

Table 1: Land Use – ML 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							
	ML	NC	LC1	LC2	LC3	DCD-1	DCD-5	DCD-10
<i>Apartment Dwelling Unit</i> (Dwelling Unit) [Building Stacked]	P/D							
<i>Apartment, Low Rise</i> (Dwelling Unit) [Building Stacked]	P/D							
<i>Apartment, High Rise</i> (Dwelling Unit) [Building Stacked]	P/D							
<i>Apartment, Assisted Living – Low Rise</i> (Dwelling, Assisted Living) [Building Stacked]	P/D							
<i>Apartment, Assisted Living – High Rise</i> (Dwelling, Assisted Living) [Building Stacked]	P/D							
<i>Dwelling Unit</i> (Dwelling, Unit)	P	P	D	D	P			
<i>Dwelling Unit, Converted</i> (Dwelling Unit) [Building Detached], [Building Row], [Building Stacked]	P					P		
<i>Dwelling Unit, Detached</i> (Dwelling Unit) [Building Detached]		D	D		D	P		P
<i>Dwelling Unit, Duplex</i> (Dwelling Unit) [Building Stacked]	P/D							P
<i>Dwelling Unit, Fourplex</i> (Dwelling Unit) [Building Stacked]	P/D							
<i>Dwelling Unit, Planned Group</i> (Planned Group)								D
<i>Dwelling Unit, Semi-Detached</i> (Dwelling Unit) [Building Row]	P/D							P
<i>Dwelling Unit, Townhouse</i> (Dwelling Unit) [Building Row]	P/D							
<i>Dwelling Unit, Triplex</i> (Dwelling Unit)	P							

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE							
	ML	NC	LC1	LC2	LC3	DCD-1	DCD-5	DCD-10
[Building Stacked]								
<i>Residential Business</i> (Residential Business)	P/D	P	P	P	P	P		P
<i>Live/Work Unit</i> (Live/Work Unit)	D							
<i>Residential Homestay</i> (Service Trade, Homestay)	D	D	D		D			D
<i>Secondary Suite</i> (Dwelling, Secondary Suite)		P	P		P	P		P
<i>Animal Hospital</i> (Agriculture, Animal Support)	D		P	P				
<i>Animal Shelter</i> (Agriculture, Animal Support)	D							
<i>Financial Institution</i> (Office, Professional)	P/D	P	P	P	P		P	
<i>Office, General</i> (Office, Professional)	P/D	P/D	P/D	P/D	P	P	P	P
<i>Fire Station</i> (Public Use, General)	P							
<i>Police Station</i> (Public Use, General)	P							
<i>Amusement Arcade</i> (Assembly, Recreation)	P/D							
<i>Amusement Arcade, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P/D							
<i>Amusement Park, Commercial</i> (Assembly, Recreation)	P/D							
<i>Automobile Rental and Leasing</i> (Retail Trade, Outdoor Lot)	P							
<i>Bed and Breakfast Homestay</i> (Service Trade, Homestay)	P/D					D		P
<i>Bingo Parlour</i> (Assembly, Recreation)	P/D							
<i>Bowling Centre</i> (Assembly, Recreation)	P/D							
<i>Club, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P/D		P	P	P			

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE							
	ML	NC	LC1	LC2	LC3	DCD-1	DCD-5	DCD-10
<i>College, Community</i> (Institution, Education)	P/D		D	D	D		D	
<i>Community Centre</i> (Assembly, Community)	P/D						D	
<i>Day Care Centre, Adult</i> (Institution, Day Care)	P/D	D	P	P	P			D
<i>Day Care Centre, Child</i> (Institution, Day Care)	P/D	P	P	P	P			P
<i>Funeral Home</i> (Assembly, Recreation)	P/D						P	
<i>Hotel</i> (Service Trade, Accommodation)	P							
<i>Hotel, Single Room Occupancy</i> (Service Trade, Accommodation)	P							
<i>Humanitarian Service Facility</i> (Institution, Humanitarian Service)	P/D	D	P	P	P	D		
<i>Individual and Family Social Service Home</i> (Dwelling, Group Care)	P				D			
<i>Labour Union Hall</i> (Assembly, Recreation)	P/D						P	
<i>Library</i> (Assembly, Community)	P/D		P	P	P	P	D	
<i>Medical Clinic</i> (Service Trade, Clinic)	P/D	P	P	P/D	P/D	P	P	P
<i>Medical/Dental Laboratory</i> (Industry, Laboratory)	P/D						P	
<i>Motel</i> (Service Trade, Accommodation)	P							
<i>Nursery School</i> (Institution, Day Care)	P/D	D	P	P	D			D
<i>Outdoor Eating and Drinking Area</i> (Food & Beverage, Outdoor)	P/D	P/D	P/D	P/D	P/D			
<i>Parking, Off-site Caveated</i> (Transportation, Parking Lot)	D		D	D				
<i>Parking Lot, Paved</i> (Transportation, Parking Lot)	D							
<i>Personal Service</i> (Service Trade, Personal)	P/D	P	P	P	P	P	P	P

