

City of Sacramento  
**Planning and Design Commission Report**  
915 I Street Sacramento, CA 95814  
www.cityofsacramento.org

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**File ID:** 2026-01386

8/13/2026

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**2040 General Plan and Zoning Consistency Project: Update and Initiation of Special Planning District and Planned Unit Development Amendments (LR25-003)**

File ID: 2026-01386

**Location:** Citywide

**Recommendation:** 1) Review and comment; and 2) Pass a **Motion:** a) initiating amendments to the special planning districts identified in Attachment 6, to ensure consistency with the 2040 General Plan; and b) initiating rescission of the planned unit developments identified in Attachment 7, to streamline the Planning and Development Code (Title 17 of the Sacramento City Code).

**Contact:** Jamie Mosler, Associate Planner, (916) 808-7875, jmosler@cityofsacramento.org; Amy Yang, Senior Planner, (916) 808-5023, asyang@cityofsacramento.org; Community Development Department

**Presenter:** Jamie Mosler, Associate Planner, (916) 808-7875, jmosler@cityofsacramento.org, Community Development Department

**Attachments:**

- 1-Description/Analysis
- 2-Background
- 3-Outreach Strategy
- 4-Frequently Asked Questions (FAQ's)
- 5-Neighborhood Commercial Survey Summary
- 6-Proposed SPD Amendment Summary
- 7-Proposed PUD Removal Summary
- 8-Presentation

**Description/Analysis**

**Issue Detail:** The 2040 General Plan, adopted by the City Council on February 27, 2024, establishes the City's long-term vision for growth and development. State law requires that zoning regulations and zoning maps remain consistent with an adopted general plan. To comply with this requirement, staff is updating the City's Planning and Development Code (Title 17 of Sacramento City Code, also known as the zoning code) through the 2040 General Plan and Zoning Consistency Update, or

“zoning code update.”

Staff is currently in the community engagement phase of the zoning code update and is seeking Planning and Design Commission input on the proposed amendments before preparing the final ordinance for future consideration by the Planning and Design Commission and City Council.

The amendments proposed as part of the zoning code update represent a comprehensive update to the City's zoning regulations and aim to do the following:

- simplify the residential zoning framework,
- establish permanent development standards for Missing Middle Housing,
- expand opportunities for neighborhood-serving commercial uses,
- update standards for transit-oriented and auto-oriented development,
- streamline and modernize zoning regulations, and
- rezone properties where necessary to implement the 2040 General Plan land use designations.

A detailed summary of the proposed amendments is provided in **Attachment 2**.

The 2040 General Plan and Zoning Consistency project is being implemented in four phases:

- **Analysis** (*Fall 2024-Spring 2026*)
  - Staff reviewed the existing zoning code for inconsistencies with the 2040 General Plan, identified required updates, onboarded consultants, compared regulatory approaches, and evaluated legal requirements.
- **Community Engagement** (*Summer 2026*)
  - Staff is conducting outreach with the community on the proposed amendments and rezones. Efforts have included webinars, neighborhood meetings, tabling at community events, and this meeting with the Planning and Design Commission. Staff are also providing multiple methods for community members to provide feedback, including an interactive online platform, a missing middle housing survey, and an interactive rezone map.
- **Prepare Ordinance** (*Fall 2026*)
  - Staff will incorporate community input and finalize zoning code changes, including revised zoning districts, development standards, use regulations, and rezones.
- **Final Public Hearings and Adoption** (*Fall-Winter 2026*)
  - Staff will present the draft ordinance to the Planning and Design Commission and City Council for review and adoption.

Staff is currently in the community engagement phase and is conducting outreach to residents, property owners, neighborhood organizations, businesses, and other interested stakeholders. Public engagement includes community meetings, tabling at community events, hosting topical webinars, an online workshop platform, an interactive rezoning map, and multiple opportunities to provide

comments. Outreach will continue through August 31<sup>st</sup>, 2026.

After the outreach period has concluded, staff will consider public input received prior to preparing the final ordinance and rezoning map for future public hearings before the Planning and Design Commission and City Council. A detailed summary of outreach activities can be found in **Attachment 3**, frequently asked questions are included in **Attachment 4**, and a summary of the neighborhood commercial survey is provided in **Attachment 5**.

Additionally, during the Analysis Phase, staff identified potential amendments to several SPDs and PUDs to improve consistency with the 2040 General Plan and streamline the Zoning Code. These proposed amendments are summarized in **Attachment 6** and **Attachment 7**, respectively. Sacramento City Code section 17.400.030.B provides that either the Planning and Design Commission or City Council may initiate text amendments to a special planning district (SPD), and Sacramento City Code section 17.452.040.C provides that either the Planning and Design Commission, City Council, or property owner may initiate amendments to a planned unit development (PUD). Therefore, staff recommends that the Planning and Design Commission initiate these amendments so they may be considered alongside the complete ordinance during the Planning and Design Commission's review in Fall 2026. Initiation authorizes staff to continue refining the proposed amendments through the ongoing public outreach process before returning to the Planning and Design Commission and City Council for consideration of the final ordinance.

**Policy Considerations:** The 2040 General Plan includes the following implementation action and policies:

**Action LUP-A.10 Planning and Development Code Update.** The City shall update the Planning and Development Code to implement the 2040 General Plan, including amendments to:

- Rezone parcels for consistency with the 2040 General Plan land use, intensity, and density diagrams;
- Remove maximum residential density standards from single-unit, duplex dwelling, multi-unit, commercial, and industrial zones and replace them with floor area ratio-based intensity standards and minimum residential density standards;
- Broaden the range of housing types allowed by-right within single-unit and duplex dwelling residential zones;
- Update development standards for missing-middle housing types, such as accessory dwelling units, duplexes, triplexes, fourplexes, and bungalow courts;
- Require new residential development of a certain size to include a variety of housing types and sizes;
- Establish requirements for electric vehicle (EV) charging infrastructure in new and expanded gas stations citywide;

- Establish incentives to promote efficient parcel utilization and consolidation, particularly in transit-oriented development (TOD) areas;
- Prohibit new drive-through restaurants in areas where a strong pedestrian and transit orientation is desired;
- Allow for flexibility of new commercial uses in neighborhood-oriented commercial centers; and
- Establish incentives to facilitate the retrofit of existing shopping centers with pedestrian amenities, EV charging, bike parking, traffic-calming features, plazas and public areas, shade trees, lighting, public art, farmers markets, retail and other services that provide for everyday needs, and community events.

*Staff Note:* The underlined items above will be addressed through this Title 17 Update. The Community Development Department will continue to assess the remaining items throughout the 2024-2029 implementation period.

**Policy LUP-1.13 Airport Land Use Compatibility.** The City shall work with the Sacramento County Airport System (SCAS) and the Airport Land Use Commission (ALUC) to ensure that new development near the area's airports is compatible with airport operations, adopted ALUC policies, and applicable Airport Land Use Compatibility Plans.

**Policy LUP-2.2 Development Intensity Linked to Transit.** The City shall plan for higher development intensities around current and planned transit to optimize public investments and support and accessible, convenient network.

**Policy LUP-3.1 Maximum FAR.** The City shall regulate maximum building intensity using floor area ratio (FAR) standards consistent with Map LUP-6 and Figure LUP-5, which applies to residential uses in the single-unit and duplex zones. Maximum FAR standards shown in Map LUP-6 apply to both residential and non-residential use.

**Policy LUP-4.12 Drive-Through Restaurants.** The City shall prohibit new drive-through restaurants within:

- ½-mile walking distance from the center of an existing light rail station platform or high-frequency transit stop; and
- ¼-mile walking distance from the center of a proposed light rail station.

**Policy LUP-4.13 Future-Ready Gas Stations.** The City shall prohibit the establishment of new gas stations or the expansion of new fossil fuel infrastructure at existing gas stations unless the project proponent provides 50kW or greater Direct Current Fast Charger (DCFC) electric vehicle charging stations on site at a ratio of at least 1 new charging station per 1 new gas fuel nozzle.

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**Policy LUP-6.2 Range of Residential Development Intensities.** The City shall allow for a range of residential development intensities throughout the community to cultivate a mix of housing types at varying sales price points and rental rates, provide options for residents of all income levels, and protect existing residents from displacement.

**Policy LUP-6.3 Variety of Housing Types.** The City shall promote the development of a greater variety of housing types and sizes in all existing and new growth communities to meet the needs of future demographics and changing household sizes, including the following:

- Single-unit homes on small lots,
- Accessory dwelling units,
- Tiny homes,
- Alley-facing units,
- Townhomes,
- Lofts,
- Live-work spaces,
- Duplexes,
- Triplexes,
- Fourplexes,
- Cottage/bungalow courts,
- Neighborhood-scale multi-unit buildings, and
- Senior and student housing.

**Economic Impacts:** Not applicable.

**Environmental Considerations:** This report concerns the Planning and Design Commission's review of the 2040 General Plan and Title 17 Consistency Project, including the initiation of amendments to Special Planning Districts and Planned Unit Developments. The action is an administrative activity that would not result in direct or indirect physical changes in the environment and is not a project as defined pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15378(b)(5) and is not subject to environmental review pursuant to CEQA Guidelines section 15060(c)(3).

The effort associated with updating Title 17 to ensure consistency with the adopted 2040 General Plan is identified as a subsequent project in 2040 General Plan Master EIR. After a Master EIR has been prepared and certified, subsequent projects which the lead agency determines as being within the scope of the Master EIR will be subject to only limited environmental review. The final proposed updates to Title 17 and the amendments to Special Planning Districts and Planned Unit Developments will be reviewed in accordance with CEQA Guidelines Sections 15063 and 15177 and made available for review prior to any future public hearings consistent with CEQA Guidelines Section 15087.

**Sustainability:** Not applicable.

**Commission/Committee Action:** On August 14, 2025, the Planning and Design Commission passed a motion to initiate rezoning and text amendments to the Planning and Development Code (Zoning Code) to ensure consistency with the 2040 General Plan.

On March 26, 2026, the Planning and Design Commission provided comments on proposed modifications to the Missing Middle Housing (MMH) standards and the City's approach to implementation of Senate Bill (SB) 79.

**Rationale for Recommendation:** Staff recommends that the Planning and Design Commission initiate amendments to specified Special Planning Districts and recission of specified Planned Unit Developments as part of the 2040 General Plan and Zoning Consistency Update. These actions help ensure consistency with the 2040 General Plan and streamline the Planning and Development Code.

**Financial Considerations:** Not applicable.

## Attachment 2: Background

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This attachment provides an overview of the key components of the 2040 General Plan and Zoning Code (Title 17) Consistency Update (“Zoning Code Update”). The Zoning Code is also referred to as the Planning and Development Code or Title 17 of the Sacramento City Code.

The 2040 General Plan, adopted by City Council on February 27, 2024, establishes the City’s long-term vision for growth and development. The 2040 General Plan includes updated land use polices and land use designations that guide future development and decision-making.

State law requires zoning regulations and zoning maps to remain consistent with an adopted general plan. To comply with this requirement, staff is updating the Zoning Code and rezoning properties to implement the 2040 General Plan.

The Zoning Code Update consists of the following key components to ensure consistency with the 2040 General Plan:

- Simplify Residential Zoning
- Expand Neighborhood Commercial Uses
- Update Missing Middle Housing Standards
- Focus Growth Near Transit
- Update Auto-Oriented Use Standards
- Streamline the Code
- Rezone Properties for Consistency

# Simplify Residential Zoning

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## 2040 General Plan Direction

- The 2040 General Plan simplified and consolidated land use designations.
- Nine residential land use designations, previously differentiated by neighborhood context (suburban, traditional, and urban) and density (low, medium, and high) were consolidated into a single Neighborhood designation.
- The 2040 General Plan directs the City to remove maximum residential density standards and replacing them with floor area ratio (FAR)-based standards (LUP-A.10).
- The 2040 General Plan directs the City to broaden the range of housing types allowed by right in single-unit and duplex dwelling zones (LUP-A.10).

## Existing Zoning Code

- The Zoning Code currently includes 13 residential zoning districts that are primarily differentiated by maximum residential density.
- Because the 2040 General Plan transitions from density-based regulation to FAR-based development standards, maintaining separate residential zoning districts primarily based on density is no longer necessary.
- The RO zone currently allows limited commercial uses that do not fully implement the General Plan's Neighborhood or Residential Mixed Use designations.
- The Zoning Code currently includes multiple dwelling use categories and requires a conditional use permit for some housing types with shared bathroom or kitchen facilities, even though similar housing types are permitted by right.

## Proposed Updates

- Remove the maximum residential density across all zones
- Consolidate several dwelling land uses and remove conditional use permit requirements for shared dwellings (i.e., dormitories, residential hotels, and fraternity house; sorority houses).
- Consolidate the 13 existing zoning districts into four, as follows:

| <b>Table 1: Proposed Neighborhood and Residential Mixed Use Zoning Districts</b> |                      |                                                                                                                                                |
|----------------------------------------------------------------------------------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Existing Zones</b>                                                            | <b>Proposed Zone</b> | <b>Proposed Zone Description</b>                                                                                                               |
| R-1, R-1A, R-1B, R-2                                                             | N-1                  | Development standards for missing middle housing and new allowances for neighborhood commercial                                                |
| R-2A, R-2B, R-3, R-3A                                                            | N-2                  | Development standards to transition from missing middle housing to higher intensity development and new allowances for neighborhood commercial |
| R-4, R-4A, R-5                                                                   | N-3                  | Development standards for higher intensity housing and broader neighborhood commercial                                                         |
| RMX, RO                                                                          | RMX                  | Development standards for a mix of residential and commercial, encourages ground floor neighborhood commercial and services.                   |

## Expand Neighborhood Commercial Uses

### 2040 General Plan Direction

- The 2040 General Plan established a goal for a city of healthy, livable, “complete neighborhoods” that provide for residents’ daily needs within easy walking or biking distance from home (LUP-6).
- The Neighborhood land use designation is described as primarily residential uses, with some complementary neighborhood-serving commercial uses such as corner markets, coffee shops, hair salons, shops, gyms, fitness centers, and offices.

### Existing Zoning Code

- Historically, many Sacramento neighborhoods included small-scale commercial uses within walking distance of homes.
- Over time, zoning regulations limited opportunities for neighborhood-serving commercial uses in residential areas and primarily allowed single-unit dwellings.
- A comparison of existing zoning regulations within the Neighborhood designation shows that many uses identified in the General Plan are not currently permitted in the existing R-1, R-1A, R-1B, R-2 (proposed N-1), and R-2A, R-2B, R-3, and R-3A (proposed N-2) zones.

### Proposed Updates

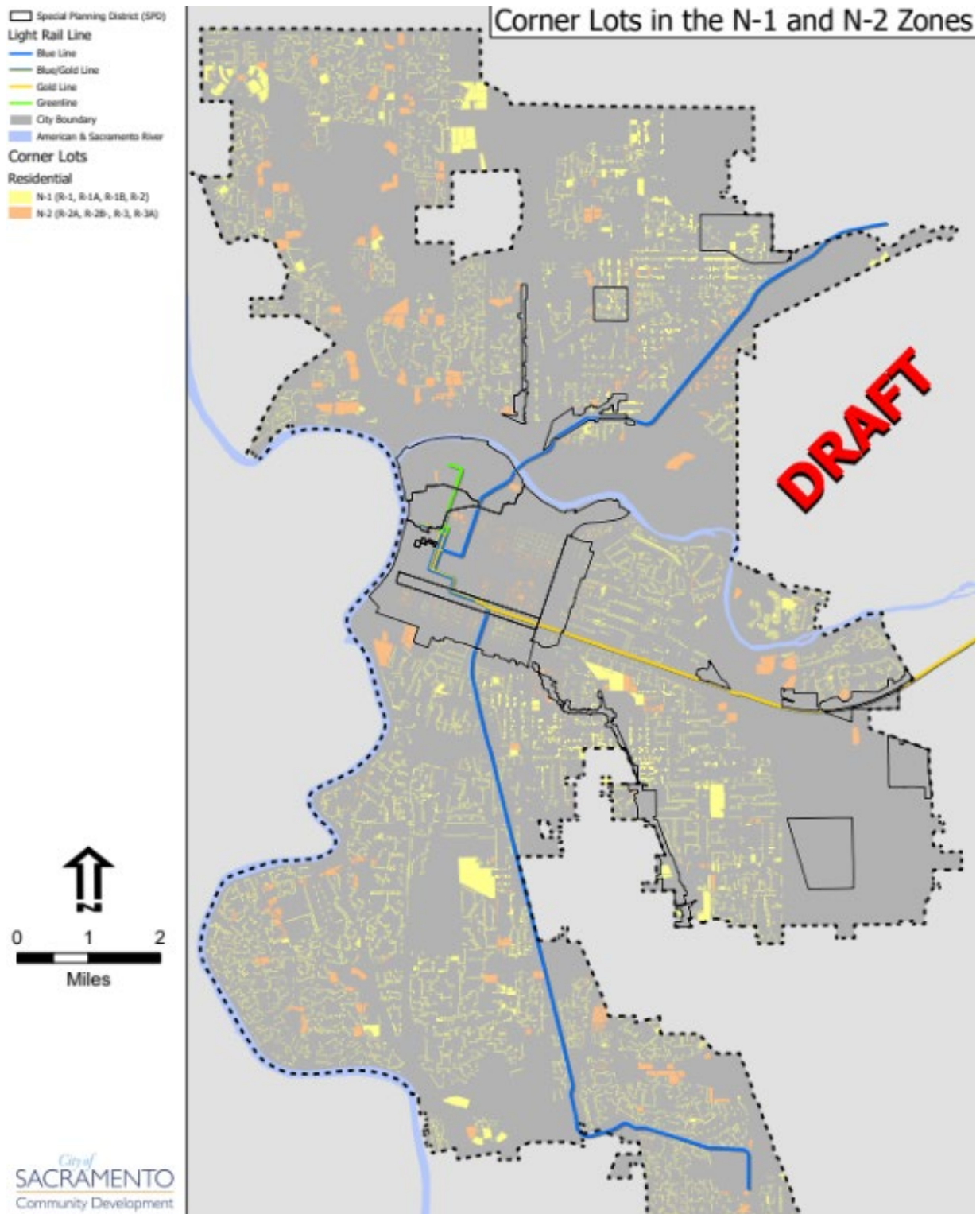
- Allow more neighborhood commercial uses in the proposed N-1 and N-2 zones with special use regulations to maintain compatibility with surrounding residential neighborhoods.
- The proposed recommendations were informed by community input and best practices, including:
  - Case study research conducted with planning staff from Pomona, California; Raleigh, North Carolina; and Charlottesville, Virginia;
  - A community survey conducted in Fall 2025 that received over 850 responses regarding neighborhood businesses

| Table 3: Proposed Zoning Standards for Neighborhood Commercial |                                                                                    |                       |                                                                                    |                       |
|----------------------------------------------------------------|------------------------------------------------------------------------------------|-----------------------|------------------------------------------------------------------------------------|-----------------------|
| Zoning Code<br>Land Use                                        | Proposed N-1 Zone<br>(Consolidation of existing R-1,<br>R-1A, R-1B, and R-2 zones) |                       | Proposed N-2 Zone<br>(Consolidation of existing R-2,<br>R-2A, R-3, and R-3A zones) |                       |
|                                                                | Existing                                                                           | Proposed              | Existing                                                                           | Proposed              |
| <b>Athletic club;<br/>fitness studio</b>                       | Not permitted                                                                      | Permitted by<br>right | Not permitted                                                                      | Permitted by<br>right |
| <b>Commercial<br/>service</b>                                  | Not permitted                                                                      | Permitted by<br>right | Not permitted                                                                      | Permitted by<br>right |

