

August 10, 2026

This meeting will be recorded.

A dark blue silhouette of the Sacramento skyline is positioned horizontally across the middle of the slide. It includes various building shapes and two prominent bridge towers on the right side.

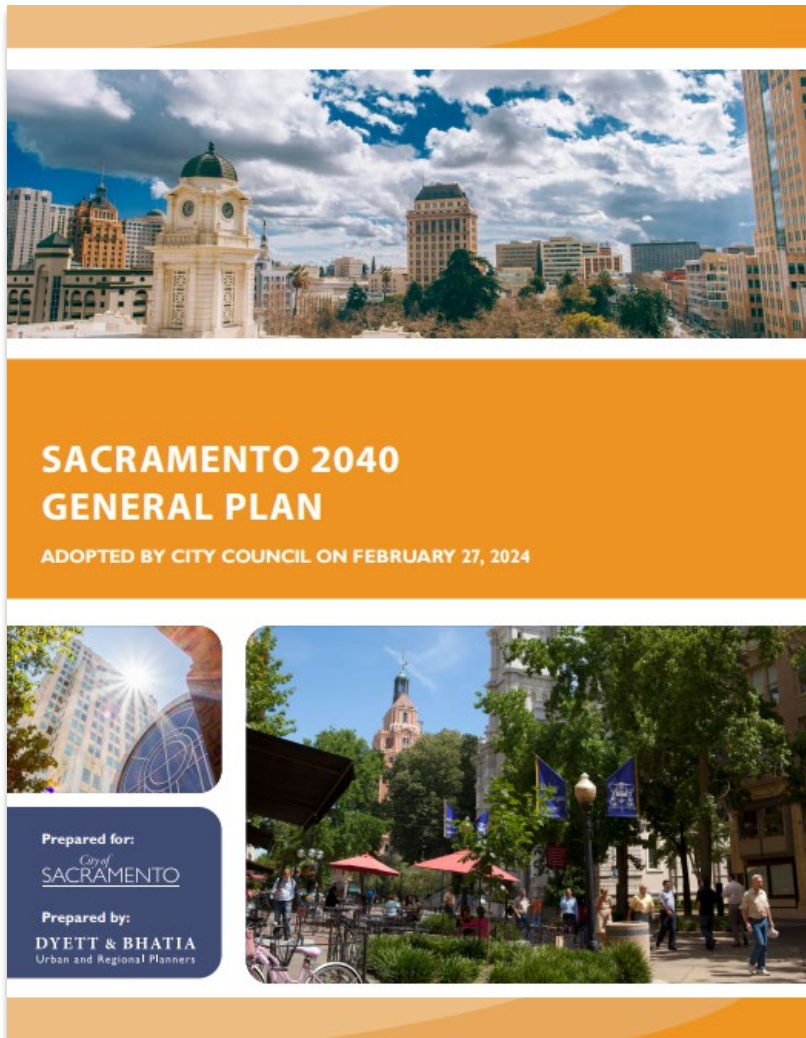
2040 General Plan & Zoning Consistency New Zones and Rezoning

Presentation Overview

- **Background**
- **What is changing?**
 - Simplifying residential zones
 - FAR-based heights
 - Rezoning for **General Plan** consistency
 - Streamlining the code
- **How to provide input**
 - Interactive map demo

Background

2040 General Plan

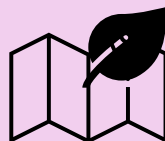


- Adopted by **City Council** on February 27, 2024
- Policies guide City **decision-making around development**
- **Sets the stage** to implement policies through more **detailed planning efforts**