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE							
	ML	NC	LC1	LC2	LC3	DCD-1	DCD-5	DCD-10
<i>Pool Hall</i> (Assembly, Recreation)	P/D							
<i>Pool Hall, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P/D							
<i>Public Self Storage Facility</i> (Storage, Personal)	P/D							
<i>Recreational Service Facility</i> (Assembly, Recreation)	P/D		P	P	P	D	D	P
<i>Recreational Service Facility, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P/D		D	D	D			
<i>Religious Institution</i> (Assembly, Religious)	P/D	D	P	P	P		D	D
<i>Repair Service</i> (Service Trade, Light)	P/D	P	P	P	P	D	D	
<i>Repair Shop</i> (Service Trade, Light)	P/D							
<i>School, Private</i> (Institution, Education)	P/D							
<i>School, Vocational</i> (Institution, Training)	P/D							
<i>Supportive Living Home</i> (Dwelling, Group Care)	P							D
<i>Theatre</i> (Assembly, Recreation)	P/D							
<i>Theatre, Drive-In</i> (Assembly, Recreation)	P/D							
<i>Ambulance Service</i> (Transportation, Parking Stand)	D	D	D	D	D			
<i>Bus Terminal Operation</i> (Transportation, Parking Stand)	D							
<i>Post Office</i> (Public Use, General)	P						P	
<i>Auction Room</i> (Assembly, Recreation)	P/D							
<i>Automobile Sales and Service</i> (Service Trade, Motor Vehicle – Light)	P							
<i>Bakery Shop</i> (Retail Trade, Shop)	P/D	D	P	P	P	P	P	

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE							
	ML	NC	LC1	LC2	LC3	DCD-1	DCD-5	DCD-10
<i>Convenience Store</i> (Retail Trade, Shop)	P/D	P	P	P	D			P
<i>Fast Food Outlet</i> (Food & Beverage, Restaurant)	P/D		D	D	D			
<i>Gas Bar</i> (Service Trade, Motor Vehicle – Light)	P/D		D	P				
<i>Grocery Store</i> (Retail Trade, Shop)	P/D		D	D	D			
<i>Home Improvement Centre</i> (Retail Trade, Shop)	P/D							
<i>House-Form Commercial</i> [Building, House-Form]	P/D					P		
<i>Licensed Beverage Room</i> (Food & Beverage, Lounge)	P/D							
<i>Licensed Cocktail Room</i> (Food & Beverage, Lounge)	P/D		D	D	D			
<i>Licensed Dining Room</i> (Food & Beverage, Lounge)	P/D		D	D	D			
<i>Licensed Restaurant</i> (Food & Beverage, Lounge)	P/D	D	D	D	D	D		P
<i>Liquor Store</i> (Retail Trade, Shop)	P/D		D	D				
<i>Mixed-Use Building</i> [Building Detached], [Building Row], [Building Stacked]	P/D	D	D	D	D			
<i>Night Club</i> (Food & Beverage, Lounge)	P/D							
<i>Restaurant</i> (Food & Beverage, Restaurant)	P/D	P	P	P	P	D		P
<i>Retail Use</i> (Retail Trade, Shop)	P/D	P	P/D	P	P	P	D	P
<i>Service Station</i> (Service Trade, Motor Vehicle – Light)			D	P				
<i>Shopping Centre</i> (No equivalent use)		P/D	P/D	P/D	P/D			
<i>Snack Shop, Mobile</i> (Food & Beverage, Restaurant)	P/D							
<i>Art Gallery or Museum</i> (Assembly, Recreation)	P/D		P	P	P	P	D	P

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE							
	ML	NC	LC1	LC2	LC3	DCD-1	DCD-5	DCD-10
<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, Recreation)	P/D						D	
(Retail Trade, Outdoor Display)	P/D							
(Agriculture, Indoor)	P/D							
(Food & Beverage, Catering)	P/D	P	P	P			P	
(Industry, Artistic)	P/D							
(Industry, Food & Beverage)	P/D							
(Office, Industry)	P/D							
(Utility, General)	P							
(Transportation, Parking Structure)	P							
(Transportation, Parking Stand)	D							

