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

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

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

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

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

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

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

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

LAND USE TYPE	LAND USE ZONE		
Regina Zoning Bylaw No. 9250 (The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	DCD-LHP (New)	DCD-11 (No. 9250)	DCD-12 (No. 9250)
Dwelling Unit, Detached (Dwelling, Unit) [Building, Detached]	Р	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)		Р	Р

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

DEVELOPMENT STANDARD	LAND USE ZONE		
(Per lot for Principal Dwelling)	DCD-LHP	DCD-11	DCD-12
MINIMUM LOT AREA FOR LOTS WITH R	EAR LANE ACCESS (m2		
Building, Detached	200	250	250
MINIMUM FRONTAGE FOR LOTS WITH F	REAR LANE ACCESS (m		
Building, Detached	7.3	7.5	8.5
MINIMUM FRONT YARD SETBACK FOR I	OTS WITH REAR LAN	E ACCESS (m)	
(1) where a landscaped boulevard exists between the curb and the public sidewalk	3.0	3.0	From property line: 3.0
(2) where no landscaped boulevard exists between the curb and the public sidewalk	4.5	4.5	From back of walk/curb: 6.0
MINIMUM REAR YARD SETBACK FOR LOTS WITH REAR LANE ACCESS (m)	3.5	5.0	4.8
MINIMUM SIDE YARD SETBACK FOR CO. (1) where the lot frontage is less than 10 met		AR LANE ACCESS (m)	
(a) flankage side yard		0.45	1.2
	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 mg	etres	<u> </u>	
(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 INT		CAR LANE ACCESS (m)	
(1) where the lot frontage is less than 10 met	res	1	
(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 mag	etres		
(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
-		1	

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

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

LAND USE TYPE	LAND USE ZONE	
Regina Zoning Bylaw No. 9250 (The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	DCD – QP (new) Mixed-use Policy Area	DCD-9 (No. 9250)
Recreational Service Facility, Licensed (Assembly, Recreation) (Food & Beverage, Lounge)	P	P/D
Repair Service (Service Trade, Light)	P	Р
Restaurant (Food & Beverage, Restaurant)	P	P/D
Retail Store (Retail Trade, Shop)	Р	P/D
Club (Assembly, Recreation)	Р	D
Club, Licensed (Assembly, Recreation) (Food & Beverage, Lounge)	Р	D
Convenience Store (Retail Trade, Shop)	Р	D
Day Care Centre, Adult (Institution, Day Care)	P	D
Day Care Centre, Child (Institution, Day Care)	P	D
Individual and Family Social Service Home (Dwelling, Group Care)	P	D
(Industry, Food & Beverage)	Р	
(Utility, General)	P	

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

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

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

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

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

LAND USE TYPE	LAND USE ZONE	
Regina Zoning Bylaw No. 9250 (The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	DCD – QP (new) High-Rise Policy Area	DCD-9 (No. 9250)
Apartment, Low Rise (Dwelling Unit) [Building Stacked]	P/D	P
Apartment, Assisted Living – Low Rise (Dwelling, Assisted Living) [Building Stacked]	P/D	Р
Bed and Breakfast Homestay (Service Trade, Homestay)	P	P
Community Garden (Open Space, Active)	P	P
Dwelling Unit, Fourplex (Dwelling Unit) [Building Stacked]	P/D	P
Dwelling Unit, Townhouse (Dwelling Unit) [Building Row]	P	Р
Dwelling Unit, Triplex (Dwelling Unit) [Building Stacked]	P/D	Р
Residential Business (Residential Business)	P/D	P
Public Use (Public Use, General)	P	P
Supportive Living Home (Dwelling, Group Care)	P	P
Special Care Home (Dwelling, Group Care)	P	P
Dwelling Unit, Planned Group (Planned Group)	D	D
Day Care Centre, Adult (Institution, Day Care)	D	D
Day Care Centre, Child (Institution, Day Care)	D	D
Individual and Family Social Service Home (Dwelling, Group Care)	P	D
Nursery School (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	LAND USE ZONE	
Regina Zoning Bylaw No. 9250 (The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	DCD – QP (new) Heritage Policy Area	DCD-9 (No. 9250)
Animal Hospital (Agriculture, Animal Support)		P
Apartment Dwelling Unit (Dwelling Unit) [Building Stacked]	P/D	P
Apartment, Seniors Assisted Living (Dwelling, Assisted Living) [Building Stacked]	Р	P
Art Gallery (Assembly, Recreation)	P/D	Р
Banquet and Reception Facility (Assembly, Recreation)	P/D	P
Bed and Breakfast Homestay (Service Trade, Homestay)	P	P
Bowling Centre (Assembly, Recreation)	P/D	P
Religious Institution (Assembly, Religious)		P
Club (Assembly, Recreation)	P/D	P
College, Community (Institution, Education)	P	P
Community Garden (Open Space, Active)	Р	Р
Day Care Centre, Adult (Institution, Day Care)	P	Р
Day Care Centre, Child (Institution, Day Care)	Р	Р
Dwelling Unit, Detached (Dwelling Unit) [Building Detached]	Р	Р
Financial Institution (Office, Professional)	Р	P
Health/Fitness Centre (Assembly, Recreation)	P/D	Р
Residential Business (Residential Business)		Р
Hospice (Dwelling, Group Care)	Р	Р

LAND USE TYPE	LAND USE ZONE	
Regina Zoning Bylaw No. 9250 (The Regina Zoning Bylaw No. 2019-19 land use)	DCD – QP (new)	DCD-9
[The Regina Zoning Bylaw No. 2019-19 building type]	Heritage Policy Area	(No. 9250)
Hostel	2	Р
(Service Trade, Accommodation)	P	
Hotel	P	Р
(Service Trade, Accommodation)	P	
Humanitarian Service Facility	P	P
(Institution, Humanitarian Service)	Г	
Labour Union Hall	P/D	Р
(Assembly, Recreation)	1/D	
Library	P/D	Р
(Assembly, Community)	172	
Licensed Beverage Room		P
(Food & Beverage, Lounge)		
Licensed Cocktail Room		P
(Food & Beverage, Lounge)		
Licensed Dining Room		Р
(Food & Beverage, Lounge)		
Licensed Restaurant		Р
(Food & Beverage, Lounge)		
Medical Clinic	P	Р
(Service Trade, Clinic)		
Medical/Dental Laboratory	P	Р
(Industry Laboratory)	-	
Mixed-Use Building	P	Р
[Building, Detached], [Building, Row], [Building, Stacked]	-	
Nursery School	P	P
(Institution, Day Care)	-	
Office, General	P	P
(Office, Professional)	_	
Personal Service	P	P
(Service Trade, Personal)		
Pool Hall	P/D	P
(Assembly, Recreation)		
Post Office	P	Р
(Public Use, General)		
Public Use	P	P
(Public Use, General)		
Recreational Service Facility	P/D	Р
(Assembly, Recreation)		
Repair Service	P	Р
(Service Trade, Light)		