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



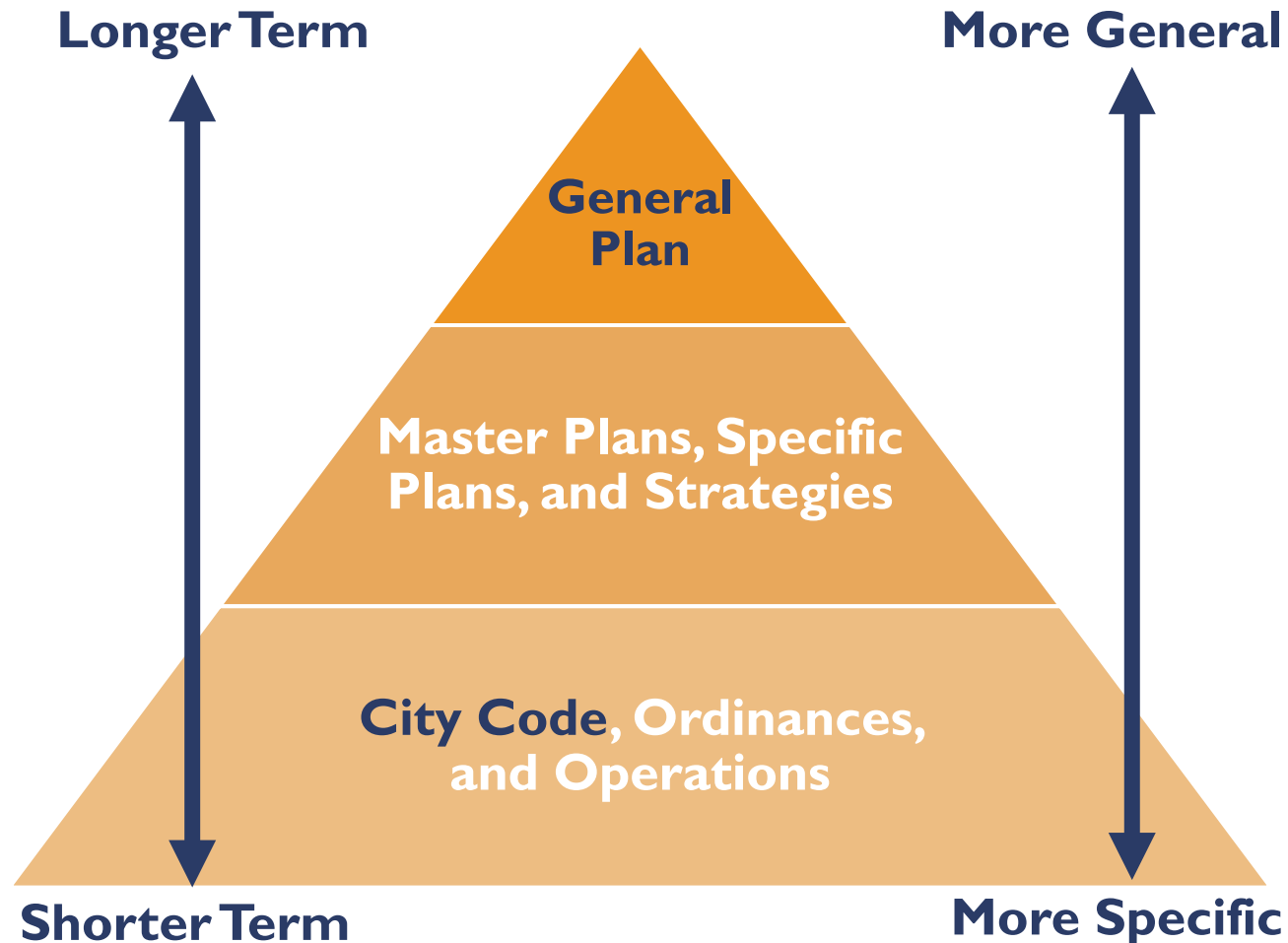
Livability and Sense of Place

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**.

