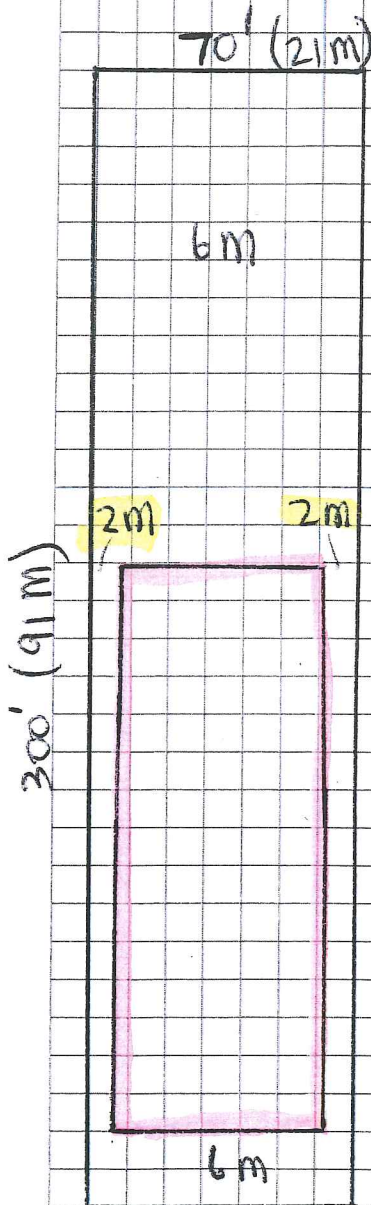


RS 1/2 LOT

- NO HOME PLATE.
- ONLY SETBACKS.



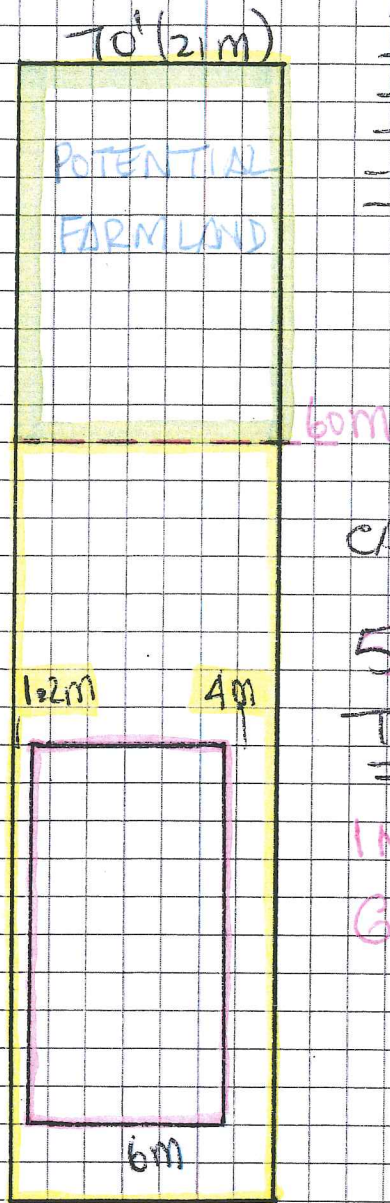
CAN BUILD:
 7550 SQ. FT.
 PLUS
 GARAGE
 538 SQ. FT.

TOTAL
 8088 SQ. FT.

TYPICAL
 AG 1 LOT.

HOME PLATE
 INCLUDES:

- HOUSE
- GARAGE
- ACCESSORY BUILDINGS
- DRIVEWAY
- LANDSCAPING
- SEPTIC TANK
- SEPTIC FIELD.



CAN BUILD:

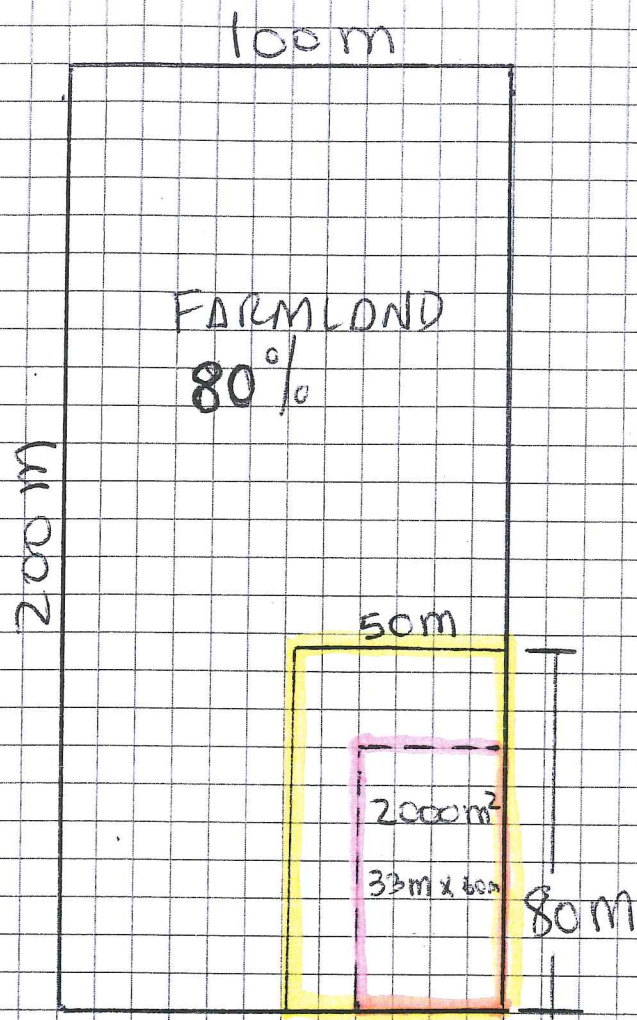
5382 SQ. FT.

TOTAL.

INCLUDING
 GARAGE!

SAME F.A.R - 55% ON 1ST 5000 SQ. FT.
 30% ON BALANCE OF LOT.

5 ACRE PARCEL.



STAFF PROPOSAL - 2000 m² (1/2 ACRE)

OUR PROPOSAL - 4000 m² (1 ACRE)

DELTA - 3600 m² (.89 ACRE)

RICHMOND FARMLAND OWNER'S ASSOCIATION PROPOSAL

FARM HOME PLATE LIMITS	
UP TO 4 ACRES	½ ACRE (2000 m ²)
MORE THAN 4 ACRES	1 ACRE (4000 m ²)

- 80 m maximum setback for home plate.
- 50 m maximum setback for home.

MAXIMUM HOUSE SIZE LIMITS	
UP TO ½ ACRE	700 m ²
½ ACRE TO 4 ACRES	1000 m ²
MORE THAN 4 ACRES	1300 m ²

- Not including garage. Consistent with 50m² exemption for RS1 zones.