



*This information is provided for clarification purposes only and is not in substitution of any applicable City Bylaws or Provincial or Federal Codes or laws. In the case of any contradictions, legislative Codes, laws or Bylaws take precedence. You must satisfy yourself that any existing or proposed construction or other works complies with other Bylaws, Codes, applicable Acts, regulations, and decisions and orders of any person or body having jurisdiction over the Lands.*

## Minimum Lot Dimensions for Irregularly Shaped Lots

No.: INFO-59  
Date: 2024-11-08

### Purpose

This bulletin is to inform Owners, Applicants, and Builders of the City of Richmond’s standards for determining minimum lot dimensions on irregularly shaped lots.

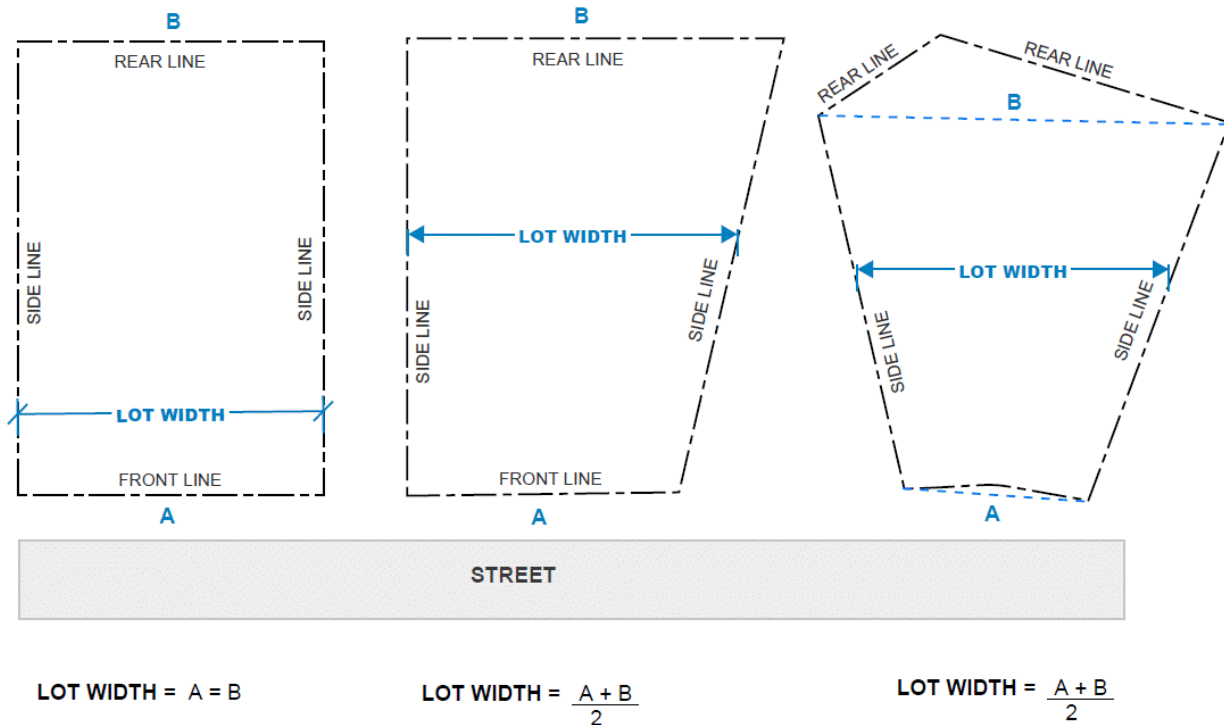
### Background

Determination of lot width, depth, and frontage is a basis for regulating minimum lot dimensions applicable for subdivision and common development requirements, such as required building setbacks. In most cases, the measurements and determinations will be clear, but in some cases, the lot line(s) or other property attributes are irregular.

### Implementation

**Lot Width:** means the **average** distance between the side lot lines measured at the front lot line and the rear lot line (see Figure 1).

