling, Secondary Suite)	P	P	P
(Dwelling, Laneway) [Building, Accessory]	P	P	P
Residential Homestay (Service Trade, Homestay)	D	D	D
Residential Business (Residential Business)	P/D	P	P
Dwelling Unit, Duplex [Building, Stacked]		P	
Dwelling Unit, Semi-Detached [Building, Row]		P	
Dwelling Unit, Planned Group (Planned Group)		D	D
Bed and Breakfast Homestay (Service Trade, Homestay)	D	D	D
Day Care Centre, Adult (Institution, Day Care)	D	D	D
Day Care Centre, Child (Institution, Day Care)	D	D	D
Nursery School (Institution, Day Care)	D	D	D
Religious Institution (Assembly, Religious)		D	D
Community Garden (Open Space, Active)	P	P	P
Public Use (Public Use, General)		P	P

Table 2: Development Standards – DCD-LHP vs Consolidated Zone

DEVELOPMENT STANDARD (Per lot for Principal Dwelling)	LAND USE ZONE		
	DCD-LHP	DCD-11	DCD-12
MINIMUM LOT AREA FOR LOTS WITH REAR LANE ACCESS (m²)			
Building, Detached	200	250	250
MINIMUM FRONTAGE FOR LOTS WITH REAR LANE ACCESS (m)			
Building, Detached	7.3	7.5	8.5
MINIMUM FRONT YARD SETBACK FOR LOTS WITH REAR LANE ACCESS (m)			
(1) where a landscaped boulevard exists between the curb and the public sidewalk	3.0	3.0	From property line: 3.0 From back of walk/curb: 6.0
(2) where no landscaped boulevard exists between the curb and the public sidewalk	4.5	4.5	
MINIMUM REAR YARD SETBACK FOR LOTS WITH REAR LANE ACCESS (m)	3.5	5.0	4.8
MINIMUM SIDE YARD SETBACK FOR CORNER LOTS WITH REAR LANE ACCESS (m)			
(1) where the lot frontage is less than 10 metres			
(a) flankage side yard	0.45	0.45	1.2
(b) total side yard	1.2	1.2	2.4
(2) where the lot frontage is more than 10 metres			
(a) flankage side yard	0.45	0.45	1.2
(b) total side yard	1.65	1.65	2.4
MINIMUM SIDE YARD SETBACK FOR INTERIOR LOTS WITH REAR LANE ACCESS (m)			
(1) where the lot frontage is less than 10 metres			
(a) single side yard	0.45	0.45	1.2
(b) total side yard	1.2	1.2	2.4
(2) where the lot frontage is more than 10 metres			
(a) single side yard	1.2	1.2	1.2
(b) total side yard	2.4	2.4	2.4
MAXIMUM SITE COVERAGE (%)			
Building, Detached	50	50	55
MAXIMUM BUILDING HEIGHT (m)	11	11	11
MAXIMUM FLOOR AREA RATIO			
Building, Detached	0.75	0.75	0.75

Table 1: Land Use – DCD-QP (Mixed-Use Policy Area) vs Consolidated Zone

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	DCD – QP (new) Mixed-use Policy Area	DCD-9 (No. 9250)
<i>Art Gallery</i> (Assembly, Recreation)	P	P
<i>Bakery Shop</i> (Retail Trade, Shop)	P	P
<i>Club</i> (Assembly, Recreation)	P	P
<i>Club, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P	P
<i>Community Centre</i> (Assembly, Community)	P	P
<i>Community Garden</i> (Open Space, Active)	P	P
<i>Dwelling Unit</i> (Dwelling Unit)	P	P
<i>Grocery Store</i> (Retail Trade, Shop)	P	P
<i>Residential Business</i> (Residential Business)	P/D	P
<i>Humanitarian Service Facility</i> (Institution, Humanitarian Service)	P	P
<i>Library</i> (Assembly, Community)	P	P
<i>Licensed Cocktail Room</i> (Food & Beverage, Lounge)	P	P/D
<i>Licensed Dining Room</i> (Food & Beverage, Lounge)	P	P/D
<i>Licensed Restaurant</i> (Food & Beverage, Lounge)	P	P/D
<i>Medical Clinic</i> (Service Trade, Clinic)	P	P
<i>Nursery School</i> (Institution, Day Care)	P	P
<i>Office, General</i> (Office, Professional)	P	P/D
<i>Personal Service</i> (Service Trade, Personal)	P	P
<i>Public Use</i> (Public Use, General)	P	P
<i>Recreational Service Facility</i> (Assembly, Recreation)	P	P

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	DCD – QP (new) Mixed-use Policy Area	DCD-9 (No. 9250)
<i>Recreational Service Facility, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P	P/D
<i>Repair Service</i> (Service Trade, Light)	P	P
<i>Restaurant</i> (Food & Beverage, Restaurant)	P	P/D
<i>Retail Store</i> (Retail Trade, Shop)	P	P/D
<i>Club</i> (Assembly, Recreation)	P	D
<i>Club, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P	D
<i>Convenience Store</i> (Retail Trade, Shop)	P	D
<i>Day Care Centre, Adult</i> (Institution, Day Care)	P	D
<i>Day Care Centre, Child</i> (Institution, Day Care)	P	D
<i>Individual and Family Social Service Home</i> (Dwelling, Group Care)	P	D
(Industry, Food & Beverage)	P	
(Utility, General)	P	

Table 1: Land Use – DCD-QP (Medium Density Policy Area) vs Consolidated Zone

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> (The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	LAND USE ZONE	
	DCD – QP (new) Medium Density Residential	DCD-9 (No. 9250)
<i>Apartment, Low Rise</i> (Dwelling Unit) [Building Stacked]	P/D	P
<i>Apartment, Assisted Living – Low Rise</i> (Dwelling, Assisted Living) [Building Stacked]	P/D	P
<i>Bed and Breakfast Homestay</i> (Service Trade, Homestay)	P	P
<i>Community Garden</i> (Open Space, Active)	P	P
<i>Dwelling Unit, Fourplex</i> (Dwelling Unit) [Building Stacked]	P/D	P
<i>Dwelling Unit, Townhouse</i> (Dwelling Unit) [Building Row]	P	P
<i>Dwelling Unit, Triplex</i> (Dwelling Unit) [Building Stacked]	P/D	P
<i>Residential Business</i> (Residential Business)	P/D	P
<i>Public Use</i> (Public Use, General)	P	P
<i>Supportive Living Home</i> (Dwelling, Group Care)	P	P
<i>Special Care Home</i> (Dwelling, Group Care)	P	P
<i>Dwelling Unit, Planned Group</i> (Planned Group)	D	D
<i>Day Care Centre, Adult</i> (Institution, Day Care)	D	D
<i>Day Care Centre, Child</i> (Institution, Day Care)	D	D
<i>Individual and Family Social Service Home</i> (Dwelling, Group Care)	P	D
<i>Nursery School</i> (Institution, Day Care)	D	D
(Dwelling Secondary Suite)	P	
(Utility, General)	P	

Table 1: Land Use – DCD-QP (Low Density Policy Area) vs Consolidated Zone

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> (The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	LAND USE ZONE	
	DCD – QP (new) Low Density Residential	DCD-9 (No. 9250)
<i>Community Garden</i> (Open Space, Active)	P	P
<i>Dwelling Unit, Detached</i> (Dwelling Unit) [Building Detached]	P	P
<i>Dwelling Unit, Semi-Detached</i> (Dwelling Unit) [Building Row]	P	P
<i>Residential Business</i> (Residential Business)	P/D	P
<i>Public Use</i> (Public Use, General)	P	P
<i>Secondary Suite</i> (Dwelling Secondary Suite)	P	P
<i>Supportive Living Home</i> (Dwelling, Group Care)	P	P
<i>Bed and Breakfast Homestay</i> (Service Trade, Homestay)	D	D
<i>Day Care Centre, Adult</i> (Institution, Day Care)	D	D
<i>Day Care Centre, Child</i> (Institution, Day Care)	D	D
<i>Dwelling Unit, Planned Group</i> (Planned Group)	D	D
(Utility, General)	P	

Table 1: Land Use – DCD-QP (High-Rise Policy Area) vs Consolidated Zone

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> (The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	LAND USE ZONE	
	DCD – QP (new) High-Rise Policy Area	DCD-9 (No. 9250)
<i>Apartment, Low Rise</i> (Dwelling Unit) [Building Stacked]	P/D	P
<i>Apartment, Assisted Living – Low Rise</i> (Dwelling, Assisted Living) [Building Stacked]	P/D	P
<i>Bed and Breakfast Homestay</i> (Service Trade, Homestay)	P	P
<i>Community Garden</i> (Open Space, Active)	P	P
<i>Dwelling Unit, Fourplex</i> (Dwelling Unit) [Building Stacked]	P/D	P
<i>Dwelling Unit, Townhouse</i> (Dwelling Unit) [Building Row]	P	P
<i>Dwelling Unit, Triplex</i> (Dwelling Unit) [Building Stacked]	P/D	P
<i>Residential Business</i> (Residential Business)	P/D	P
<i>Public Use</i> (Public Use, General)	P	P
<i>Supportive Living Home</i> (Dwelling, Group Care)	P	P
<i>Special Care Home</i> (Dwelling, Group Care)	P	P
<i>Dwelling Unit, Planned Group</i> (Planned Group)	D	D
<i>Day Care Centre, Adult</i> (Institution, Day Care)	D	D
<i>Day Care Centre, Child</i> (Institution, Day Care)	D	D
<i>Individual and Family Social Service Home</i> (Dwelling, Group Care)	P	D
<i>Nursery School</i> (Institution, Day Care)	D	D
(Dwelling Secondary Suite)	P	
(Utility, General)	P	

