

## EXHIBIT 13.9

### MULTIPLE LOT COMBINATION PARCELS

#### HOUSE SIZE LIMITATIONS:

1. Effect.

In the event that, subsequent to the enactment of this Amendment, an existing Single Family Detached Dwelling constructed on a multiple Lot combination parcel is destroyed by natural disaster or is voluntarily demolished or remodeled, the prior existing Single Family Detached Dwelling may be constructed, repaired, or remodeled so as to allow the structure to maintain its original footprint and heated habitable area or the heated habitable area as allowed in Table 2, if greater.

2. Applicability.

The standards of the Amendment shall apply to all Single Family Detached Dwelling Development on multiple Lot combination parcels.

3. Lot Standards.

The following Dwelling Unit size limitations and Lot standards shall apply to Single Family Detached Dwelling Development. These unit size limitations and Lot standards are listed in Table 2.

A. For any vacant multiple Lot combination parcel existing at the time of this Amendment (excepting those multiple Lot combination parcels provided for in Sections 5 and 6) or created subsequently thereto the Lot standards set for in Table 2 below shall apply.

**Table 2: Multiple Lot Combination Parcels Standards and Maximum Dwelling Unit Sizes**

Highland Lot Size (SF) (2)	Maximum Dwelling Unit Size (Heated SF) (1)	Maximum Lot Coverage (7)	Lot Depth in Feet	Lot Width in Feet (3) (4)	Minimum Setbacks (Feet) (5) (6)			Maximum Height in Stories/Feet
					Front Yard	Side yard	Rear Yard	
<6,000	4,500	50%	90	40	15	7	10	2.5/35
6,000-7,999		50%	90	50	20	7	15	2.5/40
8,000-13,999		40%	100	75	25	15	20	2.5/40
14,000-19,999	5,500	33%	100	100	30	20	30	2.5/40

20,000-29,999	6,500	33%	100	100	30	20	30	2.5/40
30,000-39,999	7,500	33%	100	100	30	20	30	2.5/40
40,000-49,000	8,500	33%	100	100	30	20	30	2.5/40
>50,000*	10,000	33%	100	100	30	20	30	2.5/40
Beachfront	12,000	33%	100	100	30	20	30	2.5/45

*\*Note: Except Beachfront.*

**Notes for Table 2:**

1. Maximum Dwelling Unit size is heated square footage.
2. Highland Lot area (square feet) must be confirmed by a registered surveyor prior to issuing a permit for Dwelling Unit and/or Lot standards.
3. For Lots on cul-de-sacs or similar circumstances, the minimum width shall apply at the front yard setback line. Cul-de-sac Lots shall have a minimum width of 25 feet at the street line.
4. The minimum width of any flag Lot may be reduced to 20 feet along the "pole" position of said Lot, provided that the minimum width specified in the table is provided at the front building setback line
5. A minimum of 15 feet must be provided between structures and along the street side yard of a corner Lot.
6. The minimum setback requirements shall be increased to 30 feet from any Lot parcel boundary, which abuts a golf course, lagoon, or marsh.
7. Lot coverage is defined as the total percentage of surface area covered by buildings, all structures that in whole or in part rise 3 feet or higher above grade, impervious and pervious driveways and walkways, and other paved areas; divided by total highland Lot area.

4. Requests for Dwelling Unit Size Increases

Property owners may request from the Town and ARB an increase in Dwelling Unit size by going through the special exception process of the Town as provided for in Section 12A-506 of the Code of Ordinances of the Town, and any process required by the ARB provided the following are considered:

- i. The parcel size shall be 10,000 square feet or larger;
- ii. The following standards may apply, on a case-by-case basis:
  - a. Increased side setbacks:

The range for increased side setbacks shall be from 25 percent to 50 percent larger than the required setback;
  - b. Roof height within fifty (50) feet of any side yard Lot line shall be limited to a maximum of 1.5 habitable floors; and
  - c. Up to 25% heated SF size increase can be allowed to the applicable heated square foot numbers in Table 2. If the mass and roof line of the structure is divided into two or more components.

5. Grandfather Provision

This Amendment shall not apply to any vacant multiple Lot combination parcel existing on the effective date of this Amendment provided a building permit for residential construction is obtained within 180 days from the effective date of this Amendment.

6. Exception

Notwithstanding the foregoing, the standards of this Amendment shall not apply to any vacant multiple Lot combination parcel within the Undeveloped Lands that is comprised of Lots that have never been sold to Type A Members, but only if none of the Lots Adjacent to the vacant multiple Lot combination parcel that have been sold to Type A Members has a house constructed on it and none has proposed construction plans that have been submitted to the ARB for review.