

# 2040 GENERAL PLAN AND ZONING CONSISTENCY UPDATE

# PROJECT OVERVIEW

## What is zoning?

- Zoning divides all land within the City into different areas, or zones.
- Each zone has rules for **how the land can be used** and **what can be built there**.
- **Zoning ensures different land uses like homes, shops, and parks, work well together.**
- All of these zoning regulations together form the Zoning Code.

## Why is the City updating its Zoning Code?

The proposed zoning code updates follow the direction set by the Sacramento 2040 General Plan.

**Zoning is a tool used to implement the vision of the 2040 General Plan**, and the proposed updates ensure the zoning code supports the 2040 General Plan vision by:

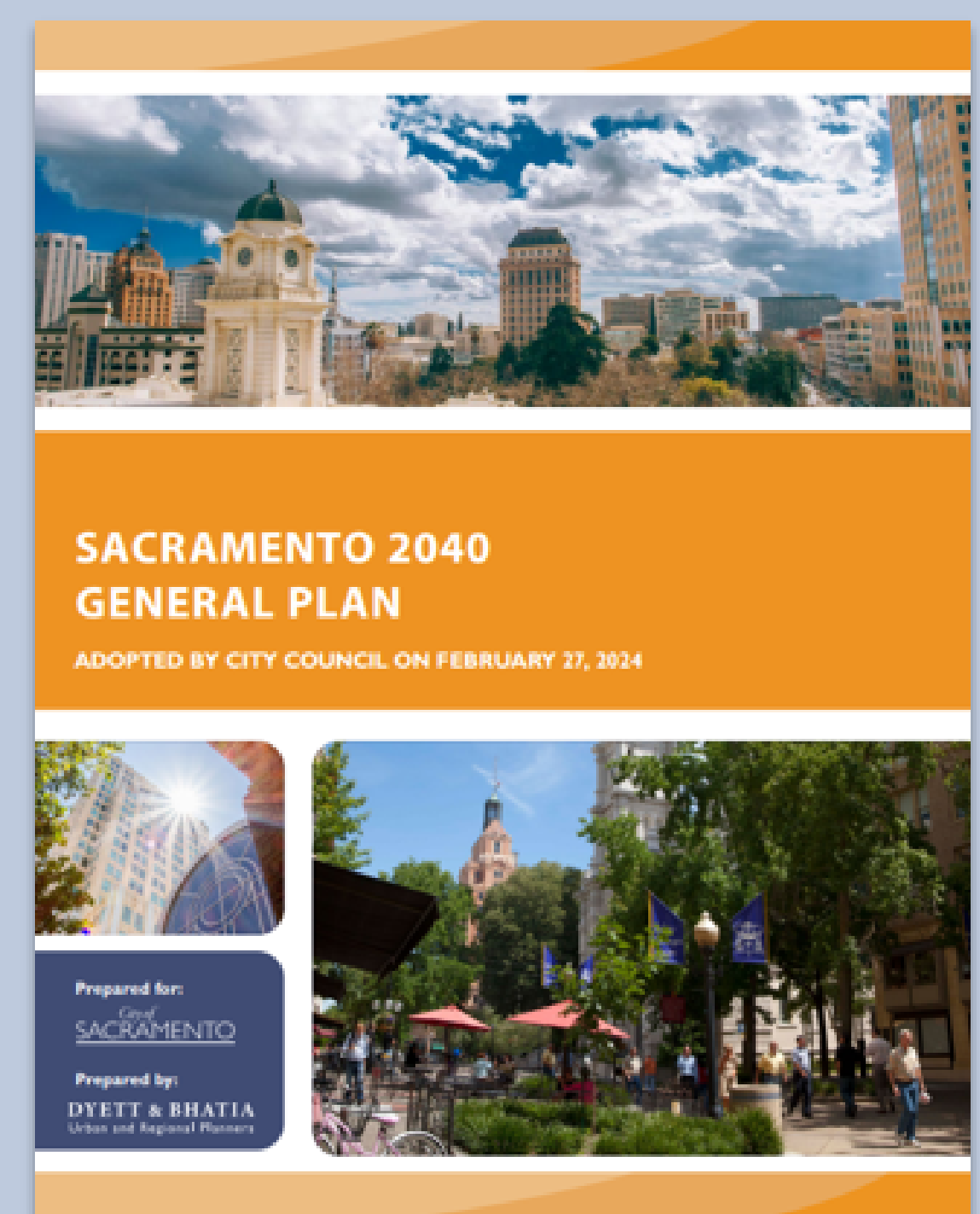
- Broadening the range of housing types allowed in neighborhoods across the city
- Updating standards for missing middle housing
- Allowing neighborhood commercial uses across the city
- Planning for higher development intensity around transit
- Rezoning properties to make sure the zoning matches the intentions of the General Plan land use designations