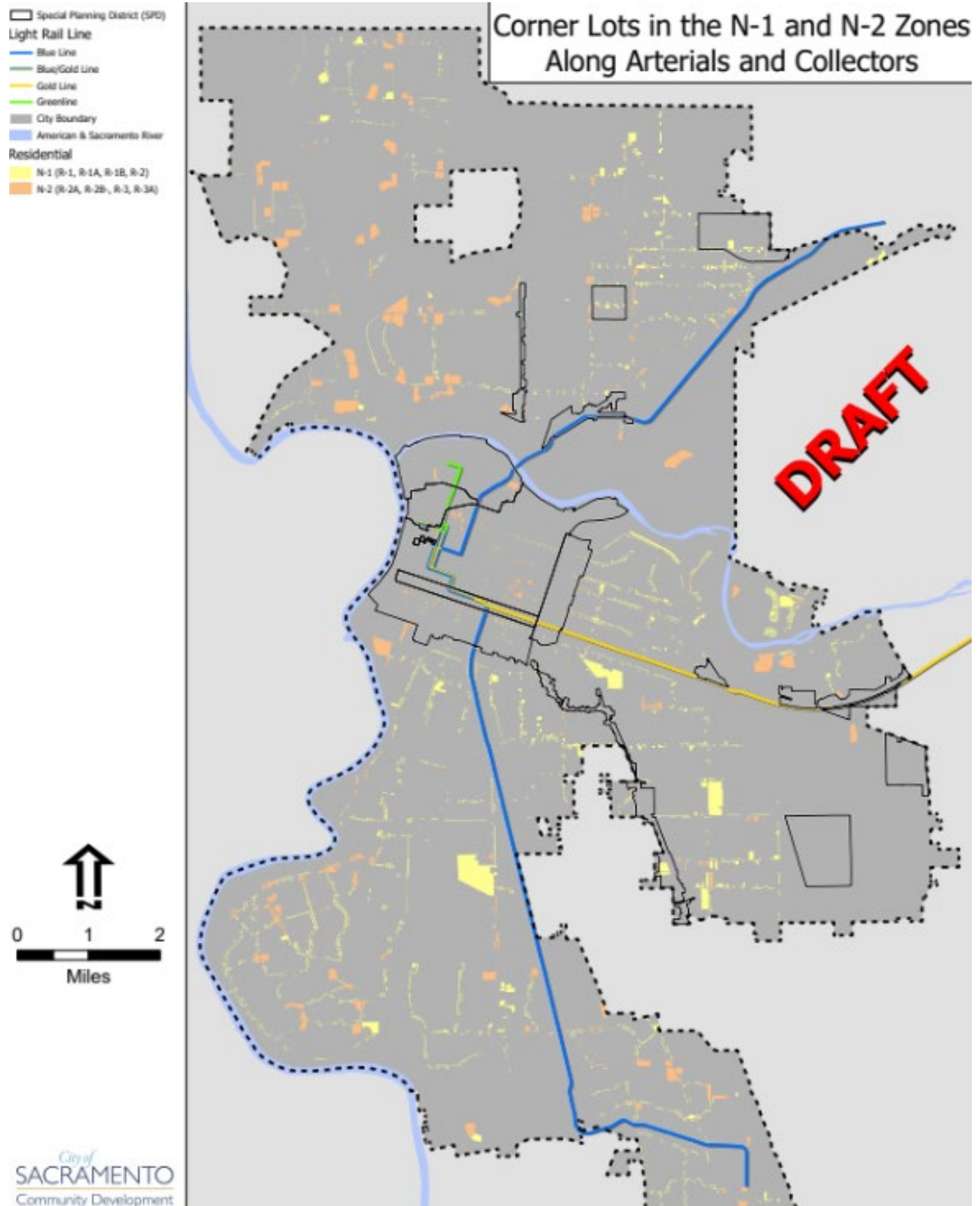
| Table 3: Proposed Zoning Standards for Neighborhood Commercial |                                                                                    |                    |                                                                                    |                    |
|----------------------------------------------------------------|------------------------------------------------------------------------------------|--------------------|------------------------------------------------------------------------------------|--------------------|
| Zoning Code<br>Land Use                                        | Proposed N-1 Zone<br>(Consolidation of existing R-1,<br>R-1A, R-1B, and R-2 zones) |                    | Proposed N-2 Zone<br>(Consolidation of existing R-2,<br>R-2A, R-3, and R-3A zones) |                    |
|                                                                | Existing                                                                           | Proposed           | Existing                                                                           | Proposed           |
| Laundromat                                                     | Not permitted                                                                      | Permitted by right | Not permitted                                                                      | Permitted by right |
| Library;<br>archive                                            | Conditionally permitted                                                            | Permitted by right | Conditionally permitted                                                            | Permitted by right |
| Nonresidential care facility                                   | Conditionally permitted                                                            | Permitted by right | Conditionally permitted                                                            | Permitted by right |
| Office                                                         | Not permitted                                                                      | Permitted by right | Not permitted                                                                      | Permitted by right |
| Restaurant                                                     | Not permitted                                                                      | Permitted by right | Not permitted                                                                      | Permitted by right |
| Retail store                                                   | Not permitted                                                                      | Permitted by right | Not permitted                                                                      | Permitted by right |

| Table 4: Proposed Neighborhood Commercial Use Regulations in the N-1 and N-2 Zones |                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                 |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Standard                                                                           | Proposed Requirement                                                                                                                                                                                        | Rationale                                                                                                                                                                                                                                                       |
| Maximum Size                                                                       | 2,000 square feet                                                                                                                                                                                           | Maintains neighborhood scale                                                                                                                                                                                                                                    |
| Number of Businesses                                                               | One per lot                                                                                                                                                                                                 | Maintains neighborhood scale                                                                                                                                                                                                                                    |
| Location                                                                           | <p>Corner lots in the N-1 and N-2 zones (see Map 1)</p> <p>Restaurants and retail stores primarily dedicated to selling fresh food limited to corner lots on arterial and collector streets (see Map 2)</p> | <p>Responsive to survey feedback desiring commercial uses down the street, while still maintaining a citywide distribution.</p> <p>Fresh food requires frequent deliveries and are therefore limited to streets able to accommodate higher vehicle traffic.</p> |
| Hours of operation                                                                 | <p>Indoor Uses: 6:00am-8:00pm</p> <p>Outdoor Uses: 7:00am-8:00pm</p>                                                                                                                                        | Minimizes potential noise and activity impacts on nearby residences                                                                                                                                                                                             |
| Outdoor uses                                                                       | Fitness classes and dining allowed; no outdoor storage                                                                                                                                                      | Ensures compatibility with surrounding residential uses                                                                                                                                                                                                         |
| Signage                                                                            | 1 attached sign per street frontage; 16 sf per street frontage; no detached signs                                                                                                                           | Prevents cluttered signage                                                                                                                                                                                                                                      |
| Deviations                                                                         | A conditional use permit by the zoning administrator can be requested to exceed these limitations                                                                                                           | Allows flexibility for businesses that would benefit the neighborhood, but require modifications                                                                                                                                                                |

**Map 1: Corner Lots in the N-1 and N-2 Zones**



**Map 2: Corner Lots in the N-1 and N-2 Zones Along Arterials and Collectors**



## Update Missing Middle Housing Standards

### 2040 General Plan Direction

- The 2040 General Plan directs the City to remove maximum residential density standards and replace with FAR-based standards (LUP-A.10)
- The 2040 General Plan directs the City to broaden the range of housing types allowed by right in single-unit and duplex dwelling zones (LUP-A.10)
- The 2040 General Plan directs the City to update development standards for missing middle housing types (LUP-A.10).
- The 2040 General Plan promotes a variety of housing types including neighborhood-scale multi-unit buildings (LUP-6.3).
- The 2040 General Plan directs the City to plan for higher development intensities around current and planned transit to optimize public investments and support an accessible, convenient network (LUP-2.4).

### Existing Zoning Code

- City Council adopted the Missing Middle Housing Interim Ordinance (“Interim Ordinance”) on September 17, 2024 as a temporary step before the 2040 General Plan and Zoning Consistency update.
- The Interim Ordinance established temporary standards for missing middle housing types, such as duplexes, triplexes, fourplexes, and other neighborhood-scale multi-unit dwellings.

### Proposed Updates

- Incorporate missing middle standards into the proposed N-1 Zone that reflect a transition to FAR-based standards and a focus on growth near transit.
- Update missing middle standards as summarized in Table 5.

| Table 5: Proposed Missing Middle Housing Standards for the N-1 Zone |                   |                                                |                                                                                                                          |
|---------------------------------------------------------------------|-------------------|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| Standard                                                            | Interim Ordinance | Proposed Requirement                           | Rationale                                                                                                                |
| Height                                                              | 35 ft             | <u>FAR 1.0:</u> 35 ft<br><u>FAR 2.0:</u> 45 ft | General Plan direction to focus growth near transit                                                                      |
| Lot Coverage                                                        | No requirement    | No change                                      | Open space requirements will apply, along with lot coverage requirements for accessory sheds (i.e., patio covers, sheds) |

| Table 5: Proposed Missing Middle Housing Standards for the N-1 Zone |                                                                                                 |                                                                               |                                                                                        |
|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| Standard                                                            | Interim Ordinance                                                                               | Proposed Requirement                                                          | Rationale                                                                              |
| Setbacks                                                            |                                                                                                 |                                                                               |                                                                                        |
| Front-yard setback                                                  | FAR 1.0:<br>Within range of neighbors, or 12.5 feet if no buildings                             | 1-2 Units:<br>Within range of neighbors, or 20 ft if no neighboring buildings | Front setbacks to support more dwelling units; revised building entry and projections  |
|                                                                     | FAR 2.0:<br>Within range of neighbors, 12.5 feet if no buildings, or 8 feet in the Central City | 3+ Units:<br>15 feet                                                          |                                                                                        |
| Street side-yard setback                                            | FAR 1.0: 12.5 feet                                                                              | 12.5 feet                                                                     | Common utility easement                                                                |
|                                                                     | FAR 2.0: 5 feet                                                                                 |                                                                               |                                                                                        |
|                                                                     | Central City: 3 feet                                                                            |                                                                               |                                                                                        |
| Interior side-yard setback                                          | 0 ft; or<br><br>3 ft if abutting a detached single-unit dwelling or lot < 52 ft wide            | No change                                                                     | Allows townhouse development                                                           |
| Rear-yard setback                                                   | Lots >2,900 sq ft: 15 ft                                                                        | Lots > 60 ft deep: 15 ft                                                      | Lot depth is a better determinant for needing adjustments to rear setback requirements |
|                                                                     | Lots < 2,900 sq ft: 4 ft                                                                        | Lots < 60 ft deep: 4 feet                                                     |                                                                                        |
| Lot Sizes and Dimensions                                            |                                                                                                 |                                                                               |                                                                                        |
| Lot Size                                                            | 1,200 square feet                                                                               | No change                                                                     | Allows small lot development                                                           |
| Interior Lot Width                                                  | 16 ft<br>+ 4 ft on each side abutting detached single-unit dwelling                             | No change                                                                     | Supports townhouse development                                                         |
| Corner Lot Width                                                    | 31 ft                                                                                           | No change                                                                     | Larger lot widths for corner lots                                                      |
| Lot Depth                                                           | 160 ft maximum                                                                                  | No change                                                                     | Citywide standard                                                                      |
| Architectural Design Standards                                      |                                                                                                 |                                                                               |                                                                                        |
| Bulk Control                                                        | “Tent” that limits height of a building near property lines                                     | -                                                                             | Supports three-story development with FAR based standards                              |

| Table 5: Proposed Missing Middle Housing Standards for the N-1 Zone |                                                                                        |                                                                                                                                                                                                  |                                                                                                                                                |
|---------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Standard                                                            | Interim Ordinance                                                                      | Proposed Requirement                                                                                                                                                                             | Rationale                                                                                                                                      |
| Building Dimensions                                                 | -                                                                                      | <u>FAR 1.0:</u><br>60 ft maximum width<br>60 ft maximum depth                                                                                                                                    | Alternative tools to address neighborhood scale without the bulk control tent                                                                  |
|                                                                     |                                                                                        | <u>FAR 2.0:</u><br>80 ft maximum width<br>120 ft maximum depth                                                                                                                                   |                                                                                                                                                |
| Massing                                                             | -                                                                                      | <u>FAR 1.0:</u><br>Additional width and depth beyond the 60 ft allowed with smaller building wings.<br><br>For buildings up to 16 units, all stairways must be located in the building envelope. | Alternative tools to address neighborhood scale absent bulk control and prevent large blank walls, while also providing flexibility of options |
|                                                                     |                                                                                        | <u>FAR 2.0:</u><br>Each elevation with 75 ft+ must provide one of the following: massing break, change in window proportion, recessed windows, change in exterior materials, or balconies        |                                                                                                                                                |
| Building entry                                                      | -                                                                                      | Each building shall have at least one entry (porch, dooryard, stoop, common entry) that faces a street or open space                                                                             | Encourages connectivity with the street                                                                                                        |
| Projections into Front Setback                                      | Building and front porch may project 40% of the setback, or 5 ft, whichever is greater | Building entries may project 8 ft into the front-yard setback and 5 feet into the street side-yard setback                                                                                       | Encourages connectivity with the street                                                                                                        |
| Vehicular access and parking                                        | -                                                                                      | > 3 more units: parking not allowed between street and building                                                                                                                                  | Prevents large parking lots                                                                                                                    |
| Multiple buildings on one lot                                       | -                                                                                      | Buildings ≤ 50 feet shall be oriented to face street;<br><br>Buildings > 50 ft from street shall face a shared open space                                                                        | Standards absent in interim ordinance and support building placement                                                                           |

| Table 5: Proposed Missing Middle Housing Standards for the N-1 Zone |                                                                                       |                                                                                                                                     |                                                                                                                                  |
|---------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Standard                                                            | Interim Ordinance                                                                     | Proposed Requirement                                                                                                                | Rationale                                                                                                                        |
|                                                                     |                                                                                       | Parking located behind buildings or 50 ft from street<br><br>Parking setback 10 feet from any shared open space                     |                                                                                                                                  |
| <b>Allowed encroachment for trees</b>                               | Building encroachments to preserve an existing tree or to plant a large shade tree    | No change                                                                                                                           | Supports tree preservation                                                                                                       |
| Open Space                                                          |                                                                                       |                                                                                                                                     |                                                                                                                                  |
| <b>Exception</b>                                                    | -                                                                                     | No open space required within 1,000 feet walking distance of a park                                                                 | Acknowledges the role of parks in an urban environment                                                                           |
| <b>Amount Required</b>                                              | <u>FAR 1.0</u> : 125 sf/unit or 400 sf, whichever is greater                          | No change                                                                                                                           | Appropriate measurements based on FAR                                                                                            |
|                                                                     | FAR 2.0: 75 sf/unit or 400 sf, whichever is greater                                   |                                                                                                                                     |                                                                                                                                  |
| <b>Dimensions</b>                                                   | 10 ft in width and length                                                             | At least one dimension as follows:<br>Front yard: 15 ft<br>Street side-yard: 10 ft<br>Interior side-yard: 10 ft<br>Rear-yard: 15 ft | Assessing potential flexibility for the open space requirements while coordinating with City staff on tree planting requirements |
| <b>Balconies</b>                                                    | Private open space on upper floors cannot be within 10 feet of interior side lot line | Cannot be within 10 feet of side rear lot lines<br><br>For FAR 2.0 properties, cannot face a FAR 1.0                                | Additional standard for FAR 2.0 properties that directly abut FAR 1.0 properties                                                 |
| <b>Roof Decks</b>                                                   | -                                                                                     | 10 ft setback from rear exterior walls<br><br>For FAR 2.0 properties, cannot be within 25 feet of maximum FAR 1.0 property          | New standards acknowledging flat roofs and taller buildings                                                                      |
| Tree Planting Requirements                                          |                                                                                       |                                                                                                                                     |                                                                                                                                  |
| <b>Front-Yard</b>                                                   | One 15 gallon tree                                                                    | One 15 gallon tree every 50 linear feet                                                                                             | Revises standard to acknowledge larger lots                                                                                      |

| Table 5: Proposed Missing Middle Housing Standards for the N-1 Zone |                                                                                                      |                                  |                                                         |
|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|----------------------------------|---------------------------------------------------------|
| Standard                                                            | Interim Ordinance                                                                                    | Proposed Requirement             | Rationale                                               |
| Street Side-Yard                                                    | One 15 gallon tree                                                                                   | One 15 gallon tree every 40 feet | Revises standard to acknowledge larger lots             |
| Rear-Yard                                                           | -                                                                                                    | <u>One 15 gallon tree</u>        | Supports tree planting goals                            |
| Exemptions                                                          | Existing trees may count<br><br>Trees not required when development is only accessible from an alley | <u>No change</u>                 | Acknowledges existing trees and development constraints |

# Focus Growth Near Transit

## 2040 General Plan Direction

- The 2040 General Plan directs the City to remove maximum residential density standards and replace them with FAR-based standards (LUP-A.10).
- The 2040 General Plan directs the City to plan for higher development intensities around current and planned transit to optimize public investments and support an accessible, convenient network (LUP-2.4).

## Existing Zoning Code

- Existing zoning districts regulate residential development primarily through maximum residential density standards rather than FAR-based development standards.
- Existing zoning districts include height standards that are not aligned with the development intensity allowed under FAR standards.
- The zoning code does not currently incorporate the State zoning standards for housing developments near transit established by Senate Bill (SB) 79 (2025, Wiener).