LAND USE TYPE Regina Zoning Bylaw No. 9250 (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)
Restaurant (Food & Beverage, Restaurant)	P	P
School, Private (Institution, Education)	P	Р
Secondary Suite (Dwelling Secondary Suite)	Р	Р
School/Academy (Institution, Education)	P	Р
School, Vocational (Institution, Training)		Р
Supportive Living Home (Dwelling, Group Care)	Р	Р
Theatre (Assembly, Recreation)	P/D	Р
Amusement Arcade (Assembly, Recreation)	P/D	D
Amusement Arcade, Licensed (Assembly, Recreation) (Food & Beverage, Lounge)		D
Club, Licensed (Assembly, Recreation) (Food & Beverage, Lounge)		D
Convenience Store (Retail Trade, Shop)	D	D
Individual and Family Social Service Home (Dwelling, Group Care)	P	D
Liquor Store (Retail Trade, Shop)	D	D
Night Club (Food & Beverage, Lounge)		D
Pool Hall, Licensed (Assembly, Recreation) (Food & Beverage, Lounge)	P/D	D
Public Self Storage Facility (Storage, Personal)		D
Recreational Service Facility, Licensed (Assembly, Recreation) (Food & Beverage, Lounge)		D
Tattoo Parlour (Service Trade, Personal)	P	D
(Utility, General)	Р	

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

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

LAND USE TYPE	LAND USE ZONE	
Regina Zoning Bylaw No. 9250	DCD – SD	DCD-2
(The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	(new)	(No. 9250)
* * * * * * * * * * * * * * * * * * * *		
(Industry, Light)		
Public Uses (Public Use, General)	Р	P
	D.	D.
Publishing or publishing/Printing (Industry, Light)	Р	P
	D.	D.
Recreation vehicles (Retail Trade, Outdoor Lot)	Р	P
		P
Recreational Service Facility (Assembly, Recreation)		r
· · · · · · · · · · · · · · · · · · ·		P
Repair Shop (Service Trade, Light)	P	Г
Repair, rental and service	P	P
(Service Trade, Motor Vehicle – Light)	1	ī
Retail, general	P	P
(Retail Trade, Shop)	1	1
Retail, hardware	P	P
(Retail Trade, Shop)	1	•
Retail, small equipment or supplies	P	P
(Retail Trade, Shop)		•
Sharpening and repair, knives, saws, tools	P	P
(Service Trade, Light)		
Taxidermy shop		P
(Industry, Artistic)		
Warehousing	Р	Р
(Storage, Warehousing)		
Warehousing, refrigerated	P	P
(Storage, Warehousing)		
Car Wash	D	D
(Service Trade Wash, Light)		
Club, Licensed	D	D
(Assembly, Recreation) (Food & Beverage, Lounge)	D	D
Cocktail room, licensed (Food & Beverage, Lounge)	D	D
Convenience store	P	D
(Retail Trade, Shop)		
Dining room, licensed	D	D
(Food & Beverage, Lounge)		
Gas bar	P	D
(Service Trade, Motor Vehicle – Light)		
Home improvement centre	P	D
(Retail Trade, Shop)		

LAND USE TYPE	LAND USE ZONE	
Regina Zoning Bylaw No. 9250 (The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	DCD – SD (new)	DCD-2 (No. 9250)
Laboratory, industrial (Industry, Laboratory)	P	D
Office, General (Office, Professional)	P/D	D
Parking, off-site caveated	P	D
Parking lot, paved (Transportation, Parking Lot)	D	D
Pool hall (Assembly, Recreation)		D
Recreational service facility, licensed (Assembly, Recreation) (Food & Beverage, Lounge)		D
Restaurant (Food & Beverage, Restaurant)	D	D
Restaurant, drive-in (Drive-Through/ Drive-In, Accessory)	D	D
Restaurant, licensed (Food & Beverage, Lounge)	D	D
Rink, enclosed (Assembly, Recreation)		D
School, vocational (Institution, Training)		D
Service station (Service Trade, Motor Vehicle – Light)	P	D
Silvering, mirror (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	LAND USE ZONE	
(Per lot except)	DCD-SD (new)	DCD-2 (No. 9250)
MINIMUM LOT AREA (m²)	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	LAND USE ZONE	
Regina Zoning Bylaw No. 9250 (The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	DCD – CS (new) Transition Area Arterial	MAC (No. 9250)
Apartment Dwelling Unit (Dwelling Unit) [Building Stacked]	P/D	D
Apartment, Low Rise (Dwelling Unit) [Building Stacked]	P/D	D
Apartment, High Rise (Dwelling Unit) [Building Stacked]	P/D	D
Apartment, Assisted Living – Low Rise (Dwelling, Assisted Living) [Building Stacked]	P/D	D
Apartment, Assisted Living – High Rise (Dwelling, Assisted Living) [Building Stacked]	P/D	D
Dwelling Unit (Dwelling, Unit)	P	D
Dwelling Unit, Converted (Dwelling Unit) [Building Detached], [Building Row], [Building Stacked]	P/D	
Dwelling Unit, Detached (Dwelling Unit) [Building Detached]	P	D
Dwelling Unit, Duplex (Dwelling Unit) [Building Stacked]	P/D	
Dwelling Unit, Fourplex (Dwelling Unit) [Building Stacked] Dwelling Unit, Planned Group	P/D	
Dwelling Unit, Semi-Detached (Dwelling Unit) [Building Row]	P/D	
Dwelling Unit, Townhouse (Dwelling Unit) [Building Row]	P/D	
Dwelling Unit, Triplex (Dwelling Unit) [Building Stacked]	P/D	
Residential Business (Residential Business)	P/D	P

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

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

LAND USE TYPE	LAND USE ZONE	
Regina Zoning Bylaw No. 9250 (The Regina Zoning Bylaw No. 2019-19 land use)	DCD - CS (new)	MAC
[The Regina Zoning Bylaw No. 2019-19 building type]	Transition Area Arterial	(No. 9250)
Public Self Storage Facility		
(Storage, Personal)		
Recreational Service Facility	P/D	P
(Assembly, Recreation)	F/D	
Recreational Service Facility, Licensed	P/D	P
(Assembly, Recreation) (Food & Beverage, Lounge)	170	
Religious Institution	P/D	P
(Assembly, Religious)	170	
Repair Service	P/D	P
(Service Trade, Light)	172	
Repair Shop	P/D	D
(Service Trade, Light)	1,2	
School, Private		
(Institution, Education)		
School, Vocational	P/D	
(Institution, Training)		
Supportive Living Home	P	P
(Dwelling, Group Care)		
Theatre	P/D	D
(Assembly, Recreation)		
Theatre, Drive-In	P/D	
(Assembly, Recreation)		
Ambulance Service		P
(Transportation, Parking Stand)		
Bus Terminal Operation		D
(Transportation, Parking Stand)		
Post Office	P	P
(Public Use, General)		
Auction Room	P/D	
(Assembly, Recreation)		
Automobile Sales and Service		P
(Service Trade, Motor Vehicle – Light)		
Bakery Shop	P/D	P
(Retail Trade, Shop)		
Cannabis Retail Store	P/D	P
(Retail Trade, Cannabis)		
Convenience Store	P/D	P
(Retail Trade, Shop)		
Fast Food Outlet	P/D	P
(Food & Beverage, Restaurant)		

