

**Table 1: Land Use – IP Zone vs Consolidated Zones**

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	
	IP (ZB No. 2019-19)	IP (ZB No. 9250)
<i>Animal Hospital</i> (Agriculture, Animal Support)	P/D	D
<i>Animal Shelter</i> (Agriculture, Animal Support)	P/D	
<i>Horticultural Specialities</i> (Agriculture, Indoor)	P/D	
<i>Poultry Hatchery</i> (Agriculture, Indoor) (Agriculture, Outdoor)	P/D	
<i>Vegetable, Production</i> (Agriculture, Indoor) (Agriculture, Outdoor)	P/D	
<i>Sheet Metal Work</i> (Industry, Light)	P/D	
<i>Financial Institution</i> (Office, Professional)		P
<i>Office, Industry</i> (Office, Industry)	P	P
<i>Assembling, Parts</i> (Industry, Light)	P/D	
<i>Bakery</i> (Industry, Food and Beverage)	P/D	
<i>Biscuit Plant</i> (Industry, Food and Beverage)	P/D	
<i>Bottling and Canning</i> (Industry, Food and Beverage)	P/D	
<i>Bottling and Canning, Soft Drinks and Carbonated Water</i> (Industry, Food and Beverage)	P/D	
<i>Brewery/Distillery</i> (Industry, Food and Beverage)	P/D	
<i>Dyeing, Fur</i> (Industry, Light)	P/D	
<i>Dyeing, Textiles and Wool</i> (Industry, Light)	P/D	
<i>Manufacture, General</i> (Industry, Light)	P/D	
<i>Manufacture, Ice</i> (Industry, Light)	P/D	
<i>Manufacture and Processing, Dairy Products</i>	P/D	

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> ( <i>The Regina Zoning Bylaw No. 2019-19</i> land use) [ <i>The Regina Zoning Bylaw No. 2019-19</i> building type]	LAND USE ZONE	
	IP (ZB No. 2019-19)	IP (ZB No. 9250)
(Industry Food and Beverage)		
<i>Meat Packing Plant</i> (Industry, Food and Beverage)	P/D	
<i>Mixing, General</i> (Industry, Light)	P/D	
<i>Mixing, Ink</i> (Industry, Light)	P/D	
<i>Printing, Commercial</i> (Retail Trade, Shop)	P/D	D
<i>Processing, Food</i> (Industry, Food and Beverage)	P/D	
<i>Publishing or Publishing and Printing, Newspaper</i> (Industry, Light)	P/D	
<i>Bingo Parlour</i> (Assembly, Recreation)		D
<i>Bowling Centre</i> (Assembly, Recreation)		D
<i>Club</i> (Assembly, Community)		P
<i>Club, Licensed</i> (Assembly, Community)		P
<i>Community Centre</i> (Assembly, Community)		P
<i>Day Care Centre, Child</i> (Institution, Day Care)	P	D
<i>Day Care Centre, Adult</i> (Institution, Day Care)	P	D
<i>Dry Cleaning Plant</i> (Service Trade, Heavy)	P/D	
<i>Hotel</i> (Service Trade, Accommodation)		D
<i>Humanitarian Service Facility</i> (Institution, Humanitarian Service)	P/D	P
<i>Laboratory, Industrial</i> (Industry, Laboratory)	P/D	
<i>Laboratory, Medical/Dental</i> (Service Trade, Clinic)		D
<i>Laundry Plant</i>	P/D	

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	IP (ZB No. 2019-19)	IP (ZB No. 9250)
(Service Trade, Heavy)		
<i>Medical Clinic</i> (Service Trade, Clinic)		D
<i>Motel</i> (Service Trade, Accommodation)		D
<i>Nursery School</i> (Institution, Day Care)	P	D
<i>Public Self Storage Facility</i> (Storage, Personal)	P/D	P
<i>Recreational Service Facility</i> (Assembly, Recreation)		P
<i>Recreational Service Facility, Licensed</i> (Assembly, Recreation)		P
<i>Repair Service</i> (Service Trade, Heavy)	P/D	
<i>Repair Shop</i> (Service Trade, Light)		P
<i>School, Vocational</i> (Institution, Training)	P/D	D
<i>Taxidermy Shop</i> (Industry, Artistic)	P/D	
<i>Ambulance Service</i> (Public Use, General)	P	
<i>Crating Services</i> (Industry, Light)	P/D	
<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	
<i>Warehousing, Refrigerated</i> (Storage, Warehousing)	P/D	
<i>Auction Room</i> (Retail Trade, Shop)	P/D	
<i>Automobile Sales and Service</i> (Retail Trade, Outdoor Lot)		
<i>Cannabis Retail Store</i>		