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

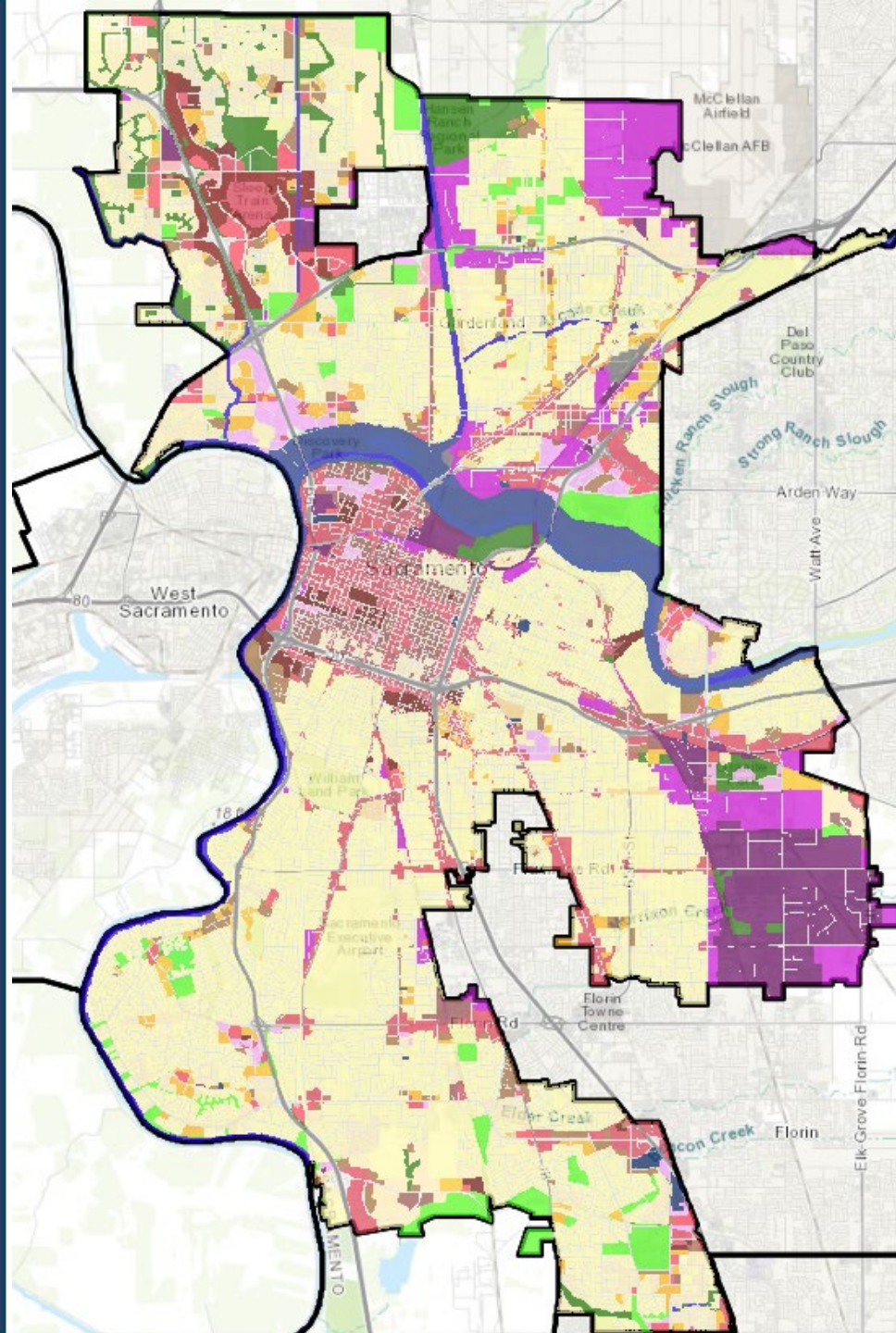


Rezone Properties
for Consistency

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



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

*Zoning map available at the
City of Sacramento
**Land Information Lookup Application
(LILA)***

What is changing?