Table 1: Land Use – DCD-QP (Heritage Policy Area) vs Consolidated Zone

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> (The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	LAND USE ZONE	
	DCD – QP (new) Heritage Policy Area	DCD-9 (No. 9250)
<i>Animal Hospital</i> (Agriculture, Animal Support)		P
<i>Apartment Dwelling Unit</i> (Dwelling Unit) [Building Stacked]	P/D	P
<i>Apartment, Seniors Assisted Living</i> (Dwelling, Assisted Living) [Building Stacked]	P	P
<i>Art Gallery</i> (Assembly, Recreation)	P/D	P
<i>Banquet and Reception Facility</i> (Assembly, Recreation)	P/D	P
<i>Bed and Breakfast Homestay</i> (Service Trade, Homestay)	P	P
<i>Bowling Centre</i> (Assembly, Recreation)	P/D	P
<i>Religious Institution</i> (Assembly, Religious)		P
<i>Club</i> (Assembly, Recreation)	P/D	P
<i>College, Community</i> (Institution, Education)	P	P
<i>Community Garden</i> (Open Space, Active)	P	P
<i>Day Care Centre, Adult</i> (Institution, Day Care)	P	P
<i>Day Care Centre, Child</i> (Institution, Day Care)	P	P
<i>Dwelling Unit, Detached</i> (Dwelling Unit) [Building Detached]	P	P
<i>Financial Institution</i> (Office, Professional)	P	P
<i>Health/Fitness Centre</i> (Assembly, Recreation)	P/D	P
<i>Residential Business</i> (Residential Business)		P
<i>Hospice</i> (Dwelling, Group Care)	P	P

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	DCD – QP (new) Heritage Policy Area	DCD-9 (No. 9250)
<i>Hostel</i> (Service Trade, Accommodation)	P	P
<i>Hotel</i> (Service Trade, Accommodation)	P	P
<i>Humanitarian Service Facility</i> (Institution, Humanitarian Service)	P	P
<i>Labour Union Hall</i> (Assembly, Recreation)	P/D	P
<i>Library</i> (Assembly, Community)	P/D	P
<i>Licensed Beverage Room</i> (Food & Beverage, Lounge)		P
<i>Licensed Cocktail Room</i> (Food & Beverage, Lounge)		P
<i>Licensed Dining Room</i> (Food & Beverage, Lounge)		P
<i>Licensed Restaurant</i> (Food & Beverage, Lounge)		P
<i>Medical Clinic</i> (Service Trade, Clinic)	P	P
<i>Medical/Dental Laboratory</i> (Industry Laboratory)	P	P
<i>Mixed-Use Building</i> [Building, Detached], [Building, Row], [Building, Stacked]	P	P
<i>Nursery School</i> (Institution, Day Care)	P	P
<i>Office, General</i> (Office, Professional)	P	P
<i>Personal Service</i> (Service Trade, Personal)	P	P
<i>Pool Hall</i> (Assembly, Recreation)	P/D	P
<i>Post Office</i> (Public Use, General)	P	P
<i>Public Use</i> (Public Use, General)	P	P
<i>Recreational Service Facility</i> (Assembly, Recreation)	P/D	P
<i>Repair Service</i> (Service Trade, Light)	P	P

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	DCD – QP (new) Heritage Policy Area	DCD-9 (No. 9250)
<i>Restaurant</i> (Food & Beverage, Restaurant)	P	P
<i>School, Private</i> (Institution, Education)	P	P
<i>Secondary Suite</i> (Dwelling Secondary Suite)	P	P
<i>School/Academy</i> (Institution, Education)	P	P
<i>School, Vocational</i> (Institution, Training)		P
<i>Supportive Living Home</i> (Dwelling, Group Care)	P	P
<i>Theatre</i> (Assembly, Recreation)	P/D	P
<i>Amusement Arcade</i> (Assembly, Recreation)	P/D	D
<i>Amusement Arcade, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)		D
<i>Club, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)		D
<i>Convenience Store</i> (Retail Trade, Shop)	D	D
<i>Individual and Family Social Service Home</i> (Dwelling, Group Care)	P	D
<i>Liquor Store</i> (Retail Trade, Shop)	D	D
<i>Night Club</i> (Food & Beverage, Lounge)		D
<i>Pool Hall, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P/D	D
<i>Public Self Storage Facility</i> (Storage, Personal)		D
<i>Recreational Service Facility, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)		D
<i>Tattoo Parlour</i> (Service Trade, Personal)	P	D
(Utility, General)	P	

Table 1: Land Use – DCD-SD vs Consolidated Zone

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	DCD – SD (new)	DCD-2 (No. 9250)
<i>Animal Hospital</i> (Agriculture, Animal Support)	P	P
<i>Animal Shelter</i> (Agriculture, Animal Support)	P	P
<i>Assembling, Parts</i> (Industry, Light)	P	P
<i>Auto supply stores</i> (Retail Trade, Shop)	P	P
<i>Automobile Sales and Service</i> (Retail Trade, Outdoor Lot)	P	P
<i>Automobile Rental and Leasing</i> (Retail Trade, Outdoor Lot)	P	P
<i>Automobile, repair</i> (Service Trade, Motor Vehicle – Light)	P	P
<i>Bakery</i> (Industry, Food and Beverage)	P	P
<i>Biscuit plant</i> (Industry, Food and Beverage)	P	P
<i>Cleaning, Carpet and Rug</i> (Service Trade, Light)	P	P
<i>Club</i> (Assembly, Recreation)		P
<i>Financial Institution</i> (Office, Professional)	P/D	P
<i>Medical/Dental Laboratory</i> (Industry, Laboratory)	P	P
<i>Labour Union Hall</i> (Assembly, Recreation)		P
<i>Laundry plant</i> (Service Trade, Light)	P	P
<i>Lumber yard</i> (Retail Trade, Outdoor Lot)	P	P
<i>Mobile Home Sales</i> (Wholesale Trade, Outdoor Lot)	P	P
<i>Newspaper</i> (Industry, Light)	P	P
<i>Office, Industry</i> (Office, Industry)	P/D	P
<i>Printing, commercial</i>	P	P

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	DCD – SD (new)	DCD-2 (No. 9250)
(Industry, Light)		
<i>Public Uses</i> (Public Use, General)	P	P
<i>Publishing or publishing/Printing</i> (Industry, Light)	P	P
<i>Recreation vehicles</i> (Retail Trade, Outdoor Lot)	P	P
<i>Recreational Service Facility</i> (Assembly, Recreation)		P
<i>Repair Shop</i> (Service Trade, Light)	P	P
<i>Repair, rental and service</i> (Service Trade, Motor Vehicle – Light)	P	P
<i>Retail, general</i> (Retail Trade, Shop)	P	P
<i>Retail, hardware</i> (Retail Trade, Shop)	P	P
<i>Retail, small equipment or supplies</i> (Retail Trade, Shop)	P	P
<i>Sharpening and repair, knives, saws, tools</i> (Service Trade, Light)	P	P
<i>Taxidermy shop</i> (Industry, Artistic)		P
<i>Warehousing</i> (Storage, Warehousing)	P	P
<i>Warehousing, refrigerated</i> (Storage, Warehousing)	P	P
<i>Car Wash</i> (Service Trade Wash, Light)	D	D
<i>Club, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	D	D
<i>Cocktail room, licensed</i> (Food & Beverage, Lounge)	D	D
<i>Convenience store</i> (Retail Trade, Shop)	P	D
<i>Dining room, licensed</i> (Food & Beverage, Lounge)	D	D
<i>Gas bar</i> (Service Trade, Motor Vehicle – Light)	P	D
<i>Home improvement centre</i> (Retail Trade, Shop)	P	D

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	DCD – SD (new)	DCD-2 (No. 9250)
<i>Laboratory, industrial</i> (Industry, Laboratory)	P	D
<i>Office, General</i> (Office, Professional)	P/D	D
<i>Parking, off-site caveated</i>	P	D
<i>Parking lot, paved</i> (Transportation, Parking Lot)	D	D
<i>Pool hall</i> (Assembly, Recreation)		D
<i>Recreational service facility, licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)		D
<i>Restaurant</i> (Food & Beverage, Restaurant)	D	D
<i>Restaurant, drive-in</i> (Drive-Through/ Drive-In, Accessory)	D	D
<i>Restaurant, licensed</i> (Food & Beverage, Lounge)	D	D
<i>Rink, enclosed</i> (Assembly, Recreation)		D
<i>School, vocational</i> (Institution, Training)		D
<i>Service station</i> (Service Trade, Motor Vehicle – Light)	P	D
<i>Silvering, mirror</i> (Industry, Light)	P	D
(Open Space, Active)	P	
(Service Trade, Clinic)	P	
(Utility, General)	P	
(Wholesale Trade, Indoor)	P	
(Institution, Education)	D	
(Food & Beverage, Outdoor)	P/D	

Table 2: Development Standards – DCD-SD vs Consolidated Zone

DEVELOPMENT STANDARD (Per lot except)	LAND USE ZONE	
	DCD-SD (new)	DCD-2 (No. 9250)
MINIMUM LOT AREA (m ²)	500	500
MINIMUM FRONTAGE (m)	15	15
MINIMUM FRONT YARD SETBACK (m)	0.0 In no case shall a building be closer than 7.6 metres from the property line as identified in Figure 6D.F1.	0.0 In no case shall a building be closer than 7.6 metres from the edge of an access crossing as identified in Figure 9.1.
MINIMUM REAR YARD SETBACK (m)	7.5	50% of the height of principal building
MINIMUM SINGLE SIDE YARD SETBACK (m)	0.0 In no case shall a building be closer than 7.6 metres from the property line as identified in Figure 6D.F1.	0.0 In no case shall a building be closer than 7.6 metres from the edge of an access crossing as identified in Figure 9.1.
MINIMUM TOTAL SIDE YARD SETBACK (m)	3.0	20% of average lot width/maximum of 7.5m
MAXIMUM SITE COVERAGE (%)	50	50
MAXIMUM BUILDING HEIGHT (m)	15	15
MAXIMUM FLOOR AREA RATIO	1.5	1.5

Table 1: Land Use – DCD-CS (Transition Area Arterial Policy Area) vs Consolidated Zone

