

Summary of Permitted and Discretionary Land Uses – Regina Zoning Bylaw 2019
RESIDENTIAL ZONE

PROPOSED ZONING BYLAW	RESIDENTIAL ZONES					
	Refer to regulations and land use tables in Chapter 3.					
LAND USE	RN	RU	RL	RH	RMH	R1
Agriculture, Animal Support						
Agriculture, Outdoor						
Agriculture, Indoor						
Assembly, Adult						
Assembly, Community	D+	D+	D+	D+	D+	
Assembly, Range						
Assembly, Recreation	D+	D+	D+	D+	D+	
Assembly, Religious	D+	D+	D+	D+	D+	D+
Drive-Through, Accessory						
Dwelling, Assisted Living			P+	P+		
Dwelling, Garden Suite						
Dwelling, Group Care	P	P	P+	P+	P	P
Dwelling, Laneway Suite						
Dwelling, Secondary Suite	P+	P+	P+	P+		P+
Dwelling, Unit	P	P	P+	P+	P	P
Food & Beverage, Catering						
Food & Beverage, Lounge						
Food & Beverage, Outdoor						
Food & Beverage, Restaurant						
Industry, Artistic						
Industry, Food & Beverage						
Industry, Heavy						
Industry, Laboratory						
Industry, Light						
Industry, Salvaging – Heavy						
Industry, Salvaging – Light						
Institution, Day Care	D+	D+	D+	D+	D+	D+
Institution, Education						
Institution, Health Care						
Institution, Humanitarian Service						
Institution, Training						
Manufactured Home Park					D+	
Office, Industry						
*based on applicable thresholds +additional conditions apply						

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RESIDENTIAL ZONE

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	Refer to regulations and land use tables in Chapter 3.					
LAND USE	RN	RU	RL	RH	RMH	R1
Office, Professional					P+	
Open Space, Active	P+	P+	P+	P+	P+	P+
Open Space, Campground						
Open Space, Ceremonial						
Planned Group	D+	D+	D+	D+		D+
Public Use, General	P+	P+	P+	P+	P+	P+
Residential Business	P*/D* +	P*/D* +	P*/D* +	P*/D* +	P*/D* +	P*/D* +
Retail Trade, Adult						
Retail Trade, Cannabis						
Retail Trade, Outdoor Display						
Retail Trade, Outdoor Lot						
Retail Trade, Shop						
Service Trade, Accommodation						
Service Trade, Clinic						
Service Trade, Heavy						
Service Trade, Homestay	D	D	D	D	D	D
Service Trade, Light						
Service Trade, Motor Vehicle - Heavy						
Service Trade, Motor Vehicle – Light						
Service Trade, Personal						
Service Trade, Wash – Heavy						
Service Trade, Wash – Light						
Storage, Hazardous Material						
Storage, Outdoor						
Storage, Personal					P+	
Storage, Warehousing					P+	
Transportation, Parking Lot						
Transportation, Parking Stand						
Transportation, Parking Structure						
Transportation, Pipeline						
Transportation, Railway						
Utility, General	P+	P+	P+	P+	P+	P+
Wholesale Trade, Indoor						
Wholesale Trade, Outdoor						