LAND USE TYPE	LAND USE ZONE	
Regina Zoning Bylaw No. 9250 (The Regina Zoning Bylaw No. 2019-19 land use)	DCD – CS (new)	MAC
[The Regina Zoning Bylaw No. 2019-19 building type]	Transition Area Arterial	(No. 9250)
Gas Bar (Service Trade, Motor Vehicle – Light)		P
Grocery Store		P
(Retail Trade, Shop)	P/D	
Home Improvement Centre	P/D	D
(Retail Trade, Shop)	P/D	
House-Form Commercial	P/D	
[Building, House-Form]	P/D	
Licensed Beverage Room	D	P
(Food & Beverage, Lounge)	D	
Licensed Cocktail Room	D	P
(Food & Beverage, Lounge)	D	
Licensed Dining Room	D	P
(Food & Beverage, Lounge)	D	
Licensed Restaurant	D	P
(Food & Beverage, Lounge)	D	
Liquor Store	P/D	P
(Retail Trade, Shop)	170	
Mixed-Use Building		D
Mobile Home Sale		P
Night Club	_	D
(Food & Beverage, Lounge)	D	
Recreation Vehicles		P
Restaurant		P
(Food & Beverage, Restaurant)	P/D	
Restaurant, Drive-In		P
Retail Use		P/D
(Retail Trade, Shop)	P/D	1/2
Service Station		Р
(Service Trade, Motor Vehicle – Light)		
Shopping Centre		P/D
Snack Shop, Mobile		D
Farm Machinery and Equipment, Sale Rental		ν
(Retail Trade, Outdoor Lot)		
Art Gallery or Museum		P
(Assembly, Recreation)	P/D	1
Community Garden		P
(Open Space, Active)	P/D	•

LAND USE TYPE Regina Zoning Bylaw No. 9250	LAND USE ZONE	
(The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	DCD – CS (new) Transition Area Arterial	MAC (No. 9250)
Public Use (Public Use, General)	P/D	Р
Rink, Enclosed (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