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> (The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	LAND USE ZONE	
	DCD – CS (new) Transition Area Arterial	MAC (No. 9250)
<i>Apartment Dwelling Unit</i> (Dwelling Unit) [Building Stacked]	P/D	D
<i>Apartment, Low Rise</i> (Dwelling Unit) [Building Stacked]	P/D	D
<i>Apartment, High Rise</i> (Dwelling Unit) [Building Stacked]	P/D	D
<i>Apartment, Assisted Living – Low Rise</i> (Dwelling, Assisted Living) [Building Stacked]	P/D	D
<i>Apartment, Assisted Living – High Rise</i> (Dwelling, Assisted Living) [Building Stacked]	P/D	D
<i>Dwelling Unit</i> (Dwelling, Unit)	P	D
<i>Dwelling Unit, Converted</i> (Dwelling Unit) [Building Detached], [Building Row], [Building Stacked]	P/D	
<i>Dwelling Unit, Detached</i> (Dwelling Unit) [Building Detached]	P	D
<i>Dwelling Unit, Duplex</i> (Dwelling Unit) [Building Stacked]	P/D	
<i>Dwelling Unit, Fourplex</i> (Dwelling Unit) [Building Stacked]	P/D	
<i>Dwelling Unit, Planned Group</i> (Planned Group)		
<i>Dwelling Unit, Semi-Detached</i> (Dwelling Unit) [Building Row]	P/D	
<i>Dwelling Unit, Townhouse</i> (Dwelling Unit) [Building Row]	P/D	
<i>Dwelling Unit, Triplex</i> (Dwelling Unit) [Building Stacked]	P/D	
<i>Residential Business</i> (Residential Business)	P/D	P

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	DCD – CS (new) Transition Area Arterial	MAC (No. 9250)
<i>Residential Homestay</i> (Service Trade, Homestay)	P/D	D
<i>Secondary Suite</i> (Dwelling, Secondary Suite)	P	P
<i>Animal Hospital</i> (Agriculture, Animal Support)		P
<i>Animal Shelter</i> (Agriculture, Animal Support)		
<i>Financial Institution</i> (Office, Professional)	P/D	P
<i>Office, General</i> (Office, Professional)	P/D	P/D
<i>Prefabricated Homes</i>		
<i>Printing, Commercial</i> (Service Trade, Light)	P/D	P
<i>Fire Station</i> (Public Use, General)	P	P
<i>Police Station</i> (Public Use, General)	P	P
<i>Amusement Arcade</i> (Assembly, Recreation)	P/D	D
<i>Amusement Arcade, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P/D	D
<i>Amusement Park, Commercial</i> (Assembly, Recreation)	P/D	D
<i>Automobile Rental and Leasing</i> (Retail Trade, Outdoor Lot)		P
<i>Bed and Breakfast Homestay</i> (Service Trade, Homestay)	P/D	
<i>Bingo Parlour</i> (Assembly, Recreation)	P/D	D
<i>Bowling Centre</i> (Assembly, Recreation)	P/D	D
<i>Car Wash</i> (Service Trade, Wash – Light)		D
<i>Club</i> (Assembly, Recreation)	P/D	P
<i>Club, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P/D	P

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	DCD – CS (new) Transition Area Arterial	MAC (No. 9250)
<i>College, Community</i> (Institution, Education)		
<i>Community Centre</i> (Assembly, Community)	P/D	P
<i>Day Care Centre, Adult</i> (Institution, Day Care)	P/D	P
<i>Day Care Centre, Child</i> (Institution, Day Care)	P/D	P
<i>Funeral Home</i> (Assembly, Recreation)	P/D	D
<i>Hotel</i> (Service Trade, Accommodation)	P/D	P
<i>Hotel, Single Room Occupancy</i> (Service Trade, Accommodation)	P/D	
<i>Humanitarian Service Facility</i> (Institution, Humanitarian Service)		P
<i>Individual and Family Social Service Home</i> (Dwelling, Group Care)	P	P
<i>Labour Union Hall</i> (Assembly, Recreation)	P/D	D
<i>Library</i> (Assembly, Community)	P/D	P
<i>Medical Clinic</i> (Service Trade, Clinic)	P/D	P
<i>Medical/Dental Laboratory</i> (Industry, Laboratory)	P/D	P
<i>Motel</i> (Service Trade, Accommodation)	P/D	P
<i>Nursery School</i> (Institution, Day Care)	P/D	P
<i>Outdoor Eating and Drinking Area</i> (Food & Beverage, Outdoor)	P/D	P/D
<i>Parking, Off-site Caveated</i>	P	D
<i>Parking Lot, Paved</i>		D
<i>Personal Service</i> (Service Trade, Personal)	P/D	P
<i>Pool Hall</i> (Assembly, Recreation)	P/D	D
<i>Pool Hall, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P/D	D

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	DCD – CS (new) Transition Area Arterial	MAC (No. 9250)
<i>Public Self Storage Facility</i> (Storage, Personal)		
<i>Recreational Service Facility</i> (Assembly, Recreation)	P/D	P
<i>Recreational Service Facility, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P/D	P
<i>Religious Institution</i> (Assembly, Religious)	P/D	P
<i>Repair Service</i> (Service Trade, Light)	P/D	P
<i>Repair Shop</i> (Service Trade, Light)	P/D	D
<i>School, Private</i> (Institution, Education)		
<i>School, Vocational</i> (Institution, Training)	P/D	
<i>Supportive Living Home</i> (Dwelling, Group Care)	P	P
<i>Theatre</i> (Assembly, Recreation)	P/D	D
<i>Theatre, Drive-In</i> (Assembly, Recreation)	P/D	
<i>Ambulance Service</i> (Transportation, Parking Stand)		P
<i>Bus Terminal Operation</i> (Transportation, Parking Stand)		D
<i>Post Office</i> (Public Use, General)	P	P
<i>Auction Room</i> (Assembly, Recreation)	P/D	
<i>Automobile Sales and Service</i> (Service Trade, Motor Vehicle – Light)		P
<i>Bakery Shop</i> (Retail Trade, Shop)	P/D	P
<i>Cannabis Retail Store</i> (Retail Trade, Cannabis)	P/D	P
<i>Convenience Store</i> (Retail Trade, Shop)	P/D	P
<i>Fast Food Outlet</i> (Food & Beverage, Restaurant)	P/D	P

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	DCD – CS (new) Transition Area Arterial	MAC (No. 9250)
<i>Gas Bar</i> (Service Trade, Motor Vehicle – Light)		P
<i>Grocery Store</i> (Retail Trade, Shop)	P/D	P
<i>Home Improvement Centre</i> (Retail Trade, Shop)	P/D	D
<i>House-Form Commercial</i> [Building, House-Form]	P/D	
<i>Licensed Beverage Room</i> (Food & Beverage, Lounge)	D	P
<i>Licensed Cocktail Room</i> (Food & Beverage, Lounge)	D	P
<i>Licensed Dining Room</i> (Food & Beverage, Lounge)	D	P
<i>Licensed Restaurant</i> (Food & Beverage, Lounge)	D	P
<i>Liquor Store</i> (Retail Trade, Shop)	P/D	P
<i>Mixed-Use Building</i>		D
<i>Mobile Home Sale</i>		P
<i>Night Club</i> (Food & Beverage, Lounge)	D	D
<i>Recreation Vehicles</i>		P
<i>Restaurant</i> (Food & Beverage, Restaurant)	P/D	P
<i>Restaurant, Drive-In</i>		P
<i>Retail Use</i> (Retail Trade, Shop)	P/D	P/D
<i>Service Station</i> (Service Trade, Motor Vehicle – Light)		P
<i>Shopping Centre</i>		P/D
<i>Snack Shop, Mobile</i>		D
Farm Machinery and Equipment, Sale Rental <i>(Retail Trade, Outdoor Lot)</i>		
<i>Art Gallery or Museum</i> (Assembly, Recreation)	P/D	P
<i>Community Garden</i> (Open Space, Active)	P/D	P

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	DCD – CS (new) Transition Area Arterial	MAC (No. 9250)
<i>Public Use</i> (Public Use, General)	P/D	P
<i>Rink, Enclosed</i> (Assembly, Recreation)	P/D	
(Retail Trade, Outdoor Display)	P/D	
(Agriculture, Indoor)	P/D	
(Food & Beverage, Catering)	P/D	
(Industry, Artistic)	P/D	
(Industry, Food & Beverage)	P/D	
(Office, Industry)	P/D	
(Institution, Health Care)	P/D	
(Utility, General)	P/D	
(Transportation, Parking Structure)	D	

Table 2: Development Standards –DCD-CS (Transition Area Arterial Policy Area) vs Consolidated Zone

DEVELOPMENT STANDARD (Per lot for Principal Dwelling)	LAND USE ZONE	
	DCD-CS (New) Transitional Area Arterial	MAC (No. 9250)
MINIMUM LOT AREA (m2)		
Permitted	500	250
Discretionary	Below 500	
MINIMUM FRONTAGE (m)		
Permitted	6.0	6
Discretionary	Below 6.0	
MINIMUM FRONT YARD SETBACK (m)		
Permitted	nil	nil
Discretionary		
MINIMUM REAR YARD SETBACK FOR LOTS WITH REAR LANE ACCESS (m)		
Permitted	3.0	1/4 of the height of the adjacent wall to a maximum of 6.0
Discretionary	Below 3.0	
MINIMUM SIDE YARD SETBACK FOR CORNER LOTS (m)		
(a) flankage side yard	0.45	nil
(b) total side yard	Where adjoining lot contains a Multi-Unit Building: 3.45 Otherwise: 0.45	
MINIMUM SIDE YARD SETBACK FOR INTERIOR LOTS (m)		
(a) single side yard	Where adjoining lot contains a Multi-Unit Building: 3.45 Otherwise: nil	nil
(b) total side yard	Nil	
MAXIMUM SITE COVERAGE (%)		
Permitted	90 or Below	90
Discretionary	Above 90 to 100	
MAXIMUM BUILDING HEIGHT (m)		
Permitted	18.0 or lower	15
Discretionary	Above 18.0 to a maximum of 40.0	
MAXIMUM FLOOR AREA RATIO		
Permitted	3.0	3.0
Discretionary	7.5	