*based on applicable thresholds
+additional conditions apply

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MIXED USE ZONES

PROPOSED ZONING BYLAW	MIXED USE ZONES			
	Refer to regulations and land use tables in Chapter 4.			
LAND USE	ML	MH	MLM	OA
Agriculture, Animal Support	D*	P*/D*	P*/D	
Agriculture, Outdoor				
Agriculture, Indoor	P*/D*	P*/D*	P*/D*	
Assembly, Adult				
Assembly, Community	P*+/D*+	P*+/D*+	P*+/D*+	
Assembly, Range				
Assembly, Recreation	P*/D*	P*/D*	P*/D*	P*
Assembly, Religious	P*/D*	P*/D*	P*/D*	
Drive-Through, Accessory		P	P	P
Dwelling, Assisted Living	P*+	P+	P+	P+
Dwelling, Garden Suite				
Dwelling, Group Care	P*+	P+	P+	P+
Dwelling, Laneway Suite				
Dwelling, Secondary Suite				
Dwelling, Unit	P*+	P+	P+	P+
Food & Beverage, Catering	P*/D*	P*/D*	P	P*
Food & Beverage, Lounge	P*/D	P*/D*	P	P*
Food & Beverage, Outdoor	P*/D*	P*/D*	P*/D*	P*/D*
Food & Beverage, Restaurant	P*/D	P*/D*	P	P*
Industry, Artistic	P*/D*	P*/D*	P	P*
Industry, Food & Beverage	P*/D*	P*/D*	P*/D*	
Industry, Heavy				
Industry, Laboratory	P*/D*	P*/D*	P*/D*	P*/D*
Industry, Light			P*+/D*+	
Industry, Salvaging – Heavy				
Industry, Salvaging – Light		P*/D*	P*/D*	
Institution, Day Care	P*+/D*+	P+	P+	P*+
Institution, Education	P*+/D*+	P+	P+	P*+
Institution, Health Care			P	P*
Institution, Humanitarian Service	P*/D*	P*/D*	P	P*
Institution, Training	P*/D*	P*/D*	P	P*
Manufactured Home Park				
Office, Industry	P*+/D*+	P*+/D*+	P*+/D*+	P*/D*

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MIXED USE ZONES

PROPOSED ZONING BYLAW	MIXED USE ZONES			
	Refer to regulations and land use tables in Chapter 4.			
LAND USE	ML	MH	MLM	OA
Office, Professional	P*/D*+	P*/D*+	P*/D*+	P*
Open Space, Active	P+	P+	P+	P+
Open Space, Campground				
Open Space, Ceremonial				
Planned Group				
Public Use, General	P	P	P	P
Residential Business	P*/D*+	P*/D*+	P*/D*+	P*/D*+
Retail Trade, Adult				
Retail Trade, Cannabis		P*/D+	P*/D*+	
Retail Trade, Outdoor Display	P*/D*	P*/D*	P*/D*	P*/D*
Retail Trade, Outdoor Lot		P*/D*	P*/D*+	
Retail Trade, Shop	P*/D*+	P*/D*+	P*/D*	P*
Service Trade, Accommodation	P	P	P	
Service Trade, Clinic	P*/D*	P*/D*	P*/D*	P*
Service Trade, Heavy		P*/D+	P*/D*+	
Service Trade, Homestay	P	P	P	
Service Trade, Light	P*/D*	P*/D*	P*/D*	P*
Service Trade, Motor Vehicle - Heavy				
Service Trade, Motor Vehicle – Light		P*/D+	P*/D*+	
Service Trade, Personal	P*/D*	P*/D*	P*/D*	P*
Service Trade, Wash – Heavy				
Service Trade, Wash – Light		D+	P*/D*+	
Storage, Hazardous Material				
Storage, Outdoor			P*/D*	
Storage, Personal			P*/D*	
Storage, Warehousing			P*/D*+	
Transportation, Parking Lot	D+	D+	D+	
Transportation, Parking Stand	D+	D+	P	
Transportation, Parking Structure	P	P	P	P
Transportation, Pipeline				
Transportation, Railway				
Utility, General	P	P	P	
Wholesale Trade, Indoor			P*/D*	
Wholesale Trade, Outdoor				

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+additional conditions apply

