

July 15, 2026

This meeting will be recorded.

A dark blue silhouette of the Sacramento skyline is positioned horizontally across the middle of the slide. It features various building shapes, including a prominent spire on the left and two tall, lattice-structured towers on the right, resembling the Gateway Bridge.

2040 General Plan & Zoning Consistency Neighborhood Commercial

Webinar Series

July 1, 2026
**Project
Overview**



Background, Scope,
Outreach Strategy



Update Auto-Oriented
Use Standards



Streamline
the Zoning Code

July 15, 2026
**Neighborhood
Commercial**



Expand Neighborhood
Commercial Uses

July 22, 2026
**Missing Middle
Housing**



Update Missing Middle
Housing Standards



Focus Growth Near
Transit

August 10, 2026
**New Zones and
Rezoning**



Simplify Residential
Zoning



Rezone Properties for
Consistency



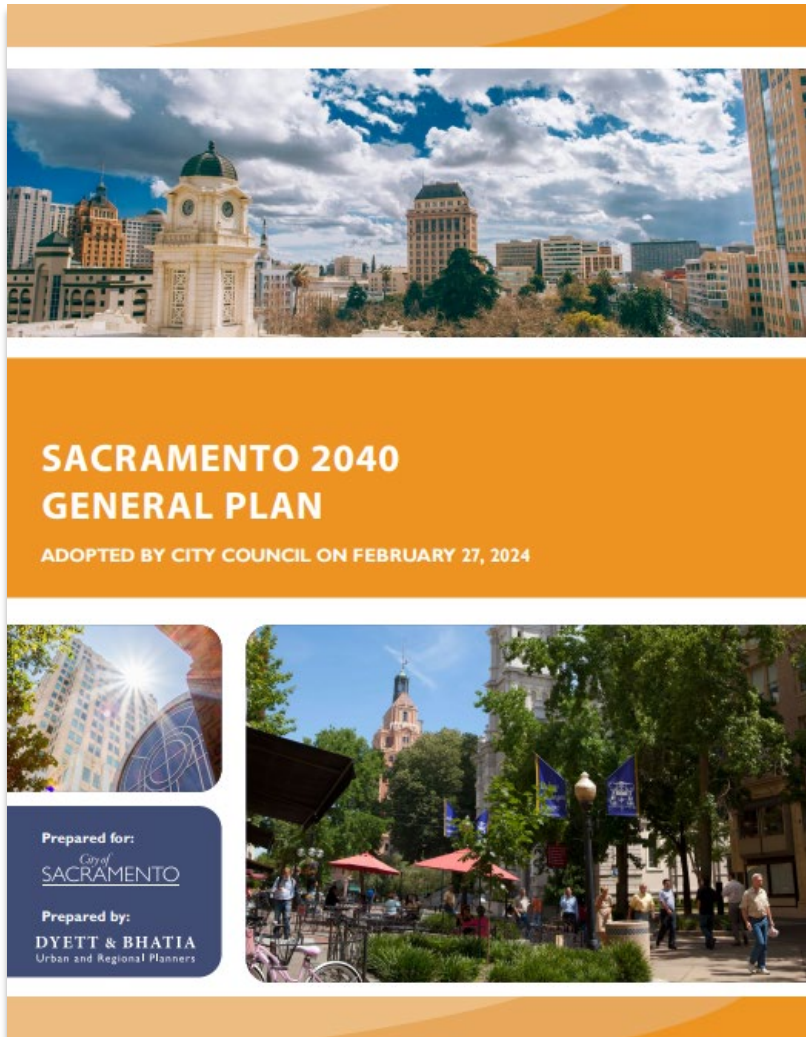
Focus Growth Near
Transit

Presentation Overview

- **Background**
- **Neighborhood Commercial Overview**
- **Outreach Strategy**

Background

2040 General Plan

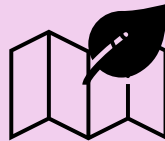


- Adopted by **City Council** on February 27, 2024
- Policies guide City **decision-making around development**
- **Sets the stage** to implement policies through more **detailed planning efforts**