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	<b>IP (ZB No. 2019-19)</b>	<b>IP (ZB No. 9250)</b>
(Retail Trade, Cannabis)		
<i>Convenience Store</i> (Retail Trade, Shop)	P/D	D
<i>Home Improvement Centre</i> (Retail Trade, Shop)	P/D	D
<i>Licensed Beverage Room</i> (Food and Beverage, Lounge)		D
<i>Licensed Cocktail Room</i> (Food and Beverage, Lounge)		D
<i>Licensed Dining Room</i> (Food and Beverage, Restaurant)		D
<i>Licensed Restaurant</i> (Food and Beverage, Lounge)		D
<i>Liquor Store</i> (Retail Trade, Shop)	P/D	
<i>Night Club</i> (Food and Beverage, Lounge)		D
<i>Restaurant</i> (Food and Beverage, Restaurant)		D
<i>Retail, General</i> (Retail Trade, Shop)	P/D	P
<i>Retail, Small Equipment and Supplies</i> (Retail Trade, Shop)	P/D	
<i>Wholesale</i> (Wholesale Trade, Indoor) (Wholesale Trade, Outdoor)	P/D	P
<i>Community Garden</i> (Open Space, Active)	P	P
<i>Public Use</i> (Public Use, General)	P	P
(Food and Beverage, Catering)	P/D	
(Food and Beverage, Outdoor)	P/D	
(Industry, Salvaging – Light)	P/D	
<i>Outdoor Eating and Drinking Area</i>		P/D
(Transportation, Parking Structure)	P	

**Table 2: Development Standards – IP Zone vs Consolidated Zones**

DEVELOPMENT STANDARD (Per lot except for Semi-detached where standards are per unit)	LAND USE ZONE	
	IP (ZB No. 2019-19)	IP (ZB No. 9250)
MINIMUM LOT AREA (m <sup>2</sup> )	2000	2000
MINIMUM LOT FRONTAGE (m)	30	30
MINIMUM FRONT YARD SETBACK (m)	9.0	9.0
MINIMUM REAR YARD SETBACK (m)		
(1) Where adjoining a public lane or utility easement		
(a) Portions of any building or structure higher than 8 metres	4.5	50% of the height of the adjacent wall
(b) Portions of any building or structure 4 to 8 metres in height	1.5	
(c) Portions of any building or structure under 4 metres in height	0.45	
(2) Where not adjoining a public lane or utility easement		
(a) Portions of any building or structure higher than 8 metres	7.5	50% of the height of the adjacent wall
(b) Portions of any building or structure 4 to 8 metres in height	4.5	
(c) Portions of any building or structure under 4 metres in height	3.5	
MINIMUM SIDE YARD SETBACKS (m)		
(1) Minimum single side yard setback		
(a) Where abutting a Sensitive Lot or Major Roadway	7.5	Nil
(b) Where not abutting a Sensitive Lot or Major Roadway	Nil	Nil
(2) Minimum total side yard setback	6.0	20% of the average lot width to a maximum of 7.5 metres
MAXIMUM LOT COVERAGE (%)	50	50
MAXIMUM BUILDING HEIGHT (m)	15	15

**Table 1: Land Use – IL Zone vs Consolidated Zones**

<b>LAND USE TYPE</b> <b>Regina Zoning Bylaw No. 9250</b> <b>(The Regina Zoning Bylaw No. 2019-19 land use)</b> <b>[The Regina Zoning Bylaw No. 2019-19 building type]</b>	<b>LAND USE ZONE</b>						
	<b>IL</b>	<b>IA</b>	<b>IA1</b>	<b>IB</b>	<b>IB1</b>	<b>IT</b>	<b>DCD-3</b>
<i>Dwelling Unit, In Reconstructed Building</i> (Dwelling, Unit)		D	D				
<i>Dwelling Unit, Detached</i> (Dwelling, Unit)	D	D	D				
<i>Residential Business</i> (Business, Residential)	P/D	P	P	P	P	P	
<i>Secondary Suite</i> (Dwelling, Secondary Suite)	P	P	P				
<i>Animal Hospital</i> (Agriculture, Animal Support)	P/D	P	P			P	D
<i>Animal Shelter</i> (Agriculture, Animal Support)	P/D	P	P	P	P	P	
<i>Agricultural Production</i> (Agriculture, Indoor)	P/D	P	P	P	P		
<i>Agricultural Production</i> (Agriculture, Outdoor)		P	P	P	P		
<i>Horticultural Specialities</i> (Agriculture, Indoor)	P/D			P	P	P	
<i>Poultry Hatchery</i> (Agriculture, Indoor) (Agriculture, Outdoor)	P/D	P	P	P	P	P	D
<i>Vegetable, Production</i> (Agriculture, Indoor) (Agriculture, Outdoor)	P/D					P	
<i>Sheet Metal Work</i> (Industry, Light)	P						
<i>Storage, Outdoor of Contractor or Builder's Equipment</i> (Storage, Outdoor)	P/D	P	P	P	P	P	
<i>Financial Institution</i> (Office, Professional)		D	D			P	P
<i>Office, General</i> (Office, Professional)		D	D				
<i>Office, Industry</i> (Office, Industry)	P/D	P	P			P	P
<i>Assembling, Parts</i> (Industry, Light)	P	P	P	P	P	P	
<i>Bakery</i> (Industry, Food and Beverage)	P/D	P	P	P	P		D
<i>Biscuit Plant</i>	P/D	P	P	P	P		