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INDUSTRIAL ZONES

PROPOSED ZONING BYLAW	INDUSTRIAL		
	Refer to regulations and land use tables in Chapter 5.		
LAND USE	IP	IL	IH
Agriculture, Animal Support	P*/D*+	P*/D*	P
Agriculture, Outdoor			P*/D*+
Agriculture, Indoor	P*/D*+	P*/D*	P*/D*+
Assembly, Adult		D+	D+
Assembly, Community			
Assembly, Range			D+
Assembly, Recreation			
Assembly, Religious			
Drive-Through, Accessory		D	D
Dwelling, Assisted Living			
Dwelling, Garden Suite			
Dwelling, Group Care			
Dwelling, Laneway Suite			
Dwelling, Planned Group			
Dwelling, Secondary Suite			
Dwelling, Unit		D+	
Food & Beverage, Catering	P*/D*+	P*/D*	P
Food & Beverage, Lounge		P*/D*+	
Food & Beverage, Outdoor	P*/D*	P*/D*	P*/D*
Food & Beverage, Restaurant		P*/D*+	
Industry, Artistic	P*/D*+	P	P
Industry, Food & Beverage	P*/D*+	P*/D*	P
Industry, Heavy			D+
Industry, Laboratory	P*/D*+	P*/D*	P*/D*+
Industry, Light	P*/D*+	P	P
Industry, Salvaging – Heavy		D	D+
Industry, Salvaging – Light	P*/D*+	P*/D*	P
Institution, Day Care	P+	P+	D+
Institution, Education			
Institution, Health Care		P*/D*	P*
Institution, Humanitarian Service	P*/D*+		
Institution, Training	P*/D*+	P*/D*	P*
Manufactured Home Park			
Office, Industry	P*+	P*/D*	P*+

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INDUSTRIAL ZONES

PROPOSED ZONING BYLAW	INDUSTRIAL		
	Refer to regulations and land use tables in Chapter 5.		
LAND USE	IP	IL	IH
Office, Professional			
Open Space, Active	P+	P+	P+
Open Space, Campground			
Open Space, Ceremonial			
Public Use, General	P	P	P
Residential Business			
Retail Trade, Adult		D+	D+
Retail Trade, Cannabis		P*/D*+	
Retail Trade, Outdoor Display			
Retail Trade, Outdoor Lot		D+	D+
Retail Trade, Shop	P*/D*+	P*/D*+	P*/D*+
Service Trade, Accommodation			
Service Trade, Adult		D+	D+
Service Trade, Clinic		P*/D*+	
Service Trade, Heavy	P*/D*+	P*/D*	P
Service Trade, Homestay			
Service Trade, Light		P*/D*+	
Service Trade, Motor Vehicle - Heavy		P*/D*	P
Service Trade, Motor Vehicle – Light		P*/D*	P
Service Trade, Personal		P*/D*+	
Service Trade, Wash – Heavy		P*/D*+	P+
Service Trade, Wash – Light		P*/D*+	P+
Storage, Hazardous Material		D	D+
Storage, Outdoor		P*/D*+	P+
Storage, Personal	P*/D*+	P	
Storage, Warehousing	P*/D*+	P*/D*	P+
Transportation, Parking Lot		D	
Transportation, Parking Stand		P*/D*	
Transportation, Parking Structure	P+	P	P
Transportation, Pipeline			
Transportation, Railway			
Transportation, Terminal		P	P
Utility, General		P	P
Wholesale Trade, Indoor	P*/D*+	P*/D*+	P*/D*+
Wholesale Trade, Outdoor		D	D+

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+additional conditions apply