Table 2: Development Standards – ML Zone vs Consolidated Zones

Development Criteria	Standards (Per Lot)							
	ML	NC	LC1	LC2	LC3	DCD-1	DCD-5	DCD-10
Minimum Lot Area (m²)	100	250	250	250	100	Detached: 250 Semi-Detached: 210 Duplex: 250	500	Detached: 250 Semi-Detached: 210 Duplex: 250
Minimum Lot Frontage (m)	5	6	6	6	5	Detached: 7.5 Semi-Detached: 6.7 Duplex: 7.5	15	Detached: 7.5 Semi-Detached: 6.7 Duplex: 7.5
Minimum Front Yard Setback (m)								
(1) To an Active Wall	Nil	5	6	6	Nil	6.0	6.0	6.0
(2) Otherwise	4.5							
(3) Notwithstanding subsections (1) and (2), the front yard setback of lands identified as “Area a” in Part B.11 - Lakeview/Albert Park Secondary Plan of the Design Regina, <i>Official Community Plan</i> Bylaw No. 2013-48	6.0							
Minimum Rear Yard Setback (m)								
(1) Where the rear yard abuts a lot zoned Residential		1/4 of the height of the adjacent wall to a maximum of 6	Nil	Nil	Nil	5.0	3.0	5.0
(a) portions of any building or structure equal to or under 8.5 metres in height	1.2							
(b) portions of any building or structure over 8.5 metres in height	3.25							
(2) Otherwise	Nil							
(3) Notwithstanding subsections (1) and (2), the rear yard setback of lands identified as “Area a” in Part B.11 - Lakeview/Albert Park Secondary Plan of the Design Regina, <i>Official Community Plan</i> Bylaw No. 2013-48								
(a) lots with lane access	3.0							
(b) lots without lane access	7.5							
Minimum Side Yard Setback (m)								
(1) Where a side yard abuts a lot zoned Residential		Nil	Nil	Nil	Nil	1.2	2.0	1.2
(a) portions of any building or structure equal to or under 8.5 metres in height	1.2							
(b) portions of any building or structure over 8.5 metres in height	3.25							
(2) Otherwise	0.0							
(3) Notwithstanding subsections (1) and (2), the side yard setback of lands identified as “Area a” in Part B.11 - Lakeview/Albert Park Secondary Plan of the Design Regina, <i>Official Community Plan</i> Bylaw No. 2013-48								
(a) where a side yard abuts a lot zoned Residential	7.5							
(b) where a side yard does not abut a lot zoned Residential	2.0							
Maximum Lot Coverage (%)	65	65	65	65	100	50	50	50
Maximum Floor Area Ratio	1.75	1.75	1.75	1.75	2.0	Detached: 0.75 Semi-Detached: 0.75 Duplex: 0.85	1.0	Detached: 0.75 Semi-Detached: 0.75 Duplex: 0.85
Maximum Building Height (m)	15	11	13	13	13	11	7.5	11

Table 1: Land Use – MH 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			
	MH	MS	MX	MAC
<i>Apartment Dwelling Unit</i> (Dwelling Unit) [Building Stacked]	P/D			D
<i>Apartment, Low Rise</i> (Dwelling Unit) [Building Stacked]	P/D	P	P	D
<i>Apartment, High Rise</i> (Dwelling Unit) [Building Stacked]	P/D	D		D
<i>Apartment, Assisted Living – Low Rise</i> (Dwelling, Assisted Living) [Building Stacked]	P/D	P	P	D
<i>Apartment, Assisted Living – High Rise</i> (Dwelling, Assisted Living) [Building Stacked]	P/D	D		D
<i>Dwelling Unit</i> (Dwelling Unit)	P	D	D	D
<i>Dwelling Unit, Converted</i> (Dwelling Unit) [Building Detached], [Building Row], [Building Stacked]	P		P	
<i>Dwelling Unit, Detached</i> (Dwelling Unit) [Building Detached]			P	D
<i>Dwelling Unit, Duplex</i> (Dwelling Unit) [Building Stacked]	P/D		P	
<i>Dwelling Unit, Fourplex</i> (Dwelling Unit) [Building Stacked]	P/D	P	D	
<i>Dwelling Unit, Planned Group</i> (Planned Group)		P	D	
<i>Dwelling Unit, Semi-Detached</i> (Dwelling Unit) [Building Row]	P/D		P	
<i>Dwelling Unit, Townhouse</i> (Dwelling Unit) [Building Row]	P/D	P	P	
<i>Dwelling Unit, Triplex</i> (Dwelling Unit) [Building Stacked]	P/D	P	D	

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

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

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

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

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> (The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	LAND USE ZONE			
	MH	MS	MX	MAC
<i>Shopping Centre</i> (No equivalent use)		P/D	D	P/D
<i>Snack Shop, Mobile</i> (Food & Beverage, Restaurant)	P/D			D
Farm Machinery and Equipment, Sale Rental (Retail Trade, Outdoor Lot)	P/D			
<i>Art Gallery or Museum</i> (Assembly, Recreation)	P/D	P	P	P
<i>Community Garden</i> (Open Space, Active)	P	P	P	P
<i>Public Use</i> (Public Use, General)	P	P	P	P
<i>Rink, Enclosed</i> (Assembly, Recreation)	P/D	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			
(Industry, Salvaging – Light)	P/D			
(Service Trade, Motor Vehicle Wash - Light)	D			
(Service Trade, Heavy)	P/D			
(Office, Industry)	P/D			
(Utility, General)	P			
(Transportation, Parking Structure)	P			
(Transportation, Parking Stand)	D			