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	<b>IL</b>	<b>IA</b>	<b>IA1</b>	<b>IB</b>	<b>IB1</b>	<b>IT</b>	<b>DCD-3</b>
(Industry, Food and Beverage)							
<i>Bottling and Canning</i> (Industry, Food and Beverage)	P/D	P	P	P	P		
<i>Bottling and Canning, Soft Drinks and Carbonated Water</i> (Industry, Food and Beverage)	P/D	P	P	P	P	P	
<i>Brewery/Distillery</i> (Industry, Food and Beverage)	P/D	P	P	P	P		
<i>Dyeing, Fur</i> (Industry, Light)	P	P	P	P	P	P	
<i>Dyeing, Textiles and Wool</i> (Industry, Light)	P	P	P	P	P		
<i>Machine Shop, Jobbing and Repair</i> (Industry, Heavy)		P	P	P	P	P	
<i>Manufacture, General</i> (Industry, Light)	P	P	P	P	P	P	
<i>Manufacture, Ice</i> (Industry, Light)	P			D	D		
<i>Manufacture and Processing, Dairy Products</i> (Industry Food and Beverage)	P/D	P	P	P	P		
<i>Meat Packing Plant</i> (Industry, Food and Beverage)	P/D						
<i>Mixing, General</i> (Industry, Light)	P			D	D	D	
<i>Mixing, Ink</i> (Industry, Light)	P	P	P	P	P	P	
<i>Prefabricated Home</i> (Industry, Heavy)		P	P			P	
<i>Printing, Commercial</i> (Retail Trade, Shop)	P/D	P	P	P	P	P	
<i>Processing, Food</i> (Industry, Food and Beverage)	P/D			P	P		
<i>Processing, Rock and Gravel</i> ( Industry, Salvaging –Heavy)	D						
<i>Publishing or Publishing and Printing, Newspaper</i> (Industry, Light)		P	P			P	
<i>Sandblasting, Metal</i> (Industry, Heavy)				D	D	D	

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	<b>IL</b>	<b>IA</b>	<b>IA1</b>	<b>IB</b>	<b>IB1</b>	<b>IT</b>	<b>DCD-3</b>
<i>Silvering, Mirror</i> (Industry, Heavy)		D	D	D	D	D	
<i>Automobile Rental and Leasing</i> (Retail Trade, Outdoor Lot)	D	P	P	P	P	P	P
<i>Bingo Parlour</i> (Assembly, Recreation)		D	D				
<i>Blacksmith Shop</i> (Industry, Heavy)				P	P		
<i>Bowling Centre</i> (Assembly, Recreation)		D	D	D	D		
<i>Car Wash</i> (Service Trade Wash, Light) (Service Trade Wash, Heavy)	P/D	P	P	P	P	P	D
<i>Cleaning, Carpet and Rug</i> (Service Trade, Light)		P	P	P	P	P	
<i>Club</i> (Assembly, Community)		P	P	P	P	P	D
<i>Club, Licensed</i> (Assembly, Community)		P	P	P	P	P	
<i>Community Centre</i> (Assembly, Community)		P	P	P	P	P	D
<i>Crematory</i> (Institution, Health Care)	P/D	P	P	P	P		
<i>Day Care Centre, Child</i> (Institution, Day Care)	P	D	D	D	D		P
<i>Day Care Centre, Adult</i> (Institution, Day Care)	P	D	D	D	D		P
<i>Dry Cleaning Plant</i> (Service Trade, Heavy)	P/D	D	D	D	D	D	
<i>Funeral Home</i> (Assembly, Recreation)		D	D				D
<i>Humanitarian Service Facility</i> (Institution, Humanitarian Service)		P	P	P	P	P	P
<i>Laboratory, Industrial</i> (Industry, Laboratory)	P/D	D	D	D	D	D	
<i>Laboratory, Medical/Dental</i> (Service Trade, Clinic)	P/D	P	P				D
<i>Labour Union Hall</i> (Assembly, Recreation)							P