Simplifying Residential Zones

2040 General Plan

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

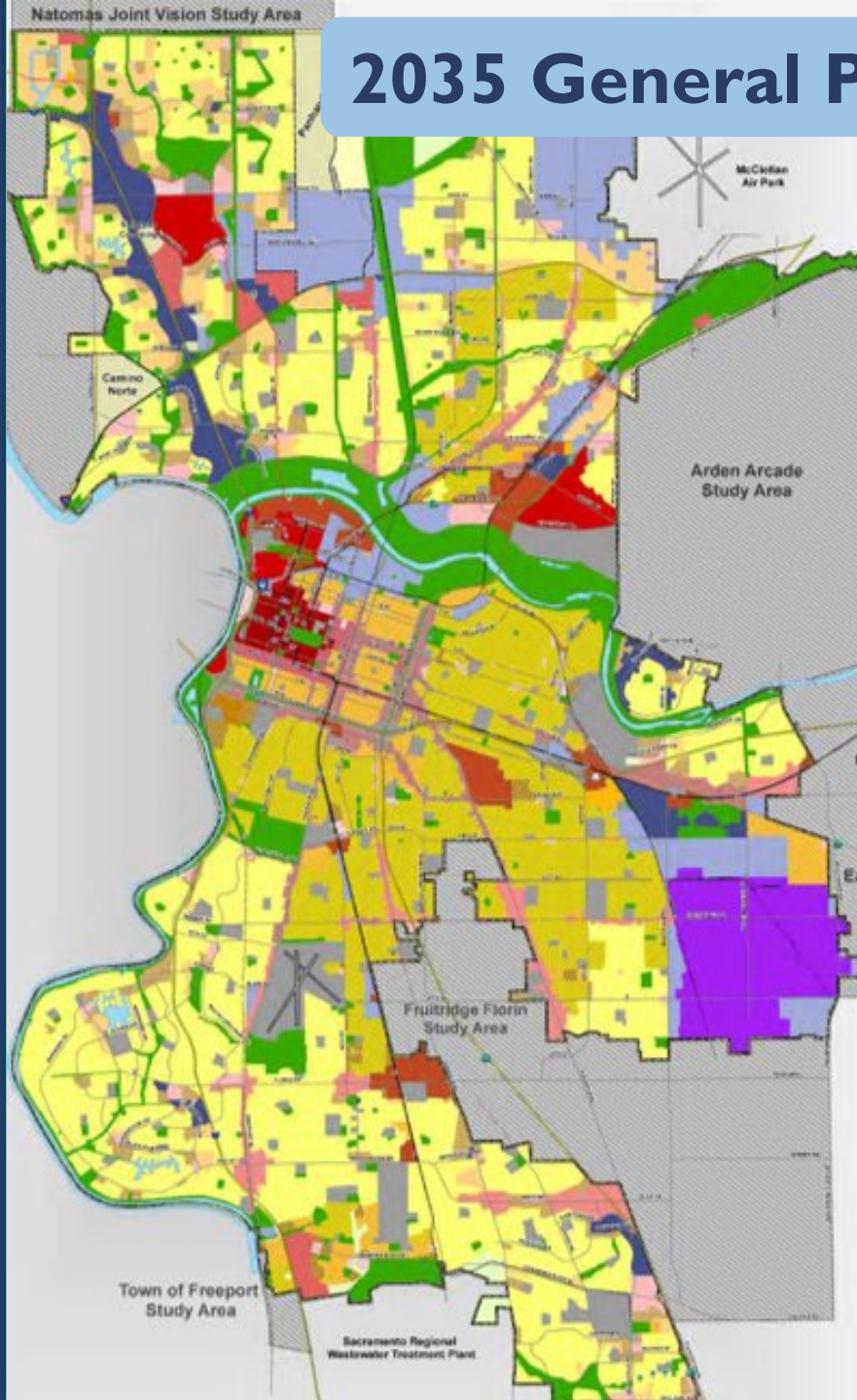
Zoning Code Update

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

2035 General Plan Residential Designations



Simplifying Residential Zones



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)