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SPECIAL ZONES

PROPOSED ZONING BYLAW	SPECIAL			
	Refer to regulations and land use tables in Chapter 7.			
LAND USE	I	UH	RW	PS
Agriculture, Animal Support				
Agriculture, Outdoor		D		
Agriculture, Indoor		P		
Assembly, Adult				
Assembly, Community	D+	D+		D+
Assembly, Range				
Assembly, Recreation	D+			D
Assembly, Religious	D			D
Drive-Through, Accessory		D		
Dwelling, Assisted Living	D+			
Dwelling, Garden Suite				
Dwelling, Group Care	D+			
Dwelling, Laneway Suite				
Dwelling, Secondary Suite	P+	P+		
Dwelling, Unit	D*+	D*+		
Food & Beverage, Catering				
Food & Beverage, Lounge				
Food & Beverage, Outdoor				
Food & Beverage, Restaurant	D			D+
Industry, Artistic				
Industry, Food & Beverage				
Industry, Heavy				
Industry, Laboratory				
Industry, Light				
Industry, Salvaging – Heavy				
Industry, Salvaging – Light				
Institution, Day Care	P+			D
Institution, Education	P+			P+
Institution, Health Care	P			
Institution, Humanitarian Service	P			D
Institution, Training				
Manufactured Home Park				
Office, Industry				
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SPECIAL ZONES

PROPOSED ZONING BYLAW	SPECIAL			
	Refer to regulations and land use tables in Chapter 7.			
LAND USE	I	UH	RW	PS
Office, Professional				
Open Space, Active	P	P+	P+	P
Open Space, Campground		D		
Open Space, Ceremonial	D			D
Planned Group				
Public Use, General	P	P	P	P
Residential Business				
Retail Trade, Adult				
Retail Trade, Cannabis				
Retail Trade, Outdoor Display				
Retail Trade, Outdoor Lot				
Retail Trade, Shop				
Service Trade, Accommodation				
Service Trade, Accommodation (Unit)				
Service Trade, Clinic				D+
Service Trade, Heavy				
Service Trade, Light				
Service Trade, Motor Vehicle - Heavy			D	
Service Trade, Motor Vehicle – Light				
Service Trade, Personal				D+
Service Trade, Wash – Heavy				
Service Trade, Wash – Light				
Storage, Hazardous Material				
Storage, Outdoor			D	
Storage, Personal				
Storage, Warehousing			D	
Transportation, Parking Lot				
Transportation, Parking Stand	D+			
Transportation, Parking Structure				
Transportation, Pipeline				
Transportation, Railway			P	
Utility, General	P	P	P	P
Wholesale Trade, Indoor				
Wholesale Trade, Outdoor				

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DIRECT CONTROL DISTRICTS

PROPOSED ZONING BYLAW	DIRECT CONTROL DISTRICTS							
	Refer to regulations and land use tables in Chapter 6.							
LAND USE	DCD-SD	DCD-LHP	DCD-QP HPA	DCD-QP MUPA	DCD-QP LD	DCD-QP MD	DCD-QP HD	DCD-D
Agriculture, Animal Support	P							
Agriculture, Outdoor								
Agriculture, Indoor								P*/D*
Assembly, Adult								
Assembly, Community			P*/D**	P**				P*/D*
Assembly, Range								
Assembly, Recreation			P*/D**	P*				P*/D*
Assembly, Religious								P*/D*
Drive-Through, Accessory	D							
Dwelling, Assisted Living			P+			P+	P+	P+
Dwelling, Garden Suite								
Dwelling, Group Care			P+	P+	P	P+	P+	P+
Dwelling, Laneway Suite		P+						
Dwelling, Secondary Suite		P+	P+		P+	P+	P+	P+
Dwelling, Unit		P	P+	P+	P	P+	P+	P+
Food & Beverage, Catering								P
Food & Beverage, Lounge	D			P*				P
Food & Beverage, Outdoor	P*/D*							P*/D*
Food & Beverage, Restaurant	D		P+	P*				P
Industry, Artistic								P
Industry, Food & Beverage	P			P				P