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	<b>IL</b>	<b>IA</b>	<b>IA1</b>	<b>IB</b>	<b>IB1</b>	<b>IT</b>	<b>DCD-3</b>
<i>Laundry Plant</i> (Service Trade, Heavy)	P/D	P	P	P	P	P	
<i>Library</i> (Assembly, Community)							P
<i>Medical Clinic</i> (Service Trade, Clinic)	P/D	D	D			D	D
<i>Nursery School</i> (Institution, Day Care)	P	D	D	D	D		D
<i>Outdoor Eating and Drinking Area</i> (Food and Beverage, Outdoor)	P/D	P/D	P/D	P/D	P/D	P/D	
<i>Parking, Off-site Caveated</i> (Transportation, Parking Lot)	D	D	D	D	D	D	
<i>Parking Lot, Paved</i> (Transportation, Parking Lot)	D	D	D				
<i>Personal Service</i> (Service Trade, Personal)	P/D	P	P			P	D
<i>Police Station</i> (Public Use, General)	P						D
<i>Pool Hall</i> (Assembly, Recreations)		D	D				
<i>Pool Hall, Licensed</i> (Assembly, Recreation)		D	D				
<i>Post Office</i> (Public Use, General)	P						D
<i>Public Self Storage Facility</i> (Storage, Personal)	P	P	P	P	P	P	
<i>Recreational Service Facility</i> (Assembly, Recreation)		P	P	P	P	P	P
<i>Recreational Service Facility, Licensed</i> (Assembly, Recreation)		P	P	P	P	P	
<i>Religious Institution</i> (Assembly, Religious)						P	P
<i>Repair Service</i> (Service Trade, Heavy)	P/D	P	P	P	P	P	P
<i>Repair Shop</i> (Service Trade, Light)	P/D	P	P	P	P	P	D
<i>School, Vocational</i> (Institution, Training)	P/D	D	D	D	D	P	D

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	<b>IL</b>	<b>IA</b>	<b>IA1</b>	<b>IB</b>	<b>IB1</b>	<b>IT</b>	<b>DCD-3</b>
<i>Sharpening &amp; Repair, Knives, Saws, Tools</i> (Service Trade, Light)	P/D	P	P	P	P	P	
<i>Taxidermy Shop</i> (Industry, Artistic)	P	P	P	P	P	P	
<i>Tire Retread Shop</i> (Service Trade, Motor Vehicle – Light)	P/D	P	P	P	P	P	
<i>Truck Wash</i> (Service Trade, Wash – Heavy)	P/D	P	P	P	P	P	
<i>Ambulance Service</i> (Public Use, General)	P	P	P				D
<i>Crating Services</i> (Industry, Light)	P			P	P	P	
<i>Fire Station</i> (Public Use, General)	P						D
<i>Storage, Natural Gas</i> (Storage, Hazardous Materials)	D						
<i>Terminal, Truck and Freight</i> (Transportation, Terminal)	P			P	P		
<i>Warehousing</i> (Storage, Warehousing)	P/D	P	P	P	P	P	
<i>Warehousing/Processing, Hazardous Materials/Wastes</i> (Storage, Hazardous Materials)	D	D	D	D	D	D	
<i>Warehousing, Refrigerated</i> (Storage, Warehousing)	P/D	P	P	P	P	P	
<i>Adult Arcade</i> (Assembly, Adult)	D	D	D	D	D		
<i>Adult Entertainment Establishment</i> (Assembly, Adult)	D	D	D	D	D		
<i>Adult Motion Picture Theatre</i> (Assembly, Adult)	D	D	D	D	D		
<i>Adult Retail Outlet/Bookstore</i> (Retail Trade, Adult)	D	D	D	D	D		
<i>Auction Room</i> (Retail Trade, Shop)	P/D	D	D			D	
<i>Automobile Sales and Service</i> (Retail Trade, Outdoor Lot)	D	P	P	P	P	P	P
<i>Cannabis Retail Store</i> (Retail Trade, Cannabis)	P/D	P	P				

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	<b>IL</b>	<b>IA</b>	<b>IA1</b>	<b>IB</b>	<b>IB1</b>	<b>IT</b>	<b>DCD-3</b>
<i>Convenience Store</i> (Retail Trade, Shop)	P/D	P	P			P	D
<i>Gas Bar</i> (Service Trade, Motor Vehicle – Light)	P/D	P	P	P	P	P	D
<i>Grocery Store</i> (Retail Trade, Shop)	P/D						D
<i>Home Improvement Centre</i> (Retail Trade, Shop)		D	D				D
<i>Licensed Beverage Room</i> (Food and Beverage, Lounge)	P/D						
<i>Licensed Cocktail Room</i> (Food and Beverage, Lounge)	P/D	D	D			D	D
<i>Licensed Dining Room</i> (Food and Beverage, Restaurant)	P/D	D	D			D	D
<i>Licensed Restaurant</i> (Food and Beverage, Lounge)	P/D	D	D			D	D
<i>Liquor Store</i> (Retail Trade, Shop)	P/D					D	
<i>Lumber Yard</i> (Retail Trade, Outdoor Lot)	D	P	P	P	P	P	
<i>Massage Parlour</i> (Service Trade, Adult)	D	D	D	D	D		
<i>Mobile Home Sales</i> (Retail Trade, Outdoor Lot)	D	P	P			P	
<i>Night Club</i> (Food and Beverage, Lounge)	P/D	D	D				
<i>Recreation Vehicles</i> (Retail Trade, Outdoor Lot)	D	P	P			P	D
<i>Restaurant</i> (Food and Beverage, Restaurant)	P/D	D	D	D	D	D	D
<i>Restaurant, Drive-in</i> (Food and Beverage, Restaurant)	P/D	D	D				D
<i>Retail, General</i> (Retail Trade, Shop)	P/D	P	P	P	P	P	
<i>Retail, Small Equipment and Supplies</i> (Retail Trade, Shop)	P/D	P	P	P	P	P	P
<i>Retail Use</i> (Retail Trade, Shop)	P/D						P