Pern International Dwelling DCD-CS (New) Transitional Area Arterial	DEVELOPMENT STANDARD	LAND USE ZONE		
Permitted 500 250 Discretionary Below 500 250 MINIMUM FRONTAGE (m) Permitted 6.0 6.0 6 Discretionary Below 6.0 6 MINIMUM FRONT YARD SETBACK (m) Permitted nil nil nil Discretionary Below 3.0 1/4 of the height of the adjacent wall maximum of 6.0 MINIMUM REAR YARD SETBACK FOR LOTS WITH REAR LANE ACCESS (m) Permitted 3.0 1/4 of the height of the adjacent wall maximum of 6.0 MINIMUM SIDE YARD SETBACK FOR CORNER LOTS (m) (a) flankage 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: 0.15 MINIMUM SIDE YARD SETBACK FOR INTERIOR LOTS (m) (a) single side yard Where adjoining lot contains a Multi-Unit Building: 3.45 Otherwise: nil (b) total side yard Noterwise: nil (c) total side yard Noterwise: nil (d) total side yard Noterwise: nil (e) total side yard Noterwise: nil (f) total side yard Noterwise: nil (g) Single side yard Noterwise: nil (h) total side yard Noterwise: nil (h) tot	(Per lot for Principal Dwelling)	DCD-CS (New)	MAC (No. 9250)	
Permitted 500 250 Discretionary Below 500 250 MINIMUM FRONTAGE (m) Fermitted 6.0 6 Discretionary Below 6.0 6 MINIMUM FRONT YARD SETBACK (m) 6 Permitted nil nil nil Discretionary Below 6.0 7 MINIMUM FRONT YARD SETBACK (m) 7 Permitted 3.0 1/4 of the height of the adjacent wall maximum of 6.0 MINIMUM REAR YARD SETBACK FOR LOTS WITH REAR LANE ACCESS (m) Permitted 3.0 1/4 of the height of the adjacent wall maximum of 6.0 MINIMUM SIDE YARD SETBACK FOR CORNER LOTS (m) 7 (a) flankage side yard 0.45 Mere adjoining lot contains a Multi-Unit Building: 3.45 Otherwise: 0.45 MINIMUM SIDE YARD SETBACK FOR INTERIOR LOTS (m) Mere adjoining lot contains a Multi-Unit Building: 3.45 Otherwise: 0.45 MINIMUM SIDE YARD SETBACK FOR INTERIOR LOTS (m) Mere adjoining lot contains a Multi-Unit Building: 3.45 Otherwise: 0.45 MINIMUM SIDE YARD SETBACK FOR INTERIOR LOTS (m) Mere adjoining lot contains a Multi-Unit Building: 3.45 Otherwise: 0.45 MAXIMUM SIDE YARD SETBACK FOR INTERIOR LOTS (m) Mere adjoining lot contains a Multi-Unit Building: 3.45 Otherwise: 0.45 MAXIMUM SIDE YARD SETBACK FOR INTERIOR LOTS (m) Maximum SIDE YARD SETBACK FOR INTERIOR LOTS (m) Maximum SIDE YARD SETBACK FOR INTERIOR LOTS (m) Mere adjoining lot contains a Multi-Unit Building: 3.45 Otherwise: 0.45 Milti-Unit Building: 3.45 Milti-Unit Building: 3		Transitional Area Arterial		
Discretionary Below 500 MINIMUM FRONTAGE (m)	MINIMUM LOT AREA (m2)			
Discretionary Below 500 Below 500	Permitted	500		
Permitted Discretionary Below 6.0 MINIMUM FRONT YARD SETBACK (m) Permitted Discretionary MINIMUM REAR YARD SETBACK FOR LOTS WITH REAR LANE ACCESS (m) Permitted 3.0 MINIMUM SIDE YARD SETBACK FOR CONNER LOTS (m) (a) flankage side yard (b) total side yard MINIMUM SIDE YARD SETBACK FOR INTERIOR LOTS (m) (a) single 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 (b) total side yard Nil MAXIMUM SITE COVERAGE (%) Permitted 90 or Below Discretionary Above 90 to 100 MAXIMUM BUILDING HEIGHT (m) Permitted 18.0 or lower Above 18.0 to a maximum of 40.0 MAXIMUM FLOOR AREA RATIO Permitted Above 18.0 to a maximum of 40.0 MAXIMUM FLOOR AREA RATIO Permitted 10	Discretionary	Below 500	250	
Permitted 6.0 biscretionary Below 6.0 biscretionary Below 6.0 mil nil nil nil nil nil nil nil nil nil n	MINIMUM FRONTAGE (m)	_		
Discretionary Permitted Discretionary MINIMUM REAR YARD SETBACK (m) Permitted Discretionary MINIMUM REAR YARD SETBACK FOR LOTS WITH REAR LANE ACCESS (m) Permitted 3.0 MINIMUM SIDE YARD SETBACK FOR CORNER LOTS (m) (a) flankage side yard (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 (b) total side yard Nil MAXIMUM SITE COVERAGE (%) Permitted 90 or Below Discretionary Above 90 to 100 MAXIMUM BUILDING HEIGHT (m) Permitted 18.0 or lower Discretionary Above 18.0 to a maximum of 40.0 MAXIMUM FLOOR AREA RATIO Permitted Description		6.0		
Permitted Discretionary	Discretionary	Below 6.0	0	
Discretionary MINIMUM REAR YARD SETBACK FOR LOTS WITH REAR LANE ACCESS (m) Permitted Discretionary (a) Below 3.0 MINIMUM SIDE YARD SETBACK FOR CORNER LOTS (m) (b) total side yard MINIMUM SIDE YARD SETBACK FOR INTERIOR LOTS (m) (a) single side yard Where adjoining lot contains a Multi-Unit Building: 3.45 Otherwise: 0.45 MINIMUM SIDE YARD SETBACK FOR INTERIOR LOTS (m) Where adjoining lot contains a Multi-Unit Building: 3.45 Otherwise: inl (a) single side yard Where adjoining lot contains a Multi-Unit Building: 3.45 Otherwise: nil (b) total side yard Nil MAXIMUM SITE COVERAGE (%) Permitted 90 or Below Discretionary Above 90 to 100 MAXIMUM BUILDING HEIGHT (m) Permitted 18.0 or lower 15 Above 18.0 to a maximum of 40.0 MAXIMUM FLOOR AREA RATIO Description	MINIMUM FRONT YARD SETBACK	(m)		
Discretionary MINIMUM REAR YARD SETBACK FOR LOTS WITH REAR LANE ACCESS (m) Permitted Discretionary Below 3.0 MINIMUM SIDE YARD SETBACK FOR CORNER LOTS (m) (a) flankage side yard (b) total side yard MINIMUM SIDE YARD SETBACK FOR INTERIOR LOTS (m) (a) single side yard Where adjoining lot contains a Multi-Unit Building: 3.45 Otherwise: 0.45 MINIMUM SIDE YARD SETBACK FOR INTERIOR LOTS (m) Where adjoining lot contains a Multi-Unit Building: 3.45 Otherwise: nil (b) total side yard MAXIMUM SITE COVERAGE (%) Permitted 90 or Below Discretionary Above 90 to 100 MAXIMUM BUILDING HEIGHT (m) Permitted 18.0 or lower Above 18.0 to a maximum of 40.0 MAXIMUM FLOOR AREA RATIO Descriptional	Permitted	nil	'1	
Permitted 3.0 1/4 of the height of the adjacent wall maximum of 6.0 MINIMUM SIDE YARD SETBACK FOR CORNER LOTS (m) (a) flankage side yard 0.45 (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 (b) total side yard Where adjoining lot contains a Multi-Unit Building: 3.45 Otherwise: 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 Discretionary Above 18.0 to a maximum of 40.0 MAXIMUM FLOOR AREA RATIO	Discretionary	IIII	nıı	
Discretionary Below 3.0 MINIMUM SIDE YARD SETBACK FOR CORNER LOTS (m) (a) flankage side yard (b) total side yard MINIMUM SIDE YARD SETBACK FOR INTERIOR LOTS (m) (a) single side yard Where adjoining lot contains a Multi-Unit Building: 3.45 Otherwise: 0.45 MINIMUM SIDE YARD SETBACK FOR INTERIOR LOTS (m) Where adjoining lot contains a Multi-Unit Building: 3.45 Otherwise: 0.45 MINIMUM SIDE YARD SETBACK FOR INTERIOR LOTS (m) Where adjoining lot contains a Multi-Unit Building: 3.45 Otherwise: 0.45 Maximum SITE COVERAGE (%) Permitted Discretionary Permitted 18.0 or lower Discretionary Above 18.0 to a maximum of 40.0 MAXIMUM FLOOR AREA RATIO Descriptived	MINIMUM REAR YARD SETBACK F			
Discretionary Below 3.0 MINIMUM SIDE YARD SETBACK FOR CORNER LOTS (m) (a) flankage side yard (b) total side yard MINIMUM SIDE YARD SETBACK FOR INTERIOR LOTS (m) (a) single 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 (b) total side yard Nil MAXIMUM SITE COVERAGE (%) Permitted Permitted Permitted 18.0 or lower Discretionary Above 18.0 to a maximum of 40.0 MAXIMUM FLOOR AREA RATIO	Permitted	3.0	1/4 of the height of the adjacent wall to a	
(a) flankage side yard	Discretionary	Below 3.0		
(a) flankage side yard	MINIMUM SIDE YARD SETBACK FO	OR CORNER LOTS (m)		
(b) total side yard MINIMUM SIDE YARD SETBACK FOR INTERIOR LOTS (m) (a) single side yard (b) total side yard (b) total side yard (b) total side yard (c) total side yard (d) single side yard (e) total side yard MAXIMUM SITE COVERAGE (%) Permitted Discretionary Permitted 18.0 or lower Discretionary Above 18.0 to a maximum of 40.0 MAXIMUM FLOOR AREA RATIO Description MAXIMUM FLOOR AREA RATIO		0.45		
(b) total side yard MINIMUM SIDE YARD SETBACK FOR INTERIOR LOTS (m) (a) single side yard Where adjoining lot contains a Multi-Unit Building: 3.45 Otherwise: nil (b) total side yard Nil MAXIMUM SITE COVERAGE (%) Permitted Permitted Permitted Above 90 or Below Discretionary Above 90 to 100 MAXIMUM BUILDING HEIGHT (m) Permitted 18.0 or lower Discretionary Above 18.0 to a maximum of 40.0 MAXIMUM FLOOR AREA RATIO		Where adjoining lot contains a Multi-Unit	nil	
MINIMUM SIDE YARD SETBACK FOR INTERIOR LOTS (m) (a) single side yard Where adjoining lot contains a Multi-Unit Building: 3.45 Otherwise: nil (b) total side yard Nil MAXIMUM SITE COVERAGE (%) Permitted 90 or Below Discretionary Above 90 to 100 MAXIMUM BUILDING HEIGHT (m) Permitted 18.0 or lower Discretionary Above 18.0 to a maximum of 40.0 MAXIMUM FLOOR AREA RATIO	(b) total side yard		IIII	
Where adjoining lot contains a Multi-Unit Building: 3.45 Otherwise: nil (b) total side yard Nil MAXIMUM SITE COVERAGE (%) Permitted Discretionary Permitted 18.0 or lower Discretionary Above 18.0 to a maximum of 40.0 MAXIMUM FLOOR AREA RATIO Description Parmitted Above 18.0 to a maximum of 40.0				
(a) single side yard (b) total side yard Nil MAXIMUM SITE COVERAGE (%) Permitted Discretionary Permitted Permitted 18.0 or lower Discretionary Above 18.0 to a maximum of 40.0 MAXIMUM FLOOR AREA RATIO Permitted Descriptived Above 18.0 to a maximum of 40.0	MINIMUM SIDE YARD SETBACK FO			
Otherwise: nil (b) total side yard Nil MAXIMUM SITE COVERAGE (%) Permitted Permitted Poiscretionary MAXIMUM BUILDING HEIGHT (m) Permitted 18.0 or lower Discretionary Above 18.0 to a maximum of 40.0 MAXIMUM FLOOR AREA RATIO Permitted Descriptived Descriptived Descriptived				
(b) total side yard MAXIMUM SITE COVERAGE (%) Permitted 90 or Below Discretionary Above 90 to 100 MAXIMUM BUILDING HEIGHT (m) Permitted 18.0 or lower Discretionary Above 18.0 to a maximum of 40.0 MAXIMUM FLOOR AREA RATIO Descriptived Descriptived Descriptived Descriptived	(a) single side yard	Building: 3.45	nil	
MAXIMUM SITE COVERAGE (%) Permitted 90 or Below Discretionary Above 90 to 100 MAXIMUM BUILDING HEIGHT (m) Permitted 18.0 or lower Discretionary Above 18.0 to a maximum of 40.0 MAXIMUM FLOOR AREA RATIO Descriptived				
Permitted 90 or Below Discretionary Above 90 to 100 MAXIMUM BUILDING HEIGHT (m) Permitted 18.0 or lower Discretionary Above 18.0 to a maximum of 40.0 MAXIMUM FLOOR AREA RATIO Descriptived		Nil		
Discretionary Above 90 to 100 MAXIMUM BUILDING HEIGHT (m) Permitted 18.0 or lower Discretionary Above 18.0 to a maximum of 40.0 MAXIMUM FLOOR AREA RATIO Descripted Permitted Permitt		00 7.1		
MAXIMUM BUILDING HEIGHT (m) Permitted 18.0 or lower Discretionary Above 18.0 to a maximum of 40.0 MAXIMUM FLOOR AREA RATIO Permitted 18.0 or lower 15			90	
Permitted 18.0 or lower Discretionary Above 18.0 to a maximum of 40.0 MAXIMUM FLOOR AREA RATIO Permitted	Discretionary	Above 90 to 100		
Discretionary Above 18.0 to a maximum of 40.0 MAXIMUM FLOOR AREA RATIO Descripted	MAXIMUM BUILDING HEIGHT (m)			
Discretionary Above 18.0 to a maximum of 40.0 MAXIMUM FLOOR AREA RATIO Darmitted	Permitted	18.0 or lower	- 15	
Downitted	Discretionary	Above 18.0 to a maximum of 40.0		
Permitted 3.0				
	Permitted	3.0		
Discretionary 7.5	Discretionary	7.5	3.0	