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



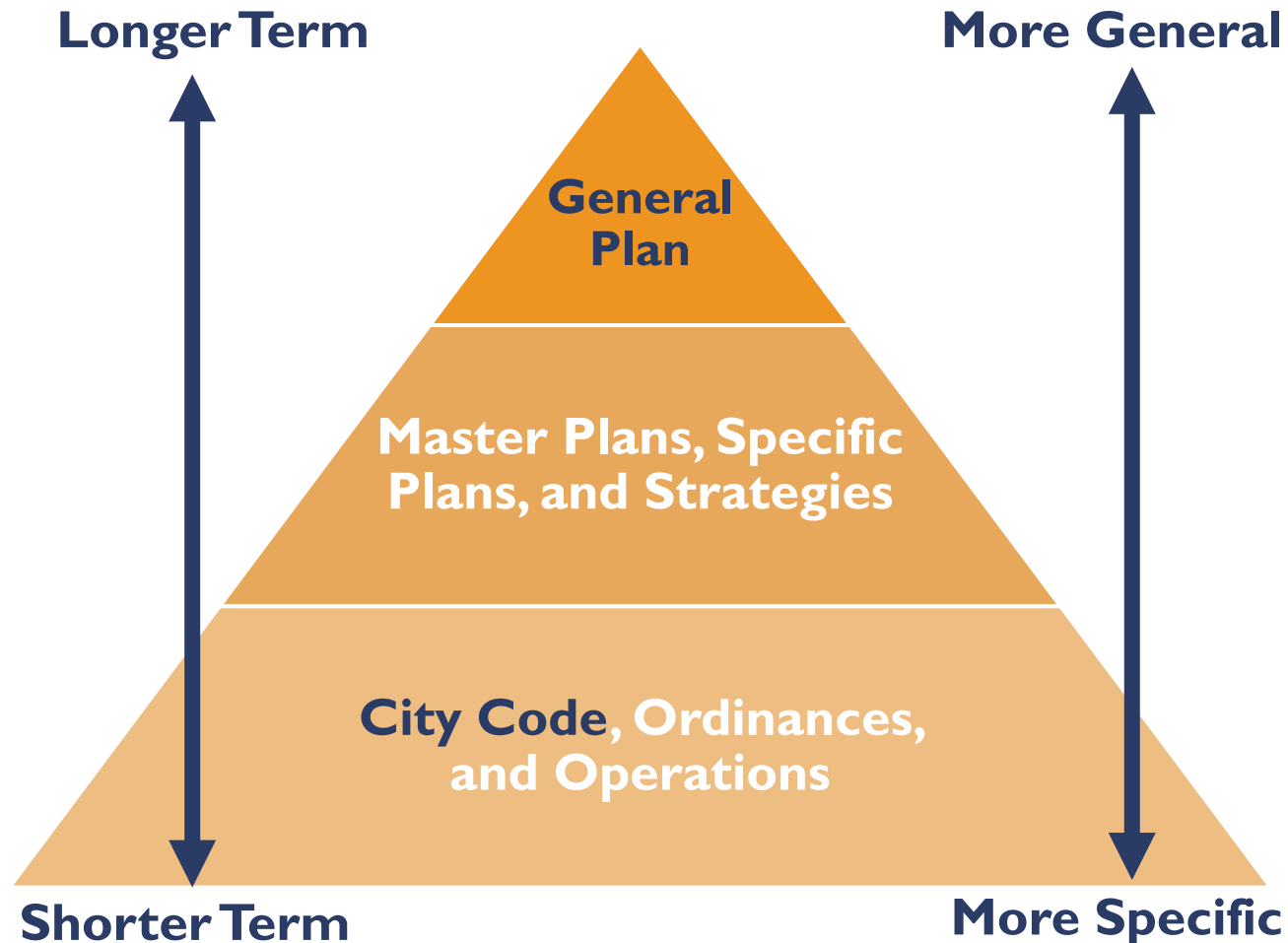
Livability and Sense of Place

Safe, Equitable, Inclusive, and Just City



Interconnected, Accessible City

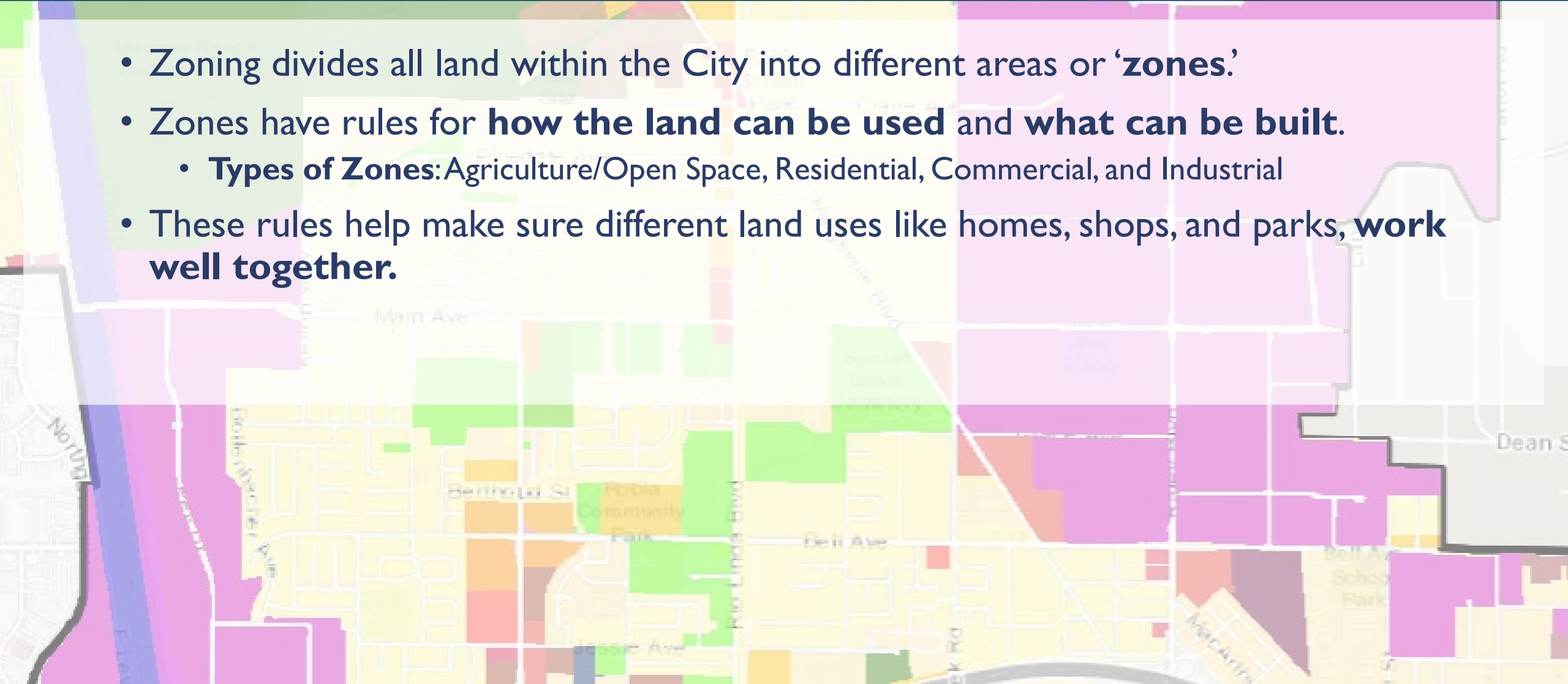
General Plan Implementation



- 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**.



Schedule and Scope

Zoning Code Update Schedule

Analysis

- *Fall 2024 – Spring 2026*

Community Engagement

- **Spring – Summer 2026**

Prepare Ordinance

- *Fall 2026*

Final Public Hearings and Adoption

- *Fall - Winter 2026*

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

Expand Neighborhood Commercial Uses



- 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

Background