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	Refer to regulations and land use tables in Chapter 6.							
LAND USE	DCD-SD	DCD-LHP	DCD-QP HPA	DCD-QP MUPA	DCD-QP LD	DCD-QP MD	DCD-QP HD	DCD-D
Industry, Heavy								
Industry, Laboratory	P		P*+					P
Industry, Light	P							
Industry, Salvaging – Heavy								
Industry, Salvaging – Light								P*/D*
Institution, Day Care		D+	P+	P+	D+	D+	D+	P
Institution, Education	D		P+					P
Institution, Health Care								P
Institution, Humanitarian Service			P+	P				P
Institution, Training								P
Manufactured Home Park								
Office, Industry	P*+/D*+							P
Office, Professional	P*+/D*+		P*+	P*				P
Open Space, Active	P+	P+	P+	P+	P+	P+	P+	P
Open Space, Campground								
Open Space, Ceremonial								
Planned Group					D+	D+	D+	
Public Use, General	P		P+	P	P+	P+	P+	P
Residential Business		P*+/D*+		P*+/D*+	P*+/D*+	P*+/D*+	P*+/D*+	P*+/D*+
Retail Trade, Adult								
Retail Trade, Cannabis								P+
Retail Trade, Outdoor Display								P*/D*
Retail Trade, Outdoor Lot	P							
Retail Trade, Shop	P		D*+	P*				P

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 DIRECT CONTROL DISTRICTS

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	Refer to regulations and land use tables in Chapter 6.							
LAND USE	DCD-SD	DCD-LHP	DCD-QP HPA	DCD-QP MUPA	DCD-QP LD	DCD-QP MD	DCD-QP HD	DCD-D
Service Trade, Accommodation			P+					P
Service Trade, Clinic	P		P*+	P*				P
Service Trade, Heavy								
Service Trade, Homestay		D	P+		D	P	P	P
Service Trade, Light	P		P+	P				P
Service Trade, Motor Vehicle - Heavy								
Service Trade, Motor Vehicle – Light	P							D+
Service Trade, Personal			P+	P				P
Service Trade, Wash – Heavy								
Service Trade, Wash – Light	D+							
Storage, Hazardous Material								
Storage, Outdoor								
Storage, Personal								D
Storage, Warehousing	P							
Transportation, Parking Lot	D							
Transportation, Parking Stand								D
Transportation, Parking Structure								D
Transportation, Pipeline								
Transportation, Railway								
Utility, General	P		P+	P	P+	P+	P+	P
Wholesale Trade, Indoor	P							
Wholesale Trade, Outdoor	P							

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DIRECT CONTROL DISTRICTS

PROPOSED ZONING BYLAW	DIRECT CONTROL DISTRICTS						
	Refer to regulations and land use tables in Chapter 6.						
LAND USE	DCD-CS: LR&HF MIX	DCD-CS: MR&HF MIX	DCD-CS: HR MIX	DCD-CS: MIXED	DCD-CS: ARTERIAL	DCD-WH	DCD-CBM
Agriculture, Animal Support						P*/D*+	
Agriculture, Outdoor							
Agriculture, Indoor	D+	P+	D+	D+	P*/D*+	P+	
Assembly, Adult							
Assembly, Community	P*/D*	P*/D*	P*/D*	P*/D*	P*/D*	P*/D*+	P+
Assembly, Range							
Assembly, Recreation	P*/D*	P*/D*	P*/D*	P*/D*	P*/D*	P*/D*+	P
Assembly, Religious	P*/D*						P
Drive-Through, Accessory							
Dwelling, Assisted Living	P	P	P	P	P	P*/D*+	P+
Dwelling, Garden Suite							
Dwelling, Group Care	P	P	P	P	P	P*/D*+	P+
Dwelling, Laneway Suite							
Dwelling, Secondary Suite	P+	P+	P+	P+	P+		
Dwelling, Unit	P	P	P	P	P	P*/D*+	P+
Food & Beverage, Catering	P*/D*	P*/D*	P*/D*	P*/D*	P*/D*	P+	
Food & Beverage, Lounge			D+	D+	P*/D*	P+	P*/D*+
Food & Beverage, Outdoor	P*/D*	P*/D*	P*/D*	P*/D*	P*/D*	P*/D*+	P*/D*
Food & Beverage, Restaurant	P*/D*	P*/D*	P*/D*	P*/D*	P*/D*	P+	P*/D*+
Industry, Artistic	P*/D*	P*/D*	P*/D*	P*/D*	P*/D*	P+	
Industry, Food & Beverage			P*/D*	P*/D*	P*/D*	P+	

