

## B. Approval for Home Larger than Maximum Size.

Individuals who desire to construct a new home larger than the maximum home size limits, or desire to increase the size of an existing home, may apply for a special exception from the Sandy City Board of Adjustment. To qualify for the special exception, the application shall comply with the following requirements:

1. The proposed square footage of the home (excluding basement) is within 10% of the average home size within a 1,000 foot radius, as measured from the property line; or if the proposed home is located within a Planned Unit Development, is consistent with the approved standards and home sizes for the entire planned unit development.
2. The proposed home or addition is consistent with the existing architectural standard for the surrounding neighborhood, i.e., rambler style homes, two-story homes, brick facade, stucco, half-timber, similar pitched roof, etc.
3. The proposed enlargement is not permitted to increase the available space for an accessory apartment.
4. The increased square footage is not permitted for non-residential structures. Institutional uses shall comply with the minimum and maximum square footage requirements for the underlying zone.