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

LAND USE TYPE	LAND USE ZONE	
Regina Zoning Bylaw No. 9250 (The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	DCD - CS (new)	MX
[The Regina Zoning Bylaw No. 2019-19 building type]	Transition Area Mix	(No. 9250)
Apartment Dwelling Unit		
(Dwelling Unit)	P/D	
[Building Stacked]		
Apartment, Low Rise		P
(Dwelling Unit)	P/D	
[Building Stacked]		
Apartment, High Rise		
(Dwelling Unit)	P/D	
[Building Stacked]		
Apartment, Assisted Living – Low Rise		P
(Dwelling, Assisted Living)	P/D	
[Building Stacked]		
Apartment, Assisted Living – High Rise		
(Dwelling, Assisted Living)	P/D	
[Building Stacked]	2,2	
Dwelling Unit		D
(Dwelling Unit)	P	D
		D.
Dwelling Unit, Converted (Dwelling Unit)	P/D	Р
[Building Detached], [Building Row], [Building Stacked]	F/D	
Dwelling Unit, Detached	D.	Р
(Dwelling Unit)	Р	
[Building Detached]		
Dwelling Unit, Duplex		P
(Dwelling Unit)	P/D	
[Building Stacked]		
Dwelling Unit, Fourplex (Dwelling Unit)	P/D	D
[Building Stacked]	F/D	
Dwelling Unit, Planned Group		D
(Planned Group)		
Dwelling Unit, Semi-Detached	D/D	Р
(Dwelling Unit)	P/D	
[Building Row]		
Dwelling Unit, Townhouse		P
(Dwelling Unit)	P/D	
[Building Row]		
Dwelling Unit, Triplex		D
(Dwelling Unit)	P/D	
[Building Stacked]		

LAND USE TYPE	LAND USE ZONE	
Regina Zoning Bylaw No. 9250 (The Regina Zoning Bylaw No. 2019-19 land use)	DCD - CS (new)	MX
[The Regina Zoning Bylaw No. 2019-19 building type]	Transition Area Mix	(No. 9250)
Residential Business	P/D	P
(Residential Business)	P/D	
Residential Homestay	P/D	P
(Service Trade, Homestay)	170	
Secondary Suite	P	P
(Dwelling Secondary Suite)		
Animal Hospital		
(Agriculture, Animal Support)		
Animal Shelter		
(Agriculture, Animal Support)		
Financial Institution	P/D	P
(Office, Professional)		
Office, General	P/D	P/D
(Office, Professional)		
Prefabricated Homes		
Printing, Commercial	P/D	
(Service Trade, Light)		
Fire Station	P	
(Public Use, General)		
Police Station	P	
(Public Use, General)		
Amusement Arcade	P/D	
(Assembly, Recreation)		
Amusement Arcade, Licensed	P/D	
(Assembly, Recreation) (Food & Beverage, Lounge)		
Amusement Park, Commercial (Assembly, Recreation)	P/D	
Automobile Rental and Leasing (Retail Trade, Outdoor Lot)		
		P
Bed and Breakfast Homestay (Service Trade, Homestay)	P/D	r
Bingo Parlour		
(Assembly, Recreation)	P/D	
Bowling Centre		
(Assembly, Recreation)	P/D	
Car Wash		
(Service Trade, Wash – Light)		
Club		P
(Assembly, Recreation)	P/D	

