

Summary of Permitted and Discretionary Land Uses – *Regina Zoning Bylaw, 2019*

RESIDENTIAL ZONES

REGINA ZONING BYLAW, 2019	RESIDENTIAL ZONES					
	<ul style="list-style-type: none"> This Quick Sheet is intended to be a user-friendly tool and does not substitute the provisions of <i>Regina Zoning Bylaw, 2019</i>. Refer to Chapter 3 of the Zoning Bylaw or contact the Planning and Development Services Department for more details. Any land use not listed in this table is prohibited in Residential zones. 					
LAND USE	RN	RU	RL	RH	RMH	R1
Agriculture, Outdoor	P	P	P	P	P	P
Assembly, Community	D+	D+	D+	D+	D+	
Assembly, Recreation	D+	D+	D+	D+	D+	
Assembly, Religious	D+	D+	D+	D+	D+	D+
Dwelling, Assisted Living			P+	P+		
Dwelling, Backyard Suite	P+	P+	P+	P+		P+
Dwelling, Group Care	P	P	P+	P+	P	P
Dwelling, Secondary Suite	P+	P+	P+	P+		P+
Dwelling, Unit	P	P	P+	P+	P	P
Institution, Day Care	P*+/D*+	P*+/D*+	P*+/D*+	P*+/D*+	P*+/D*+	P*+/D*+
Manufactured Home Park					D+	
Office					P*+	
Open Space, Active	P+	P+	P+	P+	P+	P+
Planned Group	P*+/D*+	P*+/D*+	P*+/D*+	P*+/D*+		P*+/D*+
Public Use, General	P+	P+	P+	P+	P+	P+
Residential Business	P*+/D*+	P*+/D*+	P*+/D*+	P*+/D*+	P*+/D*+	P*+/D*+
Service Trade, Residential Short-Term Accommodation	P	P	P	P	P	P
Storage, Personal					P*+	
Storage, Warehousing					P*+	
Utility, General	P+	P+	P+	P+	P+	P+

*based on applicable thresholds
+additional conditions apply

Summary of Permitted and Discretionary Land Uses – *Regina Zoning Bylaw, 2019*
MIXED-USE ZONES

REGINA ZONING BYLAW, 2019

MIXED-USE ZONES

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- Refer to Chapter 4 of the Zoning Bylaw or contact the Planning and Development Services Department for more details.
- Any land use not listed in this table is prohibited in Mixed-Use zones.

LAND USE	ML	MH	MLM	OA
Agriculture, Animal Support	P*/D*+	P*/D*+	P*/D*+	
Agriculture, Indoor	P*/D*	P*/D*	P*/D*	
Agriculture, Outdoor	P	P	P	P
Assembly, Ceremonial		P*/D*	P*/D*	
Assembly, Community	P*/D*+	P*/D*+	P*/D*+	
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*/D*+	P*+	P+
Dwelling, Group Care	P*+	P*/D*+	P*+	P+
Dwelling, Unit	P*+	P*/D*+	P*+	P+
Food & Beverage, Catering	P*/D*	P	P	P*
Food & Beverage, Lounge	P*/D*	P*/D*	P	P*
Food & Beverage, Outdoor	P*/D*	P*/D*	P	P*/D*
Food & Beverage, Restaurant	P*/D*	P	P	P*
Industry, Artistic	P*/D*	P*/D*	P	P*
Industry, Food & Beverage	P*/D*	P*/D*	P*/D*	
Industry, Laboratory	P*/D*	P*/D*	P*/D*	P*/D*
Industry, Light			P*/D*	
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	P	P*
Institution, Training	P*/D*	P	P	P*
Office	P*/D*+	P*/D*+	P*/D*+	P*/D*
Open Space, Active	P+	P+	P+	P+
Planned Group			D+	
Public Use, General	P	P	P	P
Residential Business	P*/D*+	P*/D*+	P*/D*+	P*/D*+
Retail Trade, Cannabis		P+	P+	
Retail Trade, Motor Vehicle – Light		P*/D*	P*/D*	
Retail Trade, Outdoor Display	P*/D*	P*/D*	P	P*/D*
Retail Trade, Shop	P*/D*	P*/D*	P*/D*	P*