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	<b>IL</b>	<b>IA</b>	<b>IA1</b>	<b>IB</b>	<b>IB1</b>	<b>IT</b>	<b>DCD-3</b>
<i>Service Station</i> (Service Trade, Motor Vehicle – Light)	P/D	P	P	P	P	P	P
<i>Farm and Large Machinery, Sale and Rental</i> (Retail Trade, Outdoor Lot)	D	P	P	P	P		
<i>Salvaging and Recycling (Junk Yard)</i> (Industry, Salvaging –Heavy)	D			D	D		
<i>Storage and Terminal, Petroleum</i> (Storage, Hazardous Materials)	D						
<i>Wholesale</i> (Wholesale Trade, Indoor)	P/D	P	P	P	P	P	
<i>Wholesale</i> (Wholesale Trade, Outdoor)	D	P	P	P	P	P	
<i>Art Gallery or Museum</i> (Assembly, Community)							D
<i>Community Garden</i> (Open Space, Active)	P	P	P	P	P	P	
<i>Public Use</i> (Public Use, General)	P	P	P	P	P	P	P
<i>Rink, Enclosed</i> (Assembly, Community)		D	D				
(Drive-Through, Accessory)	D						
(Food and Beverage, Catering)	P/D						
(Food and Beverage, Outdoor)	P/D						
(Industry, Salvaging – Light)	P/D						
(Service Trade, Motor Vehicle – Heavy)	P/D						
(Transportation, Parking Stand)	P/D						
(Transportation, Parking Structure)	P						
(Utility, General)	P						

**Table 2: Development Standards – IL Zone vs Consolidated Zones**

DEVELOPMENT STANDARD (Per lot except for Semi-detached where standards are per unit)	LAND USE ZONE						
	IL	IA	IA1	IB	IB1	IT	DCD-3
<b>MINIMUM LOT AREA (m<sup>2</sup>)</b>	200	500	200	2000	500	500	250
<b>MINIMUM LOT FRONTAGE (m)</b>							
(a) If the lot area is 1,000 square metres or more	30	15	6.0	30	15	15	6.0
(b) If the lot area is 500 square metres or more but below 1,000 square metres	15	15	6.0	30	15	15	6.0
(c) If the lot area is less than 500 square metres	6.0	15	6.0	30	15	15	6.0
<b>MINIMUM FRONT YARD SETBACK (m)</b>	Nil	7.5	0	7.5	0	7.5	5.0
<b>MINIMUM REAR YARD SETBACK (m)</b>							
(1) Where the rear yard does not adjoin a public lane or a utility easement.							
(a) Portions of any building or structure higher than 8 metres	3.25	50% of the height of the adjacent wall	25% of the height of the adjacent wall	50% of the height of the adjacent wall			1/4 height of the proposed principal building to a max. of 6 metres
(b) Portions of any building or structure 4 to 8 metres in height	2.0						
(c) Portions of any building or structure under 4 metres in height	1.0						
(2) Where the rear yard adjoin a public lane or a utility easement	0.45						
<b>MINIMUM SIDE YARD SETBACKS (m)</b>							
(1) Minimum single side yard setback							
(a) Where abutting a Sensitive Lot or Major Roadway	1.2	Nil	Nil	Nil	Nil	Nil	Nil
(b) Minimum side yard not adjoining a Sensitive Lot or Major Roadway	Nil	Nil	Nil	Nil	Nil	Nil	Nil
(2) Minimum total side yard setback							
(a) If the lot frontage is 15 metres or more	3.0	20% of the average lot width to a maximum of 7.5 metres	Nil	20% of the average lot width to a maximum of 7.5 metres	3.0	20% of the average lot width to a maximum of 7.5 metres	Nil
(b) If the lot frontage is less than 15 metres	1.2						
<b>MAXIMUM LOT COVERAGE (%)</b>							
(1) If the lot is adjoining a Sensitive Lot or a Major Roadway	50	50	65	75	75	75	65
(2) If the lot is not adjoining a Sensitive Lot or a Major Roadway	75	50	65	75	75	75	65
<b>MAXIMUM BUILDING HEIGHT (m)</b>	15	15	15	15	15	15	11