## What is the 2040 General Plan?

The 2040 General Plan, adopted on February 27, 2024, serves as a long term blueprint for growth and development for the City of Sacramento. The Plan accommodates 69,000 new homes and 72,000 new jobs and focuses growth along corridors to encourage development around reliable transit. It incorporates strategies to allow greater variety of housing types in all residential neighborhoods.

**The General Plan and Zoning Code both regulate land use and development, but at different levels of detail.**

- The General Plan sets goals for the City with policies and broad standards to guide growth and development over a long period of time. The current General Plan sets a vision for Sacramento through 2040.
- Zoning is detailed and regulates what is allowed to be built on a site within areas called zones, each with specific rules for how the land can be used and what can be built there.



## Project Phases

- **Analysis** (Fall 2024-Spring 2026)
- **Community Engagement** (Summer 2026)
- **Prepare Ordinance** (Fall 2026)
- **Final Public Hearings and Adoption** (Fall-Winter 2026)

## Project 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



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# MISSING MIDDLE HOUSING

In September 2024, the City adopted the Missing Middle Housing Interim Ordinance. As part of the 2040 General Plan and Zoning Consistency Update, City staff will be **updating missing middle housing standards.**

## What is missing middle housing (MMH)?

Buildings that contain more than one home such as duplexes, triplexes, multi-family (4+ units) and cottage courts, usually built in existing lower density residential neighborhoods.

## What could MMH look like in different areas?

**One building in a neighborhood**




FAR allowed	1
FAR achieved	0.75
Setbacks	Front: 25' Side: 5', 17' Rear: 41'
Height	35' (3 stories)
Building Length	45'
# of Units	6
Density	38 du/ac

**Multiple buildings in a neighborhood**



FAR allowed	1
FAR achieved	0.36
Setbacks	Front: 17' Side: 18' Rear: 17'
Height	27' (2 stories)
Building Length	32'
# of Units	8
Density	14 du/ac

**One building in a neighborhood closer to transit**

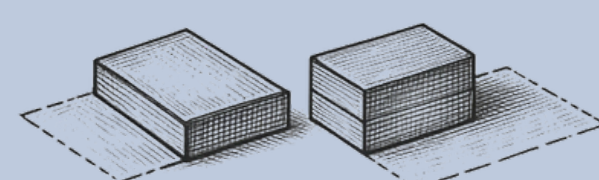


FAR allowed	2
FAR achieved	1.62
Setbacks	Front: 12.5' Side: 5', 16' Rear: 42'
Height	45' (4 stories)
Building Length	105'
# of Units	12
Density	59 du/ac

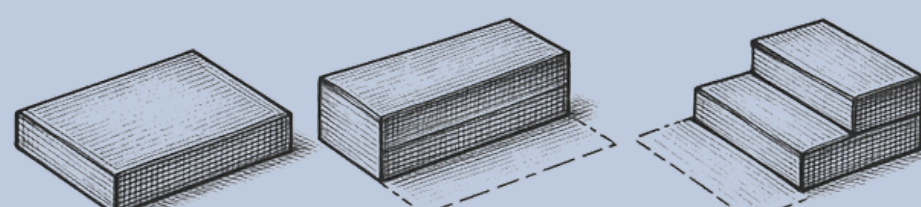
## What would the proposed standards do?

