



**DATE:** 9-20-13

**TO:** City of Sherwood Planning Commission

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**SUBJECT:** Requested Comments on Proposed Changes to the Development Code

We are requesting comments from the Sherwood Planning Commission regarding changes to the front yard setbacks in the MDRL, MDRH and HDR zones. The current code requirement is 20 feet. We would like the following changes:

- 10 feet - Porch
- 14 feet - Dwelling Unit
- 20 feet - Garage

We would appreciate Planning Commission comments before we and the city staff spend the time and money to process a code amendment. Attached are 19 photos that represent proposed changes. Many of the city and counties have changed their ordinances to allow these setbacks. Variable setbacks create interesting front elevations for houses. It also eliminates the straight 20 foot line of houses along the street scape. This variety also increases the size of the rear yards. Most of the DR Horton houses have front porches that extend 5 to 8 feet past the garage door which required a 25 to 28 foot setback for the house. This additional 5 to 6 feet is directly removed from the rear yard. In some cases, the living area extends over the garage to create additional living area and house elevation variety. The DR Horton house plans were prepared to comply with the newer codes of other cities and counties that encourage this type of housing. We are currently constructing a 34 lot subdivision called Daybreak with 5,000 square foot lots in the city of Sherwood. The subdivision is located between Cooper Terrace and Elwert Road, and south of Edy Road. We would like to utilize variable setbacks in this subdivision. Thank you in advance for your consideration of this matter.



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#2



#3

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