

LAND USE ZONE SUMMARY SHEET

RESIDENTIAL ZONES

Group	Zone Code	Zone Name	Development Types
Lower Density Residential	RN RU R1	Residential Neighbourhood Zone Residential Urban Zone Residential Detached	Allows for development of one and two unit dwellings while promoting flexibility in lot size for residential development.
Medium Density Residential	RL	Residential Low Rise Zone	Allows for development of a mixture of low-rise multi-unit building types.
High Density Residential	RH	Residential High Rise Zone	Allows for development, especially in urban corridors, transit nodes and prominent intersections with a mixture of multi-unit building types.
Mobile Residential Zone	RMH	Residential Mobile Home Zone	Allows for the development of mobile homes within a mobile home park setting.

COMMERCIAL ZONES

Group	Zone Code	Zone Name	Rationale
Small Format Commercial	ML	Mixed Low-Rise Zone	Supports local neighbourhoods by providing day-to-day goods and services.
Mixed Commercial	MH	Mixed High-Rise Zone	Permits medium intensity mixed use development along key transportation corridors and near transit stops.
Large Format Commercial	MLM	Mixed Large Market Zone	Permits high intensity development oriented around arterial streets and key transportation corridors.
Other Commercial	OA	Office Area	Permits limited medium office development outside the Downtown.

INDUSTRIAL ZONES

Group	Zone Code	Zone Name	Rationale
Industrial Light	IL	Industrial Light	Permits low and medium intensity industrial development, which can be in proximity to non-industrial uses, as well as small scale commercial to support industrial uses.
Industrial Heavy	IH	Industrial Heavy	Permits high intensity industrial development, limited non-industrial land uses for retail or wholesale purposes, and small scale commercial activities to support industrial uses.
Industrial Prestige	IP	Industrial Prestige	Permits low intensity industrial development in suitable locations in or near neighbourhoods with a mix of uses.

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DIRECT CONTROL DISTRICT ZONES

Group	Zone Code	Zone Name	Rationale
DCD Zones	DCD-D	Downtown	To regulate and support the Downtown as the City's primary business center and employment hub.
	DCD-LHP	Laneway Housing Project	To regulate and accommodate laneway suites as a pilot project in select areas to determine other possible future locations.
	DCD-QP	Former Diocese of Qu'Appelle Lands	To provide for a broad range of development while acknowledging the sensitivity of the existing land and buildings.
	DCD-SD	Saskatchewan Drive	To regulate development on the lands adjacent to the CPR mainline between Albert Street and Elphinstone Street.
	DCD-CS	Centre Square	To regulate the gradual intensification of the area bound by 13 th Avenue, Broad Street, College Avenue and Albert Street with residential and commercial development, while acknowledging the residential nature of the neighbourhood.
	DCD-WH	Dewdney Warehouse District	To regulate the re-use of existing buildings and expansion of new and established businesses along Dewdney Avenue between Albert Street and Broad Street.
	DCD-CBM	Chuka Boulevard Mixed	Allows for pedestrian oriented mixed-use development that builds a unique sense of place in the Greens on Gardiner along Chuka Boulevard.

SPECIAL ZONES

Group	Zone Code	Zone Name	Rationale
Special Zones	C	Contract	Singular, unique development opportunities permissible by means of a contact agreement between the property owner and the City.
	I	Institutional	Regulates the development of facilities that are institutional, community or of public service in nature.
	UH	Urban Holding	Protects lands envisioned for future urban development.
	RW	Railway	Regulates development of lands surrounding and/or adjacent to railroads and terminal operations excluding DCD-SD.
	PS	Public Service	Allows for the development and preservation of active and passive recreational uses.