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LAND USE	DCD-CS: LR&HF MIX	DCD-CS: MR&HF MIX	DCD-CS: HR MIX	DCD-CS: MIXED	DCD-CS: ARTERIAL	DCD-WH	DCD-CBM
Industry, Heavy							
Industry, Laboratory			P*/D*	P*/D*	P*/D*	P+	
Industry, Light							
Industry, Salvaging – Heavy							
Industry, Salvaging – Light						P*+/D*+	
Institution, Day Care	P*+/D*+	P*+/D*+	P*+/D*+	P*+/D*+	P*+/D*+	P*+/D*+	P+
Institution, Education	P*+/D*+					P*+/D*+	P+
Institution, Health Care				P*+/D*+	P*/D*	P+	
Institution, Humanitarian Service	P*/D*					P+	P
Institution, Training	P*/D*	P*/D*	P*/D*	P*/D*	P*/D*	P+	
Manufactured Home Park							
Office, Industry					P*/D*	P+	
Office, Professional	P*/D*	P*/D*	P*/D*	P*/D*	P*/D*	P+	P*+/D*+
Open Space, Active	P*+/D*+	P+	P+	P+	P*/D*	P*+/D*+	P+
Open Space, Campground							
Open Space, Ceremonial							
Planned Group	D+	D+	D+		D+		P+
Public Use, General	P*/D*	P	P	P	P*/D*	P+	P
Residential Business	P*+/D*+	P*+/D*+	P*+/D*+	P*+/D*+	P*+/D*+	P*+/D*+	P*+/D*+
Retail Trade, Adult							
Retail Trade, Cannabis					P*/D*	P*+/D*+	
Retail Trade, Outdoor Display	P*/D*	P*/D*	P*/D*	P*/D*	P*/D*	P*+/D*+	P*/D*
Retail Trade, Outdoor Lot							
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LAND USE	DCD-CS: LR&HF MIX	DCD-CS: MR&HF MIX	DCD-CS: HR MIX	DCD-CS: MIXED	DCD-CS: ARTERIAL	DCD-WH	DCD-CBM
Retail Trade, Shop	P*/D*	P*/D*	P*/D*	P*/D*	P*/D*	P*+/D*+	P*+
Service Trade, Accommodation	P*/D*	P*/D*	P*/D*	P*/D*	P*/D*		
Service Trade, Clinic	P*/D*	P*/D*	P*/D*	P*/D*	P*/D*	P+	P*+/D*+
Service Trade, Heavy						P+	
Service Trade, Homestay	P+/D+	P*/D*	P*/D*	P*/D*	P*/D*		
Service Trade, Light		P*/D*	P*/D*	P*/D*	P*/D*	P+	P
Service Trade, Motor Vehicle - Heavy							
Service Trade, Motor Vehicle – Light							
Service Trade, Motor Vehicle - Heavy							
Service Trade, Motor Vehicle – Light							
Service Trade, Personal	P+/D+	P*/D*	P*/D*	P*/D*	P*/D*	P+	P
Service Trade, Wash – Heavy							
Service Trade, Wash – Light							
Storage, Hazardous Material							
Storage, Outdoor							
Storage, Personal						P+	
Storage, Warehousing						P*+/D*+	
Transportation, Parking Lot							
Transportation, Parking Stand							
Transportation, Parking Structure		D	D	D	D	P+	

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	Refer to regulations and land use tables in Chapter 6.						
Transportation, Pipeline							
Transportation, Railway							
Utility, General	P*/D*	P	P	P	P*/D*	P+	P
Wholesale Trade, Indoor						P+	
Wholesale Trade, Outdoor							
*based on applicable thresholds +additional conditions apply							