LAND USE TYPE	LAND USE ZONE	
Regina Zoning Bylaw No. 9250 (The Regina Zoning Bylaw No. 2019-19 land use)	DCD – CS (new)	MX
[The Regina Zoning Bylaw No. 2019-19 building type]	Transition Area Mix	(No. 9250)
Club, Licensed	P/D	D
(Assembly, Recreation) (Food & Beverage, Lounge)	r/D	
College, Community		
(Institution, Education)		
Community Centre	P/D	P
(Assembly, Community)	1,0	
Day Care Centre, Adult	P/D	P
(Institution, Day Care)	1,0	
Day Care Centre, Child	P/D	P
(Institution, Day Care)	2,2	
Funeral Home	P/D	
(Assembly, Recreation)		
Hotel (Samina Trade Accommodation)	P/D	
(Service Trade, Accommodation)		
Hotel, Single Room Occupancy (Service Trade, Accommodation)	P/D	
		D
Humanitarian Service Facility (Institution, Humanitarian Service)		P
		P
Individual and Family Social Service Home (Dwelling, Group Care)	P	r
		D
Labour Union Hall (Assembly, Recreation)	P/D	D
Library		P
(Assembly, Community)	P/D	1
Medical Clinic		D
(Service Trade, Clinic)	P/D	D
Medical/Dental Laboratory		
(Industry Laboratory)	P/D	
Motel		
(Service Trade, Accommodation)	P/D	
Nursery School		P
(Institution, Day Care)	P/D	
Outdoor Eating and Drinking Area		P/D
(Food & Beverage, Outdoor)	P/D	
Parking, Off-site Caveated	Р	
Parking Lot, Paved		
(Transportation, Parking Lot)		
Personal Service		D
(Service Trade, Personal)	P/D	

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

LAND USE TYPE	LAND USE ZONE	
Regina Zoning Bylaw No. 9250 (The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	DCD – CS (new) Transition Area Mix	MX (No. 9250)
Cannabis Retail Store		
(Retail Trade, Cannabis)		
Convenience Store	P/D	D
(Retail Trade, Shop)	170	
Fast Food Outlet	P/D	
(Food & Beverage, Restaurant)	-,-	
Gas Bar		
(Service Trade, Motor Vehicle – Light)		
Grocery Store	P/D	
(Retail Trade, Shop)		
Home Improvement Centre (Retail Trade, Shop)	P/D	
• •		
House-Form Commercial [Building, House-Form]	P/D	D
Licensed Beverage Room (Food & Beverage, Lounge)	D	
Licensed Cocktail Room		
(Food & Beverage, Lounge)	D	
Licensed Dining Room		D
(Food & Beverage, Lounge)	D	_
Licensed Restaurant		D
(Food & Beverage, Lounge)	D	
Liquor Store		
(Retail Trade, Shop)	Р	
Mixed-Use Building		Р
Mobile Home Sale		
Night Club	_	
(Food & Beverage, Lounge)	D	
Recreation Vehicles		
(Retail Trade, Outdoor Lot)		
Restaurant	P/D	P/D
(Food & Beverage, Restaurant)	1/1/	
Restaurant, Drive-In		
(Drive-Through/ Drive-In, Accessory)		
Retail Use	P/D	D
(Retail Trade, Shop)	1/2	
Service Station		
(Service Trade, Motor Vehicle – Light)		
Shopping Centre		D

LAND USE TYPE Regina Zoning Bylaw No. 9250	LAND USE ZONE	
(The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	DCD – CS (new) Transition Area Mix	MX (No. 9250)
Snack Shop, Mobile		
Farm Machinery and Equipment, Sale Rental (Retail Trade, Outdoor Lot)		
Art Gallery or Museum (Assembly, Recreation)	P/D	Р
Community Garden (Open Space, Active)	P	Р
Public Use (Public Use, General)	P	Р
Rink, Enclosed (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)	Р	
(Transportation, Parking Structure)	D	

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

DEVELOPMENT STANDARD	LAND USE ZONE	
(Per lot for Principal Dwelling)	DCD-CS (New)	MX (No. 9250)
	Transitional Area Mix	
MINIMUM LOT AREA (m2)		
Permitted	500	250
Discretionary	Below 500	500 (Mixed-use Buildings)
MINIMUM FRONTAGE (m)		
Permitted	6.0	- 6
Discretionary	Below 6.0	0
MINIMUM FRONT YARD SETBACK (m)	50, 100	
Permitted	6.0 to 10.0	nil
Discretionary MINIMUM REAR YARD SETBACK (m)	Below 5.0 or above 10.0	
Permitted	3.0	
		1/4 of the height of the adjacent wall to a
Discretionary	Below 3.0	maximum of 6.0
MINIMUM SIDE YARD SETBACK FOR CO		
(a) flankage side yard	0.45	
	Where adjoining lot contains a Multi-Unit	nil
(b) total side yard	Building: 3.45	
MINIMUM SIDE YARD SETBACK FOR IN	Otherwise: 0.45	
WIINIWIOWI SIDE TARD SETBACK FOR IN	Where adjoining lot contains a Multi-Unit	
(a) single side yard	Building: 3.45	
(a) shigie side yard	Otherwise: nil	nil
(b) total side yard	nil	
MAXIMUM SITE COVERAGE (%)		
Permitted	65 or Below	- 65
Discretionary	Above 65 to 100	0.5
MAXIMUM BUILDING HEIGHT (m)		
Buildings where gross floor area is		
comprised of no more than 75% Dwelling or non-Dwelling land uses	15	
of non-Dwennig land uses	15	
		15
All Other Buildings	12	
_		
MAXIMUM FLOOR AREA RATIO		
Building Detached, Building House-Form	0.77	
	0.75	<u> </u>
Building, Row, Building, Stacked with	0.85	
maximum three units	0.05	2.0
Building, Stacked with four or more units	3.0	3.0
Building House-Form or Building, Stacked		
where gross floor area comprised of no	2.2	
more than 75% dwelling or non-dwelling	3.3	
use		

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

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

LAND USE TYPE	LAND USE ZONE	
Regina Zoning Bylaw No. 9250 (The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	DCD - CS (new)	TAR
	Low-Rise and House-Form Mix	(No. 9250)
Dwelling Unit, Triplex (Dwelling Unit)	P/D	Р
[Building Stacked]	175	1
Mobile Home Park		
(Manufactured Home Park)		
Residential Homestay		P
(Service Trade, Homestay)	P/D	-
Secondary Suite		Р
(Dwelling Secondary Suite)	P	
Art Gallery		
(Assembly, Recreation)	P/D	
Bed and Breakfast Homestay	D/D	P
(Service Trade, Homestay)	P/D	
Day Care Centre, Adult	P/D	Р
(Institution, Day Care)	F/D	
Day Care Centre, Child	P/D	Р
(Institution, Day Care)	175	
Residential Business	P/D	P
(Residential Business)		
Individual and Family Social Service Home	P/D	Р
(Dwelling, Group Care)		
Labour Union Hall	P/D	
(Assembly, Recreation)		
Library	P/D	P
(Assembly, Community)		
Live/Work Unit	D	
(Residential Business)		
Nursery School	P/D	Р
(Institution, Day Care)		_
Religious Institution (Assembly, Religious)	P/D	D
		D
School, Private (Institution, Education)	P/D	D
Supportive Living Home		P
(Dwelling, Group Care)	P	1
Financial Institution		
(Office, Professional)	P/D	
Office		
(Office, Professional)	P/D	

