

Table 1: Zones Consolidated to Create RN zone

P = Permitted, D = Discretionary

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					
	RN	R1	R2	R8	DCD-6	DCD-8
<i>Dwelling Unit, Detached</i> (Dwelling Unit) [Building Detached]	P	P	P	P	P	P
<i>Dwelling Unit, Duplex</i> (Dwelling Unit) [Building Stacked]	P		P	D		
<i>Dwelling Unit, Planned Group</i> (Planned Group)	D	D	D	D	D	D
<i>Dwelling Unit, Semi-Detached</i> (Dwelling Unit) [Building Row]	P		P	D		
<i>Residential Homestay</i> (Service Trade Accommodation Unit)	D	D	D	D	D	
<i>Secondary Suite</i> (Dwelling Secondary Suite)	P	P	P	P	P	P
<i>Bed and Breakfast Homestay</i> (Service Trade, Homestay)	D	D	D	D	D	
<i>Day Care Centre, Adult</i> (Institution Day Care)	D	D	D	D	D	
<i>Day Care Centre, Child</i> (Institution Day Care)	D	D	D	D	D	
<i>Residential Business</i> (Residential Business)	P/D	P	P	P	P	P
<i>Live/Work Unit</i> (Residential Business)	P/D					
<i>Nursery School</i> (Institution Day Care)	D	D	D	D	D	
<i>Religious Institution</i> (Assembly Religious)	D	D	D	D	D	
<i>Supportive Living Home</i> (Dwelling Group Care)	P	P	P	P	P	P
<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
<i>Community Centre</i> (Assembly Community)	D					
(Utility General)	P					

Table 2: R1 vs RN Land Uses

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	
	R1	RN
<i>Dwelling Unit, Detached</i> (Dwelling Unit) [Building Detached]	P	P
<i>Dwelling Unit, Duplex</i> (Dwelling Unit) [Building Stacked]	---	P
<i>Dwelling Unit, Planned Group</i> (Planned Group)	D	D
<i>Dwelling Unit, Semi-Detached</i> (Dwelling Unit) [Building Row]	---	P
<i>Residential Homestay</i> (Service Trade Accommodation Unit)	D	D
<i>Secondary Suite</i> (Dwelling Secondary Suite)	P	P
<i>Bed and Breakfast Homestay</i> (Service Trade Accommodation Unit)	D	D
<i>Day Care Centre, Adult</i> (Institution Day Care)	D	D
<i>Day Care Centre, Child</i> (Institution Day Care)	D	D
<i>Residential Business</i> (Residential Business)	P	P/D
<i>Live/Work Unit</i> (Residential Business)	---	P/D
<i>Nursery School</i> (Institution Day Care)	D	D
<i>Religious Institution</i> (Assembly Religious)	D	D
<i>Supportive Living Home²</i> (Dwelling Group Care)	P	P
<i>Community Garden</i> (Open Space Active)	P	P
<i>Public Use</i> (Public Use General)	P	P
<i>Community Centre</i> (Assembly Community)	---	D
(Utility General)	---	P

Unchanged Regulations

Changed Regulations

Consequential Changes

Table 3: Development Standards – Existing Zones vs New Zone

DEVELOPMENT STANDARD (Per lot except for Semi-detached where standards are per unit)	LAND USE ZONE					
	RN	R1	R2	R8	DCD-6	DCD-8
MINIMUM LOT AREA (m ²)						
Detached	284	325	325	325	325	325
Semi-detached	232	---	250	250	---	---
Duplex	284	---	325	325	---	---
MINIMUM FRONTAGE (m)						
Detached	10.36	10.5	10.5	10.5	10.5	10.5
Semi-detached	8.5	---	7.5	7.5	---	---
Duplex	10.36	---	10.5	10.5	---	---
MINIMUM FRONT YARD SETBACK (m)						
Building	3	6	6	6	3	3.5
Garage	6	6	6	6	6	6
MINIMUM REAR YARD SETBACK (m)	5	5	5	5	5	5
MINIMUM SIDE YARD SETBACK (m)	1.2	1.2	1.2	1.2	1.2	1.2
MAXIMUM SITE COVERAGE (%)						
Detached	50	50	50	50	50	50
Semi-detached	50	50	50	50	50	50
Duplex	50	50	50	50	50	50
MAXIMUM BUILDING HEIGHT (m)	11	11	11	11	11	11
MAXIMUM FLOOR AREA RATIO						
Detached	0.75	0.75	0.75	0.75	0.75	0.75
Semi-detached	0.85	---	0.75	0.75	---	---
Duplex	0.75	---	0.85	0.85	---	---
Note: Standards presented are for lots without lane access to keep the comparison simple.						

Reduction of aprox. 500 sq ft.

Imperial conversion

Infill Overlay will address

Unchanged Regulations

Changed Regulations

Consequential Changes