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 MIXED-USE ZONES

REGINA ZONING BYLAW, 2019

MIXED-USE ZONES

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LAND USE	ML	MH	MLM	OA
Retail Trade, Fuel Station		P*/D*+	P*/D*+	
Service Trade, Accommodation	D	P	P	
Service Trade, Clinic	P*/D*	P	P	p*
Service Trade, Heavy		P*/D*	P*/D*	
Service Trade, Light	P*/D*	P	P	p*
Service Trade, Motor Vehicle – Light		P*/D*	P*/D*	
Service Trade, Personal	P*/D*	P	P	p*
Service Trade, Residential Short-Term Accommodation	P	P	P	
Service Trade, Wash – Light		D+	P*/D*+	
Storage, Personal			P*/D*	
Transportation, Parking Lot	D+	D+	P*/D*+	
Transportation, Parking Stand	D	D	P	
Transportation, Parking Structure	D	P	P	P
Utility, General	P	P	P	

*based on applicable thresholds
 +additional conditions apply

Summary of Permitted and Discretionary Land Uses – *Regina Zoning Bylaw, 2019*
INDUSTRIAL ZONES

REGINA ZONING BYLAW, 2019	INDUSTRIAL ZONES		
	IP	IL	IH
Agriculture, Animal Support	P*/D*+	P*/D*	P
Agriculture, Cannabis		P*/D*	P
Agriculture, Outdoor	P	P	P
Agriculture, Indoor	P*+/D*+	P*/D*	P
Assembly, Adult		D+	D+
Assembly, Ceremonial		P	P
Assembly, Range			P+
Assembly, Religious		P+	
Assembly, Recreation	P+	P+	P+
Drive-Through, Accessory		D	P
Dwelling, Secondary Suite		P+	
Dwelling, Unit		D+	
Food & Beverage, Catering	P*+/D*+	P*/D*	P
Food & Beverage, Lounge	P*/D*	P*/D*	
Food & Beverage, Outdoor	P*/D*	P*/D*	P*/D*
Food & Beverage, Restaurant	P*/D*	P*/D*	
Industry, Artistic	P*+/D*+	P	P
Industry, Food & Beverage	P*+/D*+	P*/D*	P
Industry, Hazardous Material			D+
Industry, Heavy			D
Industry, Laboratory	P*+/D*+	P	P
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, Humanitarian Service	P+		
Institution, Training	P+	P	P
Office	P*+/D*+	P*+/D*+	P*+/D*+
Open Space, Active	P+	P+	P+
Public Use, General	P+	P	P
Residential Business		P*+/D*+	
Retail Trade, Adult		D+	D+
Retail Trade, Cannabis		P*+/D*+	
Retail Trade, Fuel Station		P+	P+

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INDUSTRIAL ZONES

REGINA ZONING BYLAW, 2019	INDUSTRIAL ZONES		
	IP	IL	IH
Retail Trade, Motor Vehicle - Heavy		P*/D*	P
Retail Trade, Motor Vehicle - Light		P*/D*	P*/D*
Retail Trade, Outdoor Lot		P*/D*	P
Retail Trade, Shop	P*+/D*+	P*/D*	P*/D*
Service Trade, Body Rub Establishment		P+	P+
Service Trade, Clinic	P*/D*	P*/D*	
Service Trade, Heavy	P*+/D*+	P*/D*	P
Service Trade, Light	P*/D*	P	
Service Trade, Motor Vehicle - Heavy		P*/D*	P
Service Trade, Motor Vehicle – Light		P*/D*	P
Service Trade, Personal	P*/D*	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+	P	P
Storage, Warehousing	P+	P	P
Transportation, Parking Lot		D	
Transportation, Parking Stand		P*/D*	
Transportation, Parking Structure		P	P
Transportation, Terminal		P	P
Utility, General		P	P
Wholesale Trade, Indoor	P*+/D*+	P*/D*	P
Wholesale Trade, Outdoor		P*/D*	P
Work Camp		P*+/D*+	P*+/D*+