- Apply to projects in the proposed N-1 zone (see *New Zones and Rezoning* board for more information)
- Regulate height, open space, tree requirements, setbacks, form, entry requirements, and parking
- Determine what projects do not require a public hearing
- Require a public hearing for projects exceeding standards

**FAR 0.5**



**FAR 1.0**



### FAR stands for “floor area ratio.”

It is calculated by dividing building area by lot area and regulates how big a building can be on a property. Bigger buildings are allowed in areas with higher FARs.

In Sacramento, higher FARs are permitted near transit, allowing larger buildings that support more homes near transit.

## What would you like to see in your neighborhood?

*Take the MMH Survey!*



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# 2040 GENERAL PLAN AND ZONING CONSISTENCY UPDATE

# NEIGHBORHOOD COMMERCIAL

Historically, Sacramento’s residential areas featured a variety of housing types and neighborhood-serving commercial uses within walking distance. Over time, single-family zoning dominated U.S. cities, limiting what could be built in neighborhoods, excluding neighborhood commercial uses.

**The City is now considering new rules that would allow neighborhood-serving uses in residential zones** to foster healthy, livable, “complete neighborhoods” that provide for residents’ daily needs within easy walking or biking distance from home (2040 General Plan, Goal LUP-6).

## What?

- Athletic club; fitness studio
- Commercial service (e.g., hair salon)
- Laundromat
- Library
- Nonresidential care facility
- Neighborhood café
- Neighborhood market
- Office
- Retail store
- School (e.g., dance, music, art, martial arts)

## Where?

- Proposed on corner lots in proposed N-1 and N-2 zones (see *New Zones and Rezoning* board for more information)
- Cafes and markets along larger streets only

## When?

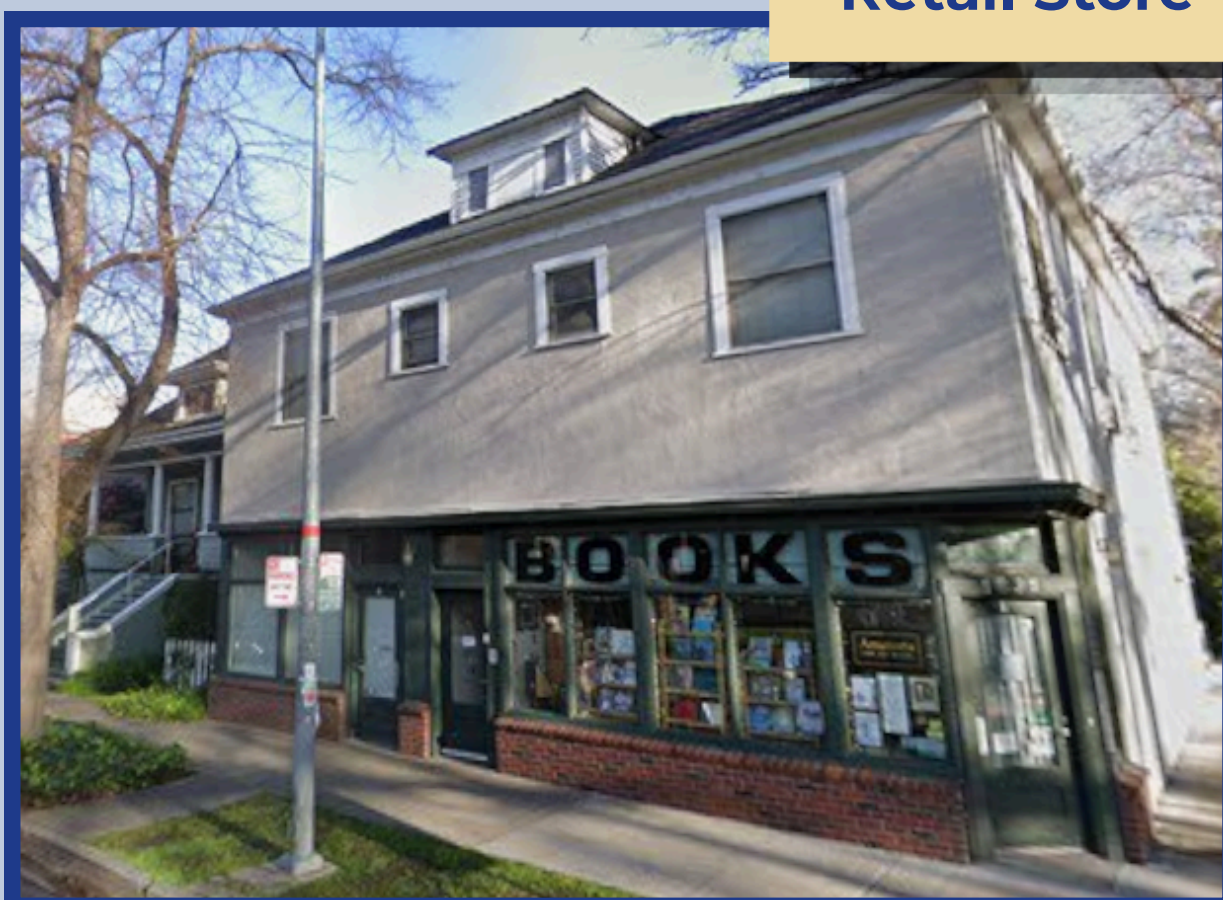
- Hours of operation limited to
  - 6 AM – 8 PM (indoor uses)
  - 7 AM – 8 PM (outdoor uses)