Table 1: Land Use – DCD-CS (Transition Area Mix Policy Area) vs Consolidated Zone

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	DCD – CS (new) Transition Area Mix	MX (No. 9250)
<i>Apartment Dwelling Unit</i> (Dwelling Unit) [Building Stacked]	P/D	
<i>Apartment, Low Rise</i> (Dwelling Unit) [Building Stacked]	P/D	P
<i>Apartment, High Rise</i> (Dwelling Unit) [Building Stacked]	P/D	
<i>Apartment, Assisted Living – Low Rise</i> (Dwelling, Assisted Living) [Building Stacked]	P/D	P
<i>Apartment, Assisted Living – High Rise</i> (Dwelling, Assisted Living) [Building Stacked]	P/D	
<i>Dwelling Unit</i> (Dwelling Unit)	P	D
<i>Dwelling Unit, Converted</i> (Dwelling Unit) [Building Detached], [Building Row], [Building Stacked]	P/D	P
<i>Dwelling Unit, Detached</i> (Dwelling Unit) [Building Detached]	P	P
<i>Dwelling Unit, Duplex</i> (Dwelling Unit) [Building Stacked]	P/D	P
<i>Dwelling Unit, Fourplex</i> (Dwelling Unit) [Building Stacked]	P/D	D
<i>Dwelling Unit, Planned Group</i> (Planned Group)		D
<i>Dwelling Unit, Semi-Detached</i> (Dwelling Unit) [Building Row]	P/D	P
<i>Dwelling Unit, Townhouse</i> (Dwelling Unit) [Building Row]	P/D	P
<i>Dwelling Unit, Triplex</i> (Dwelling Unit) [Building Stacked]	P/D	D

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	DCD – CS (new) Transition Area Mix	MX (No. 9250)
<i>Residential Business</i> (Residential Business)	P/D	P
<i>Residential Homestay</i> (Service Trade, Homestay)	P/D	P
<i>Secondary Suite</i> (Dwelling Secondary Suite)	P	P
<i>Animal Hospital</i> (Agriculture, Animal Support)		
<i>Animal Shelter</i> (Agriculture, Animal Support)		
<i>Financial Institution</i> (Office, Professional)	P/D	P
<i>Office, General</i> (Office, Professional)	P/D	P/D
<i>Prefabricated Homes</i>		
<i>Printing, Commercial</i> (Service Trade, Light)	P/D	
<i>Fire Station</i> (Public Use, General)	P	
<i>Police Station</i> (Public Use, General)	P	
<i>Amusement Arcade</i> (Assembly, Recreation)	P/D	
<i>Amusement Arcade, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P/D	
<i>Amusement Park, Commercial</i> (Assembly, Recreation)	P/D	
<i>Automobile Rental and Leasing</i> (Retail Trade, Outdoor Lot)		
<i>Bed and Breakfast Homestay</i> (Service Trade, Homestay)	P/D	P
<i>Bingo Parlour</i> (Assembly, Recreation)	P/D	
<i>Bowling Centre</i> (Assembly, Recreation)	P/D	
<i>Car Wash</i> (Service Trade, Wash – Light)		
<i>Club</i> (Assembly, Recreation)	P/D	P

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	DCD – CS (new) Transition Area Mix	MX (No. 9250)
<i>Club, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P/D	D
<i>College, Community</i> (Institution, Education)		
<i>Community Centre</i> (Assembly, Community)	P/D	P
<i>Day Care Centre, Adult</i> (Institution, Day Care)	P/D	P
<i>Day Care Centre, Child</i> (Institution, Day Care)	P/D	P
<i>Funeral Home</i> (Assembly, Recreation)	P/D	
<i>Hotel</i> (Service Trade, Accommodation)	P/D	
<i>Hotel, Single Room Occupancy</i> (Service Trade, Accommodation)	P/D	
<i>Humanitarian Service Facility</i> (Institution, Humanitarian Service)		P
<i>Individual and Family Social Service Home</i> (Dwelling, Group Care)	P	P
<i>Labour Union Hall</i> (Assembly, Recreation)	P/D	D
<i>Library</i> (Assembly, Community)	P/D	P
<i>Medical Clinic</i> (Service Trade, Clinic)	P/D	D
<i>Medical/Dental Laboratory</i> (Industry Laboratory)	P/D	
<i>Motel</i> (Service Trade, Accommodation)	P/D	
<i>Nursery School</i> (Institution, Day Care)	P/D	P
<i>Outdoor Eating and Drinking Area</i> (Food & Beverage, Outdoor)	P/D	P/D
<i>Parking, Off-site Caveated</i>	P	
<i>Parking Lot, Paved</i> (Transportation, Parking Lot)		
<i>Personal Service</i> (Service Trade, Personal)	P/D	D

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	DCD – CS (new) Transition Area Mix	MX (No. 9250)
<i>Pool Hall</i> (Assembly, Recreation)	P/D	
<i>Pool Hall, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P/D	
<i>Public Self Storage Facility</i> (Storage, Personal)		
<i>Recreational Service Facility</i> (Assembly, Recreation)	P/D	P
<i>Recreational Service Facility, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P/D	D
<i>Religious Institution</i> (Assembly, Religious)	P/D	D
<i>Repair Service</i> (Service Trade, Light)	P/D	D
<i>Repair Shop</i> (Service Trade, Light)	P/D	
<i>School, Private</i> (Institution, Education)		D
<i>School, Vocational</i> (Institution, Training)	P/D	
<i>Supportive Living Home</i> (Dwelling, Group Care)	P	P
<i>Theatre</i> (Assembly, Recreation)	P/D	
<i>Theatre, Drive-In</i> (Assembly, Recreation)	P/D	
<i>Ambulance Service</i> (Transportation, Parking Stand)		D
<i>Bus Terminal Operation</i> (Transportation, Parking Stand)		
<i>Post Office</i> (Public Use, General)	P	
<i>Auction Room</i> (Assembly, Recreation)	P/D	
<i>Automobile Sales and Service</i> (Service Trade, Motor Vehicle – Light)		
<i>Bakery Shop</i> (Retail Trade, Shop)	P/D	

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	DCD – CS (new) Transition Area Mix	MX (No. 9250)
<i>Cannabis Retail Store</i> (Retail Trade, Cannabis)		
<i>Convenience Store</i> (Retail Trade, Shop)	P/D	D
<i>Fast Food Outlet</i> (Food & Beverage, Restaurant)	P/D	
<i>Gas Bar</i> (Service Trade, Motor Vehicle – Light)		
<i>Grocery Store</i> (Retail Trade, Shop)	P/D	
<i>Home Improvement Centre</i> (Retail Trade, Shop)	P/D	
<i>House-Form Commercial</i> [Building, House-Form]	P/D	D
<i>Licensed Beverage Room</i> (Food & Beverage, Lounge)	D	
<i>Licensed Cocktail Room</i> (Food & Beverage, Lounge)	D	
<i>Licensed Dining Room</i> (Food & Beverage, Lounge)	D	D
<i>Licensed Restaurant</i> (Food & Beverage, Lounge)	D	D
<i>Liquor Store</i> (Retail Trade, Shop)	P	
<i>Mixed-Use Building</i>		P
<i>Mobile Home Sale</i>		
<i>Night Club</i> (Food & Beverage, Lounge)	D	
<i>Recreation Vehicles</i> (Retail Trade, Outdoor Lot)		
<i>Restaurant</i> (Food & Beverage, Restaurant)	P/D	P/D
<i>Restaurant, Drive-In</i> (Drive-Through/ Drive-In, Accessory)		
<i>Retail Use</i> (Retail Trade, Shop)	P/D	D
<i>Service Station</i> (Service Trade, Motor Vehicle – Light)		
<i>Shopping Centre</i>		D

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	DCD – CS (new) Transition Area Mix	MX <i>(No. 9250)</i>
<i>Snack Shop, Mobile</i>		
Farm Machinery and Equipment, Sale Rental <i>(Retail Trade, Outdoor Lot)</i>		
<i>Art Gallery or Museum</i> (Assembly, Recreation)	P/D	P
<i>Community Garden</i> (Open Space, Active)	P	P
<i>Public Use</i> (Public Use, General)	P	P
<i>Rink, Enclosed</i> (Assembly, Recreation)	P/D	
(Retail Trade, Outdoor Display)	P/D	
(Agriculture, Indoor)	D	
(Food & Beverage, Catering)	P/D	
(Industry, Artistic)	P/D	
(Industry, Food & Beverage)	P/D	
(Institution, Health Care)	P/D	
(Utility, General)	P	
(Transportation, Parking Structure)	D	

Table 2: Development Standards – Table 1: Land Use – DCD-CS (Transition Area Mix Policy Area) vs Consolidated Zone

DEVELOPMENT STANDARD (Per lot for Principal Dwelling)	LAND USE ZONE	
	DCD-CS (New) Transitional Area Mix	MX (No. 9250)
MINIMUM LOT AREA (m2)		
Permitted	500	250 500 (Mixed-use Buildings)
Discretionary	Below 500	
MINIMUM FRONTAGE (m)		
Permitted	6.0	6
Discretionary	Below 6.0	
MINIMUM FRONT YARD SETBACK (m)		
Permitted	6.0 to 10.0	nil
Discretionary	Below 5.0 or above 10.0	
MINIMUM REAR YARD SETBACK (m)		
Permitted	3.0	1/4 of the height of the adjacent wall to a maximum of 6.0
Discretionary	Below 3.0	
MINIMUM SIDE YARD SETBACK FOR CORNER LOTS (m)		
(a) flankage side yard	0.45	nil
(b) total side yard	Where adjoining lot contains a Multi-Unit Building: 3.45 Otherwise: 0.45	
MINIMUM SIDE YARD SETBACK FOR INTERIOR LOTS (m)		
(a) single side yard	Where adjoining lot contains a Multi-Unit Building: 3.45 Otherwise: nil	nil
(b) total side yard	nil	
MAXIMUM SITE COVERAGE (%)		
Permitted	65 or Below	65
Discretionary	Above 65 to 100	
MAXIMUM BUILDING HEIGHT (m)		
Buildings where gross floor area is comprised of no more than 75% Dwelling or non-Dwelling land uses	15	15
All Other Buildings	12	
MAXIMUM FLOOR AREA RATIO		
Building Detached, Building House-Form	0.75	3.0
Building, Row, Building, Stacked with maximum three units	0.85	
Building, Stacked with four or more units	3.0	
Building House-Form or Building, Stacked where gross floor area comprised of no more than 75% dwelling or non-dwelling use	3.3	