## Proposed Updates

- Update development standards to align maximum building height with the maximum FAR in the 2040 General Plan (see Table 6).
- Incorporate SB 79, as written, into the N-1 Zone
- Incorporate the height standards of SB 79 into the higher intensity neighborhood, mixed-use, and commercial zones.

| Table 6: Proposed Maximum Height Limits |                                                |                                         |                                    |
|-----------------------------------------|------------------------------------------------|-----------------------------------------|------------------------------------|
| Maximum FAR                             | Residential, Neighborhood, and Mixed-Use Zones | Commercial, Office, and Mixed-Use Zones | Industrial and Manufacturing Zones |
| 1.0                                     | 35 ft                                          | 65 ft*                                  | 70 ft                              |
| 2.0                                     | 45 ft                                          |                                         |                                    |
| 4.0                                     | 85* ft                                         |                                         |                                    |
| 5.0                                     | 115* ft                                        |                                         |                                    |
| 6.0                                     | 140 ft                                         |                                         |                                    |
| 8.0                                     | 185 ft                                         |                                         |                                    |

| Table 6: Proposed Maximum Height Limits |                                                |                                         |                                    |
|-----------------------------------------|------------------------------------------------|-----------------------------------------|------------------------------------|
| Maximum FAR                             | Residential, Neighborhood, and Mixed-Use Zones | Commercial, Office, and Mixed-Use Zones | Industrial and Manufacturing Zones |
| 10.0                                    | 240 ft                                         |                                         |                                    |
| 15.0                                    | No maximum height limit.                       |                                         |                                    |

|                                                                                                                                                                                                         |                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b><i>*Proposed Transitional Heights.</i></b> Portions of buildings within certain distances of a parcel with a 35 ft height limit shall not exceed the following limits unless a deviation is granted: |                      |
| 0-19 ft                                                                                                                                                                                                 | 45 ft                |
| 20-39 ft                                                                                                                                                                                                | 55 ft                |
| 40-59 ft                                                                                                                                                                                                | 65 ft                |
| 60 ft +                                                                                                                                                                                                 | Maximum Height Limit |

## Update Auto-Oriented Uses

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### 2040 General Plan Direction

The 2040 General Plan includes the following two policies related to auto-oriented uses:

- **LUP-4.12 Drive-Through Restaurants.** The City shall prohibit new drive-through restaurants within:
  - ½ mile walking distance from the center of an existing light rail station platform or high-frequency transit stop; and
  - ¼ mile walking distance from the center of a proposed light rail station
- **LUP-4.13 Future-Ready Gas Stations.** The City shall prohibit the establishment of new gas stations or the expansion of new fossil fuel infrastructure at existing gas stations unless the project proponent provides 50kW or greater Direct Current Fast Charger (DCFC) electric vehicle charging stations on site at a ratio of at least 1 new charging station per 1 new gas fuel nozzle.

### Existing Zoning Code

The existing Zoning Code is not consistent with 2040 General Plan policies LUP-4.12 and LUP-4.13 as it does not include standards that implement these policies.

### Proposed Updates

- Establish special use regulations for gas stations requiring a minimum of one EV charging space for every new fossil fuel pump installed.
- Prohibit new drive-through restaurants within ½ mile of existing light rail stations, within ½ mile of high frequency transit stops, and within ¼ mile of proposed light rail stations.

## Streamline the Code

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The proposed updates to the Zoning Code include additional technical amendments intended to improve the organization, clarity, and administration of the Zoning Code.

These amendments include removing obsolete Planned Unit Developments (PUDs) that are fully built out or no longer active, updating airport compatibility regulations through a new overlay zone, removing outdated suffixes that no longer have code references, and making other revisions as necessary to improve consistency throughout the Zoning Code and implement the 2040 General Plan.

In addition, the permitted use tables will be consolidated and reorganized to create a more user-friendly format. These changes improve the overall organization of the code and make it easier for property owners, applicants, and staff to determine where uses are permitted and what standards or permit requirements apply. Collectively, these amendments modernize the Zoning Code while improving consistency, reducing complexity, and supporting efficient administration of the City's land use regulations.

The proposed updates also revise the Employment Center (EC) zone to streamline its regulations, improve usability, and expand allowances for commercial uses.

Finally, the proposed updates also include the establishment of the Rio Linda Airport Overlay to streamline implementation of airport land use compatibility requirements for affected areas identified in the Rio Linda Airport Land Use Compatibility Plan.

## Rezone Properties for Consistency

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To support the proposed updates to the Zoning Code, the City is also undertaking a citywide rezoning effort to ensure zoning designations are consistent with the 2040 General Plan land use map. Properties with residential zoning will generally be rezoned to the corresponding new neighborhood zoning districts, while properties whose existing zoning is inconsistent with the General Plan will be evaluated for a rezone to implement the adopted land use designation.

### Rezoning Methodology

The proposed citywide rezoning was developed through a comprehensive analysis to ensure consistency between the City's zoning map and the 2040 General Plan. Staff evaluated parcels using several factors, including a property's 2040 General Plan land use designation, existing zoning district, allowable development intensity (including maximum FAR), existing development pattern, parcel size and configuration, and any applicable overlay zones or adopted planning documents.

Where existing zoning was already consistent with the 2040 General Plan, properties were generally converted to the corresponding new zoning district as part of the proposed residential zone simplification. For properties where the existing zoning was evaluated as inconsistent with the 2040 General Plan land use designation, staff identified the zoning district that best implements the 2040 General Plan.

Following preparation of the draft rezoning map, staff is conducting a public review period that includes an interactive online map. Property owners, residents, and other stakeholders can review proposed zoning changes and provide feedback. Staff is reviewing comments throughout the outreach period and will consider revisions to the proposed rezoning map, where appropriate, based on public input, additional site analysis, and consistency with the 2040 General Plan.

## Attachment 3: Outreach Strategy

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The 2040 General Plan and Zoning Consistency Update process includes a public outreach process that staff is conducting from June 26 through August 31, 2026. The purpose of the outreach strategy is to inform the community about the proposed zoning code amendments and citywide rezoning, as well as to gather feedback prior to formal public hearings.

Project information is available through a dedicated project webpage ([www.cityofsacramento.gov/zoningcodeupdate](http://www.cityofsacramento.gov/zoningcodeupdate)), which includes interactive informational boards, a Missing Middle Housing Survey, an interactive rezone map application, webinar slides and recordings, as well as other project resources. Interactive online tools allow community members to review proposed code changes and rezoning and to submit comments throughout the outreach period.

Staff have also sent out email announcements and reminders, posted on the City Express blog posts, and social media to increase awareness of engagement opportunities. The project has also been featured in publications in the Sacramento Bee and Cap Radio.

Outreach will continue through August 31, 2026. Following the conclusion of the outreach period, staff will review and evaluate comments received during the outreach period. Feedback will be considered and revisions made, where appropriate, as staff develops the proposed zoning code amendments and rezoning map for consideration by the Planning and Design Commission and City Council in Fall 2026.

### Community Engagement Activities

#### *Topical virtual webinars*

Staff hosted a series of virtual webinars covering an overview of the project, neighborhood commercial uses, Missing Middle Housing standards, and the proposed rezoning and residential zone consolidation. These webinars provided a more in-depth presentation of proposed changes and allowed for community dialogue around these topics. Recordings and slides are available on the project website following each webinar.

### Webinar schedule:

- July 1: Project Overview
- July 15: Neighborhood Commercial
- August 3: Missing Middle Housing
- August 10: New Zones and Rezoning

### *Stakeholder presentations*

City staff reached out and offered presentations to various stakeholder groups and local organizations throughout the city. The following list reflects all scheduled meetings (as of August 5, 2026) with stakeholder groups and local organizations:

- |                                                   |                                           |
|---------------------------------------------------|-------------------------------------------|
| • Housing Policy Working Group                    | • Boulevard Park Neighborhood Association |
| • American Institute of Architects Central Valley | • East Sacramento Community Association   |
| • Preservation Sacramento                         | • Tahoe Park Neighborhood Association     |
| • House Sacramento                                | • Newton Booth Neighborhood Association   |
| • Downtown Partnership                            | • Midtown Neighborhood Association        |
| • Sacramento Association of Realtors              | • Sierra Curtis Neighborhood Association  |
| • Strong SacTown                                  | • Elmhurst Neighborhood Association       |
| • North State Building Industry Association       | • Robla Neighborhood Association          |
| • Build it Green                                  |                                           |

### Community events

Staff has also participated in several community events this summer. These informal settings provide additional opportunities for community members to stop by, learn about the project, provide comments, and ask questions of staff. The following list reflects all scheduled events (as of August 5, 2026):

- |                                  |                              |
|----------------------------------|------------------------------|
| • City Connect Mixer             | • Celebrate Oak Park         |
| • Natomas Farmer's Market        | • Tahoe Park Food Trucks     |
| • Woodlake Concert in the Park   | • Jazz in July               |
| • Hagginwood Concert in the Park | • Meadowview Farmer's Market |
| • National Night Out             | • South Sac Festival         |
| • Natomas Street Eats            |                              |

### Online Engagement

In addition to in-person outreach, staff has created an online engagement platform that not only provides information and resources about the project, but also multiple ways to

provide input. All online engagement resources and tools can be found on the project website: [www.cityofsacramento.gov/zoningcodeupdate](http://www.cityofsacramento.gov/zoningcodeupdate).

#### Online input opportunities include:

- Interactive informational boards
- Interactive rezoning map
- Missing Middle Housing survey in five languages  
(As of August 4, 2026, staff have received 371 English and 5 Spanish survey responses.)

#### Online resources include:

- Project scope and schedule
- Zoning 101 handout
- Webinar recordings and slides
- Frequently Asked Questions (see Attachment 4)
- Neighborhood Commercial Survey Summary (see Attachment 5)

#### Other methods of feedback

In addition to in-person and online engagement opportunities, staff has also provided a dedicated project email address and phone line. Community members can reach staff directly at [zoningcodeupdate@cityofsacramento.org](mailto:zoningcodeupdate@cityofsacramento.org) or 916-808-5091.

#### Summary of Feedback

As of August 5, 2026, staff estimates that over 700 community members have been engaged through the combination of community meetings, community events, webinars, and online engagement platforms.

Feedback has been summarized and categorized by topic as follows:

##### **Missing Middle Housing**

- General support for one, two, and three-story homes in FAR 1 areas (with a slightly greater preference for two stories).
- General support for one, two, three, and four-story homes in FAR 2 areas (with a slightly greater preference for two stories)
- Maximizing housing units on property is important
- Maintaining enough space for trees on a property is important
- Support for focusing new housing development near transit
- Support for cottage courts

|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                  | <ul style="list-style-type: none"> <li>• Need to simplify developer process</li> <li>• Need for more affordable housing</li> <li>• Concerns over increased density creating too much traffic and damaging roadways</li> <li>• Higher density must be paired with better amenities nearby</li> <li>• Need more ownership opportunities</li> </ul>                                                                                                                                                                                                                                                                                                                       |
| <b>Neighborhood Commercial</b>   | <ul style="list-style-type: none"> <li>• General support for more commercial uses in neighborhoods</li> <li>• Need more grocery stores; support for addressing food deserts</li> <li>• Concerned about parking impacts</li> <li>• Support for libraries in communities</li> <li>• Support for improving walkability and accessing a library and places to eat</li> <li>• Support for infill development</li> <li>• Concerns about limiting cafes and markets to corner lots of arterials and collectors</li> <li>• Concerns about generally limiting neighborhood commercial to corner lots</li> <li>• Support for outdoor dining and small retail services</li> </ul> |
| <b>New Zones and Rezoning</b>    | <ul style="list-style-type: none"> <li>• General support for simplifying residential zone</li> <li>• Support for neighborhood commercial uses in N-1 and N-2 zones</li> <li>• Concerns about historic preservation enforcement</li> <li>• Concerns about proper waste management standards</li> </ul>                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Other Zoning Code Changes</b> | <ul style="list-style-type: none"> <li>• General support for EV charging station requirements</li> <li>• General support for prohibiting drive-throughs near transit</li> <li>• Some comments provided recommendations to fine-tune details of these policies</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                               |

## Attachment 4: Frequently Asked Questions (FAQs)

---

### Why is the City updating its zoning?

The proposed zoning code updates follow direction set by the Sacramento 2040 General Plan which was adopted on February 27, 2024. The 2040 General Plan established new land use standards to guide future decision making and development. One way the City implements the vision of the General Plan is through zoning. State law requires that the City's Zoning Code and Zoning Map are consistent with the General Plan. The proposed updates ensure that the Zoning Code and Map are consistent with the land use designations, standards, and policies established in the 2040 General Plan.

### Will the proposed rezoning impact my property taxes?

No. Property taxes will not change as a result of rezoning. Property taxes are generally reassessed when a property is sold or when new habitable or conditioned living space is added to the property. In those cases, the property's assessed value may be updated by the County Assessor, which could affect property taxes.

### If my property is rezoned, how does that affect me?

In most cases, rezoning will not affect how you use your property today. Existing homes, businesses, and other legally established uses can generally continue operating as they do now, even if the zoning designation changes.

The primary impact of rezoning is on future development opportunities. Zoning determines what types of new buildings or uses may be allowed if a property is expanded, substantially redeveloped, or a new project is proposed. Depending on the new zoning designation, future development opportunities may change.

### What is Missing Middle Housing (MMH)?

Missing middle housing (MMH) refers to buildings that contain more than one home such as duplexes, triplexes, fourplexes, cottage courts, and other small multi-unit buildings, usually built in existing lower density residential neighborhoods.

These housing types were common and can be found in many pre-WWII towns and cities across the US. Historically, MMH types have provided more attainable housing options and a path toward homeownership. MMH types are "middle" in scale and form between typical single-unit homes and larger multi-unit buildings. With more modest-sized units, they also are more attainable to middle-income households.

For the past 50-60 years, zoning codes in many cities have restricted MMH. The housing market has prioritized building single-unit homes, creating financing and other hurdles to delivering MMH types. Codifying pathways for developers to build MMH types can be an effective strategy to help provide more attainable multi-unit housing citywide.

Over the past several decades, many zoning codes have limited Missing Middle Housing, making it more difficult to build a wider variety of housing types. Updating these regulations is one strategy to provide additional housing choices throughout the city.

In September 2024, the City adopted the Missing Middle Housing Interim Ordinance. If adopted, the proposed updates would replace the interim ordinance and be incorporated into the City's Zoning Code.

### What standards are being updated with MMH? How do the changes affect what can be built?

The proposed changes to the MMH standards are intended to make it easier to develop a broader range of Missing Middle Housing types. The updates would also align requests for deviations from objective standards with the City's existing site plan and design review processes, providing greater flexibility than the interim ordinance.

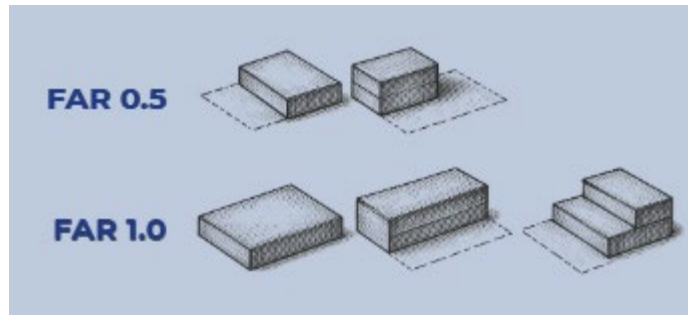
The proposed standards would apply to lower-intensity neighborhood zones with a floor-area-ratio (FAR) of 1.0 or 2.0. In FAR 1.0 areas, the proposal would allow multi-unit residential buildings up to three stories through a staff-level approval process. In FAR 2.0 areas (typically within one-half mile of transit), the proposal would allow multi-unit residential buildings up to four stories through a staff-level approval process. Additionally, proposed standards for multiple buildings on one property would require the buildings to face a public street or shared open space.

### What is FAR?

Floor Area Ratio (FAR) is a measure of how much building floor area can be built on a property relative to the size of the lot. In general, a higher FAR allows a larger building or more total floor area on a site.

For example:

- A FAR of 1.0 allows building floor area equal to the size of the lot.
- A FAR of 2.0 allows building floor area up to twice the size of the lot.



The maximum FAR standard sets the ceiling for how much building square footage is allowed on a lot based on the size of the lot (think of it as a percentage of the lot's size). The FAR ceiling sets the maximum intensity that a lot can be developed so it is possible that a site could be developed under the maximum FAR to meet the development standards and respond to specific site conditions.

FAR is just one of several development standards. Building height, setbacks, lot coverage, landscaping, and other requirements also influence what can ultimately be built on a property. Accessory dwelling units (ADUs) and junior ADUs are generally not counted toward FAR.

### How do proposed updates account for Senate Bill 79?

Senate Bill (SB) 79 establishes statewide development standards that allow qualifying residential projects to achieve higher FARs and building standards within certain distances of major transit stops. Projects using SB 79 must also comply with the law's affordability and prevailing wage requirements. A map of areas affected by SB 79 can be found on the City's [Land Information Lookup Application \(or LILA\)](#).

The proposed zoning code update would incorporate similar development standards into the City's zoning regulations for certain higher-intensity neighborhood, mixed-use, and commercial zones. In some cases, the City's standards allow for greater development intensity than SB 79.

# Attachment 5: Neighborhood Commercial Survey Summary

---

## Overview

The City distributed a community survey to gather input on strategies for allowing more small businesses in residential neighborhoods, including what types of shops and services residents would like to see near their homes. The survey was available online from October 15 – November 17, 2025. Responses were used to inform draft standards for neighborhood commercial uses in low-intensity neighborhood zones.

The survey received a total of **853 responses**. Outreach included posts on the Sacramento City Express, Community Engagement Sac Vibes Podcast, multiple social media promotions, and in-person engagement at five community events.

## Survey Content

The survey was available in nine languages: English, Chinese, Dari, Pashto, Russian, Spanish, Tagalog, Urdu, and Vietnamese.

The survey asked eight questions with an additional write-in response for other comments or concerns. The questions are listed below.

1. Where do you live?
2. How old are you?
3. What small businesses can you currently walk to?
4. What kind of businesses/amenities would you like to be able to walk to?
5. What is your favorite thing about having small businesses in neighborhoods?
6. How close would you like to live to a small business?
7. Would you want to open a small business in your home?
8. What should small businesses consider when opening in a neighborhood? (e.g., hours of operation, noise)
9. Please share any other comments or concerns you have about allowing more small businesses into neighborhoods?

## Respondent Demographics

**Question 1** prompted respondents to select a neighborhood from a list of 26 neighborhoods with a write-in option. The top neighborhoods represented were the following:

- East Sacramento – 101 respondents
- Midtown – 93 respondents
- Oak Park – 71 respondents
- South Sacramento – 46 respondents
- South Natomas - 40 respondents
- Other – 115 respondents

**Question 2** prompted respondents to identify their age group. The age distribution of respondents is as follows:

- Under 18 years - 2%
- 18 to 24 years - 2%
- 25 to 34 years - 25%
- 35 to 44 years - 21%
- 45-64 years - 29%
- 65-84 years - 20%
- 85 years and older - 0%

## Neighborhood Commercial Questions

**Question 3** asked respondents to identify current businesses within a walkable distance from their home. The most common businesses within walking distance were the following:

- Café/Restaurant - 73%
- Personal Services (e.g., salons) - 54%
- Corner Convenience Stores - 53%
- Clothing Shops & Bookstores - 33–35%
- 7.4% reported no walkable businesses at all

**Question 4** asked respondents to select types of businesses they would like to be able to walk to from home. Multiple selections were allowed. Top preferences included the following:

- Café/Restaurant - 68%
- Corner Grocery Store - 58%
- Bookstore - 56%
- Clothing Shop - 45%
- Personal Services - 44%
- Other suggestions: hardware stores, bakeries, libraries, pharmacies, childcare, and community centers.