- 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**

Background





General Plan Direction

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



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





Community Survey Summary

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

68% said café/restaurant
58% said corner grocery store
56% said bookstore
45% said clothing shop
44% said personal services



Community Survey Summary

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

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



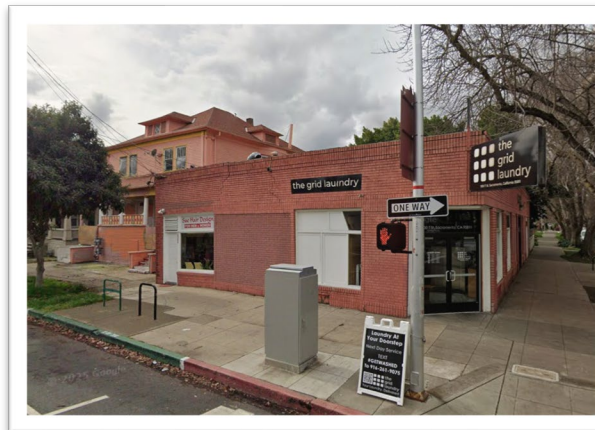
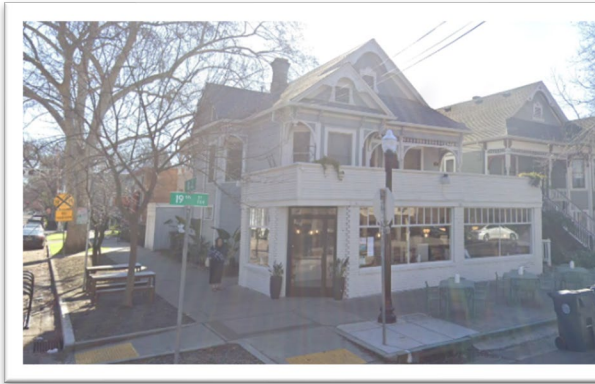
Community Survey Summary

What should businesses
consider when opening in a
neighborhood?