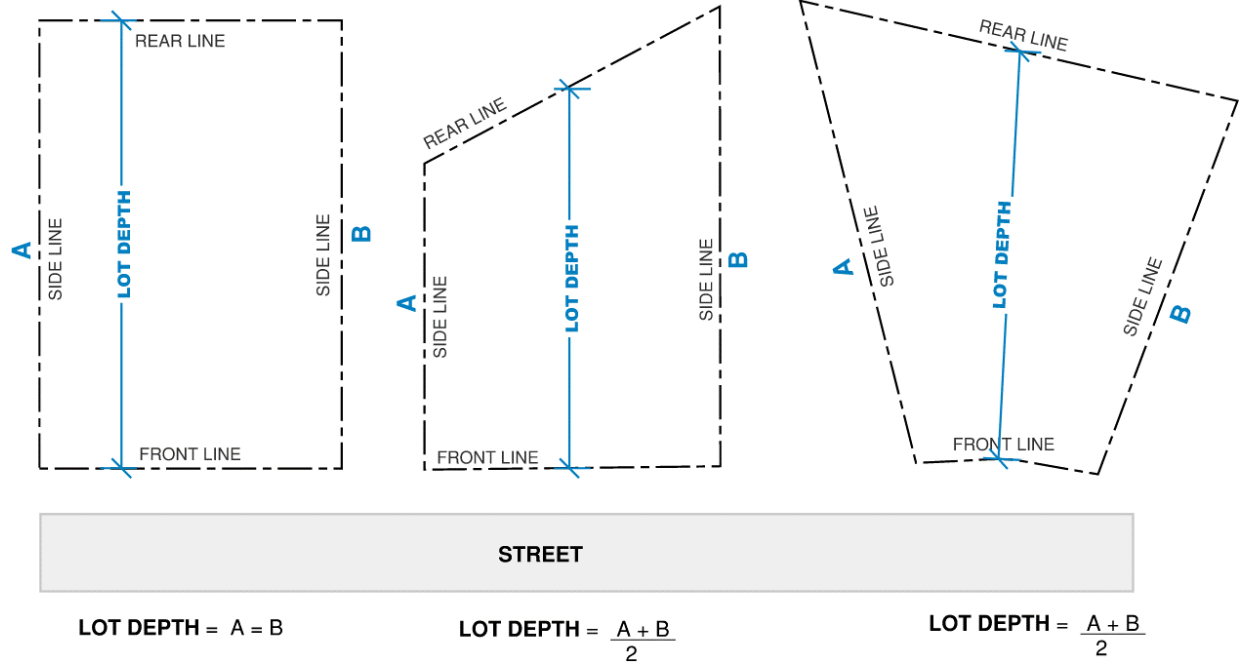
Figure 1: Lot Width Calculation



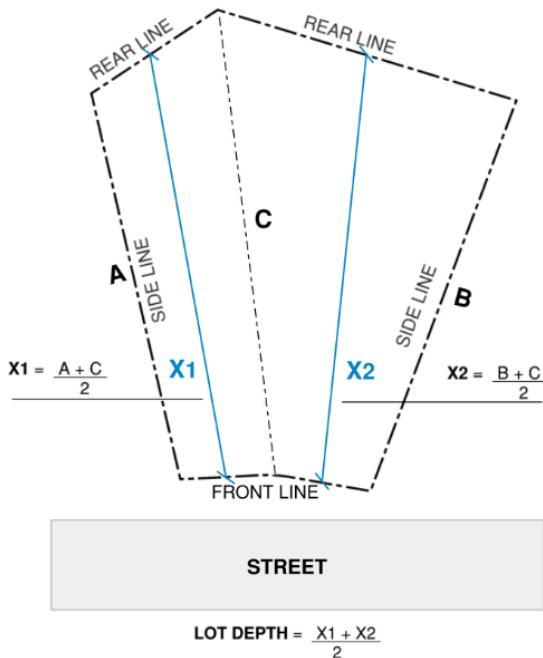
See over →

**Lot Depth:** means the **least horizontal** distance between the front and rear lot lines, but where the lot has an irregular shape, the minimum lot depth may be the **average of the lot line** with the least lot depth and the lot line with the most lot depth, provided that the City is satisfied that this lot depth is consistent with the shape of abutting lots and provides a comparable buildable area to adjacent lots (see Figure 2).

**Figure 2: Lot Depth Calculation**



**Figure 3: Lot Depth Calculation for Complex Irregular Shape**

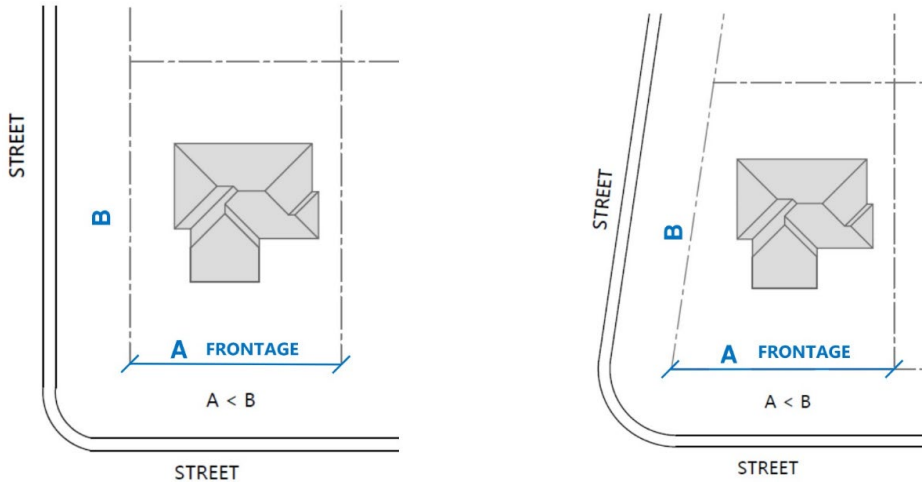


Where the lot has complex irregular shape, draw **hypothetical lines** to divide lot to simpler shapes. Calculate the average distance for each divided shape as the minimum lot depth (see Figure 3).