*based on applicable thresholds

+additional conditions apply

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 SPECIAL ZONES

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LAND USE	I	UH	RW	PS
Agriculture, Outdoor	P	P	P	P
Agriculture, Indoor		P		
Assembly, Community	D+	D+		D+
Assembly, Recreation	D+			D+
Assembly, Religious	D+			D+
Drive-Through, Accessory		D		
Dwelling, Assisted Living	D+			
Dwelling, Group Care	D+			
Dwelling, Secondary Suite	P+	P+		
Dwelling, Unit	D*+	P*/D*		
Food & Beverage, Restaurant	D			D
Institution, Day Care	P+			D+
Institution, Education	P+			P+
Institution, Health Care	P			
Institution, Humanitarian Service	P			D
Open Space, Active	P+	P+	P+	P+
Open Space, Campground		D		
Open Space, Ceremonial	D			D
Public Use, General	P	P	P	P
Service Trade, Clinic				D
Service Trade, Motor Vehicle - Heavy			D	
Service Trade, Personal				D
Storage, Outdoor			D	
Storage, Warehousing			D	
Transportation, Parking Lot	D+			
Transportation, Parking Stand	D+			
Transportation, Terminal			P	
Utility, General	P	P	P	P
Work Camp		P*+/D*+		

*based on applicable thresholds
 +additional conditions apply

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DIRECT CONTROL DISTRICTS

REGINA ZONING BYLAW, 2019	DIRECT CONTROL DISTRICTS						
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	LAND USE	DCD-SD	DCD-QP HPA	DCD-QP MUPA	DCD-QP DCD-QP LD	DCD-QP MD	DCD-QP HD
Agriculture, Animal Support	P						
Agriculture, Indoor							P*/D*
Assembly, Community		P*/D**	P**				P*/D**
Assembly, Recreation		P*/D**	P**				P*/D**
Assembly, Religious							P*/D**
Drive-Through, Accessory	D						
Dwelling, Assisted Living		P+			P+	P+	P+
Dwelling, Group Care		P+	P+	P	P+	P+	P+
Dwelling, Secondary Suite		P+		P+	P+	P+	P+
Dwelling, Unit		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
Industry, Laboratory	P	P**					P
Industry, Light	P						
Industry, Salvaging – Light							P*/D*
Institution, Day Care		P+	P+	D+	D+	D+	P+
Institution, Education	D	P+					P+
Institution, Health Care							P

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	LAND USE	DCD-SD	DCD-QP HPA	DCD-QP MUPA	DCD-QP DCD-QP LD	DCD-QP MD	DCD-QP HD
Institution, Humanitarian Service		P+	P				P
Institution, Training							P
Office	P*/D**	P**	P*				P
Open Space, Active	P+	P+	P+	P+	P+	P+	P+
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, Cannabis							P+
Retail Trade, Motor Vehicle – Light	P						
Retail Trade, Outdoor Display							P*/D*
Retail Trade, Outdoor Lot	P						
Retail Trade, Shop	P	D**	P*				P
Service Trade, Accommodation		P+					P
Service Trade, Clinic	P	P**	P*				P
Service Trade, Light	P	P+	P				P
Service Trade, Motor Vehicle – Light	P						D+
Service Trade, Personal		P+	P				P
Service Trade, Residential Short-Term Accommodation		P+		P	P	P	P
Service Trade, Wash – Light	D+						
Storage, Personal							D
Storage, Warehousing	P						