**Question 5** asked respondents about their favorite things about having small businesses nearby. Multiple selections were allowed. Respondents primarily noted convenience and not needed to drive. The full summary of responses is below as follows:

- Convenience – 80%
- Not needing to drive – 77%
- Generating activity on the street – 61%
- Interaction with neighbors – 53%

**Question 6** asked respondents to identify how close they would like to live near a small business. Multiple selections were allowed. Respondents primarily noted “down the street.” The full summary of responses is below as follows:

- Down the street - 85%
- Next door - 36%
- Same building/unit - 21%
- Far away - 10%

**Question 7** asked respondents if they would like to open a small business in their home. Respondents primarily noted “no.” The full summary of responses is below as follows:

- Yes - 19%
- No - 56%
- Not sure - 25%

**Question 8** invited respondents to write in what small businesses should consider when opening in a neighborhood. Recurring themes from open-ended responses included the following:

- Noise control (especially after 9–10 PM)
- Parking availability and traffic impact
- Hours of operation (8 AM–9 PM preferred)
- Neighborhood fit and aesthetics
- Safety, lighting, and cleanliness
- Avoiding disruptive uses (e.g., liquor stores, cannabis shops)
- Support for local needs and walkability
- Environmental impact (trash, odors, pollution)
- Equity and affordability for small business owners

**Question 9** invited respondents to share other comments or concerns about allowing more small businesses into neighborhoods. Overall, write-in responses indicated support for walkable, mixed-use neighborhoods.

Responses expressing concerns included the following themes:

- Parking congestion
- Noise and late-night activity
- Gentrification and displacement
- Safety and loitering

Responses providing suggestions included the following:

- Encourage third spaces (e.g., cafés, community hubs)
- Prioritize local, BIPOC-owned, and family-friendly businesses
- Improve infrastructure (bike lanes, sidewalks, lighting)
- Provide clear planning guidelines, equity in enforcement, and streamlined permitting
- Encourage mixed-use development and adaptive reuse of vacant lots.
- Provide incentives for local ownership and discourage chains/franchises.
- Allow home-based businesses with reasonable oversight.

## Attachment 6: Proposed SPD Amendment Summary

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This attachment identifies the Special Planning Districts (SPDs) to be amended as part of the City's effort to ensure consistency with the 2040 General Plan.

### Chapter 17.404 - Broadway-Stockton SPD

- Section 17.404.040.B. establishes a maximum height of 75 feet for properties located between 2<sup>nd</sup> Avenue and Broadway.
- The underlying C-2 zone has an existing height limit of 65 feet.
- Under the 2040 General Plan, these parcels have a maximum floor area ratio (FAR) of 4.0, which would allow building heights of up to 85 feet under the citywide FAR-based standards.
- Staff recommends removing the SPD height limit and deferring to the height standards established by the FAR.

### Chapter 17.412 - McClellan Heights and Parker Homes SPD

- Section 17.412.030.C.1 describes when a special permit is required.
- City Code Title 17 no longer uses special permits and instead requires conditional use permits.
- Staff recommends replacing references to “special permit” with “conditional use permit.”

### Chapter 17.416 - Northgate SPD

- Section 17.416.030 identifies prohibited uses within the RMX and C-2 zones.
- As part of the proposed citywide rezoning, RMX properties within the SPD would be rezoned to C-1.
- Staff recommends removing references to the RMX zone to reflect the proposed rezoning.

### Chapter 17.420 - Alhambra Corridor SPD

- Section 17.420.020.B establishes the residential preservation transition buffer zone which limits development within 300 feet of a residential zone (measured from the street centerline) to 35 feet in height. This section also establishes that the Planning and Design Commission may approve a conditional use permit allowing additional height, provided the height does not exceed the height of the underlying zone.

- Section 17.420.020 establishes a maximum height of 35 ft for property zoned C-1 and located between Granada Way and Folsom Boulevard on the east side of 32<sup>nd</sup> Street.
- The 2040 General Plan establishes a maximum FAR of 4.0 and higher minimum residential densities that support greater development intensity.
- Staff recommends removing these SPD height standards and relying on the citywide FAR-based height standards and transitional height requirements.

### Chapter 17.428 – Del Paso Nuevo SPD

- The Del Paso Nuevo SPD was established to implement a master planned community that received federal funding in 1997 to construct affordable housing.
- Development occurred in six phases and was completed in 2023.
- Staff recommends repealing the SPD and utilizing the standards of the underlying zone.

### Chapter 17.432 - Sacramento Army Depot SPD

- The Sacramento Army Depot SPD was established in 1993 to facilitate the transition the Army Depot from military to civilian use.
- The 2040 General Plan includes policy FB-LUP-4 Army Depot Special Planning District, which encourages updates to allow additional industrial and office development to align with the goals of the General Plan.
- Staff recommends amending the SPD to better implement Policy FB-LUP-4 by supporting economic development and increasing flexibility for office uses.
- Consistent with citywide code amendments, staff recommends technical amendments to renumber sections.

### Chapter 17.436 - River District SPD

- Consistent with citywide efforts to simplify dwelling uses, staff recommends amending the River District SPD to remove conditional use permit requirements for residential care facilities and dormitories.
- Staff recommends amending the River District SPD to remove maximum residential density limits to align with citywide standards.
- Staff recommends technical amendments to update code references and replace references to the R-5 zone with the new N-3 zone.
- Staff recommends retaining the existing height limits at this time pending completion of the River District Specific Plan Update.

## Chapter 17.440 - Railyards SPD

- Consistent with citywide code amendments, staff recommends removing maximum residential density limits.
- Consistent with Citywide FAR-based height limits, staff recommends removing maximum height limits, while retaining wall height limits.
- Staff also recommends technical amendments to update code references, renumber sections, and replace references to the R-5 zone with the new N-3 zone.

## Chapter 17.442 - Entertainment and Sports Center SPD

- Consistent with citywide code amendments, staff recommends removing planning director approval requirements for residential care facilities, dormitories, and fraternity house; sorority houses.
- Consistent with citywide code amendments, staff also recommends technical amendments to update code references and renumber sections.

## Chapter 17.444 – Central City SPD

- Consistent with citywide code amendments, staff recommends removing the adaptive reuse density incentive in Section 17.444.060 and eliminating references to maximum residential density.
- Staff recommends removing maximum building height limits and relying on FAR-based development standards.
- Staff recommends relocating Capitol View Protection requirements from the base zoning regulations into the SPD to improve usability while maintaining existing development protections.
- Consistent with citywide code amendments, staff recommends technical amendments to update code references and renumber sections.
- In Section 17.444.130, staff recommends incorporating office development standards currently located in the underlying RMX zone. These standards would permit office uses to occupy up to 50 percent of a building by right, or up to 100 percent with approval of a conditional use permit, to encourage residential development while allowing flexibility for office uses

## Chapter 17.448 – Freeport SPD

- Consistent with citywide code amendments, staff recommends technical amendments to update code references and renumber sections.

## Attachment 7: Proposed PUD Removal Summary

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This attachment identifies the Planned Unit Developments (PUDs) to be rescinded as part of the City's effort to streamline the Planning and Development Code (Title 17 of the City Code).

| North Area                        | Northgate Regency          | Unity Parkside at Willow Creek |
|-----------------------------------|----------------------------|--------------------------------|
| Del Verde                         | Northpointe Park           |                                |
| Delta Point                       | Norwood I-80 Business Park | Villa San Juan                 |
| Fulton Ave                        | Norwood Tech Business Park | Westborough                    |
| Giannoni Property                 | Norwood West               | Willow Creek                   |
| Goldenland Property               | Park El Camino             | Natomas                        |
| Hansen Industrial Park            | Pheasant Creek             | Central Area                   |
| Hansen Lakes                      | Point West                 | College Town                   |
| Heritage Place                    | Point West Plaza           | Continental Plaza              |
| Main Avenue Business Park         | Promenade at Natomas       | Seven Lakes                    |
| Metropolitan Center               | River Oaks                 | Sutter Commons                 |
| Natomas Central                   | River Plaza                | South Area                     |
| Natomas Creek                     | Riverbend                  | Arlington Park-Creekside       |
| Natomas East Side-Metro Center    | Riverbend Classics         | Aspen 1-New Brighton           |
| Natomas Field                     | Riverview Oaks             | Centrum                        |
| Natomas Gardens Shopping Center   | Riverview Ranch            | Granite Regional Park          |
| Natomas Marketplace Retail Center | Riverwalk                  | Greenhaven Landing             |
| Natomas Place                     | Shorebird                  | GTE                            |
| Natomas Village                   | Sonora Springs             | Klotz Ranch Commercial Center  |
| Natomas West                      | Stone Creek Center         | Laguna Pointe Marketplace      |
| Northborough                      | Sunset Meadows             | Laguna Vega North              |
| Northborough/Parkside Plaza/JMA   | Sutter Business Park West  | LPPT                           |
|                                   | The Meadows                | Pocket Office Park             |
|                                   | Town Center                | Strawberry Creek Centre        |
|                                   | Towne Center               |                                |
|                                   | Truxel 3                   |                                |

**Planning and Design Commission**

August 13, 2026

A dark blue silhouette of the Sacramento skyline is positioned behind the main title. It includes various building shapes and two prominent bridge towers on the right side, resembling the Sacramento-San Joaquin River Delta Bridge.

# **2040 General Plan & Zoning Consistency**

Update and Initiation of Special Planning District and  
Planned Unit Development Amendments

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# Presentation Overview

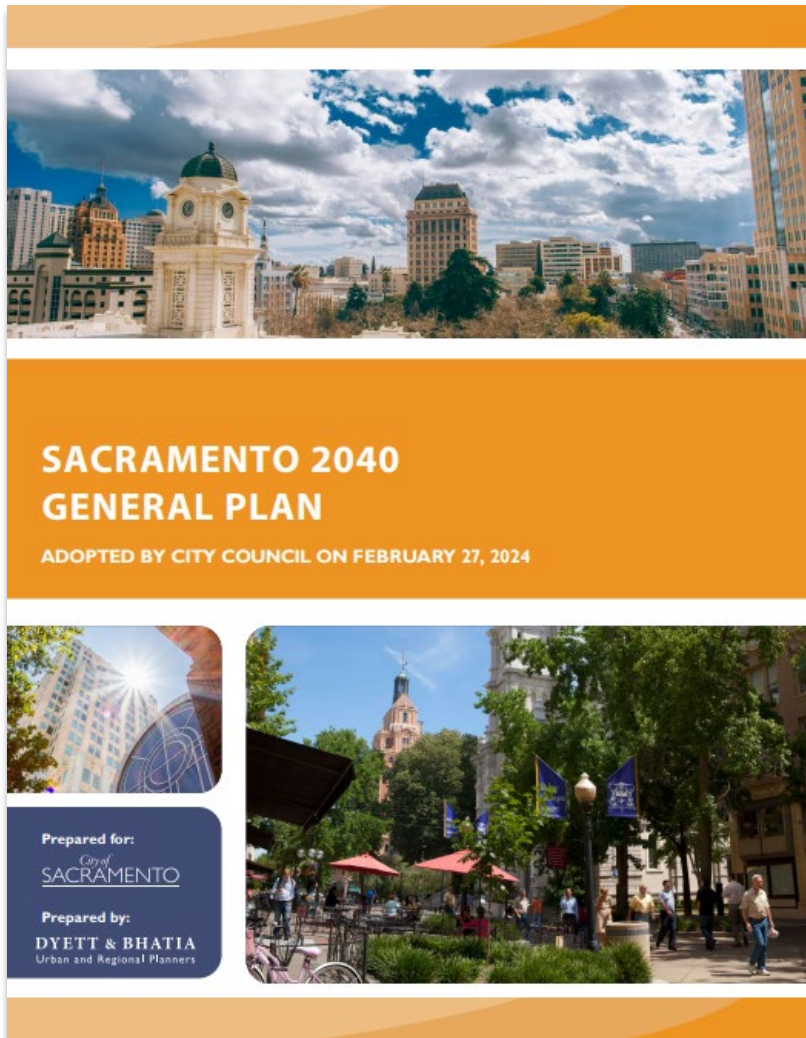
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- **Background**
- **Approach and Scope**
- **Overview of Proposed Updates**
- **Staff Recommendation**
- **Next Steps**

# Background

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# 2040 General Plan

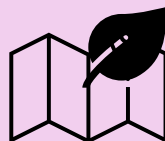


- Adopted by **City Council** on February 27, 2024
- Policies guide City **decision-making around development**
- **Sets the stage** to implement policies through more **detailed planning efforts**

# Vision and Guiding Principles

*In 2040, the City of Sacramento will be a national model of sustainable, equitable growth, and community development.*

*Sustainable and Responsible Growth*



*Regional Economic Hub*

*Resiliency and Climate Action*



*Livability and Sense of Place*

*Safe, Equitable, Inclusive, and Just City*



*Interconnected, Accessible City*

**Land Use Designation**

(Vision and Allowable Uses)

**Legend:**

- Rural Residential
- Neighborhood
- Residential Planned Use
- Office Planned Use
- Commercial Planned Use
- Employment Planned Use
- Industrial Planned Use
- Public Space/Park
- Parks and Recreation
- Open Space
- Light Rail Station Existing
- Light Rail Station Proposed
- Light Rail Transit Corridor
- Light Rail Transit Proposed
- Sacramento City Limit
- Special Study Area
- Sphere of Influence
- Water

**Maximum FAR**  
(Development Intensity)

**Maximum Allowed FAR**

- 1.0
- 2.0
- 3.0
- 4.0
- 5.0
- 6.0
- 8.0
- 10.0
- 15.0
- N/A FAR

• Light Rail Station Existing  
 • Light Rail Station Proposed  
 - - - - - Light Rail Transit Proposed  
 - - - - - Sacramento City Limits  
 [Hatched Area] Sphere of Influence  
 [Blue Area] Water

0 1 2 Miles

**Dwelling Units per Acre**

- 0.2
- 3
- 7
- 12
- 15
- 18
- 20
- 24
- 32
- 33
- 41

Source: City of Sacramento, 2011

# Minimum Residential Density (Required Homes Per Acre)

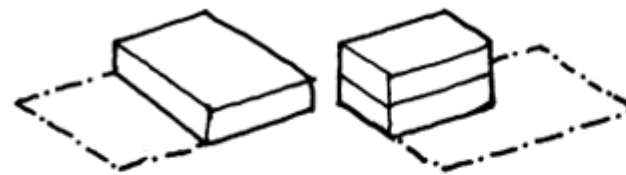
**Dwelling Units (per acre)**

|      |                              |
|------|------------------------------|
| 0.25 | Light Rail Station: Existing |
| 3    | Light Rail Station: Proposed |
| 7    | Light Rail Transit: Existing |
| 8    | Light Rail Transit: Proposed |
| 12   | Sacramento City Limit        |
| 15   | Sphere of Influence          |
| 18   | Water                        |
| 20   |                              |
| 24   |                              |
| 32   |                              |
| 33   |                              |
| 61   |                              |

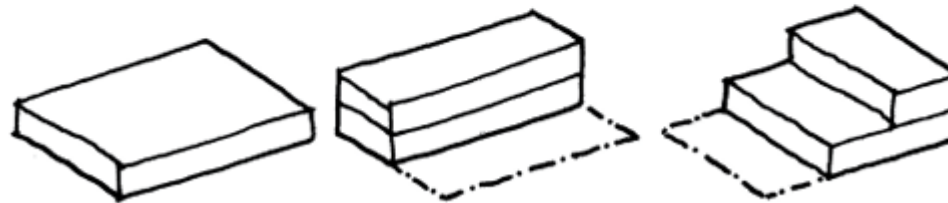
Source: City of Sacramento, 2002; Green & Davis, 2003

# What is Floor Area Ratio (FAR)?

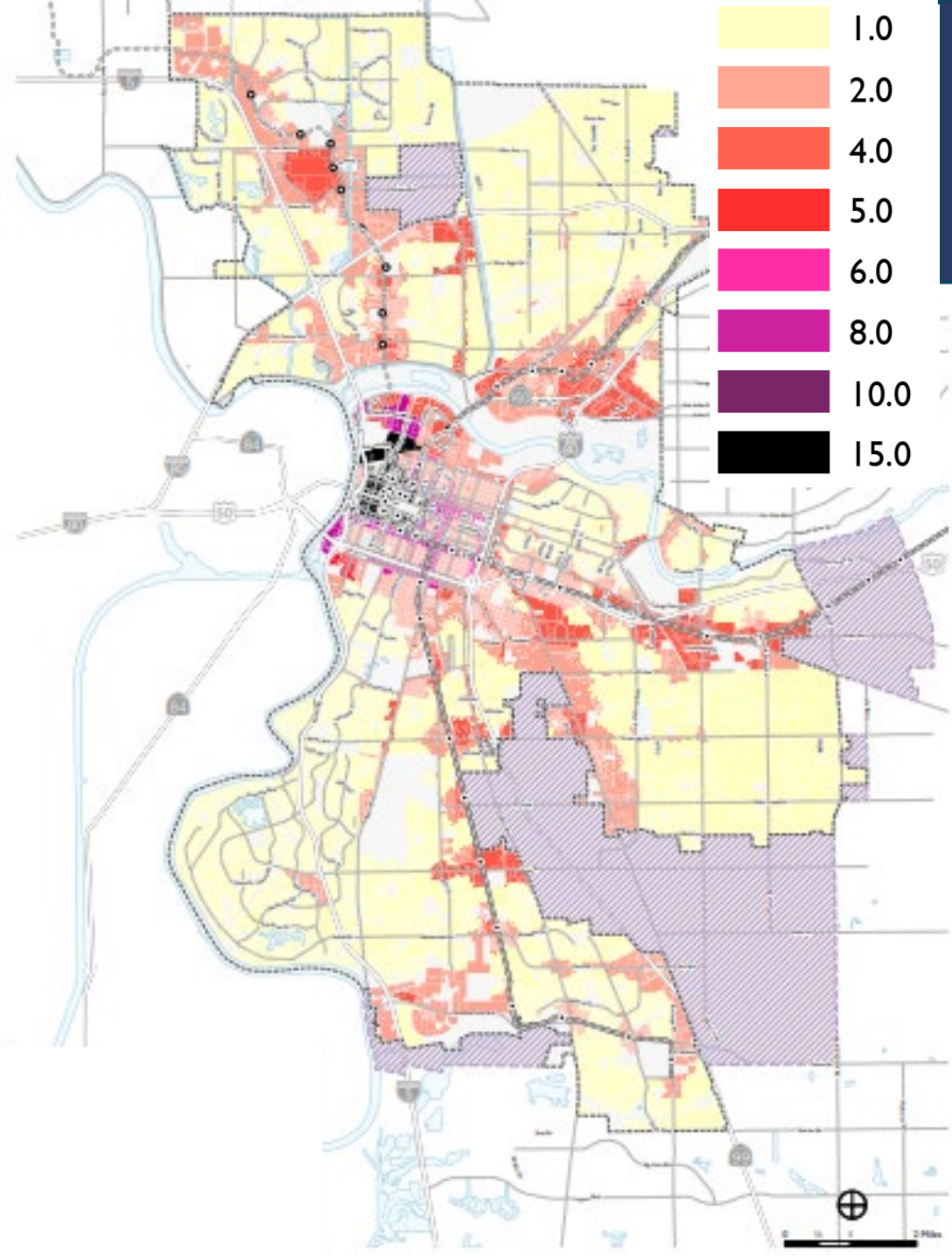
**Building Area** divided by **Lot Area**