Table 2: Development Standards – MH Zone vs Consolidated Zones

Development Criteria	Standards (Per Lot)			
	MH	MS	MX	MAC
Minimum Lot Area (m ²)	250	250	250 500 (Mixed-use Building)	250
Minimum Lot Frontage (m)	6	6	6 15 (Mixed-use Building)	6
Minimum Front Yard Setback (m)				
(1) To portions of any building or structure that includes:		Nil	5.0	Nil
(a) an Active Wall1 13 metres or higher in height	2.5			
(b) an Active Wall1 Below 13 metres in height	Nil			
(2) Otherwise				
(a) portions of any building or structure higher than 13 metres	6.0			
(b) portions of any building or structure 8 metres or higher but less than 13 metres in height	4.5			
(c) portions of any building or structure under 8 metres in height	3.0			
Minimum Rear and Side Yard Setback (m)				
(1) Where a rear or side yard abuts a lot zoned Residential		Rear yard: 3.0	Rear yard: 1/4 of the height of the adjacent wall to a maximum of 6.0	Rear yard: 1/4 of the height of the adjacent wall to a maximum of 6.0
(a) portions of any building or structure equal to or under 8.5 metres in height	1.2			
(b) portions of any building or structure over 8.5 metres in height	3.25	Side yard: Nil	Side yard: Nil	Side yard: Nil
(2) Otherwise	Nil			
Maximum Lot Coverage (%)				
(1) A lot where:		65	65	90
(a) at least 25% of the gross floor area of all buildings on the lot are dedicated to Dwelling land uses;	90			
(b) the lot contains at least 20 Dwelling Units; and				
(c) at least 25% of the Gross Floor Area of all buildings on the lot are dedicated to non-Dwelling land uses listed as permitted or discretionary in Table 6D.T2.				
(2) Otherwise	65			
Maximum Floor Area Ratio				
(1) A lot where:		1.0	3.0	3.0
(a) at least 25% of the gross floor area of all buildings on the lot is dedicated to Dwelling land uses;	4.0			
(b) the lot contains at least 20 Dwelling Units; and				
(c) at least 25% of the gross floor area of all buildings on the lot is dedicated to non-Dwelling land uses listed as permitted or discretionary in Table 6D.T2.				
(2) Otherwise	3.0			
Maximum Building Height (m)				
(1) A lot where:		15	15	15
(a) at least 25% of the gross floor area of all buildings on the lot is dedicated to Dwelling land uses;	20			
(b) the lot contains at least 20 Dwelling Units; and				
(c) at least 25% of the gross floor area of all buildings on the lot is dedicated to non-Dwelling land uses listed as permitted or discretionary in Table 6D.T2.				
(2) Otherwise	15			

Table 1: Land Use – MLM 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				
	MLM	HC	MAC3	MAC	DSC
<i>Apartment Dwelling Unit</i> (Dwelling, Unit) [Building, Stacked]	P/D		D	D	P
<i>Apartment, Low Rise</i> (Dwelling, Unit) [Building, Stacked]	P/D		D	D	P
<i>Apartment, High Rise</i> (Dwelling, Unit) [Building Stacked]	P/D		D	D	P
<i>Apartment, Assisted Living – Low Rise</i> (Dwelling, Assisted Living) [Building, Stacked]	P/D		D	D	P
<i>Apartment, Assisted Living – High Rise</i> (Dwelling, Assisted Living) [Building, Stacked]	P/D		D	D	P
<i>Dwelling Unit</i> (Dwelling, Unit)	P		D	D	P
<i>Dwelling Unit, Detached</i> (Dwelling, Unit) [Building, Detached]				D	
<i>Dwelling Unit, Duplex</i> (Dwelling, Unit) [Building, Stacked]	P/D				
<i>Dwelling Unit, Fourplex</i> (Dwelling, Unit) [Building, Stacked]	P/D				P
<i>Dwelling Unit, Planned Group</i> (Planned Group)					P
<i>Dwelling Unit, Semi-Detached</i> (Dwelling, Unit) [Building, Row]	P/D				
<i>Dwelling Unit, Townhouse</i> (Dwelling, Unit) [Building, Row]	P/D				P
<i>Dwelling Unit, Triplex</i> (Dwelling, Unit) [Building, Stacked]	P/D				P