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



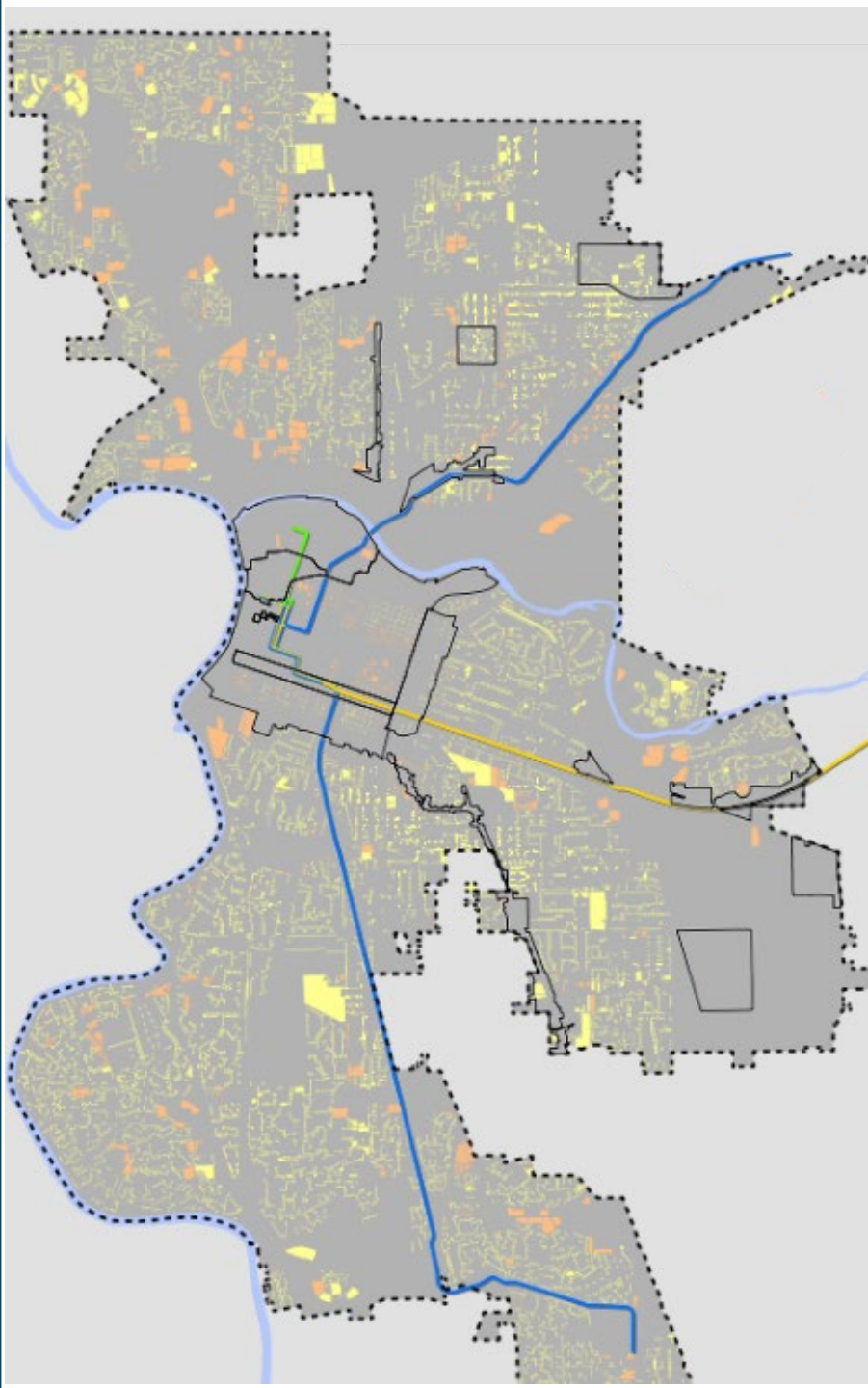
What uses would be allowed?



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



Where would they be allowed?