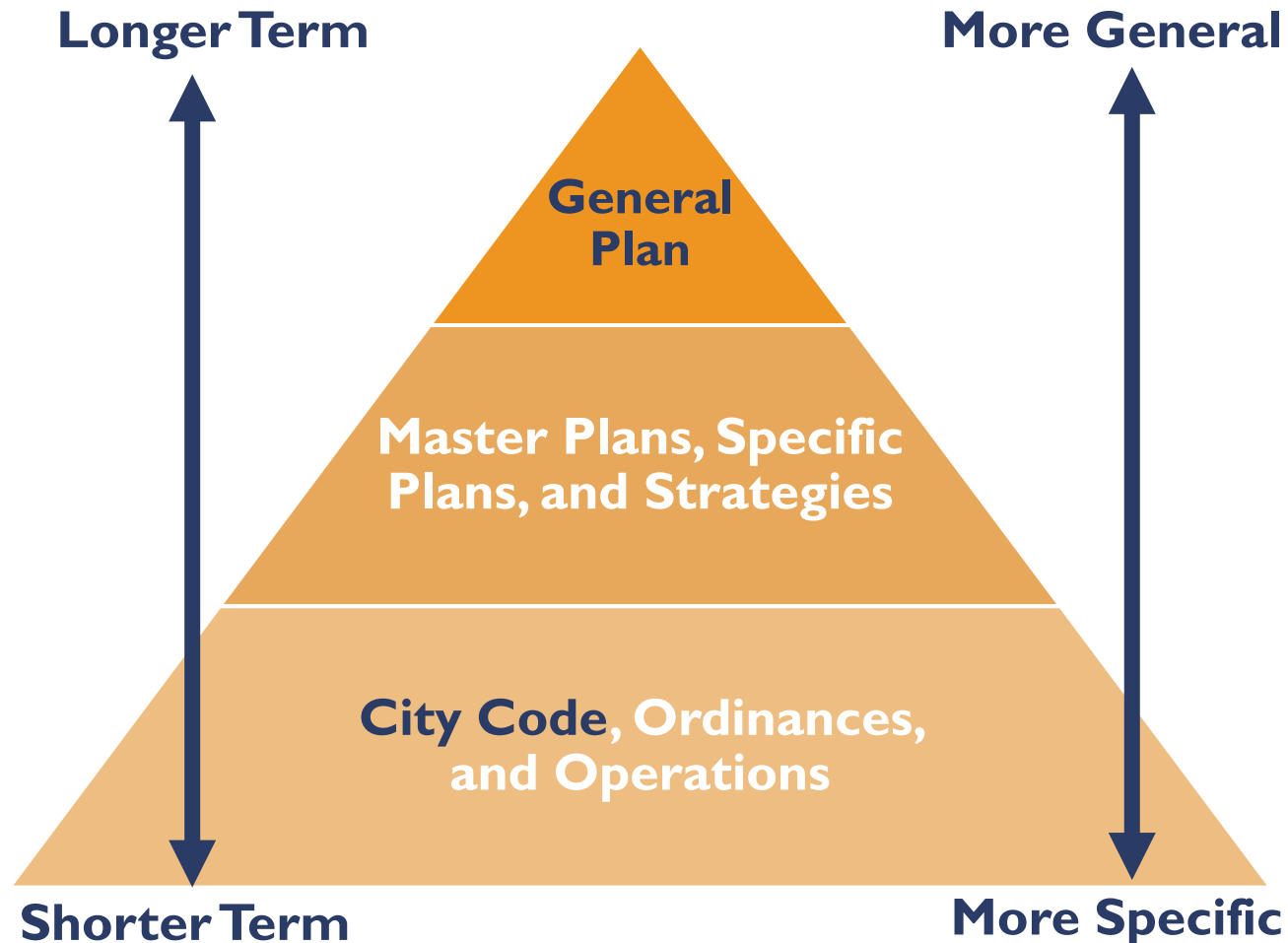
**FAR = 0.5**



**FAR = 1.0**



# General Plan Implementation



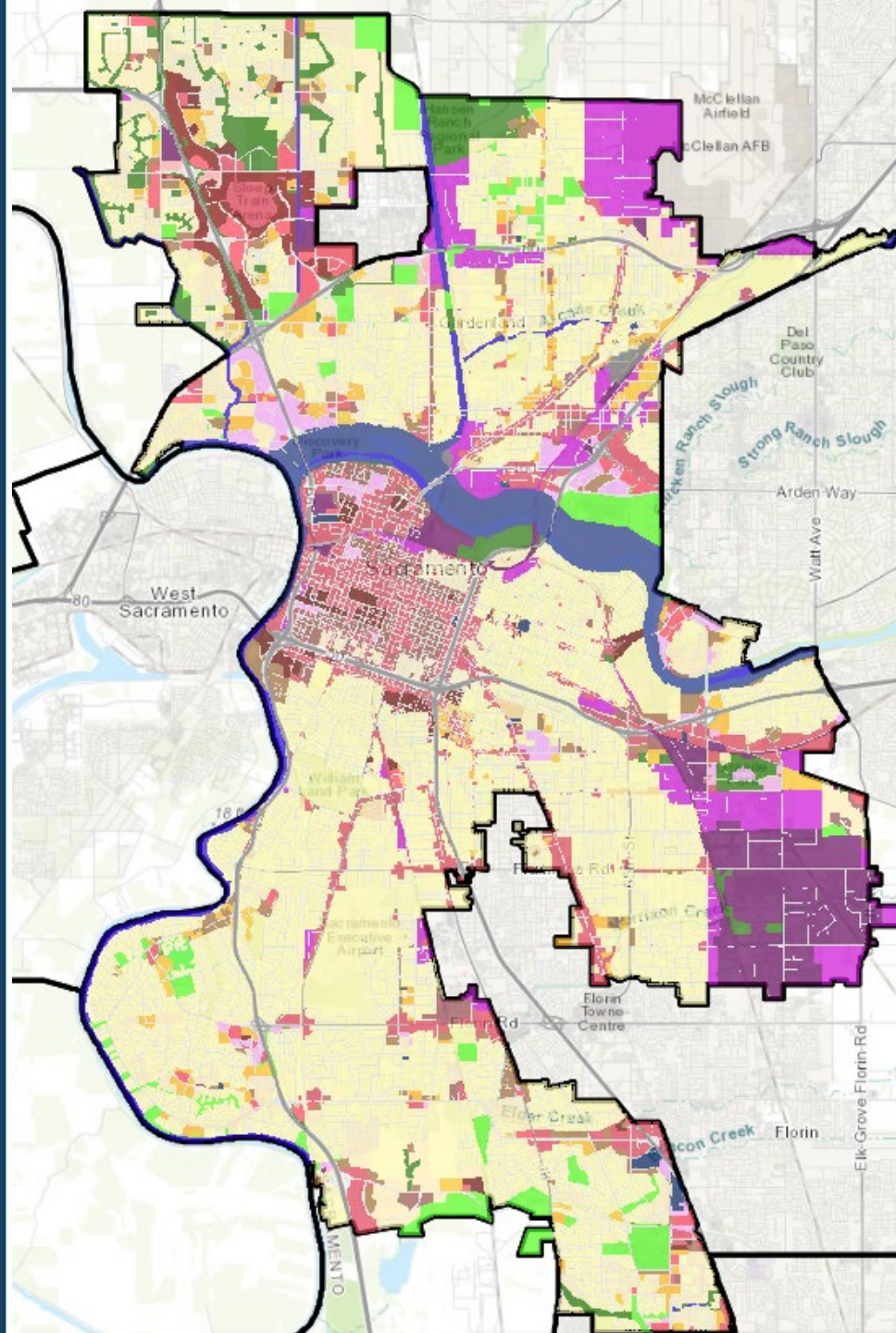
- The General Plan is implemented through City programs, including the **Zoning Code**.
- **State Law** requires the General Plan and the Zoning Code to be **consistent**.

# What is Zoning?

- Zoning divides all land within the City into different areas or ‘**zones**.’
- Zones have rules for **how the land can be used** and **what can be built**.
  - **Types of Zones:** Agriculture/Open Space, Residential, Commercial, and Industrial
- These rules help make sure different land uses like homes, shops, and parks, **work well together**.

# Zoning Map

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- General Plan implemented through more **detailed zones**
- Zones define:
  - Allowed land **uses** and
  - Development **standards**

# **Approach and Scope**

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# Zoning Code Update Approach

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## *Analysis*

- *Fall 2024 – Spring 2026*

## **Community Engagement**

- **Spring – Summer 2026**

## *Prepare Ordinance*

- *Fall 2026*

## *Final Public Hearings and Adoption*

- *Fall - Winter 2026*



# Community Engagement

## Who?

- **Developers**
- **Attorneys**
- **Architects**
- **PBIDs**
- **Neighborhood Associations**
- **Business Chambers**
- **Local organizations**
- **Council offices**

### Project website:

[www.cityofsacramento.gov/  
zoningcodeupdate](http://www.cityofsacramento.gov/zoningcodeupdate)

[zoningcodeupdate@cityofsacramento.org](mailto:zoningcodeupdate@cityofsacramento.org)  
(916) 808-5019

## What?

- **Share proposed updates**
- **Collect feedback**

## When?

- **June 25 – August 31, 2026**

## How?

- **Online platform**
- **MMH survey**
- **Community presentations**
- **Focus group meetings**
- **Pop-ups**
- **Eblasts**
- **Media outlets**
- **Social media**

# Zoning Code Update Scope



Simplify Residential  
Zoning



Expand  
Neighborhood  
Commercial Uses



Update Missing  
Middle Housing  
Standards



Focus Growth  
Near Transit



Update Auto-  
Oriented Use  
Standards



Streamline the  
Code



Rezone Properties  
for Consistency

# Overview of Proposed Updates

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- **Simplify Residential Zoning**

- Expand Neighborhood Commercial Uses
- Update Missing Middle Housing Standards
- Focus Growth Near Transit
- Update Auto-Oriented Use Standards
- Streamline the Code
- Rezone Properties for Consistency



## **Simplify Residential Zoning**

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### **2040 General Plan**

- Simplified residential land use designations
- Removed the limit on the number of housing units allowed on a lot (maximum density)

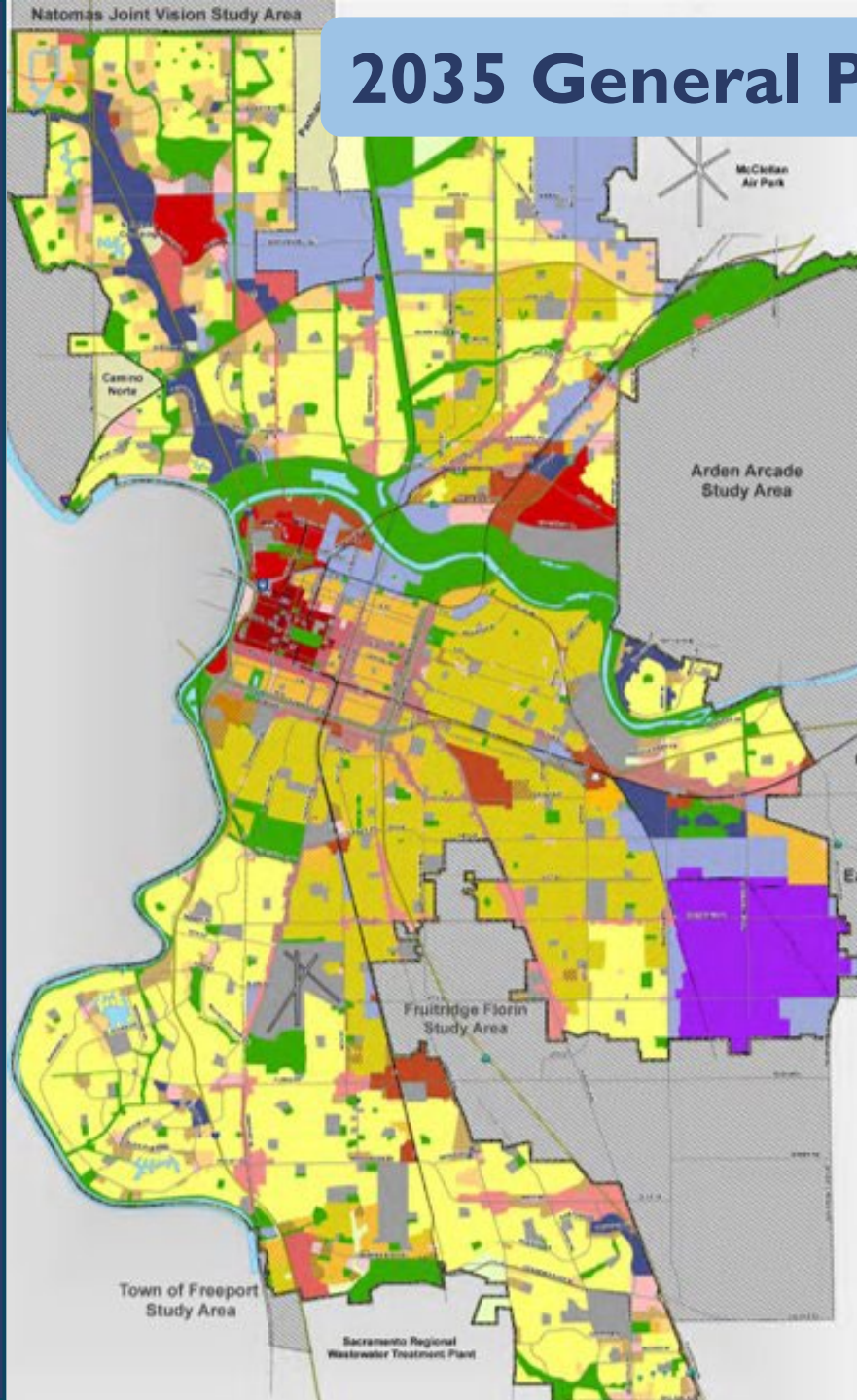
### **Zoning Code Update**

- Simplifying and consolidating residential zones
- Removing maximum density from residential zones

# 2035 General Plan Residential Designations



## Simplify Residential Zoning



Suburban  
Neighborhood Low  
Density  
(3-8 *du/ac*)

Suburban  
Neighborhood  
Medium Density  
(7-17 *du/ac*)

Suburban  
Neighborhood High  
Density  
(15-30 *du/ac*)

Traditional  
Neighborhood Low  
Density  
(3-8 *du/ac*)

Traditional  
Neighborhood  
Medium Density  
(8-36 *du/ac*)

Traditional  
Neighborhood High  
Density  
(18-36 *du/ac*)

Urban  
Neighborhood Low  
(12-36 *du/ac*)

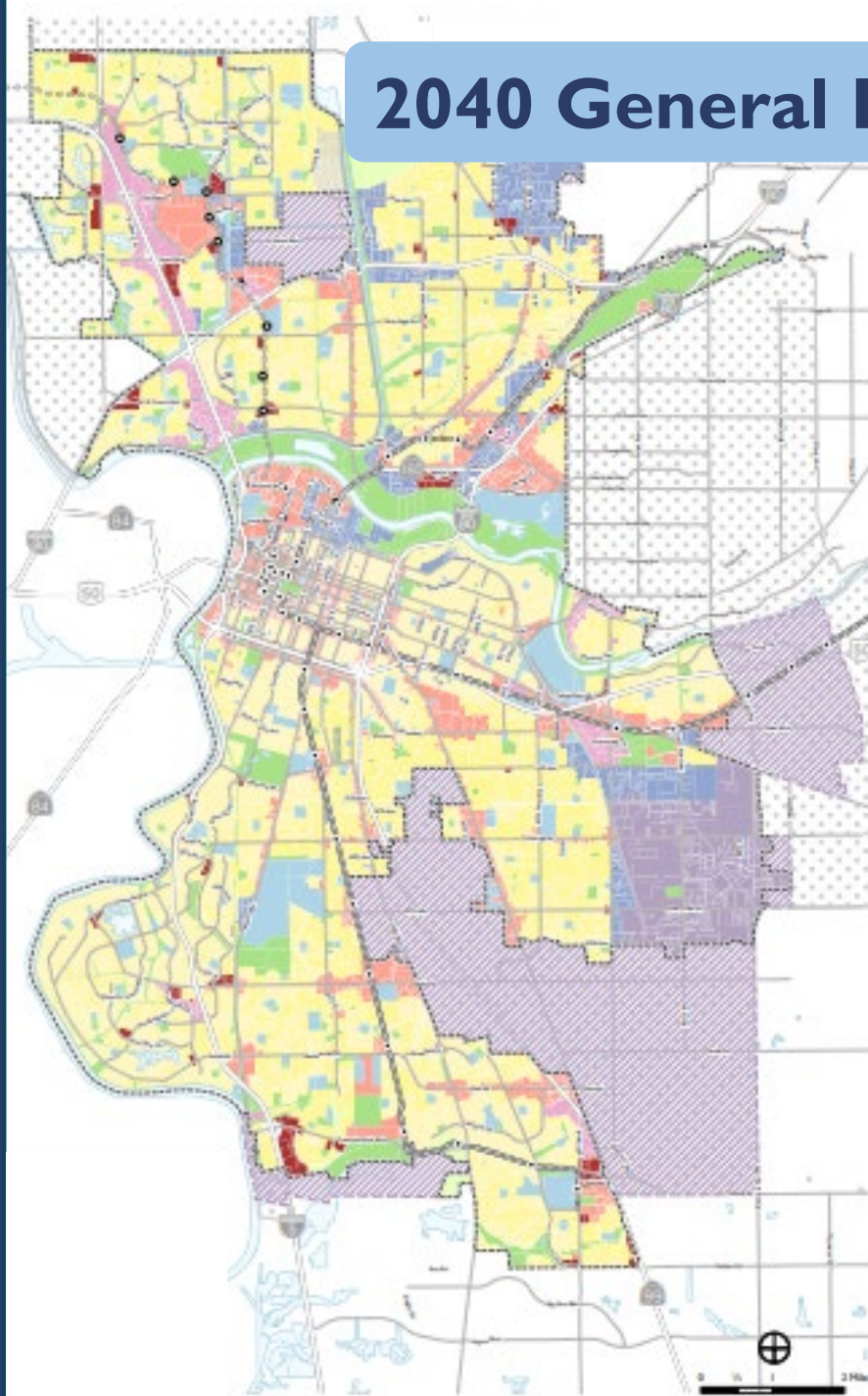
Urban  
Neighborhood  
Medium  
(33-110 *du/ac*)

Urban  
Neighborhood High  
(61-250 *du/ac*)



## Simplify Residential Zoning

## 2040 General Plan Residential Designations



### **Neighborhood**

*(No maximum density)*

### **Residential Mixed-Use**

*(No maximum density)*

## 2040 General Plan Residential Designations



### Simplify Residential Zoning

#### Neighborhood

Primarily residential and allows **neighborhood-serving commercial uses**, such as:

- Corner markets
- Coffee shops
- Hair salons
- Shops
- Fitness centers
- Offices

#### Residential Mixed Use

Allows a **full range** of residential, retail, employment, entertainment, and cultural uses, such as:

- Restaurants
- Specialty shops
- Theaters
- Hotels and motels
- Offices



## Simplify Residential Zoning

| Existing Zone(s)     | Existing Maximum Density                                     | Existing Commercial Uses Allowed |
|----------------------|--------------------------------------------------------------|----------------------------------|
| R-1, R-1A, R-1B, R-2 | No maximum density (MMH)<br>Sliding FAR Scale<br>Maximum FAR | Most uses prohibited             |
| R-2A                 | 17 du/ac                                                     |                                  |
| R-2B                 | 21 du/ac                                                     |                                  |
| R-3                  | 30 du/ac                                                     |                                  |
| R-3A                 | 36 du/ac                                                     |                                  |
| R-4                  | 60 du/ac                                                     | Limited commercial allowed       |
| R-4A                 | 110 du/ac                                                    |                                  |
| R-5                  | 175 du/ac                                                    |                                  |
| RMX                  | 60 du/ac                                                     | Broader commercial allowed       |
| RO                   | 36 du/ac                                                     | Most uses prohibited             |