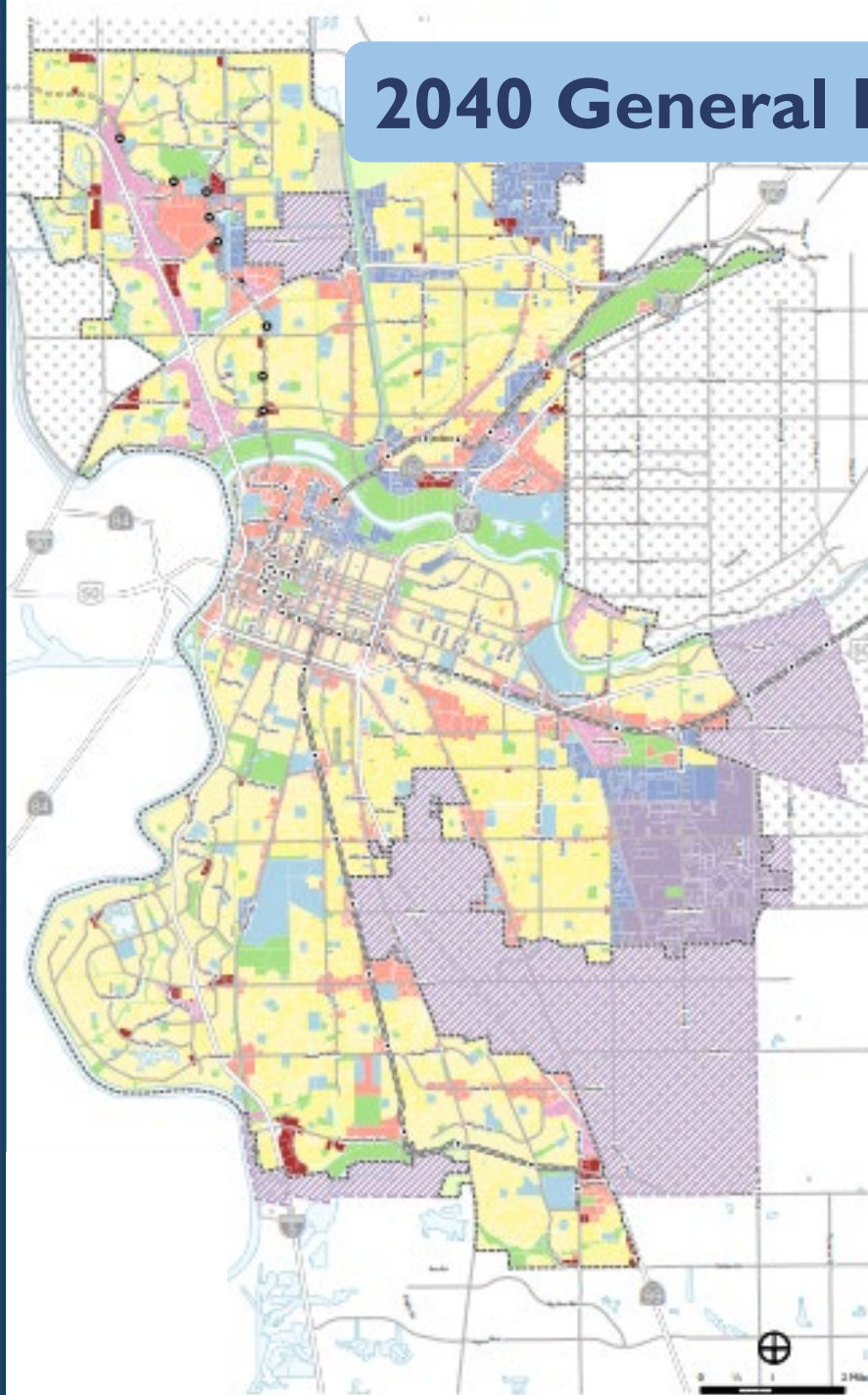
Urban
Neighborhood
Medium
(33-110 du/ac)

Urban
Neighborhood High
(61-250 du/ac)

2040 General Plan Residential Designations



Simplifying Residential Zones



Neighborhood

(No maximum density)