Table 1: Land Use – DCD-CS (Low-Rise & House-Form Mix Policy Area) vs Consolidated Zone

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> (The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	LAND USE ZONE	
	DCD – CS (new) Low-Rise and House-Form Mix	TAR (No. 9250)
<i>Apartment</i> (Dwelling Unit) [Building Stacked]	P/D	D
<i>Apartment, Low Rise</i> (Dwelling Unit) [Building Stacked]	P/D	D
<i>Apartment, High Rise</i> (Dwelling Unit) [Building Stacked]	P/D	D
<i>Apartment, Assisted Living – Low Rise</i> (Dwelling, Assisted Living) [Building Stacked]	P/D	D
<i>Apartment, Assisted Living – High Rise</i> (Dwelling, Assisted Living) [Building Stacked]	P/D	D
<i>Dwelling Unit</i> (Dwelling Unit)	P	D
<i>Dwelling Unit, Converted</i> (Dwelling Unit)	P	P
<i>Dwelling Unit, Detached</i> (Dwelling Unit) [Building Detached]	P	P
<i>Dwelling Unit, Duplex</i> (Dwelling Unit) [Building Stacked]	P/D	P
<i>Dwelling Unit, Fourplex</i> (Dwelling Unit) [Building Stacked]	P/D	P
Dwelling Unit, Mobile Home (Dwelling Unit) [Building Manufactured Home]		
<i>Dwelling Unit, Planned Group</i> (Planned Group)	D	D
<i>Dwelling Unit, Semi-Detached</i> (Dwelling Unit) [Building Row]	P/D	P
<i>Dwelling Unit, Townhouse</i> (Dwelling Unit) [Building Row]	P/D	P

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	DCD – CS (new) Low-Rise and House-Form Mix	TAR (No. 9250)
<i>Dwelling Unit, Triplex</i> (Dwelling Unit) [Building Stacked]	P/D	P
<i>Mobile Home Park</i> (Manufactured Home Park)		
<i>Residential Homestay</i> (Service Trade, Homestay)	P/D	P
<i>Secondary Suite</i> (Dwelling Secondary Suite)	P	P
<i>Art Gallery</i> (Assembly, Recreation)	P/D	
<i>Bed and Breakfast Homestay</i> (Service Trade, Homestay)	P/D	P
<i>Day Care Centre, Adult</i> (Institution, Day Care)	P/D	P
<i>Day Care Centre, Child</i> (Institution, Day Care)	P/D	P
<i>Residential Business</i> (Residential Business)	P/D	P
<i>Individual and Family Social Service Home</i> (Dwelling, Group Care)	P/D	P
<i>Labour Union Hall</i> (Assembly, Recreation)	P/D	
<i>Library</i> (Assembly, Community)	P/D	P
<i>Live/Work Unit</i> (Residential Business)	D	
<i>Nursery School</i> (Institution, Day Care)	P/D	P
<i>Religious Institution</i> (Assembly, Religious)	P/D	D
<i>School, Private</i> (Institution, Education)	P/D	D
<i>Supportive Living Home</i> (Dwelling, Group Care)	P	P
<i>Financial Institution</i> (Office, Professional)	P/D	
<i>Office</i> (Office, Professional)	P/D	

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	DCD – CS (new) Low-Rise and House-Form Mix	TAR (No. 9250)
<i>Community Garden</i> (Open Space, Active)	P/D	P
<i>Public Use</i> (Public Use, General)	P/D	P
<i>Confectionery Store</i> (Retail Trade, Shop)	P/D	D
<i>House-Form Commercial</i> [Building, House-Form]	P/D	D
<i>Licensed Dining Room</i> (Food & Beverage, Lounge)		
<i>Licensed Restaurant</i> (Food & Beverage, Lounge)		
<i>Mixed-Use Building</i> [Building, Row], [Building, Stacked]		
<i>Personal Service</i> (Service Trade, Personal)	P/D	
<i>Repair Service</i> (Service Trade, Light)		
<i>Restaurant</i> (Food & Beverage, Restaurant)	P/D	
<i>Retail Use</i> (Retail Trade, Shop)	P/D	
(Food & Beverage, Outdoor)	P/D	
(Retail Trade, Outdoor Display)	P/D	
(Food and Beverage, Catering)	P/D	
(Industry, Artistic)	P/D	
(Institution, Training)	P/D	
(Institution, Humanitarian Service)	P/D	
(Service Trade, Accommodation)	P/D	
(Service Trade, Clinic)	P/D	
(Utility, General)	P/D	
(Agriculture, Indoor)	D	

Table 2: Development Standards – DCD-CS (Low-Rise & House-Form Mix Policy Area) vs Consolidated Zone

DEVELOPMENT STANDARD (Per lot for Principal Dwelling)	LAND USE ZONE	
	DCD-CS Low-rise and House-Form Mix	TAR
MINIMUM LOT AREA FOR LOTS WITH REAR LANE ACCESS (m²)		
Building, Detached	200	250,
Building, Row	Interior Units: 137 End Units: 103	Semi-detached: 210, Triplex: 500, Townhouse: 120
Building, Stacked	For buildings with three units or less: 200 For buildings with more than three units: 400	Duplex: 250, Fourplex: 500, Apartment: 250
MINIMUM FRONTAGE FOR LOTS WITH REAR LANE ACCESS (m)		
Building, Detached	7.3	7.5
Building, Row	Interior Units: 5, End Units: 3.75	Semi-detached: 6.7, Triplex: 15, Townhouse: 4
Building, Stacked	For buildings with three units or less: 7.3 For buildings with more than three units: 14.6	Fourplex: 15, Apartment: 7.5
MINIMUM FRONT YARD SETBACK FOR LOTS WITH REAR LANE ACCESS (m)		
Permitted	5.0 to 10.0	5.0
Discretionary	Below 5.0 or above 10.0	
MINIMUM REAR YARD SETBACK FOR LOTS WITH REAR LANE ACCESS (m)		
Permitted	5.0	5.0
Discretionary	Below 5.0	
MINIMUM SIDE YARD SETBACK FOR CORNER LOTS WITH REAR LANE ACCESS (m)		
(1) where the lot frontage is less than 10 metres		
(a) flankage side yard	0.45	0.45
(b) total side yard	1.2	1.2
(2) where the lot frontage is more than 10 metres		
(a) flankage side yard	0.45	0.45
(b) total side yard	1.2	1.65
MINIMUM SIDE YARD SETBACK FOR INTERIOR LOTS WITH REAR LANE ACCESS (m)		
(1) where the lot frontage is less than 10 metres		
(a) single side yard	0.45	0.45
(b) total side yard	1.2	1.2
(2) where the lot frontage is more than 10 metres		
(a) single side yard	1.2	1.2
(b) total side yard	2.4	2.4
MAXIMUM SITE COVERAGE (%)		
Permitted	65 or Below	Apartment: 65
Discretionary	Above 65 to 80	All other building types: 50
MAXIMUM BUILDING HEIGHT (m)		
Portions of a building with a front yard setback of less than 10 metre	8.25	$h=0.6(d) + 5.25$ Where “d” is the minimum perpendicular distance in metres between the particular point on the site and the front lot line of the specific lot, and “h” shall not exceed 15 metres (Refer to Subpart 6C.11)
Portions of a building with a front yard setback of 10 metres or more but less than 16 metres	12	
Portions of a building with a front yard setback of 16 metres or more	15	
MAXIMUM FLOOR AREA RATIO		
Building Detached, Building House-Form	0.75	Detached, Semi-detached: 0.75
Building Row, Building Stacked with maximum three units	0.85	Duple, Fourplex, Triplex, Townhouse: 0.85
Building, Stacked with four or more units	2.0	Apartment: 3.1
Building Stacked on the same lot as a Building House-Form	3.3	3.3

Table 1: Land Use – DCD-CS (Mid-Rise & House-Form Mix Policy Area) vs Consolidated Zone

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> (The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	LAND USE ZONE	
	DCD – CS (new) Mid-Rise and House-Form Mix	TAR (No. 9250)
<i>Apartment</i> (Dwelling Unit) [Building Stacked]	P/D	D
<i>Apartment, Low Rise</i> (Dwelling Unit) [Building Stacked]	P/D	D
<i>Apartment, High Rise</i> (Dwelling Unit) [Building Stacked]	P/D	D
<i>Apartment, Assisted Living – Low Rise</i> (Dwelling, Assisted Living) [Building Stacked]	P/D	D
<i>Apartment, Assisted Living – High Rise</i> (Dwelling, Assisted Living) [Building Stacked]	P/D	D
<i>Dwelling Unit</i> (Dwelling Unit)	P	D
<i>Dwelling Unit, Converted</i> (Dwelling Unit)	P	P
<i>Dwelling Unit, Detached</i> (Dwelling Unit) [Building Detached]	P/D	P
<i>Dwelling Unit, Duplex</i> (Dwelling Unit) [Building Stacked]	P/D	P
<i>Dwelling Unit, Fourplex</i> (Dwelling Unit) [Building Stacked]	P/D	P
Dwelling Unit, Mobile Home (Dwelling Unit) [Building Manufactured Home]		
<i>Dwelling Unit, Planned Group</i> (Planned Group)	D	D
<i>Dwelling Unit, Semi-Detached</i> (Dwelling Unit) [Building Row]	P/D	P
<i>Dwelling Unit, Townhouse</i> (Dwelling Unit) [Building Row]	P/D	P
<i>Dwelling Unit, Triplex</i> (Dwelling Unit) [Building Stacked]	P/D	P