## Simplify Residential Zoning

| Existing Zone(s)     | Existing Maximum Density                                     | Existing Commercial Uses Allowed |
|----------------------|--------------------------------------------------------------|----------------------------------|
| R-1, R-1A, R-1B, R-2 | No maximum density (MMH)<br>Sliding FAR Scale<br>Maximum FAR | <del>Most uses prohibited</del>  |
| R-2A                 | <del>17 du/acre</del>                                        |                                  |
| R-2B                 | <del>21 du/acre</del>                                        |                                  |
| R-3                  | <del>30 du/acre</del>                                        |                                  |
| R-3A                 | <del>36 du/acre</del>                                        |                                  |
| R-4                  | <del>60 du/acre</del>                                        | Limited commercial allowed       |
| R-4A                 | <del>110 du/acre</del>                                       |                                  |
| R-5                  | <del>175 du/acre</del>                                       |                                  |
| RMX                  | <del>60 du/acre</del>                                        | Broader commercial allowed       |
| RO                   | <del>36 du/acre</del>                                        | <del>Most uses prohibited</del>  |



## Simplify Residential Zoning

| Existing Zone(s)     | Draft New Zone | Draft Allowed Commercial Uses    |
|----------------------|----------------|----------------------------------|
| R-1, R-1A, R-1B, R-2 | N-1            | New Neighborhood commercial uses |
| R-2A                 | N-2            |                                  |
| R-2B                 |                |                                  |
| R-3                  |                |                                  |
| R-3A                 |                |                                  |
| R-4                  | N-3            | Limited commercial allowed       |
| R-4A                 |                |                                  |
| R-5                  |                |                                  |
| RMX                  | RMX            | Broader commercial allowed       |
| RO                   |                |                                  |

# Overview of Proposed Updates

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- Simplify Residential Zoning
- **Expand Neighborhood Commercial Uses**
- Update Missing Middle Housing Standards
- Focus Growth Near Transit
- Update Auto-Oriented Use Standards
- Streamline the Code
- Rezone Properties for Consistency



# Expand Neighborhood Commercial Uses

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- Historically, Sacramento's residential areas were designed as **complete neighborhoods**
- Prior to the widespread adoption of the automobile, duplexes, triplexes, and small apartments were built alongside detached single-family homes, with **neighborhood-serving “main streets”** a short walk away





## Expand Neighborhood Commercial Uses

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- Starting in the 1920s, cities began using zoning to **regulate what kinds of housing** could be built
- By the 1960s, **single-family zoning** dominated most U.S. cities
- Communities with detached single-family homes **took more space**, pushed out City limits, and **increased car dependence**





# **Expand Neighborhood Commercial Uses**

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## **2040 General Plan**

- Goals for complete neighborhoods with daily needs in walking or biking distance from home
- Neighborhood designation that allows neighborhood commercial uses

## **Zoning Code Update**

- Conducted a community survey in Fall 2025 about allowing small businesses in neighborhoods
- Allowing more neighborhood commercial uses by right in the new N-1 and N-2 zones

# Community Survey Summary



## Expand Neighborhood Commercial Uses



- Open from October 16 – November 17, 2025
- 853 Responses
- Advertised on City social media and at community events





# Expand Neighborhood Commercial Uses

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## Community Survey Summary

What kinds of  
businesses would  
you like to be able  
to walk to?

68%: restaurant  
58%: grocery store  
56%: bookstore  
45%: clothing shop  
44%: personal services

How close would  
you like to live to a  
small business?

85%: down the street  
36%: next door  
21%: same building/unit  
10%: far away

What should  
businesses consider  
when opening in a  
neighborhood?

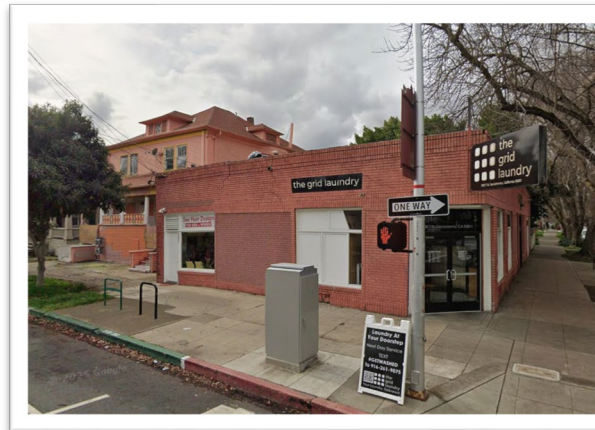
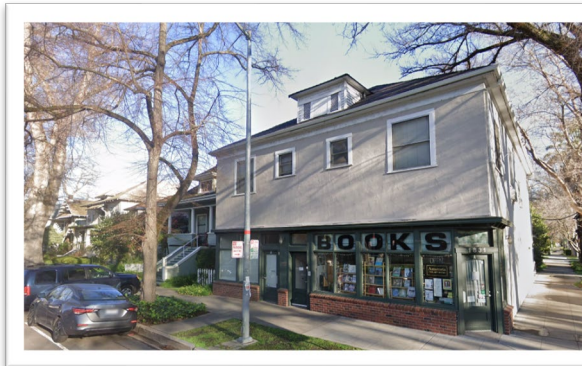
Noise, parking, hours of  
operation, neighborhood  
fit, avoiding disruptive  
uses



# Expand Neighborhood Commercial Uses

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## What uses would be allowed?



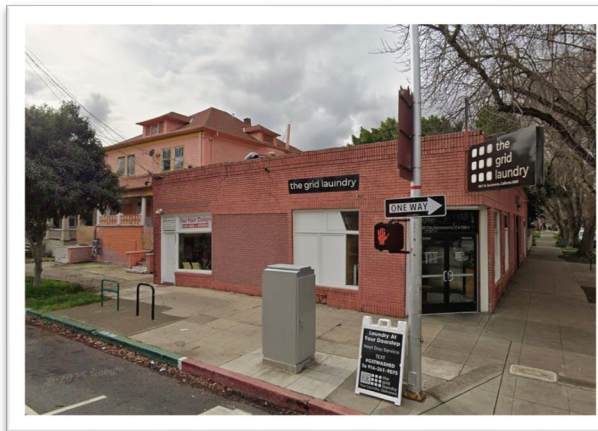
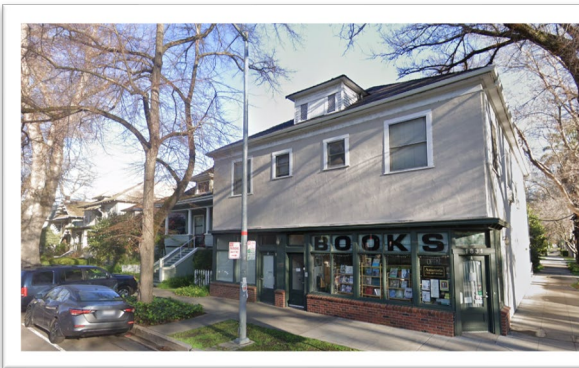
- Athletic club; fitness studio
- Commercial service
- Laundromat
- Library
- Nonresidential care facility
- Neighborhood café
- Neighborhood market
- Office
- Retail store
- School – dance, music, art, martial arts



# Expand Neighborhood Commercial Uses

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## What would the regulations be?



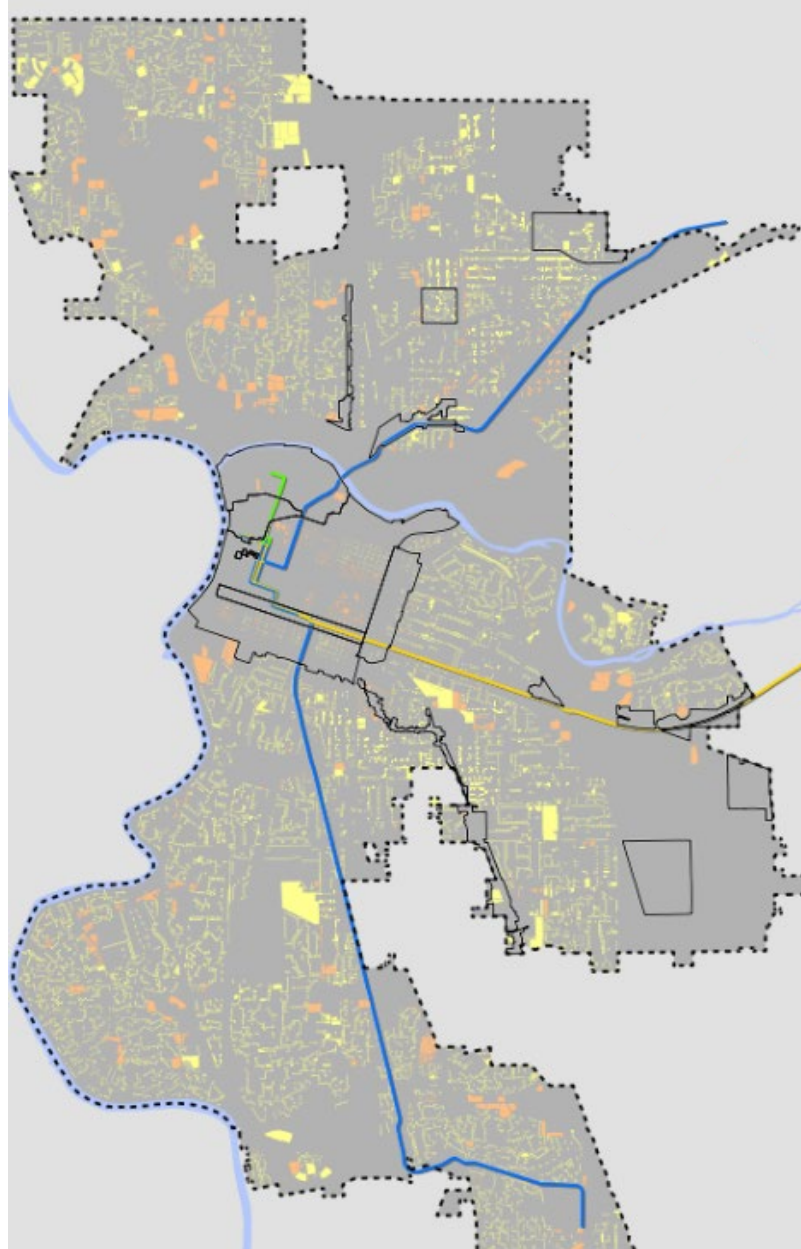
- **Maximum Size:** 2,000 sf
- **Maximum Business per Lot:** 1
- **Hours of Operation:**
  - Indoor Uses: 6 AM – 8 PM
  - Outdoor Uses: 7 AM – 8 PM
- **Outdoor Uses:**
  - Fitness classes and dining allowed
  - Storage not allowed



# Expand Neighborhood Commercial Uses

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## Where would they be allowed?



 Corner Lot in  
N-1 Zone

 Corner Lot in  
N-2 Zone

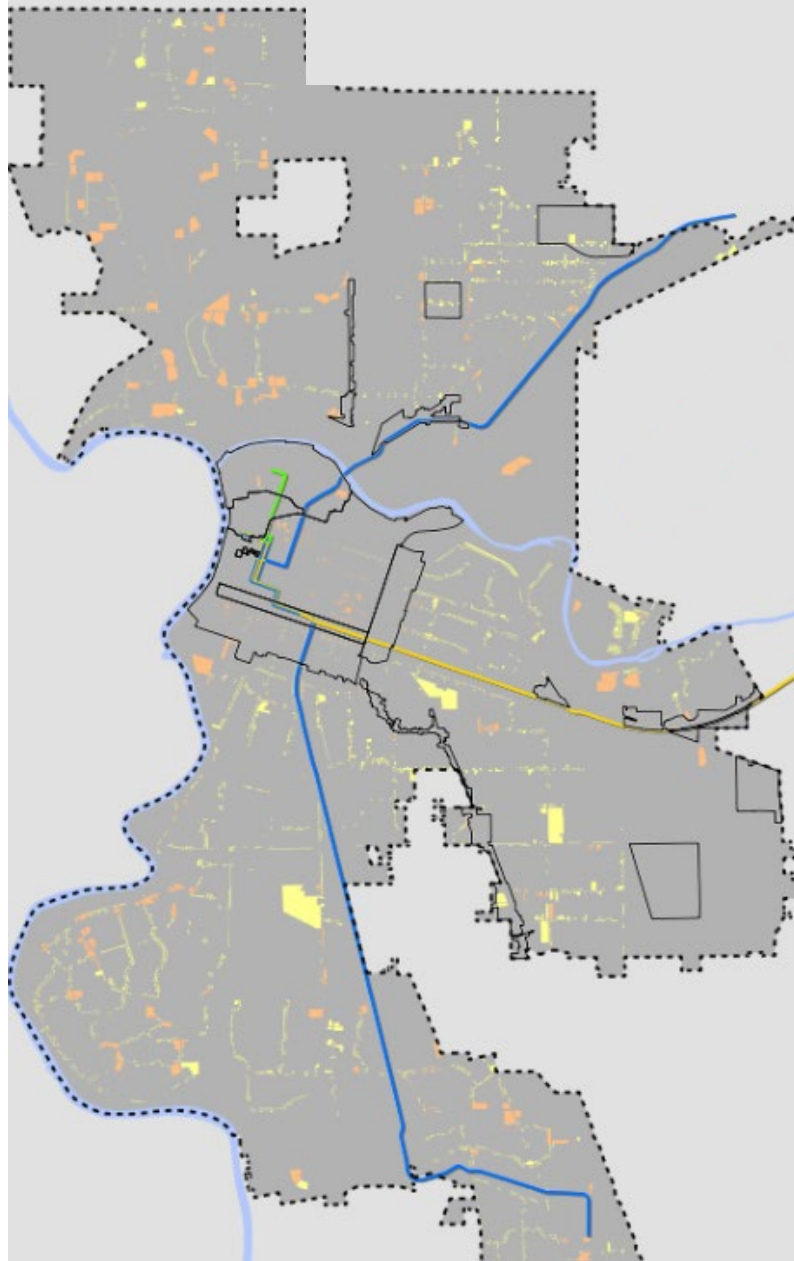
- **Athletic club; fitness studio**
- **Commercial service**
- **Laundromat**
- **Library**
- **Nonresidential care facility**
- Neighborhood café
- Neighborhood market
- **Office**
- **Retail store**
- **School – dance, music, art, martial arts**



# Expand Neighborhood Commercial Uses

---

## Where would they be allowed?



 Corner Lot in  
N-1 Zone *on*  
*an Arterial*  
*or Collector*

 Corner Lot in  
N-2 Zone *on*  
*an Arterial*  
*or Collector*

- Athletic club; fitness studio
- Commercial service
- Laundromat
- Library
- Nonresidential care facility
- **Neighborhood café**
- **Neighborhood market**
- Office
- Retail store
- School – dance, music, art, martial arts



# Expand Neighborhood Commercial Uses

---

## What would the Planning permitting process be?

- **Administrative Permit**
  - Verify compliance with special use regulations
- **Site Plan and Design Review**
  - For new construction and exterior changes to existing buildings
- **Conditional Use Permit**
  - To deviate from special use regulations

# Overview of Proposed Updates

---

- Simplify Residential Zoning
- Expand Neighborhood Commercial Uses
- **Update Missing Middle Housing Standards**
  - Focus Growth Near Transit
  - Update Auto-Oriented Use Standards
  - Streamline the Code
  - Rezone Properties for Consistency



# Update Missing Middle Housing Standards

## What is missing middle housing?

Buildings with more than one home such as duplexes, triplexes, fourplexes, and cottage courts, **usually built in neighborhoods with single-family homes**





# Update Missing Middle Housing Standards

---

## 2040 General Plan

- Broaden the range of housing types allowed by right in single-unit and duplex dwelling residential zones (*LUP-A.10*)
- Update standards for missing middle housing types (*LUP-A.10*)
- Promote a variety of housing types including neighborhood-scale multi-unit buildings (*LUP-6.3*)

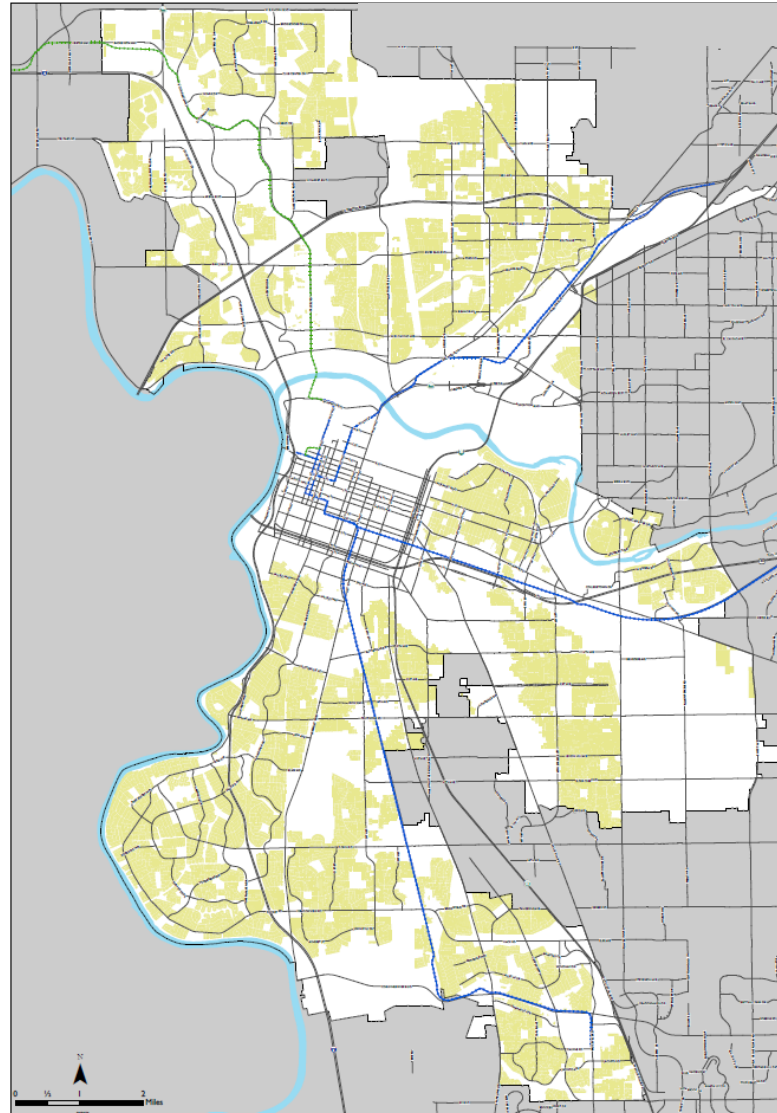
## Zoning Code Update

- Interim ordinance adopted by City Council in September 2024
- Updating standards to balance neighborhood scale and encourage more housing near transit
- Determining what projects should be reviewed at staff-level