LAND USE TYPE	LAND USE ZONE	
Regina Zoning Bylaw No. 9250 (The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	DCD – CS (new) Low-Rise and House-Form Mix	TAR (No. 9250)
Community Garden (Open Space, Active)	P/D	Р
Public Use (Public Use, General)	P/D	Р
Confectionery Store (Retail Trade, Shop)	P/D	D
House-Form Commercial [Building, House-Form]	P/D	D
Licensed Dining Room (Food & Beverage, Lounge)		
Licensed Restaurant (Food & Beverage, Lounge)		
Mixed-Use Building [Building, Row], [Building, Stacked]		
Personal Service (Service Trade, Personal)	P/D	
Repair Service (Service Trade, Light)		
Restaurant (Food & Beverage, Restaurant)	P/D	
Retail Use (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	LAND USE ZONE		
(Per lot for Principal Dwelling)	DCD-CS	TAR	
	Low-rise and House-Form Mix		
MINIMUM LOT AREA FOR LOTS WITH R	EAR LANE ACCESS (m ²)		
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:	
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	5.0	
MINIMUM REAR YARD SETBACK FOR L	, ,		
Permitted	5.0	5.0	
Discretionary	Below 5.0	3.0	
	RNER LOTS WITH REAR LANE ACCESS (m)		
(1) where the lot frontage is less than 10 me		0.45	
(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 m			
(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 me		0.45	
(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 m		. <u></u>	
(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	
Portions of a building with a front yard setback of 10 metres or more but less than 16 metres	12	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	
Portions of a building with	15	metres	
a front yard setback of 16 metres or more	10	(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	2.0	Apartment: 3.1	
Building Stacked on the same lot as a Building House-Form	3.3	3.3	
Danumg 11000c-1 01111		L	

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

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

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

LAND USE TYPE	LAND USE ZONE	
Regina Zoning Bylaw No. 9250 (The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	DCD – CS (new) Mid-Rise and House-Form Mix	TAR (No. 9250)
Confectionery Store (Retail Trade, Shop)	P/D	D
House-Form Commercial [Building, House-Form]	P/D	D
Licensed Dining Room (Food & Beverage, Lounge)		
Licensed Restaurant (Food & Beverage, Lounge)		
Mixed-Use Building		
Personal Service (Service Trade, Personal)	P/D	
Repair Service (Service Trade, Light)	P/D	
Restaurant (Food & Beverage, Restaurant)	P/D	
Retail Use (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)	Р	
(Agriculture, Indoor)	Р	
(Transportation, Parking Structure)	D	

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

DEVELOPMENT STANDARD	LAND USE ZONE		
(Per lot for Principal Dwelling)	DCD-CS (New)	TAR (No. 9250)	
	Mid-rise and House-Form Mix		
MINIMUM LOT AREA FOR LOTS WITH RE	AR 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 RI	_		
Building, Detached	7.3	7.5	
Building, Row	Interior Units: 5, End Units: 3.75	Semi-detached: 6.7, Triplex: 15, Townhouse:	
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 LO			
Permitted	5.0 to 10.0		
Discretionary	Below 5.0 or above 10.0	5.0	
MINIMUM REAR YARD SETBACK FOR LO			
Permitted	5.0	5.0	
Discretionary	Below 5.0	5.0	
MINIMUM SIDE YARD SETBACK FOR COR	1.2		
(1) where the lot frontage is less than 10 metro	es		
(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 met	tres		
(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 metro	es		
(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 met	tres		
(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		h=0.6(d) +5.25	
		` '	
comprised of no more than 75% Dwelling or non-Dwelling land uses	15	Where "d" is the minimum perpendicular distance in metres between the particular point on the site and the front lot line of the	
All Other Buildings	12	specific lot, and "h" shall not exceed 15 metres	
		(Refer to Subpart 6C.11)	
MAXIMUM FLOOR AREA RATIO		1	
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	3.3	3.3	

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

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

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

LAND USE TYPE	LAND U	SE ZONE
Regina Zoning Bylaw No. 9250 (The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	DCD – CS (new) High-Rise Mix	TAR (No. 9250)
Confectionery Store (Retail Trade, Shop)	P/D	D
House-Form Commercial [Building, House-Form]	D	D
Licensed Dining Room (Food & Beverage, Lounge)	D	
Licensed Restaurant (Food & Beverage, Lounge)	D	
Mixed-Use Building		
Personal Service (Service Trade, Personal)	P/D	
Repair Service (Service Trade, Light)	P/D	
Restaurant (Food & Beverage, Restaurant)	P/D	
Retail Use (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)	Р	
(Agriculture, Indoor)	Р	
(Transportation, Parking Structure)	D	

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

DEVELOPMENT STANDARD	LAND USE ZONE				
(Per lot for Principal Dwelling)	DCD-CS (New)	TAR (No. 9250)			
	High-rise and House-Form Mix				
MINIMUM LOT AREA FOR LOTS WITH R)				
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 Building, Detached	REAR LANE ACCESS (III)	7.5			
-		Semi-detached: 6.7, Triplex: 15, Townhouse			
Building, Row	Interior Units: 5, End Units: 3.75	4			
Building, Stacked	For buildings with three units or less: 7.3	Fourplex: 15, Apartment: 7.5			
	For buildings with more than three units: 14.6				
MINIMUM FRONT YARD SETBACK FOR					
Permitted	5.0 to 10.0	5.0			
Discretionary	Below 5.0 or above 10.0				
MINIMUM REAR YARD SETBACK FOR L	` '	T			
Permitted	5.0	5.0			
Discretionary	Below 5.0				
	DRNER LOTS WITH REAR LANE ACCESS (m)				
(1) where the lot frontage is less than 10 me		T			
(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 m	netres	<u>, </u>			
(a) flankage side yard	0.45	0.45			
(b) total side yard	1.2	1.65			
	TERIOR LOTS WITH REAR LANE ACCESS (m)				
(1) where the lot frontage is less than 10 me	tres				
(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 m	netres				
(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		h=0.6(d) +5.25			
-	10	, ,			
comprised of no more than 75% Dwelling	18	Where "d" is the minimum perpendicular			
or non-Dwelling land uses		distance in metres between the particular			
		point on the site and the front lot line of the			
All Other Buildings		specific lot, and "h" shall not exceed 15			
	15	metres			
		(Refer to Subpart 6C.11)			
MAXIMUM FLOOR AREA RATIO					
Buildings where gross floor area is		Detached, Semi-detached: 0.75			
-	3.5	Demoire, Senii demoired: 0.75			
comprised of no more than 75% Dwelling or non-Dwelling land uses		Duple, Fourplex, Triplex, Townhouse: 0.85			
All Other Buildings	Apartment: 3		Apartmo		Apartment: 3.1
	3.0	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 Regina Zoning Bylaw No. 9250 (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)
Dwelling Unit, In Reconstructed Building (Dwelling, Unit)	D	D
Dwelling Unit, Detached (Dwelling, Unit)		
Residential Business (Residential Business)	P/D	P
Secondary Suite (Dwelling, Secondary Suite)		
Animal Hospital (Agriculture, Animal Support)	P/D	P
Animal Shelter (Agriculture, Animal Support)	P/D	
Agricultural Production (Agriculture, Indoor)	P	
Feedlot, Livestock (Agriculture, Outdoor)	P	
Horticultural Specialities (Agriculture, Indoor)	Р	
Poultry Hatchery (Agriculture, Indoor)	Р	
Vegetable, Production (Agriculture, Indoor)	P	
Sheet Metal Work (Industry, Light)		
Storage, Outdoor of Contractor or Builder's Equipment (Storage, Outdoor)		
Financial Institution (Office, Professional)	Р	
Office, General (Office, Professional)	Р	D
Office, Industry (Office, Industry)	Р	
Assembling, Parts (Industry, Light)		
Bakery	P	

