

# LAND USE ZONE SUMMARY SHEET

## RESIDENTIAL ZONES

Group	Zone Code	Zone Name	Development Types
<b>Lower Density Residential</b>	R1	Residential Detached	Allows for development of detached dwellings up to fourplexes.
	R1A	Residential Older Neighbourhood Detached	
	R2	Residential Semi-Detached	
	R3	Residential Older Neighbourhood	
	R4	Residential Older Neighbourhood	
<b>Medium Density Residential</b>	R5	Residential Medium Density	Allows for development permissible in the lower density zones with the addition of low-rise apartments as discretionary uses.
	R4A	Residential Infill Housing	
<b>High Density Residential</b>	TAR	Transitional Area Residential	Allows for development permissible in the lower and medium density zones, along with apartments as permissible uses and house-form commercial as a discretionary use.
	R6	Residential Multiple Housing	
<b>Other Residential Zones</b>	R7	Residential Mobile Home	Allows for the development of mobile homes and mobile home parks
	R8	Residential Compact Housing	Allows for single and multi-use residential developments with innovative design.
	PUD	Planned Unit Development	Recognizes historical PUD, allowing modern site plan alterations.

## COMMERCIAL ZONES

Group	Zone Code	Zone Name	Development Types
<b>Small Scale Neighbourhood Districts</b>	NC	Neighbourhood Convenience	Allows for small-scale commercial and personal service developments supporting the day-to-day needs of local neighbourhoods.
	LC1	Local Commercial	
	LC2	Local Commercial	
	LC3	Local Commercial	
<b>Neighbourhood Hub</b>	MX	Mixed Residential Business	Allows for high-intensity residential and commercial uses serving as neighbourhood hubs.
	MS	Mainstreet	
<b>Large Format Commercial</b>	MAC3	Major Arterial Commercial	Allows for retail, business and personal service developments oriented around highway and arterial corridors.
	MAC	Major Arterial Commercial	
	DSC	Designated Shopping Centre	
	HC	Highway Commercial	
<b>Other Commercial</b>	D	Downtown	Allows for development that strengthen Downtown Regina as the economic and cultural hub of the City by making it an attractive place to work, shop, visit, and live.
	OA	Office Area	Allows for limited office development outside the Downtown as a market alternative for businesses benefitting from close access to major corridors, regional customers, intermodal hubs, etc.

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## INDUSTRIAL ZONES

Group	Zone Code	Zone Name	Development Types
Light Industrial	IA/IA1 IT WH IP	Light Industrial Industrial Tuxedo Park Dewdney Avenue Warehouse Prestige Industrial Service	Allow for development associated with manufacturing, warehousing, light industrial uses and related business service uses, which can be in proximity to non-industrial uses.
Other Industrial Zones	IB/IB1	Medium Industrial	Allow for a wide range of medium to high-intensity industrial uses which are carried out, in whole or in part, outdoors.
	IC/IC1	Heavy Industrial	Allow for high-intensity industrial uses which are separated due to noise, odour, toxic emissions and other nuisances from commercial, residential and other land uses.
	LP	Logistics Park	Applied only to the Global Transportation Hub lands, which is an autonomous area. Land use zoning of the Global Transportation Hub lands is outside of the jurisdiction of Council.

## SPECIAL ZONES

Group	Zone Code	Zone Name	Development Types
Special Zones	AIR	Airport	Applied only to the airport lands, which is an autonomous area. Land use zoning of the airport lands is outside of the jurisdiction of Council.
	C	Contract	Allows for singular, unique development opportunities permissible by means of a contact agreement between the property owner and the City.
	DCD	Direct Control District	Allows for a sensitive control of use on lands that are significantly constrained by certain conditions or are considered important because they include, or are surrounded by, significant heritage resources, environmentally sensitive or unique or important natural landscapes.
	FW	Floodway	Restricts development in areas of the City that, under current conditions, are subject to periodic flooding and accompanying hazards.
	I	Institutional	Allows for the development of publically-owned facilities that are institutional or community service in nature.
	PS	Public Service	Allows for the preservation and control of areas intended for active and passive recreational purposes.
	RR	Railway	Allows for development on lands directly associated with the provision of transportation by railroad, switching and terminal operations.
	UH	Urban Holding	Allows for an orderly transition of agricultural land to other uses in areas planned for eventual urban development, as well as the protection of lands envisioned for future development.
	WC	Wascana Centre	Applied only to the Wascana Centre lands, which is an autonomous area. Land use zoning of the Wascana Centre lands is outside of the jurisdiction of Council.