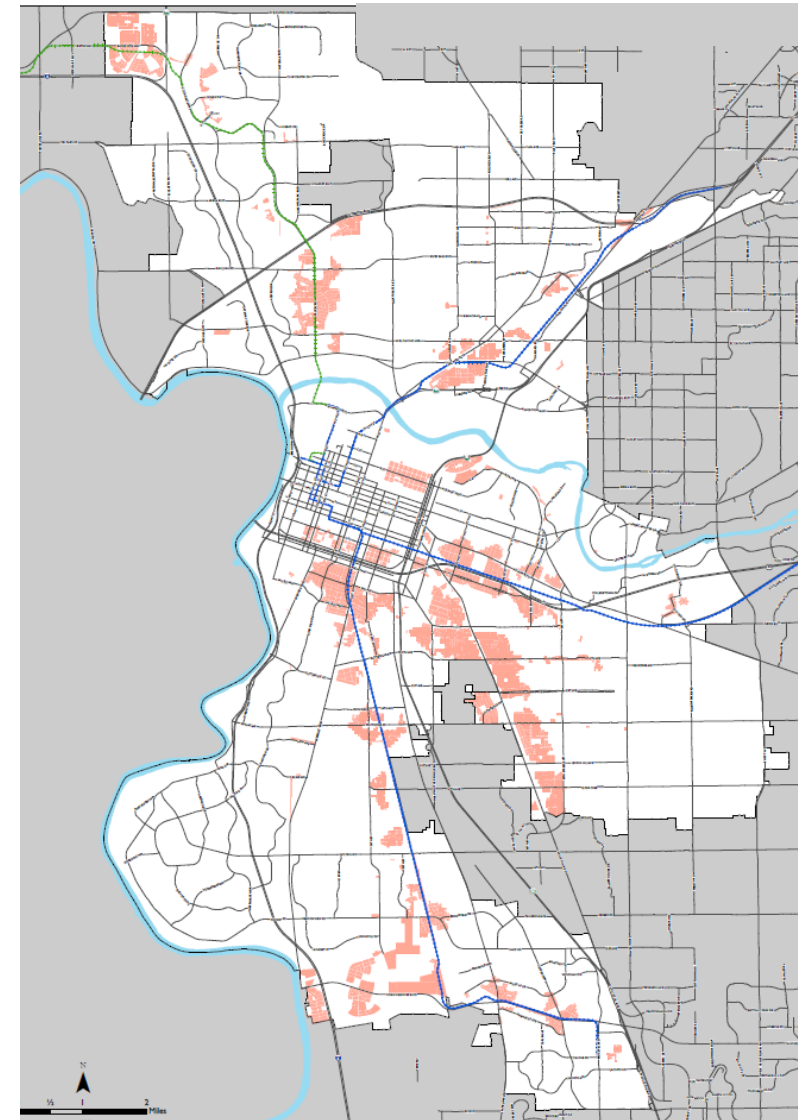
## Updating standards for both FAR 1 and FAR 2 areas in the N-I Zone



# Update Missing Middle Housing Standards



FAR 1.0 – 100,000+ parcels



FAR 2.0 – 20,000+ parcels near transit



# Update Missing Middle Housing Standards

---

What could missing middle housing look like in FAR 1.0 areas?



What could missing middle housing look like in FAR 2.0 areas?





# Update Missing Middle Housing Standards

---

## Proposed Changes from the Interim Ordinance

- *Increase height from 35 ft to **45 ft** in the **FAR 2.0** areas*
- *New maximum building **width and length** dimensions*
- *New **massing** requirements*
- *New requirement for **building entries***
- *Remove **open space** requirements within 1,000 ft of a park*
- *New standards for **multiple buildings** on one lot*



# Update Missing Middle Housing Standards

## Proposed Building Heights

| General Plan Maximum FAR | Interim Ordinance Maximum Height | Proposed Maximum Height |
|--------------------------|----------------------------------|-------------------------|
| 1.0                      | 35 ft                            | 35 ft                   |
| 2.0                      | 35 ft                            | 45 ft                   |

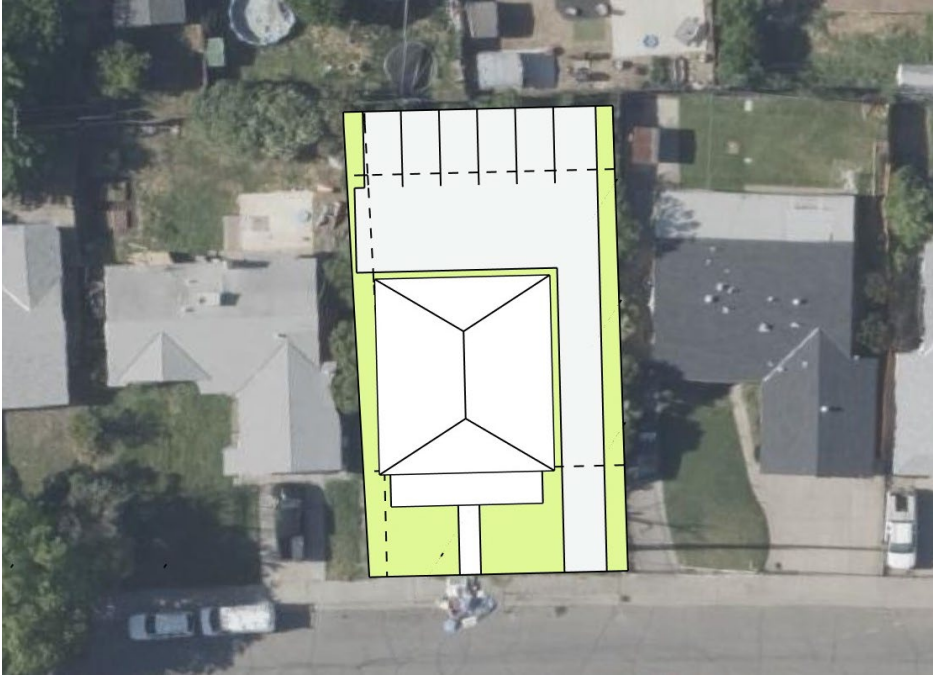
- Building **height** measured where the **roof meets the wall**
- **Pitched roof** may exceed the maximum height up to 20%
- **Bulk control tent** replaced with different tools for massing



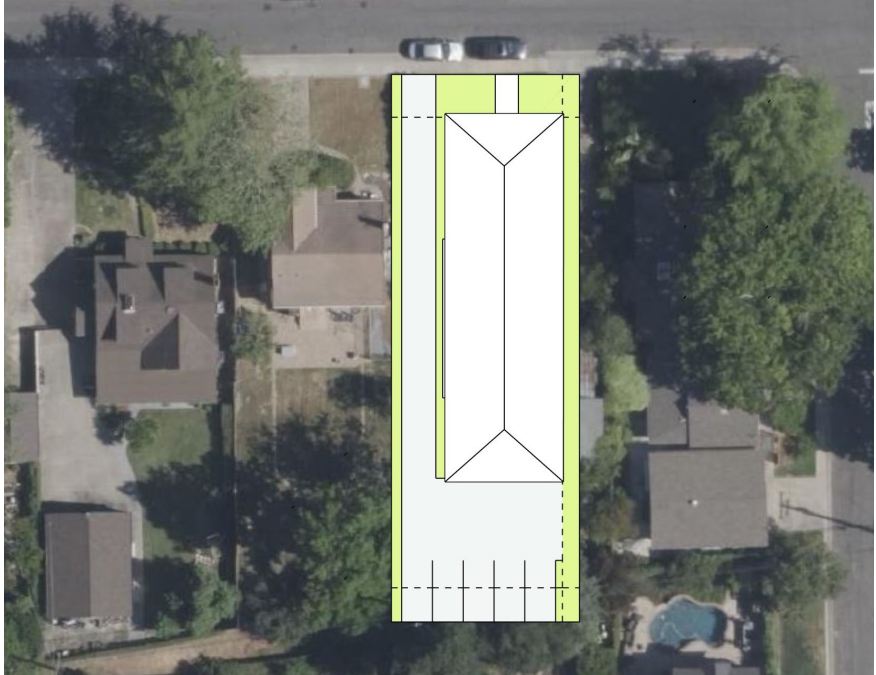
# Update Missing Middle Housing Standards

## Proposed Building Width and Length Dimensions

| General Plan Maximum FAR | Proposed Maximum Building Width | Proposed Maximum Building Length |
|--------------------------|---------------------------------|----------------------------------|
| 1.0                      | 60 ft                           | 60 ft                            |
| 2.0                      | 80 ft                           | 120 ft                           |



Example of 38 ft x 48 ft



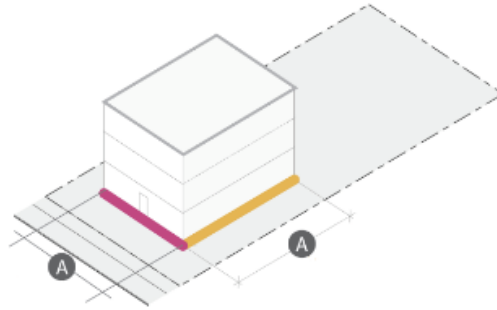
Example of 34 ft x 105 ft



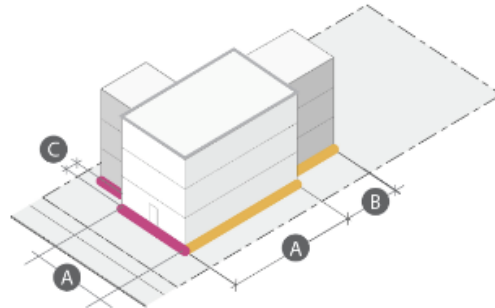
# Update Missing Middle Housing Standards

## Proposed Massing Requirements for FAR 1.0

Main Body Only



Main Body With Side and Rear Wings



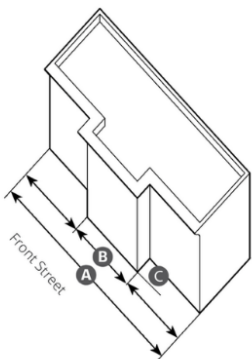
- **Main body**
  - Maximum Width: **60 ft**
  - Maximum Length: **60 ft**
- **Wings** may be added to main body
  - Wing Maximum Width: **20 ft**
  - Wing Maximum Length: **25 ft**
- Wings must be offset from the building elevation by **3 feet**



# Update Missing Middle Housing Standards

## Proposed Massing Requirements for FAR 2.0

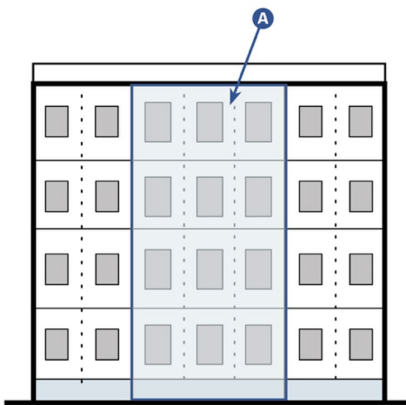
### Massing Break



Building elevation **>75 feet in length** must include at least one of the following:

- **Massing break (recess or projection)**
  - At least 30 feet in length and 1 foot in depth
- **Change in window proportion**
  - Window groupings at least 30 feet in horizontal length, window size shall be at least three inches wider or taller than adjacent grouping
- **Recessed windows**
  - Window groupings at least 30 feet in horizontal length, windows shall be recessed at least three inches from the front elevation
- **Change in exterior materials**
  - Where material changes occur, material on an elevation shall be incorporate consistently across horizontal distance
- **Balconies**
  - Non-occupiable balconies applied to a maximum of 50% of the elevation length per story
  - Occupiable balcony allowed when building setback is at least 10 feet

### Change in Window Proportion



# Proposed Building Entry Requirement

Each building required to have at least one entry that faces a street or required open space



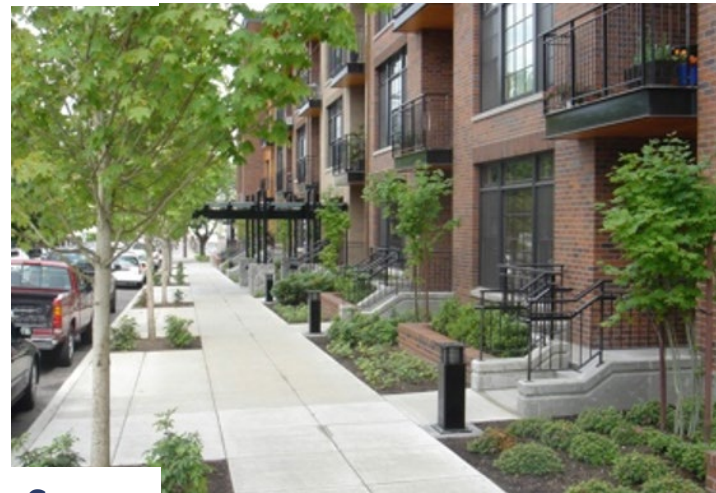
## Update Missing Middle Housing Standards



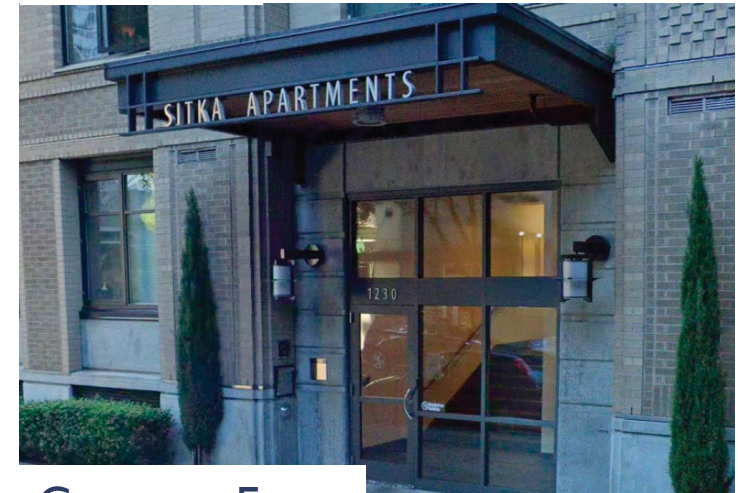
Porch



Dooryard



Stoop

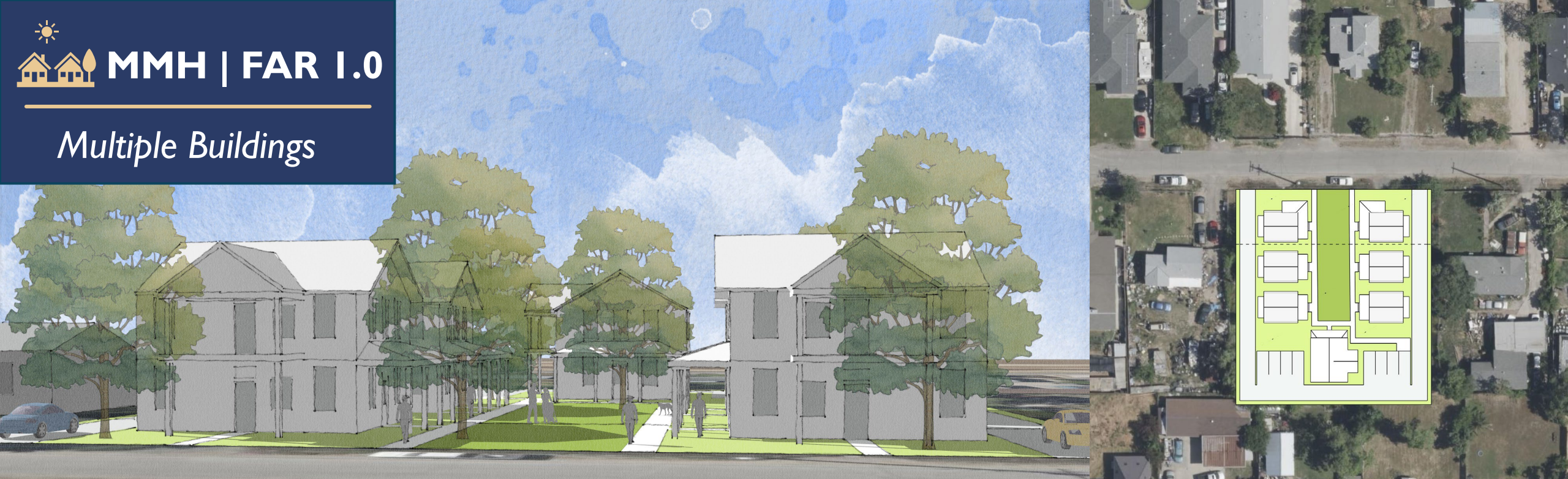


Common Entry



|                | Interim Ordinance         | Proposed Standard                                | Shown               |
|----------------|---------------------------|--------------------------------------------------|---------------------|
| Height         | 35 ft (Bulk Control Tent) | 35 ft (No Bulk Control Tent)                     | 35 ft               |
| FAR            | 1.0                       | 1.0                                              | 0.75                |
| Building Width | -                         | 60 ft                                            | 38 ft               |
| Building Depth | -                         | 60 ft                                            | 45 ft               |
| Open Space     | 750 sq ft                 | 750 sq ft                                        | 750 sq ft           |
| Building Entry | -                         | Porch, Dooryard, Stoop, or Common Entry Required | Porch <sup>45</sup> |

Multiple Buildings



|                | Interim Ordinance         | Proposed Standard                          | Shown    |
|----------------|---------------------------|--------------------------------------------|----------|
| Height         | 35 ft (Bulk Control Tent) | 35 ft (No Bulk Control Tent)               | 27 ft    |
| FAR            | 1.0                       | 1.0                                        | 0.36     |
| Front Setback  | Within Neighbors          | 15 ft                                      | 17 ft    |
| Building Width | -                         | 60 ft                                      | 28 ft    |
| Building Depth | -                         | 60 ft                                      | 32 ft    |
| Open Space     | 1,750 sf                  | 1,750 sq ft<br>Buildings face open space   | 2,500 sf |
| Building Entry | -                         | Porch, Dooryard, Stoop, or<br>Common Entry | Porch 46 |



|                | Interim Ordinance         | Proposed Standard                                           | Shown         |
|----------------|---------------------------|-------------------------------------------------------------|---------------|
| Height         | 35 ft (Bulk Control Tent) | 45 ft (No Bulk Control Tent)                                | 45 ft         |
| FAR            | 2.0                       | 2.0                                                         | 1.62          |
| Front Setback  | Within Neighbors          | 15 ft                                                       | 15 ft         |
| Building Width | -                         | 80 ft                                                       | 34 ft         |
| Building Depth | -                         | 120 ft                                                      | 105 ft        |
| Open Space     | 900 sq ft                 | None - Within 1,000 ft of park                              | 440 sq ft     |
| Building Entry | -                         | Porch, Dooryard, Stoop, or Common Entry                     | Common Entry  |
| Massing        | -                         | Massing Break, Window Change, Material Change, or Balconies | Massing break |



# Update Missing Middle Housing Standards

## Community Survey Summary

- Open: June 24 – August 31, 2026
- Responses as of August 4th: **375**

| Support For Building Heights Next Door |         |
|----------------------------------------|---------|
| FAR 1.0 Areas                          | Support |
| 1 Story                                | 56%     |
| 2 Stories                              | 68%     |
| 3 Stories                              | 62%     |
| FAR 2.0 Areas                          | Support |
| 1 Story                                | 53%     |
| 2 Stories                              | 62%     |
| 3 Stories                              | 55%     |
| 4 Stories                              | 56%     |