## Other regulations

- Maximum size
- Number of businesses per site
- Outdoor dining
- Signage

**What should small businesses consider when opening in a neighborhood?**

Retail Store



Neighborhood Cafe



Fitness Studio



Commercial Service



Laundromat



Office



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# 2040 GENERAL PLAN AND ZONING CONSISTENCY UPDATE

# NEW ZONES AND REZONING

The 2040 General Plan updated residential land use regulations by:

- Simplifying land use designations
- Allowing multi-unit housing in all residential zones
- Removing maximum density
- Increasing intensity near transit
- Regulating intensity through the size of the building instead of the number of homes inside

The result? Some differences between existing zones are no longer useful, creating an **opportunity to simplify zones and better align with the new General Plan land use designations.**

## What are the new zones?

The City proposes consolidating 13 existing residential and mixed use zones into 3 new residential zones and 1 new residential mixed use zone.

Existing Zones	New Zone	New 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 broader neighborhood commercial uses.
RMX, RO	RMX	Allows a mix of residential and commercial uses, encourages development of neighborhood ground floor retail and service uses.

## Which properties are being rezoned?

- Properties with residential zoning will be rezoned to their new zone name
- Properties with existing zones that are inconsistent with their General Plan designation will be evaluated for rezoning

**View our interactive rezoning map to see proposed zoning changes for individual parcels.**

*Available late July.*



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# 2040 GENERAL PLAN AND ZONING CONSISTENCY UPDATE

# OTHER ZONING CODE CHANGES

## Drive-Through Restaurants

### Policy LUP-4.12 Drive-Through Restaurants.

The City shall prohibit new drive-through restaurants within:

- 1/2-mile walking distance from the center of an existing light rail station platform or high-frequency transit stop; and
- 1/4-mile walking distance from the center of a proposed light rail station.

*(2040 General Plan, Land Use and Placemaking Element, 2024)*

The updated zoning code will not allow new drive-through restaurants near existing and planned transit to promote walkability.

## Electric Vehicle Charging Stations

### Policy LUP-4.13 Future-Ready Gas Stations.

The City shall prohibit the establishment of new gas stations or the expansions 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.

*(2040 General Plan, Land Use and Placemaking Element, 2024)*

To support the transition to electric vehicles, the zoning code update will require new and expanding gas stations to provide EV charging stations.

## Airport Safety Zones

### 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.

*(2040 General Plan, Land Use and Placemaking Element, 2024)*

When the City processes development applications, staff will account for safety regulations within the airport land use plans prepared for each airport.

To support streamlining review of applications, the City proposes to create an **airport overlay zone for the portion of Rio Linda Airport** Safety Zones that overlap with areas within city boundaries.

## Planned Unit Developments

A **planned unit development (PUD)** is a tool used to facilitate cohesive design within a development and often includes regulations that allow for flexibility and creativity in site and building design and location.

Over the years, PUDs have been used to develop neighborhoods and employment centers around the city. Eventually, these areas become built out and development agreements expire.

**The City proposes to officially remove the PUDs that are no longer active.**



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