

2040 General Plan and Zoning Consistency Update

Frequently Asked Questions

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.

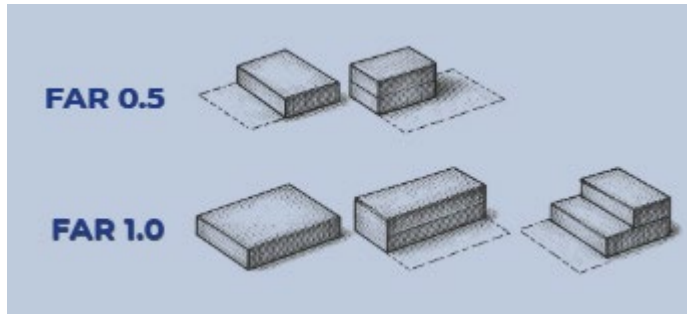
The proposed standards would apply to lower-intensity neighborhood zones with a floor-area-ratio (FAR) of 1.0 or 2.0. In FAR 1.0 areas, the proposal would allow multi-unit residential buildings up to three stories through a staff-level approval process. In FAR 2.0 areas (typically within one-half mile 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.