Residential Mixed-Use

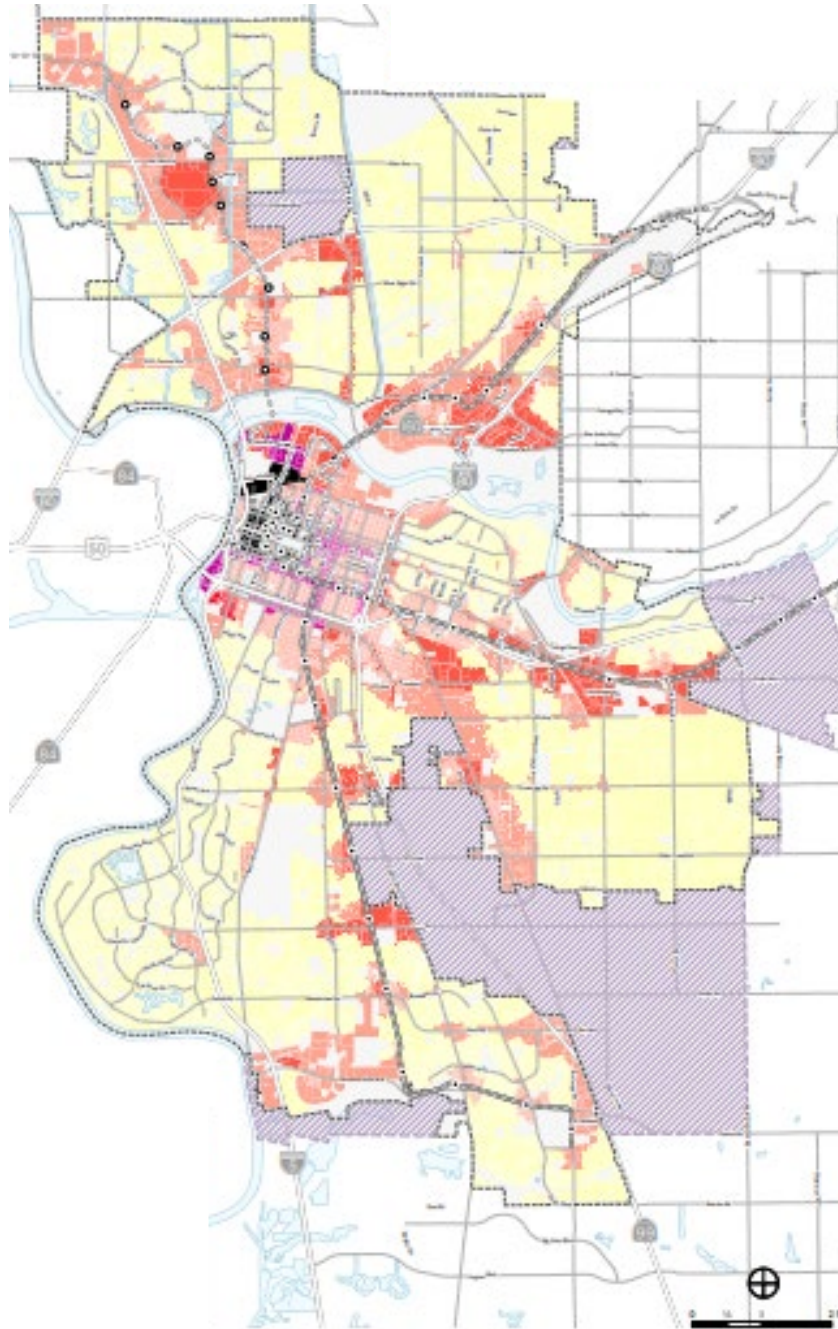
(No maximum density)

Simplifying Residential Zones

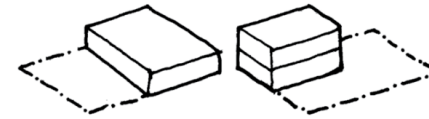
Existing Zones	New Draft Zone	New Draft Zone Description
R-1, R-1A, R-1B, R-2	N-1	Includes standards for missing middle housing and neighborhood commercial uses.
R-2A, R-2B, R-3, R-3A	N-2	Includes standards to transition from missing middle housing to higher-intensity development and allow neighborhood commercial uses.
R-4, R-4A, R-5	N-3	Includes standards for higher-intensity housing and higher-intensity neighborhood commercial uses.
RMX, RO	RMX	Allows a mix of residential and commercial uses, encourages development of neighborhood ground floor retail and service uses .



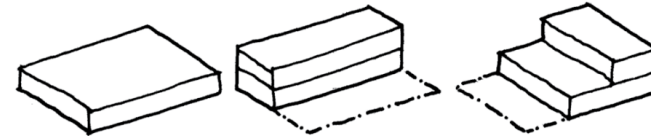
Simplifying Residential Zones



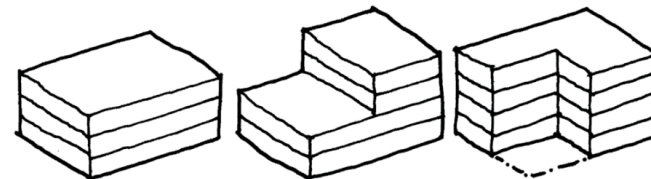
- FAR is Building Area divided by Lot Area
- Higher FARs near transit