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	LAND USE	DCD-SD	DCD-QP HPA	DCD-QP MUPA	DCD-QP LD	DCD-QP MD	DCD-QP HD	DCD-D
Transportation, Parking Lot	D							
Transportation, Parking Stand								D
Transportation, Parking Structure								D
Utility, General	P	P+	P	P+	P+	P+	P+	P
Wholesale Trade, Indoor	P							
Wholesale Trade, Outdoor	P							
*based on applicable thresholds								
+additional conditions apply								

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LAND USE	DCD-CS: LR&HF MIX	DCD-CS: MR&HF MIX	DCD-CS: HR MIX	DCD-CS: TA MIXED	DCD-CS: TA ARTERIAL	DCD-WH	DCD-CBM
Agriculture, Animal Support						P*/D*+	
Agriculture, Indoor	D+	P+	D+	D+	P*/D*+	P+	
Assembly, Ceremonial	P*/D*	P*/D*	P*/D*	P*/D*	P*/D*		
Assembly, Community	P*/D*+	P*/D*+	P*/D*+	P*/D*+	P*/D*+	P*/D*+	P+
Assembly, Recreation	P*/D*+	P*/D*+	P*/D*+	P*/D*+	P*/D*+	P*/D*+	P+
Assembly, Religious	P*/D*+						P+
Dwelling, Assisted-Living	P	P	P	P	P	P*/D*+	P+
Dwelling, Group Care	P	P	P	P	P	P*/D*+	P+
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+	
Industry, Laboratory			P*/D*	P*/D*	P*/D*	P+	
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+	
Institution, Humanitarian Service	P*/D*					P+	P

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DIRECT CONTROL DISTRICTS

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LAND USE	DCD-CS: LR&HF MIX	DCD-CS: MR&HF MIX	DCD-CS: HR MIX	DCD-CS: TA MIXED	DCD-CS: TA ARTERIAL	DCD-WH	DCD-CBM
*based on applicable thresholds +additional conditions apply							
Institution, Training	P*/D*	P*/D*	P*/D*	P*/D*	P*/D*	P+	
Office	P*/D*	P*/D*	P	P*/D*	P*/D*	P*+	P*+/D*+
Open Space, Active	P*+/D*+	P+	P+	P+	P*/D*	P*+/D*+	P+
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, 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, 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, Light		P*/D*	P*/D*	P*/D*	P*/D*	P+	P
Service Trade, Personal	P*/D*	P*/D*	P*/D*	P*/D*	P*/D*	P+	P
Service Trade, Residential Short-Term Accommodation	P	P	P	P	P		
Storage, Personal						P+	
Storage, Warehousing						P*+/D*+	
Transportation, Parking Structure		D	D	D	D	P+	
Utility, General	P*/D*	P	P	P	P*/D*	P+	P
Wholesale Trade, Indoor						P+	
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LAND USE	DCD-CS: LR&HF MIX	DCD-CS: MR&HF MIX	DCD-CS: HR MIX	DCD-CS: TA MIXED	DCD-CS: TA ARTERIAL	DCD-WH	DCD-CBM
+additional conditions apply							

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LAND USE	DCD-RExG: ED	DCD-RExG: CP	DCD-RExG: S
Assembly, Community	D		
Assembly, Recreation	P*+/D*+		P+
Drive Through, Accessory	P		
Dwelling, Unit	D+		
Food & Beverage, Lounge	P		P+
Food & Beverage, Restaurant	P		P+
Industry, Food & Beverage	D		
Institution, Education	D		
Institution, Healthcare	P		
Institution, Training	D		
Office			P*+
Open Space, Active	P	P+	
Public Use, General	P		
Retail Trade, Outdoor Display	P		
Retail Trade, Shop	D		P+
Service Trade, Accommodation	D		

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LAND USE	DCD-RExG: ED	DCD-RExG: CP	DCD-RExG: S
Service Trade, Clinic	D		
Service Trade, Personal			P+
Transportation, Parking Lot	P		
Transportation, Parking Stand	P		
Transportation, Parking Structure	P		
Utility, General	P		
*based on applicable thresholds +additional conditions apply			