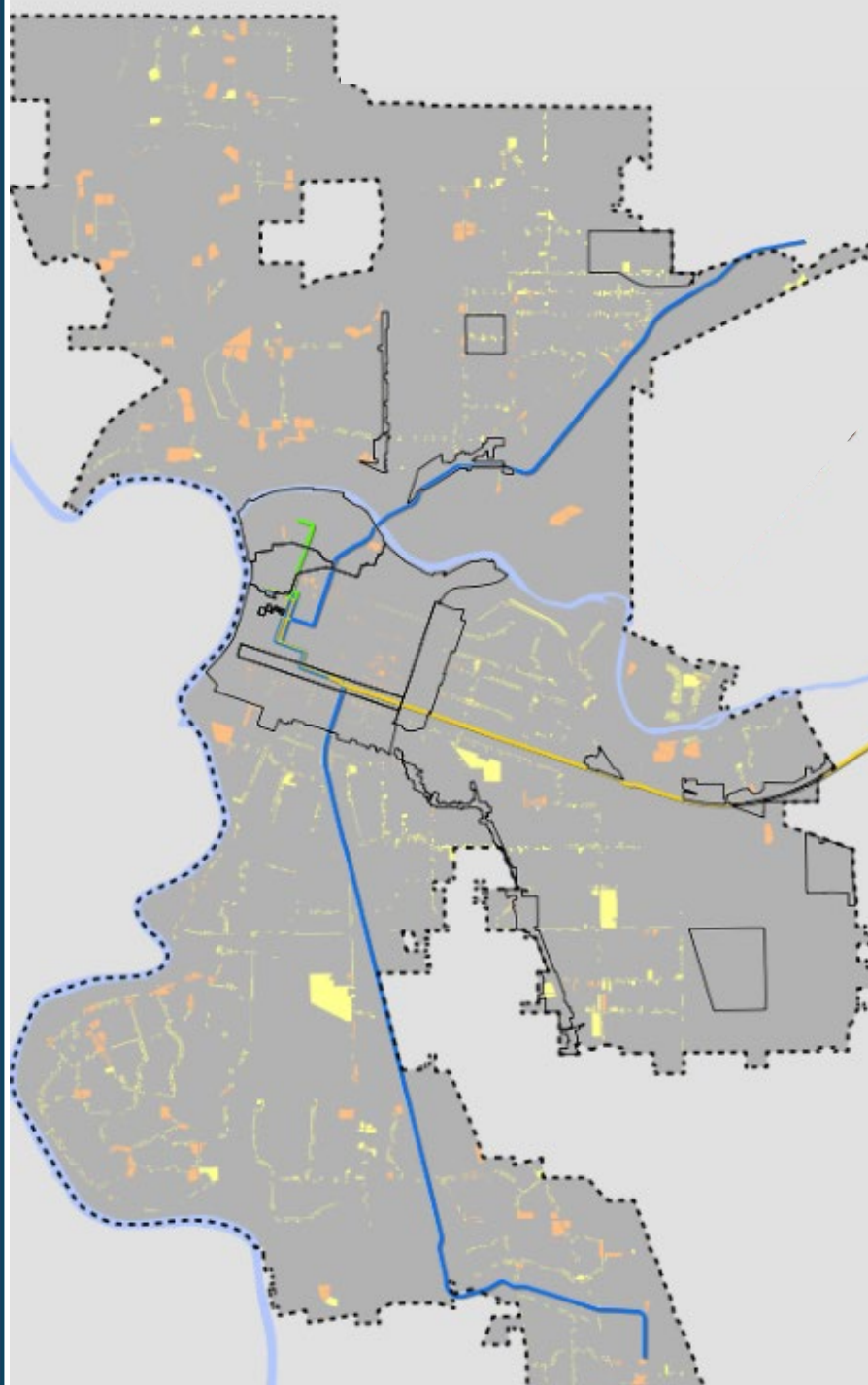
■ Corner Lot in
N-1 Zone

■ Corner Lot in
N-2 Zone

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



Where would they be allowed?