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE				
	MLM	HC	MAC3	MAC	DSC
<i>Residential Business</i> (Residential Business)	P/D		P	P	P
<i>Live/Work Unit</i> (Live/Work Unit)	D				
<i>Residential Homestay</i> (Service Trade, Homestay)	P			D	
<i>Secondary Suite</i> (Dwelling, Secondary Suite)				P	
<i>Financial Institution</i> (Office, Professional)	P/D	P	P	P	P
<i>Office, General</i> (Office, Professional)	P/D	D	P/D	P/D	P/D
<i>Printing, Commercial</i> (Service Trade, Light)	P/D			P	P
<i>Fire Station</i> (Public Use, General)	P			P	
<i>Police Station</i> (Public Use, General)	P			P	
<i>Amusement Arcade</i> (Assembly, Recreation)	P/D			D	P
<i>Amusement Arcade, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P/D			D	D
<i>Amusement Park, Commercial</i> (Assembly, Recreation)	P/D	D		D	
<i>Art Gallery</i> (Assembly, Recreation)	P/D		P	P	P
<i>Automobile Rental and Leasing</i> (Retail Trade, Outdoor Display)	P/D	P	D	P	P
<i>Bed and Breakfast Homestay</i> (Service Trade, Homestay)	P				
<i>Bingo Parlour</i> (Assembly, Recreation)	P/D		D	D	P
<i>Bowling Centre</i> (Assembly, Recreation)	P/D		D	D	P
<i>Club</i> (Assembly, Recreation)	P/D		P	P	P

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19</i> <i>land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19</i> <i>building type]</i>	LAND USE ZONE				
	MLM	HC	MAC3	MAC	DSC
<i>Club, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P/D		P/D	P	P
<i>College, Community</i> (Institution, Education)	P				
<i>Community Centre</i> (Assembly, Community)	P/D		P	P	P
<i>Day Care Centre, Adult</i> (Institution, Day Care)	P		P	P	P
<i>Day Care Centre, Child</i> (Institution, Day Care)	P		P	P	P
<i>Farm Machinery and Equipment, Sale Rental</i> (Wholesale Trade, Outdoor) (Wholesale Trade, Outdoor)	P/D	D	D		
<i>Funeral Home</i> (Assembly, Recreation)	P/D		D	D	
<i>Hotel</i> (Service Trade, Accommodation)	P	P	D	P	
<i>Hotel, Single Room Occupancy</i> (Service Trade, Accommodation)	P				
<i>Humanitarian Service Facility</i> (Institution, Humanitarian Service)	P		P	P	P
<i>Individual and Family Social Service Home</i> (Dwelling, Group Care)	P		P	P	
<i>Labour Union Hall</i> (Assembly, Recreation)	P/D		D	D	
<i>Library</i> (Assembly, Community)	P/D		P	P	P
<i>Medical Clinic</i> (Service Trade, Clinic)	P/D		P/D	P	P
<i>Medical/Dental Laboratory</i> (Industry Laboratory)	P/D	D	P	P	
<i>Motel</i> (Service Trade, Accommodation)	P	P	D	P	
<i>Museum</i> (Assembly, Recreation)	P/D		P	P	P
<i>Nursery School</i> (Institution, Day Care)	P		P	P	P

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE				
	MLM	HC	MAC3	MAC	DSC
<i>Outdoor Eating and Drinking Area</i> (Food & Beverage, Outdoor)	P/D	P/D	P/D	P/D	P/D
<i>Parking, Off-site Caveated</i> (Transportation, Parking Lot)	D			D	P
<i>Personal Service</i> (Service Trade, Personal)	P/D		P	P	P
<i>Pool Hall</i> (Assembly, Recreation)	P/D		D	D	P
<i>Pool Hall, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P/D		D	D	P
<i>Public Self Storage Facility</i> (Storage, Personal)	P/D	D	D		
<i>Recreational Service Facility</i> (Assembly, Recreation)	P/D		P	P	P
<i>Recreational Service Facility, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P/D		P/D	P	P
<i>Religious Institution</i> (Assembly, Religious)	P/D	D	P	P	
<i>Repair Service</i> (Service Trade, Light)	P/D		P	P	P
<i>Repair Shop</i> (Service Trade, Light)	P/D	D	D	D	
<i>Rink, Enclosed</i> (Assembly, Recreation)	P/D	D			
(Institution, Education)	P				
<i>School, Vocational</i> (Institution, Training)	P				P
<i>Supportive Living Home</i> (Dwelling, Group Care)	P			P	
<i>Theatre</i> (Assembly, Recreation)	P/D		D	D	P
<i>Theatre, Drive-In</i> (Assembly, Recreation) (Drive-Through, Accessory)	P/D	D			
<i>Ambulance Service</i> (Transportation, Parking Stand)	P	D	D	P	D