See attached →

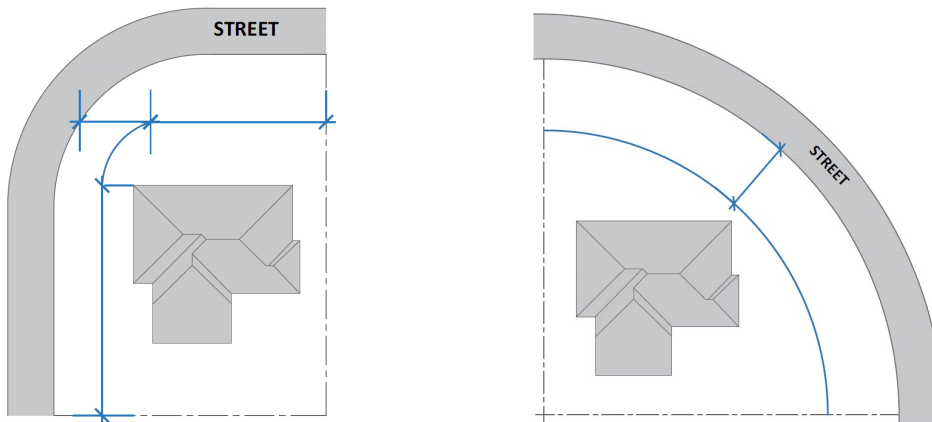
**Lot Frontage** means to the common boundary shared by the front lot line and a road, but which on a corner lot shall be deemed to be the shorter of the road boundaries, regardless of which way the buildings on the lot face (see Figure 4).

**Figure 4: Frontage Measurement**



For purposes of measuring lot frontage on corner lots with corner rounding, the measurement must be taken from the point of intersection of an imaginary extension of the side and front lot line. For arc shape lot, it would be the offset of lot line (see Figure 5).

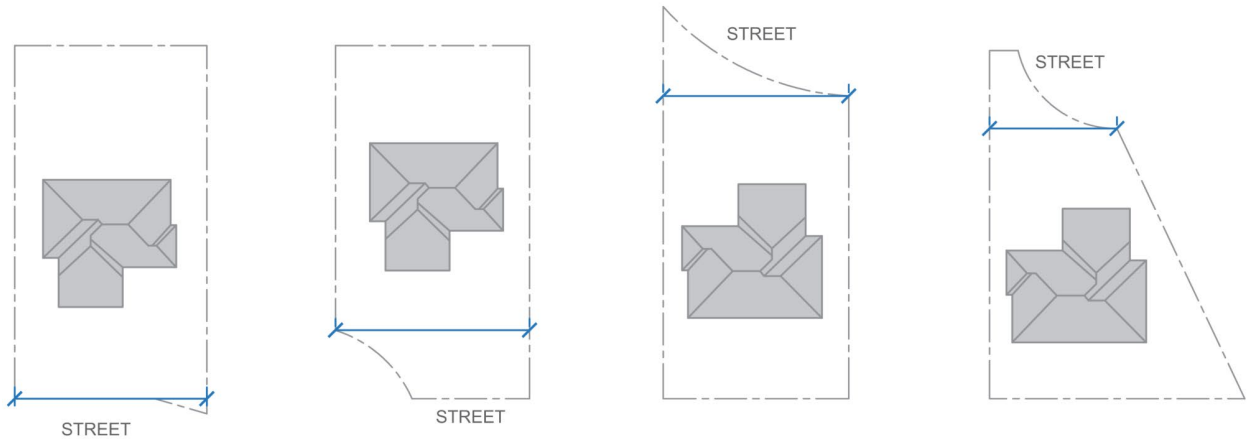
**Figure 5: Frontage Measurement on Corner Lot with Corner Rounding**



See over →

For lots with a nonlinear front line, it could be measured and determined as: (see Figure 6)

**Figure 6: Frontage Measurement with Nonlinear Front Line**



## References

- [City of Richmond Zoning Bylaw 8500](#)

Should you have any questions, comments, or suggestions concerning this bulletin, please reference the Bulletin number and email [building@richmond.ca](mailto:building@richmond.ca) or call the Building Approvals General Inquiries line at **604-276-4118**.