FAR 0.5



FAR 1.0



FAR 3.0



Focus Growth Near Transit

FAR-Based Heights

Draft Maximum Height Limits			
Maximum FAR	RE, N-1, N-2, N-3, RMX	EC, OB, SC, C-1, C-2, C-3, C-4	M-1, M-1(S), M-2, M-2(S), MRD, M-T
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	



Rezoning for General Plan Consistency

Requirement:

*A zoning ordinance shall be consistent with a city general plan if the **various land uses** authorized by the ordinance are **compatible with the objectives, policies, general land uses, and programs specified in the plan.***

Gov. Code Section 65860



Rezoning for General Plan Consistency

Process:

- Identified potential inconsistencies
- Evaluated affected properties
- Determined whether rezoning was warranted
- Developed recommended zoning changes



Streamlining the Code

- Removing outdated suffixes
- Removing completed/outdated Planned Unit Developments

What will the zoning code update do?

- A change in zoning changes allowed uses and development standards for **future development projects**.
- It does **not** change the legality of current uses or buildings
- Not all properties will be rezoned.
- Development standards determine which projects can be approved administratively and which require a public hearing.



How to provide input

Through the project website!

- Informational Boards
- Missing Middle Housing Survey
- Interactive Rezoning Map
- **Provide input by August 31st**

Other ways

- 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

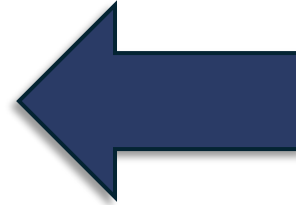
Interactive Map Demo

Provide Feedback

Share Your Feedback on the Project's Key Components The City wants to hear from you! Share your questions and comments using our online informational boards. These boards cover key components of the project including Missing Middle Housing, Neighborhood Commercial, New Zones and Rezoning, and other zoning updates.

Provide Feedback

Follow this link to view the boards and share your feedback



Informational Boards on Konveio

Survey

As part of the 2040 General Plan and Zoning Code Consistency Update, the City is codifying its Missing Middle Housing standards. The Missing Middle Housing survey collects information on residents' preferences for new homes in their communities. Survey results will help inform discussion around updates to MMH standards.

Missing Middle Housing Survey

Follow this link to take the MMH Survey (estimated time: 6 minutes)

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Missing Middle Housing Survey

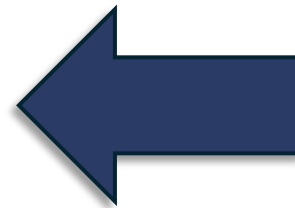
Follow this link to take the MMH Survey (estimated time: 6 minutes)

Interactive Rezone Map

As part of the 2040 General Plan and Zoning Code Consistency Update, the City is undertaking a citywide rezone effort. The Interactive Rezone Map allows community members to review and comment on proposed rezones for individual parcels.

Review the Map

Follow this link to view the Interactive Rezone Map and share your feedback.



**Direct link
to interactive map**



Station 1: Project Overview

Learn about the project's background, how the 2040 General Plan and zoning code work together, project scope and phases.

[View Station 1](#)



Station 2A: Missing Middle Housing

Explore proposed changes to Missing Middle Housing standards and view possible scenarios that could be allowed if the proposed standards are adopted.

[View Station 2A](#)



Station 2B: Missing Middle Housing Survey

Share your thoughts on the proposed changes to the Missing Middle Housing standards.

Click the link below to take the survey (estimated time: 6 minutes)

[Missing Middle Housing Survey](#)



Station 3: Neighborhood Commercial

Learn about proposed zoning code changes to allow neighborhood-serving commercial uses in residential zones.

[View Station 3](#)



Station 4A: New Zones and Rezoning

Learn about the proposed consolidation of residential zones and rezoning to ensure consistency with the 2040 General Plan land use designations.

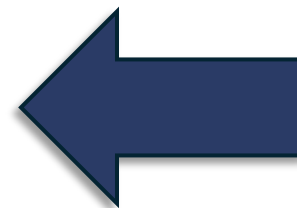
[View Station 4A](#)



Station 4B: Interactive Rezone Map

Use the Interactive Rezone Map to review and comment on proposed rezones citywide.

[View Station 4B](#)





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?