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE				
	MLM	HC	MAC3	MAC	DSC
<i>Bus Terminal Operation</i> (Transportation, Parking Stand)	P	D	D	D	D
<i>Post Office</i> (Public Use, General)	P			P	
<i>Auction Room</i> (Assembly, Recreation)	P/D				
<i>Automobile Sales and Service</i> (Service Trade, Motor Vehicle – Light)	P/D	P	D	P	P
<i>Bakery Shop</i> (Retail Trade, Shop)	P/D		P	P	P
<i>Cannabis Retail Store</i> (Retail Trade, Cannabis)	P/D			P	p
<i>Convenience Store</i> (Retail Trade, Shop)	P/D	D	P	P	P
<i>Fast Food Outlet</i> (Food & Beverage, Restaurant)	P	P	P	P	P
<i>Gas Bar</i> (Service Trade, Motor Vehicle – Light)	P/D	P	P/D	P	P
<i>Grocery Store</i> (Retail Trade, Shop)	P/D		D	P	P
<i>Home Improvement Centre</i> (Retail Trade, Shop)	P/D	D	D	D	P
<i>Licensed Beverage Room</i> (Food & Beverage, Lounge)	P	P	P/D	P	P
<i>Licensed Cocktail Room</i> (Food & Beverage, Lounge)	P	P	P/D	P	P
<i>Licensed Dining Room</i> (Food & Beverage, Lounge)	P	P	P/D	P	P
<i>Licensed Restaurant</i> (Food & Beverage, Lounge)	P	P	P/D	P	P
(Food & Beverage, Catering)	P				
<i>Liquor Store</i> (Retail Trade, Shop)	P/D	D	D	P	P
<i>Mixed-Use Building</i> [Building, Mixed Use]	P		D	D	P
<i>Mobile Home Sale</i> (Retail Trade, Outdoor Lot)	P/D	P	D	P	

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE				
	MLM	HC	MAC3	MAC	DSC
<i>Night Club</i> (Food & Beverage, Lounge)	P	D	D	D	P
<i>Recreation Vehicles</i> (Retail Trade, Outdoor Lot)	P/D	P	D	P	
<i>Restaurant</i> (Food and Beverage, Restaurant)	P	P	P/D	P	P
<i>Restaurant, Drive-in</i> (Food & Beverage, Restaurant) (Drive-Through, Accessory)	P	P		P	
<i>Retail Use</i> (Retail Trade, Shop)	P/D	P/D	P/D	P/D	P
<i>Service Station</i> (Service Trade, Motor Vehicle – Light; Service Trade, Motor Vehicle – Heavy)	P/D			P	
<i>Shopping Centre</i> (No equivalent use)		P/D	P/D	P/D	D
<i>Snack Shop, Mobile</i> (Food & Beverage, Restaurant)	P			D	
(Food and Beverage, Outdoor)	P/D				
(Industry, Artistic)	P				
(Industry, Food and Beverage)	P/D				
(Industry, Light)	P/D				
(Industry, Salvaging – Light)	P/D				
(Institution, Health Care)	P				
<i>Animal Shelter</i> (Agriculture, Animal Support)	P/D				
<i>Animal Hospital</i> (Agriculture, Animal Support)	P/D			P	
(Agriculture, Indoor)	P/D				
(Drive-Through, Accessory)	P				
(Office, Industry)	P/D				
<i>Community Garden</i> (Open Space, Active)	P	P	P	P	P
(Service Trade, Heavy)	P/D				
(Service Trade, Motor Vehicle Wash – Light)	P/D				
<i>Parking Lot, Paved</i>	D			D	

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19</i> <i>land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19</i> <i>building type]</i>	LAND USE ZONE				
	MLM	HC	MAC3	MAC	DSC
(Transportation, Parking Lot)					
(Storage, Outdoors)	P/D				
(Storage, Warehousing)	P/D				
(Transportation, Parking Structure)	P				
(Utility, General)	P				
(Wholesale Trade, Indoor)	P/D				
<i>Public Use</i> (Public Use, General)	P	P	P	P	P