**Table 1: Land Use – IH Zone vs Consolidated Zones**

<b>LAND USE TYPE</b> <b>Regina Zoning Bylaw No. 9250</b> <b>(The Regina Zoning Bylaw No. 2019-19 land use)</b> <b>[The Regina Zoning Bylaw No. 2019-19 building type]</b>	<b>LAND USE ZONE</b>				
	<b>IH</b>	<b>IB</b>	<b>IB1</b>	<b>IC</b>	<b>IC1</b>
<i>Residential Business</i> (Business, Residential)		P	P		
<i>Animal Hospital</i> (Agriculture, Animal Support)	P				
<i>Animal Shelter</i> (Agriculture, Animal Support)	P	P	P	P	P
<i>Agricultural Production</i> (Agriculture, Indoor)	P/D	P	P	P	P
<i>Agricultural Production</i> (Agriculture, Outdoor)	P/D			P	P
<i>Feedlot, Livestock</i> (Agriculture, Outdoor)	P/D			P	P
<i>Horticultural Specialities</i> (Agriculture, Indoor)	P/D	P	P		
<i>Poultry Hatchery</i> (Agriculture, Indoor) (Agriculture, Outdoor)	P/D	P	P	P	P
<i>Vegetable, Production</i> (Agriculture, Indoor) (Agriculture, Outdoor)	P/D	P	P		
<i>Sheet Metal Work</i> (Industry, Light)	P	P	P	P	P
<i>Storage, Outdoor of Contractor or Builder's Equipment</i> (Storage, Outdoor)	P	P	P	P	P
<i>Office, Industry</i> (Office, Industry)	P				
<i>Assembling, Parts</i> (Industry, Light)	P	P	P	P	P
<i>Bakery</i> (Industry, Food and Beverage)	P	P	P	P	P
<i>Biscuit Plant</i> (Industry, Food and Beverage)	P	P	P	P	P
<i>Bottling and Canning</i> (Industry, Food and Beverage)	P	P	P		
<i>Bottling and Canning, Soft Drinks and Carbonated Water</i> (Industry, Food and Beverage)	P	P	P	P	P
<i>Brewery/Distillery</i>	P	P	P	P	P

<b>LAND USE TYPE</b>  <b>Regina Zoning Bylaw No. 9250</b> <b>(The Regina Zoning Bylaw No. 2019-19 land use)</b> <b>[The Regina Zoning Bylaw No. 2019-19 building type]</b>	<b>LAND USE ZONE</b>				
	<b>IH</b>	<b>IB</b>	<b>IB1</b>	<b>IC</b>	<b>IC1</b>
(Industry, Food and Beverage)					
<i>Dyeing, Fur</i> (Industry, Light)	P	P	P	P	P
<i>Dyeing, Textiles and Wool</i> (Industry, Light)	P	P	P	P	P
<i>Machine Shop, Jobbing and Repair</i> (Industry, Heavy)	D	P	P	P	P
<i>Manufacture, Agriculture Chemical</i> (Industry, Heavy)	D			D	D
<i>Manufacture, Chemical</i> (Industry, Heavy)	D			D	D
<i>Manufacture, General</i> (Industry, Light)	P	P	P	P	P
<i>Manufacture, Ice</i> (Industry, Light)	P	D	D	D	D
<i>Manufacture, Industrial Inorganic Chemical</i> (Industry, Heavy)	D			D	D
<i>Manufacture and Processing, Dairy Products</i> (Industry Food and Beverage)	P	P	P	P	P
<i>Meat Packing Plant</i> (Industry, Food and Beverage)	P			D	D
<i>Mixing, General</i> (Industry, Light)	P	D	D	D	D
<i>Mixing, Ink</i> (Industry, Light)	P	P	P	P	P
<i>Prefabricated Home</i> (Industry, Heavy)	D				
<i>Printing, Commercial</i> (Retail Trade, Shop)	P/D	P	P		
<i>Processing, Food</i> (Industry, Food and Beverage)	P	P	P	P	P
<i>Processing, Rock and Gravel</i> ( Industry, Salvaging –Heavy)	D			P	P
<i>Publishing or Publishing and Printing, Newspaper</i> (Industry, Light)	P				