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	DCD – CS (new) Mid-Rise and House-Form Mix	TAR (No. 9250)
<i>Mobile Home Park</i> (Manufactured Home Park)		
<i>Residential Homestay</i> (Service Trade, Homestay)	P/D	P
<i>Secondary Suite</i> (Dwelling Secondary Suite)	P	P
<i>Art Gallery</i> (Assembly, Recreation)	P/D	
<i>Bed and Breakfast Homestay</i> (Service Trade, Homestay)	P/D	P
<i>Day Care Centre, Adult</i> (Institution, Day Care)	P/D	P
<i>Day Care Centre, Child</i> (Institution, Day Care)	P/D	P
<i>Residential Business</i> (Residential Business)	P/D	P
<i>Individual and Family Social Service Home</i> (Dwelling, Group Care)	P/D	P
<i>Labour Union Hall</i> (Assembly, Recreation)	P/D	
<i>Library</i> (Assembly, Community)	P/D	P
<i>Live/Work Unit</i> (Residential Business)	D	
<i>Nursery School</i> (Institution, Day Care)	P/D	P
<i>Religious Institution</i> (Assembly, Religious)	P/D	D
<i>School, Private</i> (Institution, Education)	P/D	D
<i>Supportive Living Home</i> (Dwelling, Group Care)	P	P
<i>Financial Institution</i> (Office, Professional)	P/D	
<i>Office</i> (Office, Professional)	P/D	
<i>Community Garden</i> (Open Space, Active)	P	P
<i>Public Use</i> (Public Use, General)	P	P

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	DCD – CS (new) Mid-Rise and House-Form Mix	TAR (No. 9250)
<i>Confectionery Store</i> (Retail Trade, Shop)	P/D	D
<i>House-Form Commercial</i> [Building, House-Form]	P/D	D
<i>Licensed Dining Room</i> (Food & Beverage, Lounge)		
<i>Licensed Restaurant</i> (Food & Beverage, Lounge)		
<i>Mixed-Use Building</i>		
<i>Personal Service</i> (Service Trade, Personal)	P/D	
<i>Repair Service</i> (Service Trade, Light)	P/D	
<i>Restaurant</i> (Food & Beverage, Restaurant)	P/D	
<i>Retail Use</i> (Retail Trade, Shop)	P/D	
(Food & Beverage, Outdoor)	P/D	
(Retail Trade, Outdoor Display)	P/D	
(Food and Beverage Catering)	P/D	
(Industry, Artistic)	P/D	
(Institution, Training)	P/D	
(Institution, Humanitarian Service)	P/D	
(Service Trade, Accommodation)	P/D	
(Service Trade, Clinic)	P/D	
(Utility, General)	P	
(Agriculture, Indoor)	P	
(Transportation, Parking Structure)	D	

Table 2: Development Standards – DCD-CS (Mid-Rise & House-Form Mix Policy Area) vs Consolidated Zone

DEVELOPMENT STANDARD (Per lot for Principal Dwelling)	LAND USE ZONE	
	DCD-CS (New) Mid-rise and House-Form Mix	TAR (No. 9250)
MINIMUM LOT AREA FOR LOTS WITH REAR LANE ACCESS (m²)		
Building, Detached	200	Detached: 250, Duplex: 250
Building, Row	Interior Units: 137 End Units: 103	Semi-detached: 210, Triplex: 500, Townhouse: 120
Building, Stacked	For buildings with three units or less: 200 For buildings with more than three units: 400	Fourplex: 500, Apartment: 250
MINIMUM FRONTAGE FOR LOTS WITH REAR LANE ACCESS (m)		
Building, Detached	7.3	7.5
Building, Row	Interior Units: 5, End Units: 3.75	Semi-detached: 6.7, Triplex: 15, Townhouse: 4
Building, Stacked	For buildings with three units or less: 7.3 For buildings with more than three units: 14.6	Fourplex: 15, Apartment: 7.5
MINIMUM FRONT YARD SETBACK FOR LOTS WITH REAR LANE ACCESS (m)		
Permitted	5.0 to 10.0	5.0
Discretionary	Below 5.0 or above 10.0	
MINIMUM REAR YARD SETBACK FOR LOTS WITH REAR LANE ACCESS (m)		
Permitted	5.0	5.0
Discretionary	Below 5.0	
MINIMUM SIDE YARD SETBACK FOR CORNER LOTS WITH REAR LANE ACCESS (m)		
(1) where the lot frontage is less than 10 metres		
(a) flange side yard	0.45	0.45
(b) total side yard	1.2	1.2
(2) where the lot frontage is more than 10 metres		
(a) flange side yard	0.45	0.45
(b) total side yard	1.2	1.65
MINIMUM SIDE YARD SETBACK FOR INTERIOR LOTS WITH REAR LANE ACCESS (m)		
(1) where the lot frontage is less than 10 metres		
(a) single side yard	0.45	0.45
(b) total side yard	1.2	1.2
(2) where the lot frontage is more than 10 metres		
(a) single side yard	1.2	1.2
(b) total side yard	2.4	2.4
MAXIMUM SITE COVERAGE (%)		
Permitted	65 or Below	Apartment: 65
Discretionary	Above 65 to 80	All other building types: 50
MAXIMUM BUILDING HEIGHT (m)		
Buildings where gross floor area is comprised of no more than 75% Dwelling or non-Dwelling land uses	15	$h=0.6(d) + 5.25$ Where “d” is the minimum perpendicular distance in metres between the particular point on the site and the front lot line of the specific lot, and “h” shall not exceed 15 metres
All Other Buildings	12	(Refer to Subpart 6C.11)
MAXIMUM FLOOR AREA RATIO		
Building Detached, Building House-Form	0.75	Detached, Semi-detached: 0.75
Building, Row, Building, Stacked with maximum three units	0.85	Duple, Fourplex, Triplex, Townhouse: 0.85
Building, Stacked with four or more units	3.0	Apartment: 3.1
Building House-Form or Building, Stacked where gross floor area comprised of no more than 75% dwelling or non-dwelling use	3.3	3.3

Table 1: Land Use – DCD-CS (High-Rise Policy Area) vs Consolidated Zone

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> (The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	LAND USE ZONE	
	DCD – CS (new) High-Rise Mix	TAR (No. 9250)
<i>Apartment</i> (Dwelling Unit) [Building Stacked]	P/D	D
<i>Apartment, Low Rise</i> (Dwelling Unit) [Building Stacked]	P/D	D
<i>Apartment, High Rise</i> (Dwelling Unit) [Building Stacked]	P/D	D
<i>Apartment, Assisted Living – Low Rise</i> (Dwelling, Assisted Living) [Building Stacked]	P/D	D
<i>Apartment, Assisted Living – High Rise</i> (Dwelling, Assisted Living) [Building Stacked]	P/D	D
<i>Dwelling Unit</i> (Dwelling Unit)	P	D
<i>Dwelling Unit, Converted</i> (Dwelling Unit)	P	P
<i>Dwelling Unit, Detached</i> (Dwelling Unit) [Building Detached]		P
<i>Dwelling Unit, Duplex</i> (Dwelling Unit) [Building Stacked]	P/D	P
<i>Dwelling Unit, Fourplex</i> (Dwelling Unit) [Building Stacked]	P/D	P
Dwelling Unit, Mobile Home (Dwelling Unit) [Building Manufactured Home]		
<i>Dwelling Unit, Planned Group</i> (Planned Group)	D	D
<i>Dwelling Unit, Semi-Detached</i> (Dwelling Unit) [Building Row]	P/D	P
<i>Dwelling Unit, Townhouse</i> (Dwelling Unit) [Building Row]	P/D	P
<i>Dwelling Unit, Triplex</i> (Dwelling Unit) [Building Stacked]	P/D	P

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	DCD – CS (new) High-Rise Mix	TAR (No. 9250)
<i>Mobile Home Park</i> (Manufactured Home Park)		
<i>Residential Homestay</i> (Service Trade, Homestay)	P/D	P
<i>Secondary Suite</i> (Dwelling Secondary Suite)	P	P
<i>Art Gallery</i> (Assembly, Recreation)	P/D	
<i>Bed and Breakfast Homestay</i> (Service Trade, Homestay)	P/D	P
<i>Day Care Centre, Adult</i> (Institution, Day Care)	P/D	P
<i>Day Care Centre, Child</i> (Institution, Day Care)	P/D	P
<i>Residential Business</i> (Residential Business)	P/D	P
<i>Individual and Family Social Service Home</i> (Dwelling, Group Care)	P/D	P
<i>Labour Union Hall</i> (Assembly, Recreation)	P/D	
<i>Library</i> (Assembly, Community)	P/D	P
<i>Live/Work Unit</i> (Residential Business)	D	
<i>Nursery School</i> (Institution, Day Care)	P/D	P
<i>Religious Institution</i> (Assembly, Religious)	P/D	D
<i>School, Private</i> (Institution, Education)	P/D	D
<i>Supportive Living Home</i> (Dwelling, Group Care)	P	P
<i>Financial Institution</i> (Office, Professional)	P/D	
<i>Office</i> (Office, Professional)	P/D	
<i>Community Garden</i> (Open Space, Active)	P	P
<i>Public Use</i> (Public Use, General)	P	P

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	DCD – CS (new) High-Rise Mix	TAR (No. 9250)
<i>Confectionery Store</i> (Retail Trade, Shop)	P/D	D
<i>House-Form Commercial</i> [Building, House-Form]	D	D
<i>Licensed Dining Room</i> (Food & Beverage, Lounge)	D	
<i>Licensed Restaurant</i> (Food & Beverage, Lounge)	D	
<i>Mixed-Use Building</i>		
<i>Personal Service</i> (Service Trade, Personal)	P/D	
<i>Repair Service</i> (Service Trade, Light)	P/D	
<i>Restaurant</i> (Food & Beverage, Restaurant)	P/D	
<i>Retail Use</i> (Retail Trade, Shop)	P/D	
(Food & Beverage, Outdoor)	P/D	
(Retail Trade, Outdoor Display)	P/D	
(Food and Beverage Catering)	P/D	
(Industry, Artistic)	P/D	
(Industry, Food & Beverage)	P/D	
(Industry, Laboratory)		
(Institution, Training)	P/D	
(Institution, Humanitarian Service)	P/D	
(Service Trade, Accommodation)	P/D	
(Service Trade, Clinic)	P/D	
(Utility, General)	P	
(Agriculture, Indoor)	P	
(Transportation, Parking Structure)	D	