Table 2: Development Standards – MLM Zone vs Consolidated Zones

DEVELOPMENT STANDARD (Per lot except for Semi-detached where standards are per unit)	LAND USE ZONE				
	MLM	HC	MAC3	MAC	DSC
Minimum Lot Area (m ²)	1500	750	250	250	750
Minimum Lot Frontage (m)	22.5	22.5	6	6	25
Minimum Property Line Setbacks (m)					
(1) From an Active Wall to the nearest adjoining public sidewalk, public plaza or public park and the property line					
(a) Portions of the building bound by the active wall 13 metres or higher in height	2.5	N/A	N/A	N/A	N/A
(b) Portions of the building bound by the active wall and below 13 metres in height	Nil	N/A	N/A	N/A	N/A
(2) Otherwise					
(a) Portions of any building or structure higher than 13 metres	9.0	Front Yard - 7.5 Rear Yard - 9.0 Single Side Yard - 2.5 Total Side Yard - 7.0	Front Yard - 7.5 Rear Yard - 1/4 of the height of the adjacent wall to a Maximum of 6 metres. Single Side Yard - Nil Total Side Yard - Nil	Front Yard - Nil Rear Yard - 1/4 of the height of the adjacent wall to a Maximum of 6 metres. Single Side Yard - Nil Total Side Yard - Nil	Front Yard - 7.5 Rear Yard - 9.0 Single Side Yard - Nil Total Side Yard - Nil
(b) Portions of any building or structure 8 metres or higher but less than 13 metres in height	7.5				
(c) Portions of any building or structure under 8 metres in height	6.0				
Maximum Lot Coverage (%)					
(1) A lot where: (a) at least 25% of the gross floor area of all buildings on the lot is dedicated to Dwelling land uses; (b) the lot contains at least 20 Dwelling Units; (c) at least 25% of the gross floor area of all buildings on the lot is dedicated to non-Dwelling land uses listed as permitted or discretionary in Table 4C.T2; and (d) at least 25% of the on-site parking is contained within a Parking Structure that is above or below grade.	90	50	65	90	65
(2) Otherwise	65	50	65	90	65
Maximum Floor Area Ratio					
(1) A lot where: (a) at least 25% of the gross floor area of all buildings on the lot is dedicated to Dwelling land uses; (b) the lot contains at least 20 Dwelling Units; (c) at least 25% of the gross floor area of all buildings on the lot is dedicated to non-Dwelling land uses listed as permitted or discretionary in Table 4C.T2; and	4.0	2.0	3.0	3.0	Indicated on Zoning Map

DEVELOPMENT STANDARD (Per lot except for Semi-detached where standards are per unit)	LAND USE ZONE				
	MLM	HC	MAC3	MAC	DSC
(d) at least 25% of the on-site parking is contained within a Parking Structure that is above or below grade.					
(2) Otherwise	1.5	2.0			
Maximum Building Height					
(1) A building where: (a) at least 25% of the building's gross floor area is dedicated to Dwelling land uses; (b) the building contains at least 20 Dwelling Units; (c) at least 25% of the gross floor area of all buildings on the lot is dedicated to non-Dwelling land uses listed as permitted or discretionary in Table 4C.T2.	30	15	15	15	13
(2) A building: (a) that does not meet all requirements prescribed in subsection (1). (b) at least 50% of the building's gross floor area is dedicated to Office land uses; and (c) the building is within the mid-rise office area identified on Figure 4C.F1.	30	15	15	30	20
(3) Otherwise	15	15	15	15	13

Table 1: Land Use – OA Zone vs Consolidated Zone

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	OA (ZB No. 2019-19)	OA (ZB No. 9250)
<i>Apartment Dwelling Unit</i> (Dwelling Unit) [Building Stacked]	D	
<i>Apartment, Low Rise</i> (Dwelling Unit) [Building Stacked]	P/D	
<i>Apartment, High Rise</i> (Dwelling Unit) [Building Stacked]	P/D	
<i>Apartment, Assisted Living – Low Rise</i> (Dwelling, Assisted Living) [Building Stacked]	P/D	
<i>Apartment, Assisted Living – High Rise</i> (Dwelling, Assisted Living) [Building Stacked]	P/D	
<i>Dwelling Unit, Duplex</i> (Dwelling Unit) [Building Stacked]	P/D	
<i>Dwelling Unit, Fourplex</i> (Dwelling Unit) [Building Stacked]	P/D	
<i>Dwelling Unit, Triplex</i> (Dwelling Unit) [Building Stacked]	P/D	
<i>Dwelling Unit, Semi-Detached</i> (Dwelling Unit) [Building Row]	P/D	
<i>Dwelling Unit, Townhouse</i> (Dwelling Unit) [Building Row]	P/D	
<i>Residential Business</i> (Residential Business)	P/D	
<i>Financial Institution</i> (Office, Professional)	P	P
<i>Office, General</i> (Office, Professional)	P	P
<i>Printing, Commercial</i> (Service Trade, Light)	P	
<i>Fire Station</i>	P	

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	LAND USE ZONE	
	OA (ZB No. 2019-19)	OA (ZB No. 9250)
(Public Use, General)		
<i>Police Station</i> (Public Use, General)	P	
<i>Amusement Arcade</i> (Assembly, Recreation)	P	
<i>Amusement Arcade, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P	
<i>Automobile Rental and Leasing</i> (Retail Trade, Outdoor Display)	P/D	
<i>Bingo Parlour</i> (Assembly, Recreation)	P	
<i>Bowling Centre</i> (Assembly, Recreation)	P	
<i>Club</i> (Assembly, Recreation)	P	
<i>Club, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P	
<i>College, Community</i> (Institution, Education)	P	
<i>Day Care Centre, Adult</i> (Institution, Day Care)	P	P
<i>Day Care Centre, Child</i> (Institution, Day Care)	P	P
<i>Funeral Home</i> (Assembly, Recreation)	P	
<i>Humanitarian Service Facility</i> (Institution, Humanitarian Service)	P	
<i>Individual and Family Social Service Home</i> (Dwelling, Group Care)	P	
<i>Labour Union Hall</i> (Assembly, Recreation)	P	
<i>Medical Clinic</i> (Service Trade, Clinic)	P	
<i>Medical/Dental Laboratory</i> (Industry Laboratory)	P/D	
<i>Nursery School</i> (Institution, Day Care)	P	P
<i>Outdoor Eating and Drinking Area</i> (Food & Beverage, Outdoor)	P/D	