# Overview of Proposed Updates

---

- Simplify Residential Zoning
- Expand Neighborhood Commercial Uses
- Update Missing Middle Housing Standards

- **Focus Growth Near Transit**

- Update Auto-Oriented Use Standards
- Streamline the Code
- Rezone Properties for Consistency



## Focus Growth Near Transit

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### 2040 General Plan

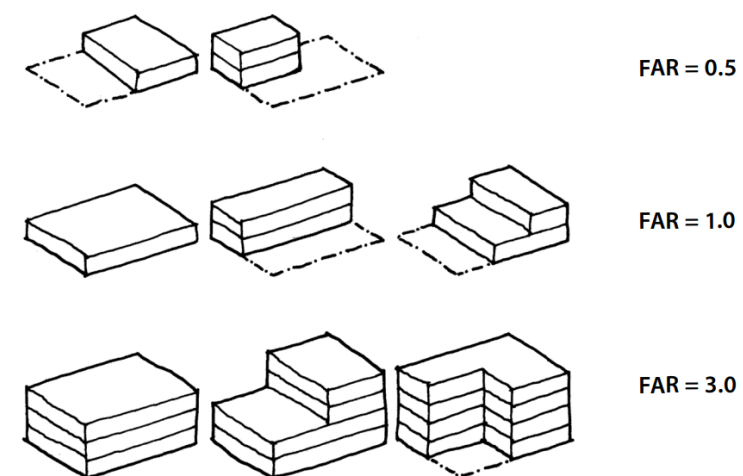
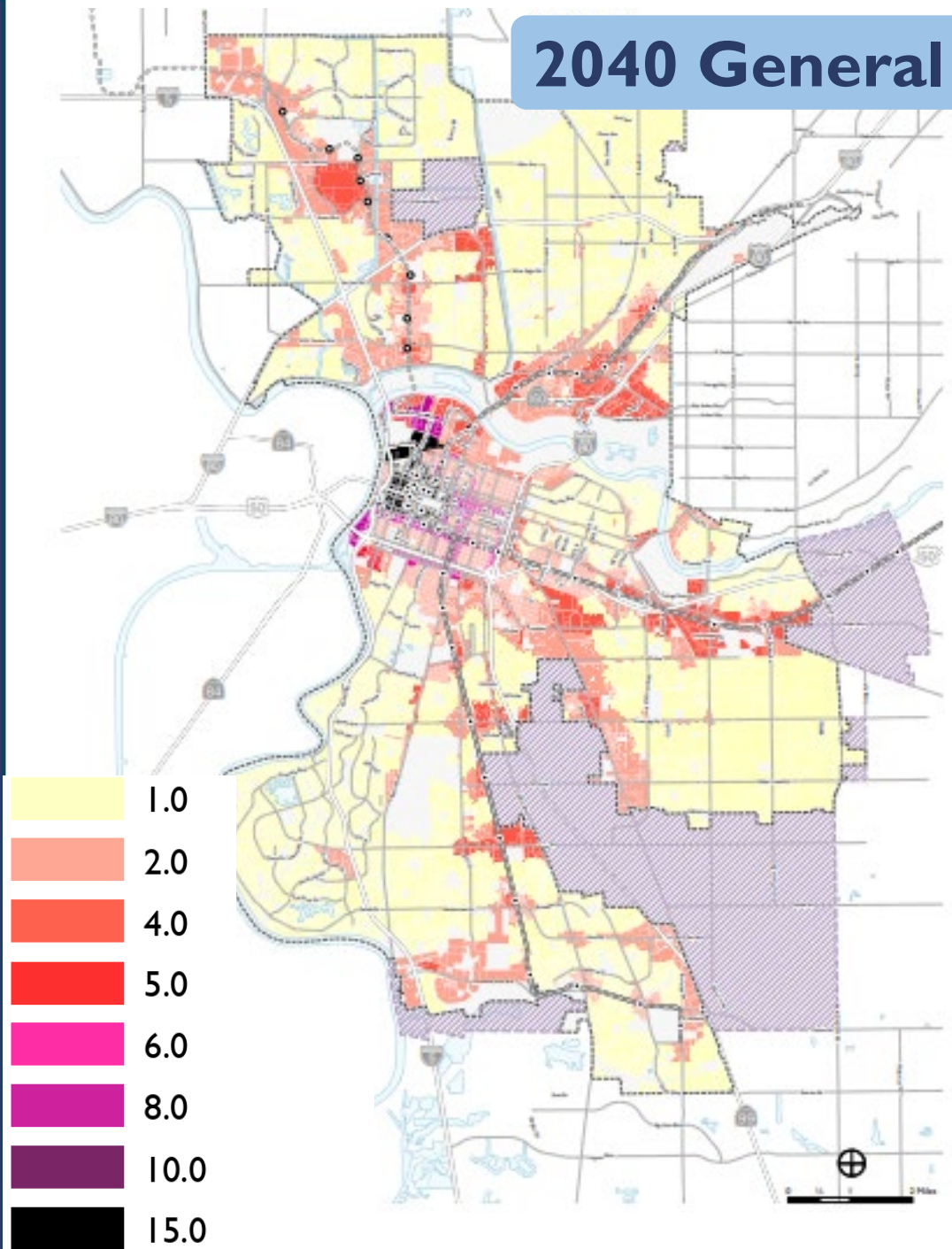
- Building intensity regulated by maximum FAR (*Map LUP-6*)
- Higher FARs located near transit (*LUP-2.4*)

### Zoning Code Update

- Updating development standards to align with the maximum FARs in the 2040 General Plan
- Incorporating height limits from SB 79 into commercial and higher intensity residential zones near transit



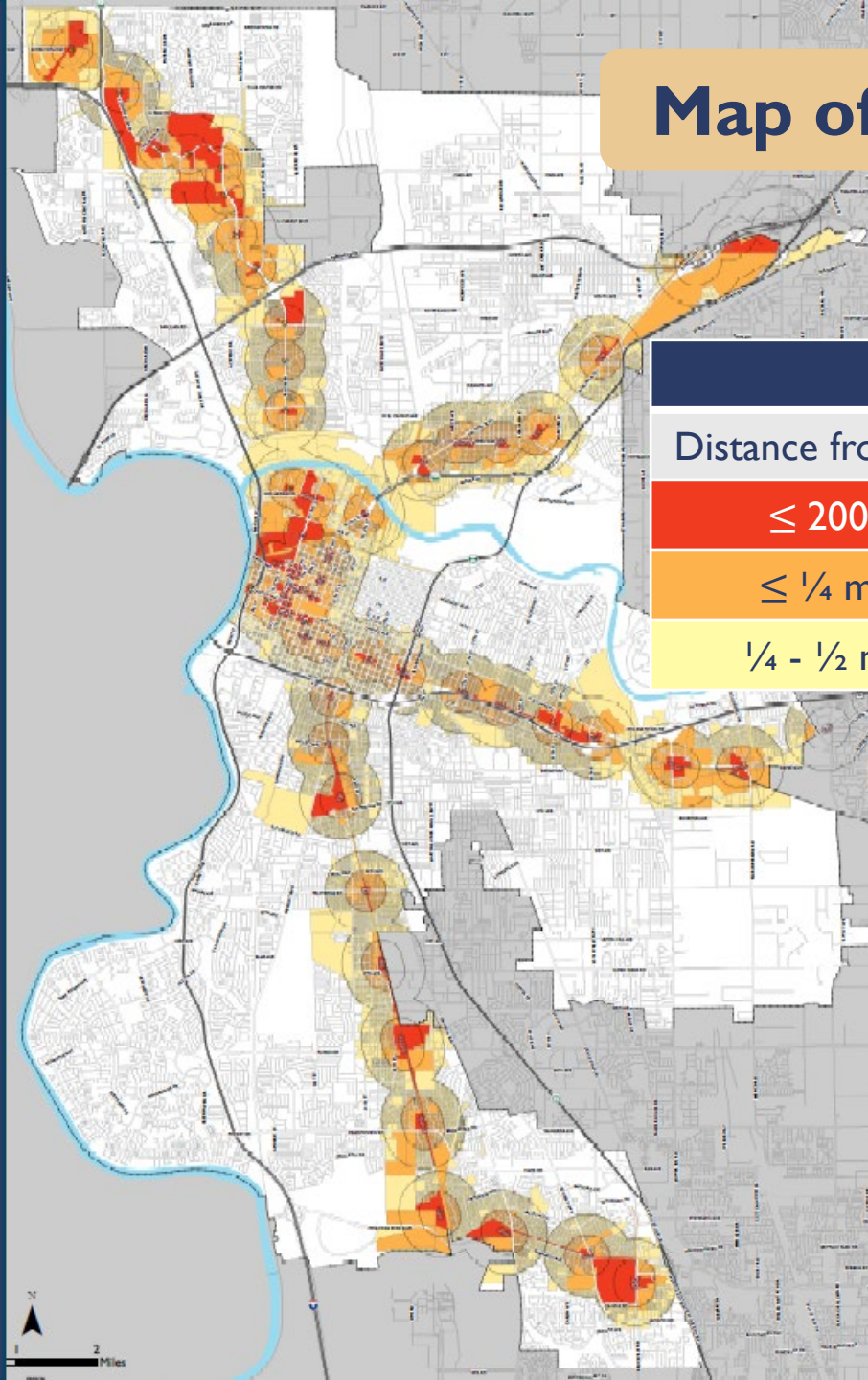
# Focus Growth Near Transit





## Focus Growth Near Transit

## Map of Parcels Affected by SB 79



### SB 79 Development Standards

| Distance from Stop               | Height | Density   | FAR |
|----------------------------------|--------|-----------|-----|
| $\leq 200$ ft                    | 85 ft  | 140 du/ac | 4   |
| $\leq \frac{1}{4}$ mile          | 65 ft  | 100 du/ac | 3   |
| $\frac{1}{4} - \frac{1}{2}$ mile | 55 ft  | 80 du/ac  | 2.5 |

- Effective **July 1, 2026**
- Establishes **Statewide zoning standards**
- Applies to **eligible housing** near transit stops



# Focus Growth Near Transit

| Proposed Maximum Height Limits                                                                                                                             |                                                |                                         |                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-----------------------------------------|------------------------------------|
| Maximum FAR                                                                                                                                                | Residential, Neighborhood, and Mixed-Use Zones | Commercial, Office, and Mixed-Use Zones | Industrial and Manufacturing Zones |
| 1.0                                                                                                                                                        | 35 ft                                          | 65 ft*                                  | 70 ft                              |
| 2.0                                                                                                                                                        | 45 ft                                          |                                         |                                    |
| 4.0                                                                                                                                                        | 85* ft                                         |                                         |                                    |
| 5.0                                                                                                                                                        | 115 ft                                         |                                         |                                    |
| 6.0                                                                                                                                                        | 140 ft                                         |                                         |                                    |
| 8.0                                                                                                                                                        | 185 ft                                         |                                         |                                    |
| 10.0                                                                                                                                                       | 240 ft                                         |                                         |                                    |
| 15.0                                                                                                                                                       | No maximum height limit.                       |                                         |                                    |
| *Portions of buildings within certain distances of a parcel with a 35 ft height limit shall not exceed the following limits unless a deviation is granted: |                                                |                                         |                                    |
| 0-19 ft                                                                                                                                                    |                                                | 45 ft                                   |                                    |
| 20-39 ft                                                                                                                                                   |                                                | 55 ft                                   |                                    |
| 40-59 ft                                                                                                                                                   |                                                | 65 ft                                   |                                    |
| 60 ft +                                                                                                                                                    |                                                | Maximum Height Limit                    |                                    |

53

# Overview of Proposed Updates

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- Simplify Residential Zoning
- Expand Neighborhood Commercial Uses
- Update Missing Middle Housing Standards
- Focus Growth Near Transit

- **Update Auto-Oriented Use Standards**

- **Streamline the Code**

- Rezone Properties for Consistency

## Update Auto-Oriented Use Standards



- Implement **Action LUP-A.10** and **Policy LUP-4.13** and codify requirements for new and expanded gas stations to provide at least 1 new EV charging station per 1 new gas fuel nozzle
- Implement **Policy LUP-4.12** and prohibit new drive-through restaurants within:
  - 1/2 mile of existing light rail stations and high frequency transit stops; and
  - 1/4 mile of proposed light rail stations

## Streamlining Amendments



Amendments to ensure consistency with the 2040 General Plan and enhance code usability for:

- Special Planning Districts,
- Planned Unit Developments,
- Rio Linda Airport Land Use Compatibility Area, and
- Employment Center (EC) Zone

# Special Planning Districts (SPDs)

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- Staff recommends **amending the SPDs** identified in Attachment 6
  - to ensure consistency with the **2040 General Plan** and other sections of the **Planning and Development Code**
  - by updating **development standards** and correcting **technical references**.
- City Code section 17.400.030.B provides that City Council or the Planning and Design Commission may initiate text amendments to SPDs

# Planned Unit Developments (PUDs)

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- Staff recommends **rescinding the PUDs** identified in Attachment 7
  - to **streamline** the Planning and Development Code
  - by removing PUDs that have been entirely built out or have expired Development Agreements
- City Code section 17.452.040.C provides that the Planning and Design Commission, City Council, or property owner may initiate amendments to a planned unit development (PUD).

# Overview of Proposed Updates

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- Simplify Residential Zoning
- Expand Neighborhood Commercial Uses
- Update Missing Middle Housing Standards
- Focus Growth Near Transit
- Update Auto-Oriented Use Standards
- Streamline the Code

- **Rezone Properties for Consistency**



## **Rezone Properties for Consistency**

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### **2040 General Plan**

- Assigns land use designations that define the vision and allowable uses for each area
- Consolidated many residential designations into a single neighborhood designation

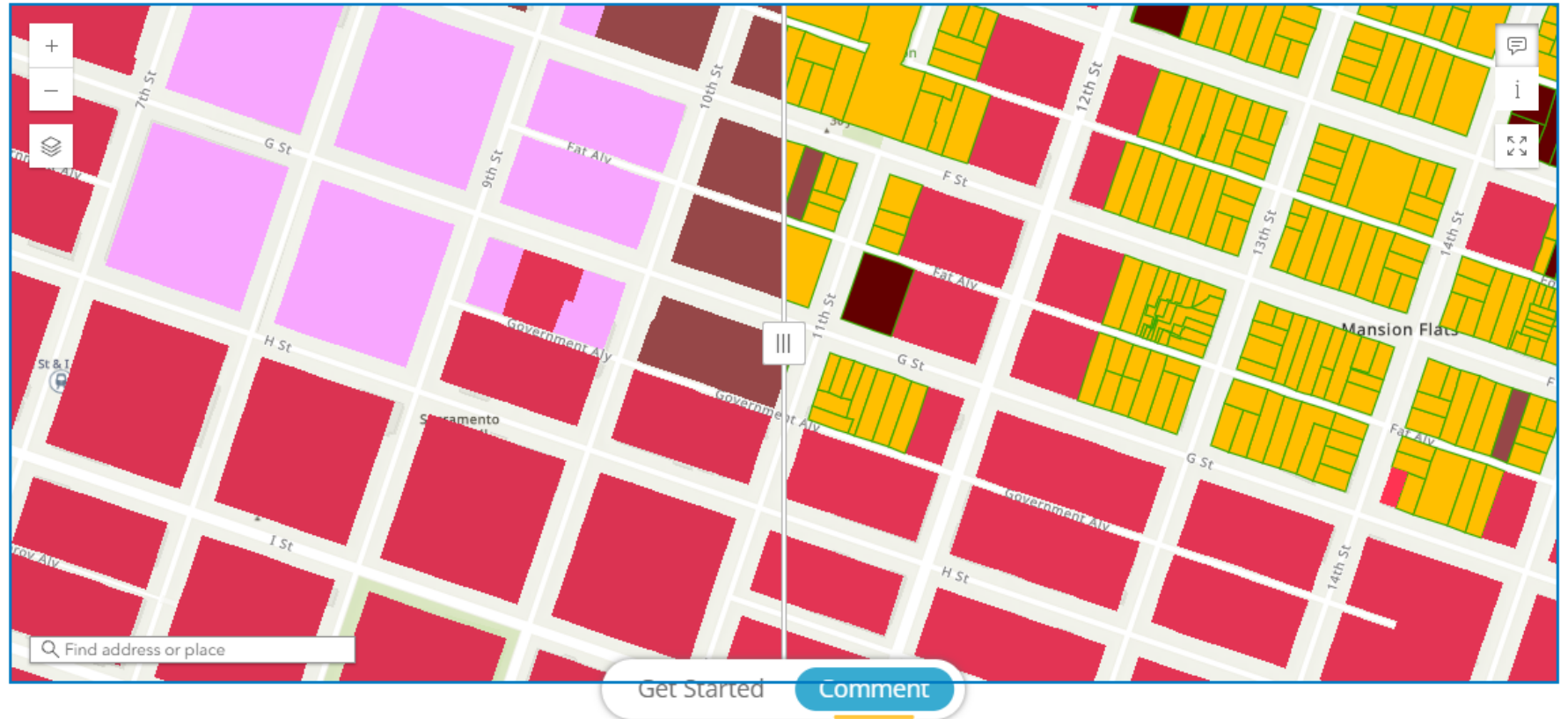
### **Zoning Code Update**

- Properties with existing zones that are inconsistent with their General Plan designation will be evaluated for rezoning
- Properties with residential zoning (R- zoning) will be rezoned to their new neighborhood (N-) or residential mixed use (RMX) zone name
- Properties will be rezoned to remove outdated suffixes

## Interactive Rezoning Map



## Rezone Properties for Consistency



**Available at [www.cityofsacramento.gov/zoningcodeupdate](http://www.cityofsacramento.gov/zoningcodeupdate)**

# Staff Recommendation

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# Staff Recommendation

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1) Review and comment; and

2) Pass a **motion**

- a) Initiating **amendments to the special planning districts** identified in **Attachment 6**, to ensure consistency with the 2040 General Plan; and
- b) Initiating **recission of the planned unit developments** identified in **Attachment 7**, to streamline the Planning and Development Code (Title 17 of the Sacramento City Code).

# Next Steps

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# ***Outreach runs through August 31<sup>st</sup>***

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**Contact us at  
[zoningcodeupdate@cityofsacramento.org](mailto:zoningcodeupdate@cityofsacramento.org)  
or (916)-808-5091**

**Visit our project webpage at  
[www.cityofsacramento.gov/zoningcodeupdate](http://www.cityofsacramento.gov/zoningcodeupdate)**

# Zoning Code Update Next Steps

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## *Prepare Ordinance*

- *Fall 2026*

## *Final Public Hearings and Adoption*

- *Fall - Winter 2026*
- **10/8** – Planning and Design Commission
- **10/20** – Law and Legislation Committee
- **11/17** – City Council (Pass for Publication)
- **12/1** – City Council (Adoption Hearing)

# Thank you

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**Jamie Mosler**

Associate Planner

*jmosler@cityofsacramento.org*

**Amy Yang**

Senior Planner

*asyang@cityofsacramento.org*