Table 2: Development Standards – DCD-CS (High-Rise Policy Area) vs Consolidated Zone

DEVELOPMENT STANDARD (Per lot for Principal Dwelling)	LAND USE ZONE	
	DCD-CS (New) High-rise and House-Form Mix	TAR (No. 9250)
MINIMUM LOT AREA FOR LOTS WITH REAR LANE ACCESS (m²)		
Building, Detached	--	Detached: 250, Duplex: 250
Building, Row	Interior Units: 137 End Units: 103	Semi-detached: 210, Triplex: 500, Townhouse: 120
Building, Stacked	For buildings with three units or less: 200 For buildings with more than three units: 400	Fourplex: 500, Apartment: 250
MINIMUM FRONTAGE FOR LOTS WITH REAR LANE ACCESS (m)		
Building, Detached	--	7.5
Building, Row	Interior Units: 5, End Units: 3.75	Semi-detached: 6.7, Triplex: 15, Townhouse: 4
Building, Stacked	For buildings with three units or less: 7.3 For buildings with more than three units: 14.6	Fourplex: 15, Apartment: 7.5
MINIMUM FRONT YARD SETBACK FOR LOTS WITH REAR LANE ACCESS (m)		
Permitted	5.0 to 10.0	5.0
Discretionary	Below 5.0 or above 10.0	
MINIMUM REAR YARD SETBACK FOR LOTS WITH REAR LANE ACCESS (m)		
Permitted	5.0	5.0
Discretionary	Below 5.0	
MINIMUM SIDE YARD SETBACK FOR CORNER LOTS WITH REAR LANE ACCESS (m)		
(1) where the lot frontage is less than 10 metres		
(a) flankage side yard	0.45	0.45
(b) total side yard	1.2	1.2
(2) where the lot frontage is more than 10 metres		
(a) flankage side yard	0.45	0.45
(b) total side yard	1.2	1.65
MINIMUM SIDE YARD SETBACK FOR INTERIOR LOTS WITH REAR LANE ACCESS (m)		
(1) where the lot frontage is less than 10 metres		
(a) single side yard	0.45	0.45
(b) total side yard	1.2	1.2
(2) where the lot frontage is more than 10 metres		
(a) single side yard	1.2	1.2
(b) total side yard	2.4	2.4
MAXIMUM SITE COVERAGE (%)		
Permitted	65 or Below	Apartment: 65 All other building types: 50
Discretionary	Above 65 to 80	
MAXIMUM BUILDING HEIGHT (m)		
Buildings where gross floor area is comprised of no more than 75% Dwelling or non-Dwelling land uses	18	h=0.6(d) +5.25 Where “d” is the minimum perpendicular distance in metres between the particular point on the site and the front lot line of the specific lot, and “h” shall not exceed 15 metres (Refer to Subpart 6C.11)
All Other Buildings	15	
MAXIMUM FLOOR AREA RATIO		
Buildings where gross floor area is comprised of no more than 75% Dwelling or non-Dwelling land uses	3.5	Detached, Semi-detached: 0.75
		Duple, Fourplex, Triplex, Townhouse: 0.85
All Other Buildings	3.0	Apartment: 3.1
		Apartment on the same lot as a House-Form Commercial/Residential Building: 3.3

Table 1: Land Use – DCD-WH vs Consolidated Zone

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	DCD-WH (New)	WH Zone (9250)
<i>Dwelling Unit, In Reconstructed Building</i> (Dwelling, Unit)	D	D
<i>Dwelling Unit, Detached</i> (Dwelling, Unit)		
<i>Residential Business</i> (Residential Business)	P/D	P
<i>Secondary Suite</i> (Dwelling, Secondary Suite)		
<i>Animal Hospital</i> (Agriculture, Animal Support)	P/D	P
<i>Animal Shelter</i> (Agriculture, Animal Support)	P/D	
<i>Agricultural Production</i> (Agriculture, Indoor)	P	
<i>Feedlot, Livestock</i> (Agriculture, Outdoor)	P	
<i>Horticultural Specialities</i> (Agriculture, Indoor)	P	
<i>Poultry Hatchery</i> (Agriculture, Indoor)	P	
<i>Vegetable, Production</i> (Agriculture, Indoor)	P	
<i>Sheet Metal Work</i> (Industry, Light)		
<i>Storage, Outdoor of Contractor or Builder's Equipment</i> (Storage, Outdoor)		
<i>Financial Institution</i> (Office, Professional)	P	
<i>Office, General</i> (Office, Professional)	P	D
<i>Office, Industry</i> (Office, Industry)	P	
<i>Assembling, Parts</i> (Industry, Light)		
<i>Bakery</i>	P	

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	DCD-WH (New)	WH Zone (9250)
(Industry, Food & Beverage)		
<i>Biscuit Plant</i> (Industry, Food & Beverage)	P	
<i>Bottling and Canning</i> (Industry, Food & Beverage)	P	
<i>Bottling and Canning, Soft Drinks and Carbonated Water</i> (Industry, Food & Beverage)	P	
<i>Brewery/Distillery</i> (Industry, Food & Beverage)	P	
<i>Dyeing, Fur</i> (Industry, Light)		
<i>Dyeing, Textiles and Wool</i> (Industry, Light)		
<i>Machine Shop, Jobbing and Repair</i> (Industry, Heavy)		
<i>Manufacture, Agriculture Chemical</i> (Industry, Heavy)		
<i>Manufacture, Chemical</i> (Industry, Heavy)		
<i>Manufacture, General</i> (Industry, Light)		
<i>Manufacture, Ice</i> (Industry, Light)		
<i>Manufacture, Industrial Inorganic Chemical</i> (Industry, Heavy)		
<i>Manufacture and Processing, Dairy Products</i> (Industry, Food & Beverage)	P	
<i>Meat Packing Plant</i> (Industry, Food & Beverage)	P	
<i>Mixing, General</i> (Industry, Light)		
<i>Mixing, Ink</i> (Industry, Light)		
<i>Prefabricated Home</i> (Industry, Heavy)		
<i>Printing, Commercial</i> (Retail Trade, Shop)	P/D	P

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	DCD-WH (New)	WH Zone (9250)
<i>Processing, Food</i> (Industry, Food & Beverage)	P	
<i>Processing, Rock and Gravel</i> (Industry, Salvaging –Heavy)		
<i>Publishing or Publishing and Printing, Newspaper</i> (Industry, Light)		P
<i>Sandblasting, Metal</i> (Industry, Heavy)		
<i>Silvering, Mirror</i> (Industry, Heavy)		
<i>Amusement Arcade</i> (Assembly, Recreation)	P/D	D
<i>Amusement Arcade, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P/D	D
<i>Automobile Rental and Leasing</i> (Retail Trade, Outdoor Lot)		
<i>Bingo Parlour</i> (Assembly, Recreation)	P/D	P
<i>Blacksmith Shop</i> (Industry, Heavy)		
<i>Bowling Centre</i> (Assembly, Recreation)	P/D	D
<i>Car Wash</i> (Service Trade Wash, Light), (Service Trade Wash, Heavy)		
<i>Cleaning, Carpet and Rug</i> (Service Trade, Light)	P	
<i>Club</i> (Assembly, Recreation)	P/D	P
<i>Club, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P/D	P
<i>College, Community</i> (Institution, Education)	P/D	P
<i>Community Centre</i> (Assembly, Community)	P/D	P
<i>Crematory</i> (Institution, Health Care)	P	

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> (The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	LAND USE ZONE	
	DCD-WH (New)	WH Zone (9250)
<i>Day Care Centre, Child</i> (Institution, Day Care)	P/D	D
<i>Day Care Centre, Adult</i> (Institution, Day Care)	P/D	D
<i>Dry Cleaning Plant</i> (Service Trade, Heavy)	P	D
<i>Funeral Home</i> (Assembly, Recreation)	P/D	
<i>Hotel</i> (Service Trade, Accommodation)		
<i>Humanitarian Service Facility</i> (Institution, Humanitarian Service)	P	P
<i>Laboratory, Industrial</i> (Industry, Laboratory)	P	D
<i>Laboratory, Medical/Dental</i> (Service Trade, Clinic)	P	P
<i>Laundry Plant</i> (Service Trade, Heavy)	P	P
<i>Medical Clinic</i> (Service Trade, Clinic)	P	
<i>Motel</i> (Service Trade, Accommodation)		
<i>Nursery School</i> (Institution, Day Care)	P/D	D
<i>Parking, Off-site Caveated</i> (Transportation, Parking Lot)	P	P/D
<i>Parking Lot, Paved</i> (Transportation, Parking Lot)		
<i>Personal Service</i> (Service Trade, Personal)	P	
<i>Pool Hall</i> (Assembly, Recreations)	P/D	P
<i>Pool Hall, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P/D	P
<i>Public Self Storage Facility</i> (Storage, Personal)	P	P
<i>Recreational Service Facility</i> (Assembly, Recreation)	P/D	P
<i>Recreational Service Facility, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P/D	P