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

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

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

LAND USE TYPE Regina Zoning Bylaw No. 9250 (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)
Religious Institution (Assembly, Religious)		Р
Repair Service (Service Trade, Heavy)	Р	
Repair Shop (Service Trade, Light)	Р	P
School, Vocational (Institution, Training)	Р	P
Sharpening & Repair, Knives, Saws, Tools (Service Trade, Light)	Р	P
Taxidermy Shop (Industry, Artistic)	Р	
Tire Retread Shop (Service Trade, Motor Vehicle – Light)		
Truck Wash (Service Trade, Wash – Heavy)		
Ambulance Service (Public Use, General)	Р	
Crating Services (Industry, Light)		P
Railroad Transportation (Transportation, Terminal)		
Storage, Natural Gas (Storage, Hazardous Materials)		
Terminal, Truck and Freight (Transportation, Terminal)		
Warehousing (Storage, Warehousing)	P/D	Р
Warehousing/Processing, Hazardous Materials/Wastes (Storage, Hazardous Materials)		D
Warehousing, Refrigerated (Storage, Warehousing)	P/D	P
Adult Arcade (Assembly, Adult)		
Adult Entertainment Establishment (Assembly, Adult)		
Adult Motion Picture Theatre (Assembly, Adult)		

LAND USE TYPE Regina Zoning Bylaw No. 9250 (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)
Adult Retail Outlet/Bookstore (Retail Trade, Adult)		
Auction Room (Retail Trade, Shop)	P/D	D
Automobile Sales and Service (Retail Trade, Outdoor Lot)		
Cannabis Retail Store (Retail Trade, Cannabis)	P/D	P
Convenience Store (Retail Trade, Shop)	P/D	
Gas Bar (Service Trade, Motor Vehicle – Light)		
Home Improvement Centre (Retail Trade, Shop)	P/D	
Licensed Beverage Room (Food & Beverage, Lounge)	P	
Licensed Cocktail Room (Food & Beverage, Lounge)	P	D
Licensed Dining Room (Food & Beverage, Restaurant)	P	D
Licensed Restaurant (Food & Beverage, Lounge)	P	D
Liquor Store (Retail Trade, Shop)	P/D	
Lumber Yard (Retail Trade, Outdoor Lot)		
Massage Parlour (Service Trade, Adult)		
Mobile Home Sales (Retail Trade, Outdoor Lot)		
Night Club (Food & Beverage, Lounge)	P	D
Recreation Vehicles (Retail Trade, Outdoor Lot)		
Restaurant (Food & Beverage, Restaurant)	P	D

LAND USE TYPE Regina Zoning Bylaw No. 9250 (The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	LAND USE ZONE	
[The Regina Zoning Bytaw 140, 2017-17 building type]	DCD-WH (New)	WH Zone (9250)
Restaurant, Drive-in (Food & Beverage, Restaurant)	P	
Retail, General (Retail Trade, Shop)	P/D	P/D
Retail, Small Equipment and Supplies (Retail Trade, Shop)	P/D	
Service Station (Service Trade, Motor Vehicle – Light)		
Farm and Large Machinery, Sale and Rental (Retail Trade, Outdoor Lot)		
Salvaging and Recycling (Junk Yard) (Industry, Salvaging –Light)	P/D	
Storage and Terminal, Petroleum (Storage, Hazardous Materials)		
Wholesale (Wholesale Trade, Indoor)	P	P
Art Gallery or Museum (Assembly, Recreation)	P/D	P
Community Garden (Open Space, Active)	P/D	Р
Public Use (Public Use, General)	P	P
Rink, Enclosed (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)	Р	

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

DEVELOPMENT STANDARD	LAND USI	SE ZONE	
(Per lot except)	WH (new)	WH	
MINIMUM LOT AREA (m²)	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		
(b) Portions of any building or structure 4 metres to 8 metres in height	1.0	25% of the height of the adjacent wall to a maximum of 6 metres	
(c) Portions of any building or structure higher than 8 metres	2.0		
MINIMUM REAR YARD SETBACK (m) (not adjoinin	g 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)	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 Regina Zoning Bylaw No. 9250	LAND USE ZONE	
(The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	DCD – CBM	DCD-13
Apartment, Low Rise (Dwelling Unit) [Building Stacked]	P	Р
Apartment, High Rise (Dwelling Unit) [Building Stacked]	P	Р
Apartment, Assisted Living (Dwelling, Assisted Living) [Building Stacked]	P	Р
Art Gallery (Assembly, Recreation)	P	Р
Bakery Shop (Retail Trade, Shop)	P	Р
Religious Institution (Assembly, Religious)	P	Р
Club (Assembly, Recreation)	P	Р
Club, Licensed (Assembly, Recreation) (Food & Beverage, Lounge)	P/D	Р
Community Centre (Assembly, Community)	Р	Р
Community Garden (Open Space, Active)	Р	Р
Convenience Store (Retail Trade, Shop)	Р	Р
Fast Food Outlet (Food & Beverage, Restaurant)	P/D	Р
Dwelling Unit, Planned Group (Planned Group)	P	Р
Dwelling Unit, Townhouse (Dwelling Unit) [Building Row]	Р	Р
Financial Institution (Office, Professional)	P/D	Р
Grocery Store (Retail Trade, Shop)	P	Р
Residential Business (Residential Business)	P/D	Р
Humanitarian Service Facility (Institution, Humanitarian Service)	Р	Р

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

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

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

DEVELOTMENT STANDARD		ID USE ZONE	
(Per lot except)	CBM (new)	DCD-13 (No. 9250)	
MINIMUM LOT AREA (m²)	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	
(b) portions of any building or structure over 11 metres in height	4.5	wall to a maximum of 6 metres	
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		
(b) portions of any building or structure more than 15 metres of an adjacent property zoned residential	18	11	
(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	