<b>LAND USE TYPE</b>  <b>Regina Zoning Bylaw No. 9250</b> <b>(The Regina Zoning Bylaw No. 2019-19 land use)</b> <b>[The Regina Zoning Bylaw No. 2019-19 building type]</b>	<b>LAND USE ZONE</b>				
	<b>IH</b>	<b>IB</b>	<b>IB1</b>	<b>IC</b>	<b>IC1</b>
<i>Sandblasting, Metal</i> (Industry, Heavy)	D	D	D	P	P
<i>Silvering, Mirror</i> (Industry, Heavy)	D	D	D	D	D
<i>Automobile Rental and Leasing</i> (Retail Trade, Outdoor Lot)	D	P	P		
<i>Blacksmith Shop</i> (Industry, Heavy)	D	P	P	P	P
<i>Bowling Centre</i> (Assembly, Recreation)		D	D		
<i>Car Wash</i> (Service Trade Wash, Light) (Service Trade Wash, Heavy)	P	P	P	P	P
<i>Cleaning, Carpet and Rug</i> (Service Trade, Light)		P	P	P	P
<i>Club</i> (Assembly, Community)		P	P		
<i>Club, Licensed</i> (Assembly, Community)		P	P		
<i>Community Centre</i> (Assembly, Community)		P	P		
<i>Crematory</i> (Institution, Health Care)	P	P	P	P	P
<i>Day Care Centre, Child</i> (Institution, Day Care)	D	D	D	D	D
<i>Day Care Centre, Adult</i> (Institution, Day Care)	D	D	D	D	D
<i>Dry Cleaning Plant</i> (Service Trade, Heavy)	P	D	D		
<i>Humanitarian Service Facility</i> (Institution, Humanitarian Service)		P	P		
<i>Laboratory, Industrial</i> (Industry, Laboratory)	P/D	D	D	D	D
<i>Laundry Plant</i> (Service Trade, Heavy)	P	P	P		
<i>Nursery School</i>	D	D	D	D	D



<b>LAND USE TYPE</b>  <b>Regina Zoning Bylaw No. 9250</b> <b>(The Regina Zoning Bylaw No. 2019-19 land use)</b> <b>[The Regina Zoning Bylaw No. 2019-19 building type]</b>	<b>LAND USE ZONE</b>				
	<b>IH</b>	<b>IB</b>	<b>IB1</b>	<b>IC</b>	<b>IC1</b>
(Institution, Day Care)					
<i>Outdoor Eating and Drinking Area</i> (Food and Beverage, Outdoor)	P/D	P/D	P/D	P	P
<i>Parking, Off-site Covered</i> (Transportation, Parking Lot)		D	D		
<i>Police Station</i> (Public Use, General)	P				
<i>Post Office</i> (Public Use, General)	P				
<i>Public Self Storage Facility</i> (Storage, Personal)		P	P	P	P
<i>Recreational Service Facility</i> (Assembly, Recreation)		P	P		
<i>Recreational Service Facility, Licensed</i> (Assembly, Recreation)		P	P		
<i>Repair Service</i> (Service Trade, Heavy)	P	P	P	P	P
<i>Repair Shop</i> (Service Trade, Light)		P	P	P	P
<i>School, Vocational</i> (Institution, Training)	P	D	D		
<i>Sharpening &amp; Repair, Knives, Saws, Tools</i> (Service Trade, Light)		P	P	P	P
<i>Taxidermy Shop</i> (Industry, Artistic)	P	P	P	P	P
<i>Tire Retread Shop</i> (Service Trade, Motor Vehicle – Light)	P	P	P	P	P
<i>Truck Wash</i> (Service Trade, Wash – Heavy)	P	P	P	P	P
<i>Ambulance Service</i> (Public Use, General)	P				
<i>Crating Services</i> (Industry, Light)	P	P	P	P	P
<i>Fire Station</i> (Public Use, General)	P				

<b>LAND USE TYPE</b>  <b>Regina Zoning Bylaw No. 9250</b> <b>(The Regina Zoning Bylaw No. 2019-19 land use)</b> <b>[The Regina Zoning Bylaw No. 2019-19 building type]</b>	<b>LAND USE ZONE</b>				
	<b>IH</b>	<b>IB</b>	<b>IB1</b>	<b>IC</b>	<b>IC1</b>
<i>Railroad Transportation</i> (Transportation, Railway)				D	D
<i>Storage, Natural Gas</i> (Storage, Hazardous Materials)	D			D	D
<i>Terminal, Truck and Freight</i> (Transportation, Terminal)	P	P	P	P	P
<i>Warehousing</i> (Storage, Warehousing)	P	P	P	P	P
<i>Warehousing/Processing, Hazardous Materials/Wastes</i> (Storage, Hazardous Materials)	D	D	D	D	D
<i>Warehousing, Refrigerated</i> (Storage, Warehousing)	P	P	P	P	P
<i>Adult Arcade</i> (Assembly, Adult)	D	D	D	D	D
<i>Adult Entertainment Establishment</i> (Assembly, Adult)	D	D	D	D	D
<i>Adult Motion Picture Theatre</i> (Assembly, Adult)	D	D	D	D	D
<i>Adult Retail Outlet/Bookstore</i> (Retail Trade, Adult)	D	D	D	D	D
<i>Auction Room</i> (Retail Trade, Shop)	P/D				
<i>Automobile Sales and Service</i> (Retail Trade, Outdoor Lot)	D	P	P		
<i>Convenience Store</i> (Retail Trade, Shop)	P/D				
<i>Gas Bar</i> (Service Trade, Motor Vehicle – Light)	P	P	P	P	P
<i>Grocery Store</i> (Retail Trade, Shop)	P/D				
<i>Home Improvement Centre</i> (Retail Trade, Shop)	P/D				
<i>Liquor Store</i> (Retail Trade, Shop)	P/D				
<i>Lumber Yard</i>	D	P	P		