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

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

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



Expand Neighborhood
Commercial Uses

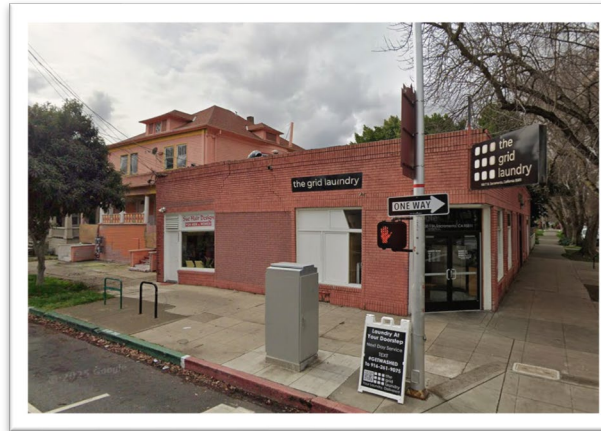
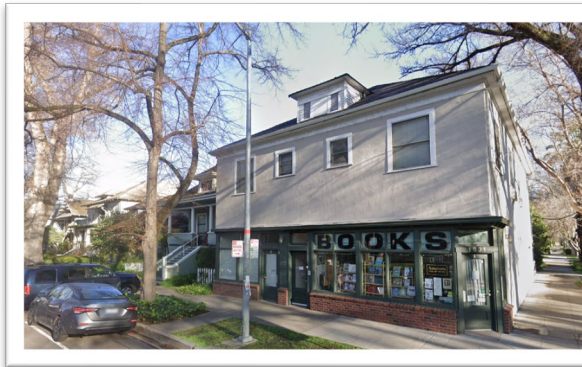
Where would
they be
allowed?

Learn more about
new zones at the
August 10th
webinar!

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



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
 - Outdoor storage not allowed
- **No alcohol sales allowed**
- **Signage**
 - 1 attached sign allowed per street frontage
 - 16 sf maximum per street frontage
 - No detached signs



How would they be permitted?

- **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
 - *Ex: hours of operation, size limitation*
- **Building Permit**
 - Required before new construction can begin
- **Business Operation Tax (BOT) Certificate**
 - Like a business license



What about **home occupation permits?**

- In all dwellings, City Code already allows **home occupation** permits for things like:
 - Office
 - Mail order business
 - Dressmaker
 - Tailor
 - Artist
 - Tutoring
 - Limited small equipment repair
 - Hair stylist
 - Cottage food operation
- **More Limitations than Neighborhood Commercial**
 - One client or customer per hour limit
 - No signage allowed
 - Must be with a primary residential use
- **No changes proposed to home occupation regulations with this project**

Questions?

Outreach Strategy



Outreach Strategy

Who?

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

Project website:

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

**zoningcodeupdate@cityofsacramento.org
(916) 808-5019**

What?

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

When?

- **June 25 – August 31, 2026**
(Rezoning map to be released end of July)

How?

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



How to provide input

Through the project website!

- Informational Boards
- Missing Middle Housing Survey
- Interactive Rezoning Map (available late July)

Other ways

- Attend our webinars
- Find us at a pop-up event
- Invite us to your group's standing meeting
- Provide public comment at the Planning and Design Commission meeting on August 13

<i>Website</i>	www.cityofsacramento.gov/zoningcodeupdate
<i>Email</i>	zoningcodeupdate@cityofsacramento.org
<i>Phone</i>	(916)-808-5019

Upcoming Webinars

July 22, 2026

Missing Middle Housing



Update Missing Middle Housing Standards



Focus Growth Near Transit

August 10, 2026

New Zones and Rezoning



Simplify Residential Zoning



Rezone Properties for Consistency

Registration links at
www.cityofsacramento.gov/zoningcodeupdate



Where to find us

CityConnect Mixer

Date: July 16, 2026, 5:30-8:30pm

Location: Calabash Caribbean

1431 Del Paso Blvd

One Natomas Farmers Market

Date: July 25, 2026 8:30am-12:30pm

Location: N. Natomas Regional Park

2501 New Market Drive

Meadowview Farmers Market

Date: July 26, 9am-12pm

Location: Meadowview Light Rail Station

3501 Meadowview Road

South Sacramento Festival

Date: August 29, 11am-3pm

Location: Valley Hi Park

8185 Center Parkway



Event updates at
www.cityofsacramento.gov/zoningcodeupdate



Rezoning

Reminder:

**Interactive Rezone Map
available late July**

www.cityofsacramento.gov/zoningcodeupdate



August 13 PDC Meeting

August 13 meeting purpose is to present:

- Proposed changes to the Zoning Code
- A summary of outreach to-date

Community members invited to come provide public comment!

What comes next?

- Staff writes the ordinance
- Public hearings begin
 - October: Planning and Design Commission
 - December: City Council



Contact us at
zoningcodeupdate@cityofsacramento.org or
(916)-808-5019

Outreach runs through August 31st

Questions?