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> (The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	LAND USE ZONE	
	OA (ZB No. 2019-19)	OA (ZB No. 9250)
<i>Personal Service</i> (Service Trade, Personal)	P	P
<i>Pool Hall</i> (Assembly, Recreation)	P	
<i>Pool Hall, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P	
<i>Recreational Service Facility</i> (Assembly, Recreation)	P	
<i>Recreational Service Facility, Licensed</i> (Assembly, Recreation) (Food & Beverage, Lounge)	P	
<i>Repair Service</i> (Service Trade, Light)	P	
<i>Repair Shop</i> (Service Trade, Light)	P	
<i>School, Private</i> (Institution, Education)	P	
<i>School, Vocational</i> (Institution, Training)	P	
<i>Supportive Living Home</i> (Dwelling, Group Care)	P	
<i>Theatre</i> (Assembly, Recreation)	P	
<i>Theatre, Drive-In</i> (Assembly, Recreation)	P	
<i>Post Office</i> (Public Use, General)	P	
<i>Auction Room</i> (Assembly, Recreation)	P	
<i>Bakery Shop</i> (Retail Trade, Shop)	P	
<i>Convenience Store</i> (Retail Trade, Shop)	P	P
<i>Fast Food Outlet</i> (Food & Beverage, Restaurant)	P	P
<i>Grocery Store</i> (Retail Trade, Shop)	p	P
<i>Licensed Beverage Room</i> (Food & Beverage, Lounge)	p	

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	
	OA (ZB No. 2019-19)	OA (ZB No. 9250)
<i>Licensed Cocktail Room</i> (Food & Beverage, Lounge)	P	
<i>Licensed Dining Room</i> (Food & Beverage, Lounge)	P	P
<i>Licensed Restaurant</i> (Food & Beverage, Lounge)	P	P
(Food & Beverage, Catering)	P	
<i>Liquor Store</i> (Retail Trade, Shop)	P	
<i>Research and Development</i> (Industry, Laboratory)	P/D	D
(Drive-Through Accessory)	P	
(Industry, Artistic)	P	
(Institution, Health Care)	P	
(Office, Industry)	P/D	D
<i>Community Garden</i> (Open Space, Active)	P	P
(Transportation, Parking Structure)	P	
(Utility, General)	P	
<i>Public Use</i> (Public Use, General)	P	P

Table 2: Development Standards – OA Zone vs Consolidated Zone

DEVELOPMENT STANDARD (Per lot except for Semi-detached where standards are per unit)	LAND USE ZONE	
	OA (ZB No. 2019-19)	OA (ZB No. 9250)
MINIMUM LOT AREA (m ²)	2000	2000
MAXIMUM BUILDING GROSS FLOOR AREA (m²)		
(1) Maximum non-dwelling gross floor area per any given building.	4000	4000
(2) Maximum gross floor area of dwelling land uses per any given building.	2000	2000
(3) Maximum total gross floor area per any given building.	6000	4000
MINIMUM LOT FRONTAGE (m)	30	30
MINIMUM FRONT YARD SETBACK (m)	3.0	3.0
MINIMUM REAR YARD SETBACK (m)		
(1) Where the rear yard adjoins a lot zoned Residential.	10	10
(2) Where (1) is not the case and the rear yard adjoins a public road.	3 metres from public road right-of-way	3 metres from public road right-of-way
(3) Where neither (1) nor (2) are the case.	5.0	5.0
MINIMUM SIDE YARD SETBACK (m)		
(1) Where the rear yard adjoins a lot zoned Residential or a lot containing three or more dwellings.	10	10
(2) Where (1) is not the case and the side yard adjoins a public road.	3 metres from public road right-of-way	3 metres from public road right-of-way
(3) Where neither (1) nor (2) are the case.	Nil	Nil
MAXIMUM LOT COVERAGE (%)	65	65
MAX FLOOR AREA RATIO		
(1) Where gross floor area is 4,000 square metres or less	2.5	2.5
(2) Where gross floor area is greater than 4,000 square metres	3.0	2.5
MINIMUM BUILDING HEIGHT (m)	8.0	8.0
MAXIMUM BUILDING HEIGHT (m)		
(1) Where gross floor area is 4,000 square metres or less	16	16
(2) Where gross floor area is great than 4,000 square metres	24	16