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	DCD-WH (New)	WH Zone (9250)
<i>Religious Institution</i> (Assembly, Religious)		P
<i>Repair Service</i> (Service Trade, Heavy)	P	
<i>Repair Shop</i> (Service Trade, Light)	P	P
<i>School, Vocational</i> (Institution, Training)	P	P
<i>Sharpening & Repair, Knives, Saws, Tools</i> (Service Trade, Light)	P	P
<i>Taxidermy Shop</i> (Industry, Artistic)	P	
<i>Tire Retread Shop</i> (Service Trade, Motor Vehicle – Light)		
<i>Truck Wash</i> (Service Trade, Wash – Heavy)		
<i>Ambulance Service</i> (Public Use, General)	P	
<i>Crating Services</i> (Industry, Light)		P
<i>Railroad Transportation</i> (Transportation, Terminal)		
<i>Storage, Natural Gas</i> (Storage, Hazardous Materials)		
<i>Terminal, Truck and Freight</i> (Transportation, Terminal)		
<i>Warehousing</i> (Storage, Warehousing)	P/D	P
<i>Warehousing/Processing, Hazardous Materials/Wastes</i> (Storage, Hazardous Materials)		D
<i>Warehousing, Refrigerated</i> (Storage, Warehousing)	P/D	P
<i>Adult Arcade</i> (Assembly, Adult)		
<i>Adult Entertainment Establishment</i> (Assembly, Adult)		
<i>Adult Motion Picture Theatre</i> (Assembly, Adult)		

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	DCD-WH (New)	WH Zone (9250)
<i>Adult Retail Outlet/Bookstore</i> (Retail Trade, Adult)		
<i>Auction Room</i> (Retail Trade, Shop)	P/D	D
<i>Automobile Sales and Service</i> (Retail Trade, Outdoor Lot)		
<i>Cannabis Retail Store</i> (Retail Trade, Cannabis)	P/D	P
<i>Convenience Store</i> (Retail Trade, Shop)	P/D	
<i>Gas Bar</i> (Service Trade, Motor Vehicle – Light)		
<i>Home Improvement Centre</i> (Retail Trade, Shop)	P/D	
<i>Licensed Beverage Room</i> (Food & Beverage, Lounge)	P	
<i>Licensed Cocktail Room</i> (Food & Beverage, Lounge)	P	D
<i>Licensed Dining Room</i> (Food & Beverage, Restaurant)	P	D
<i>Licensed Restaurant</i> (Food & Beverage, Lounge)	P	D
<i>Liquor Store</i> (Retail Trade, Shop)	P/D	
<i>Lumber Yard</i> (Retail Trade, Outdoor Lot)		
<i>Massage Parlour</i> (Service Trade, Adult)		
<i>Mobile Home Sales</i> (Retail Trade, Outdoor Lot)		
<i>Night Club</i> (Food & Beverage, Lounge)	P	D
<i>Recreation Vehicles</i> (Retail Trade, Outdoor Lot)		
<i>Restaurant</i> (Food & Beverage, Restaurant)	P	D

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	DCD-WH (New)	WH Zone (9250)
<i>Restaurant, Drive-in</i> (Food & Beverage, Restaurant)	P	
<i>Retail, General</i> (Retail Trade, Shop)	P/D	P/D
<i>Retail, Small Equipment and Supplies</i> (Retail Trade, Shop)	P/D	
<i>Service Station</i> (Service Trade, Motor Vehicle – Light)		
<i>Farm and Large Machinery, Sale and Rental</i> (Retail Trade, Outdoor Lot)		
<i>Salvaging and Recycling (Junk Yard)</i> (Industry, Salvaging –Light)	P/D	
<i>Storage and Terminal, Petroleum</i> (Storage, Hazardous Materials)		
<i>Wholesale</i> (Wholesale Trade, Indoor)	P	P
<i>Art Gallery or Museum</i> (Assembly, Recreation)	P/D	P
<i>Community Garden</i> (Open Space, Active)	P/D	P
<i>Public Use</i> (Public Use, General)	P	P
<i>Rink, Enclosed</i> (Assembly, Recreation)	P/D	
(Food & Beverage, Outdoor)	P/D	
(Retail Trade, Outdoor Display)	P/D	
(Dwelling, Assisted-Living)	P/D	
(Dwelling, Group Care)	P/D	
(Dwelling, Unit)	P/D	
(Food & Beverage, Catering)	P	
Transportation, Parking Structure	P	
(Utility, General)	P	

Table 2: Development Standards – DCD-WH vs Consolidated Zone

DEVELOPMENT STANDARD (Per lot except)	LAND USE ZONE	
	WH (new)	WH
MINIMUM LOT AREA (m ²)	500	500
MINIMUM FRONTAGE (m)	15	15
MINIMUM FRONT YARD SETBACK (m)	0.0	0.0
MINIMUM REAR YARD SETBACK (m) (adjoining a public lane or utility easement)		
(a) Portions of any building or structure under 4 metres in height	0.45	25% of the height of the adjacent wall to a maximum of 6 metres
(b) Portions of any building or structure 4 metres to 8 metres in height	1.0	
(c) Portions of any building or structure higher than 8 metres	2.0	
MINIMUM REAR YARD SETBACK (m) (not adjoining a public lane or utility easement)		
(a) Portions of any building or structure under 4 metres in height	1.5	25% of the height of the adjacent wall to a maximum of 6 metres
(b) Portions of any building or structure 4 metres to 8 metres in height	2.5	
(c) Portions of any building or structure higher than 8 metres	3.5	
MINIMUM SINGLE SIDE YARD SETBACK (m)		
(a) Adjoining a Sensitive Lot, public road, public lane or utility easement	0.45	nil
(b) Otherwise	0.0	
MINIMUM TOTAL SIDE YARD SETBACK (m)	0.0	nil
MAXIMUM SITE COVERAGE (%)	90	75
MAXIMUM BUILDING HEIGHT (m)	15	15
MAXIMUM FLOOR AREA RATIO	4.0	0.25

Table 1: Land Use – DCD-CBM vs Consolidated Zone

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> (The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	LAND USE ZONE	
	DCD – CBM	DCD-13
<i>Apartment, Low Rise</i> (Dwelling Unit) [Building Stacked]	P	P
<i>Apartment, High Rise</i> (Dwelling Unit) [Building Stacked]	P	P
<i>Apartment, Assisted Living</i> (Dwelling, Assisted Living) [Building Stacked]	P	P
<i>Art Gallery</i> (Assembly, Recreation)	P	P
<i>Bakery Shop</i> (Retail Trade, Shop)	P	P
<i>Religious Institution</i> (Assembly, Religious)	P	P
<i>Club</i> (Assembly, Recreation)	P	P
<i>Club, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P/D	P
<i>Community Centre</i> (Assembly, Community)	P	P
<i>Community Garden</i> (Open Space, Active)	P	P
<i>Convenience Store</i> (Retail Trade, Shop)	P	P
<i>Fast Food Outlet</i> (Food & Beverage, Restaurant)	P/D	P
<i>Dwelling Unit, Planned Group</i> (Planned Group)	P	P
<i>Dwelling Unit, Townhouse</i> (Dwelling Unit) [Building Row]	P	P
<i>Financial Institution</i> (Office, Professional)	P/D	P
<i>Grocery Store</i> (Retail Trade, Shop)	P	P
<i>Residential Business</i> (Residential Business)	P/D	P
<i>Humanitarian Service Facility</i> (Institution, Humanitarian Service)	P	P

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	DCD – CBM	DCD-13
<i>Individual and Family Social Service Home</i> (Dwelling, Group Care)	P	P
<i>Library</i> (Assembly, Community)	P	P
<i>Licensed Cocktail Room</i> (Food & Beverage, Lounge)	P/D	P
<i>Licensed Dining Room</i> (Food & Beverage, Lounge)	P/D	P
<i>Licensed Restaurant</i> (Food & Beverage, Lounge)	P/D	P
<i>Liquor Store</i> (Retail Trade, Shop)	P	P
<i>Medical Clinic</i> (Service Trade, Clinic)	P/D	P
<i>Mixed-Use Building</i> [Building, Row] [Building, Stacked]	P	P
<i>Nursery School</i> (Institution, Day Care)	P	P
<i>Office, General</i> (Office, Professional)	P/D	P
<i>Personal Service</i> (Service Trade, Personal)	P	P
<i>Public Use</i> (Public Use, General)	P	P
<i>Recreational Service Facility</i> (Assembly, Recreation)	P	P
<i>Recreational Service Facility, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P/D	P
<i>Repair Service</i> (Service Trade, Light)	P	P
<i>Restaurant</i> (Food & Beverage, Restaurant)	P/D	P
<i>Retail Store</i> (Retail Trade, Shop)	P	P
<i>School, Private</i> (Institution, Education)	P	P
<i>Special Care Home</i> (Dwelling, Group Care)	P	P
<i>Supportive Living Home</i> (Dwelling, Group Care)	P	P
(Retail Trade, Outdoor Display)	P/D	

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	DCD – CBM	DCD-13
(Food & Beverage, Outdoor)	P/D	
(Utility, General)	P	

Table 2: Development Standards – DCD-CBM vs Consolidated Zone

DEVELOPMENT STANDARD (Per lot except)	LAND USE ZONE	
	CBM (new)	DCD-13 (No. 9250)
MINIMUM LOT AREA (m ²)	250	250 500 (for mixed-use buildings)
MINIMUM FRONTAGE (m)	6.0	6.0 15 (for mixed-use buildings)
MINIMUM FRONT YARD SETBACK (m)	5.0	5.0
MINIMUM REAR YARD SETBACK (m)		
(a) portions of any building or structure equal to or under 11 metres in height	3.0	1/4 of the height of the adjacent wall to a maximum of 6 metres
(b) portions of any building or structure over 11 metres in height	4.5	
MINIMUM SINGLE SIDE YARD SETBACK (m)		
(a) portions of any building or structure equal to or under 11 metres in height	3.0	nil
(b) portions of any building or structure over 11 metres in height	4.5	
MINIMUM TOTAL SIDE YARD SETBACK (m)	N/A	nil
MAXIMUM SITE COVERAGE (%)	65	65
MAXIMUM BUILDING HEIGHT (m)		
(a) portions of any building or structure within 15 metres of an adjacent property zoned residential	Maximum Height of the adjacent residential zone	11
(b) portions of any building or structure more than 15 metres of an adjacent property zoned residential	18	
(c) Notwithstanding clauses 6G.T3.8(a) and (b), the maximum height in the Residential Interface Policy Area shown in Figure 6G.F1	13	
MAXIMUM FLOOR AREA RATIO	1.75	1.75