<b>LAND USE TYPE</b>  <b>Regina Zoning Bylaw No. 9250</b> <b>(The Regina Zoning Bylaw No. 2019-19 land use)</b> <b>[The Regina Zoning Bylaw No. 2019-19 building type]</b>	<b>LAND USE ZONE</b>				
	<b>IH</b>	<b>IB</b>	<b>IB1</b>	<b>IC</b>	<b>IC1</b>
(Retail Trade, Outdoor Lot)					
<i>Massage Parlour</i> (Service Trade, Adult)	D	D	D	D	D
<i>Mobile Home Sales</i> (Retail Trade, Outdoor Lot)	D				
<i>Recreation Vehicles</i> (Retail Trade, Outdoor Lot)	D				
<i>Restaurant</i> (Food and Beverage, Restaurant)		D	D		
<i>Retail, General</i> (Retail Trade, Shop)	P/D	P	P	P	P
<i>Retail, Small Equipment and Supplies</i> (Retail Trade, Shop)	P/D	P	P	P	P
<i>Service Station</i> (Service Trade, Motor Vehicle – Light)	P	P	P	P	P
<i>Farm and Large Machinery, Sale and Rental</i> (Retail Trade, Outdoor Lot)	D	P	P	P	P
<i>Salvaging and Recycling (Junk Yard)</i> (Industry, Salvaging –Heavy)	D	D	D	D	D
<i>Storage and Terminal, Petroleum</i> (Storage, Hazardous Materials)	D			D	D
<i>Wholesale</i> (Wholesale Trade, Indoor)	P/D	P	P	P	P
<i>Wholesale</i> (Wholesale Trade, Outdoor)	D				
<i>Community Garden</i> (Open Space, Active)	P	P	P	P	P
<i>Public Use</i> (Public Use, General)	P	P	P	P	P
(Assembly, Range)	D				
(Drive-Through, Accessory)	D				
(Food and Beverage, Catering)	P				
(Industry, Salvaging – Light)	P				
(Service Trade, Motor Vehicle – Heavy)	P				

<b>LAND USE TYPE</b>  <b>Regina Zoning Bylaw No. 9250</b> <b>(The Regina Zoning Bylaw No. 2019-19 land use)</b> <b>[The Regina Zoning Bylaw No. 2019-19 building type]</b>	<b>LAND USE ZONE</b>				
	<b>IH</b>	<b>IB</b>	<b>IB1</b>	<b>IC</b>	<b>IC1</b>
(Transportation, Parking Structure)	P				
(Utility, General)	P				

**Table 2: Development Standards – IH Zone vs Consolidated Zones**

DEVELOPMENT STANDARD (Per lot except for Semi-detached where standards are per unit)	LAND USE ZONE				
	IH	IB	IB1	IC	IC1
MINIMUM LOT AREA (m <sup>2</sup> )	500	2000	500	4000	750
MINIMUM LOT FRONTAGE (m)					
(a) if the lot area is 2,000 square metres or more	60	30	15	60	25
(b) if the lot area is 750 square metres or more but less than 2,000 square metres	25	30	15	60	25
(c) if the lot area is less than 750 square metres	15	30	15	60	25
MINIMUM FRONT YARD SETBACK (m)	7.5	7.5	0	15	7.5
MINIMUM REAR YARD SETBACK (m)					
(1) Where the rear yard does not adjoin a public lane or utility easement					
(a) portions of any building or structure higher than 8 metres	3.0	50% of the height of the adjacent wall			
(b) portions of any building or structure 4 to 8 metres in height	1.5				
(c) portions of any building or structure under 4 metres in height	0.45				
(2) Where the rear yard adjoins a public lane or utility easement	0.45				
MINIMUM SIDE YARD SETBACKS (m)					
(1) Minimum single side yard setback					
(a) where butting a Sensitive Lot or Major Roadway	3.0	Nil	Nil	Nil	Nil
(b) where not abutting a Sensitive Lot or Major Roadway	Nil	Nil	Nil	Nil	Nil
(2) Minimum total side yard setback					
(a) if the lot frontage is 60 metres or more	7.5	20% of the lot width to a maximum of 7.5 metres	3.0	20% of the lot width to a maximum of 7.5 metres	3.0
(b) if the lot frontage is less than 60 metres	3.0				
MAXIMUM LOT COVERAGE (%)					
(1) if the lot area is below 2,000 square metres	75	75	75	65	75
(2) if the lot area is 2,000 square metres or more	65	75	75	65	75
MAXIMUM BUILDING HEIGHT (m)	15	15	15	15	15