

August 3, 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 several tall, rectangular skyscrapers and two prominent towers on the right side that resemble the Transamerica Pyramid. The skyline is set against a light blue background.

2040 General Plan & Zoning Consistency Missing Middle Housing

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

August 3, 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



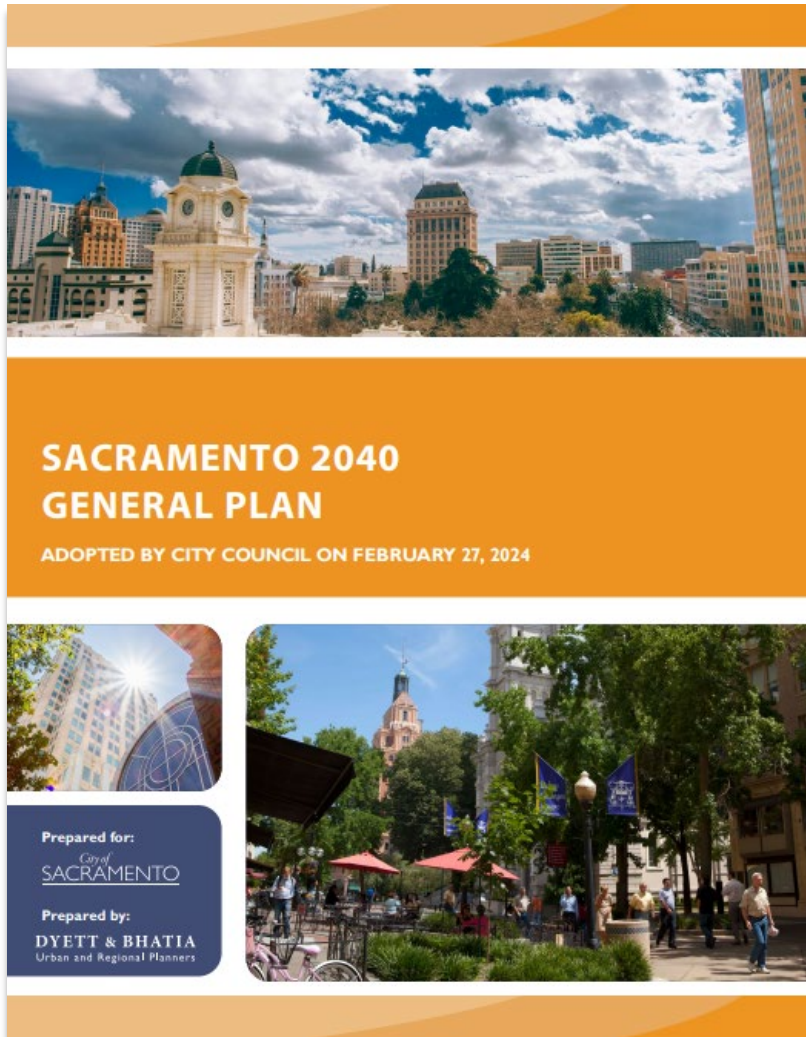
Focus Growth Near
Transit

Presentation Overview

- **Background**
- **Draft Missing Middle Housing Standards Overview**
- **Outreach Strategy**

Background

2040 General Plan

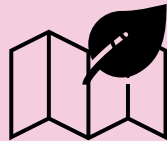


- Adopted by **City Council** on February 27, 2024
- Policies guide City **decision-making around development**
- **Sets the stage** to implement policies through more **detailed planning efforts**

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



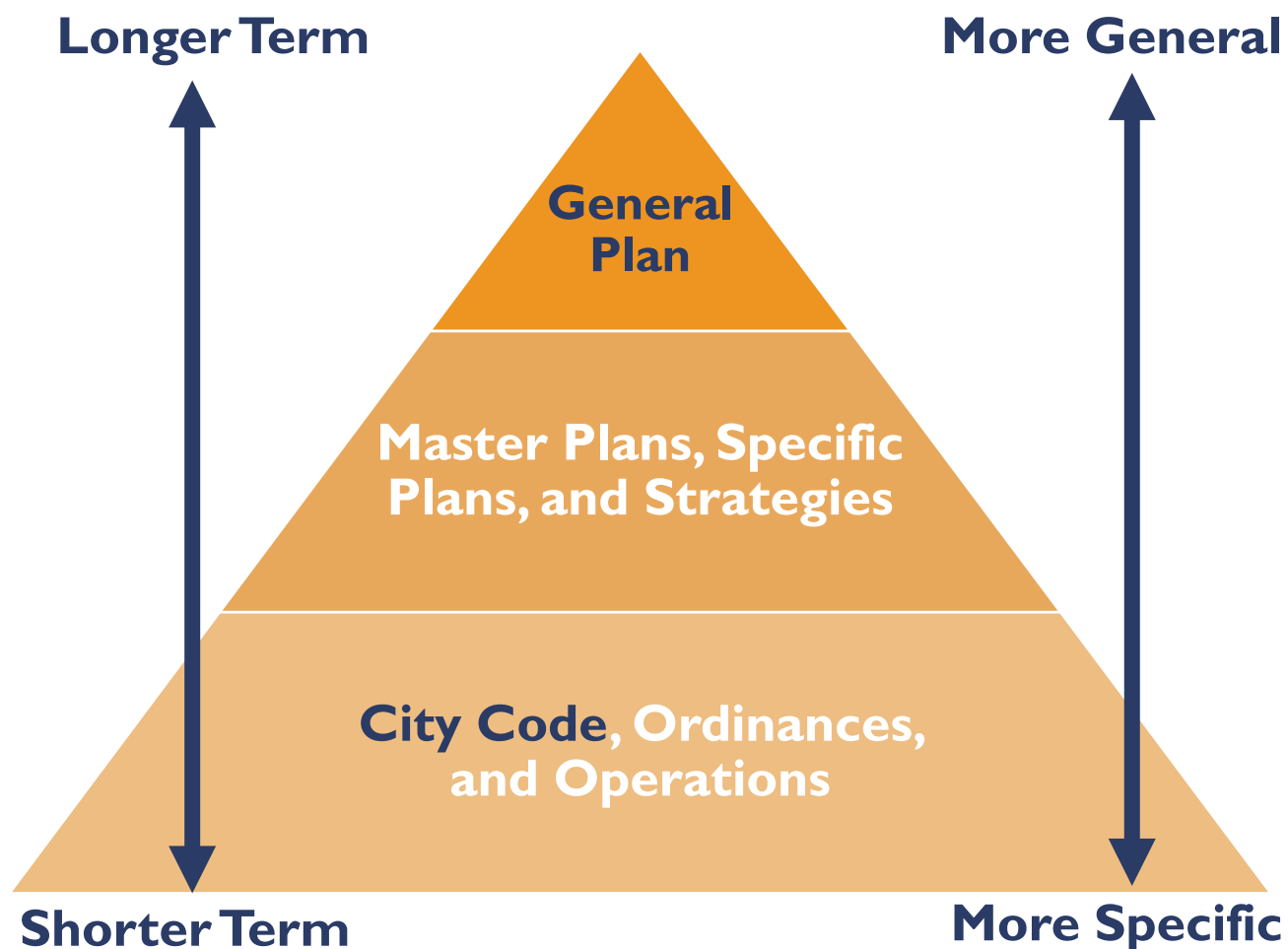
Livability and Sense of Place

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.**

Zoning Code Update Schedule



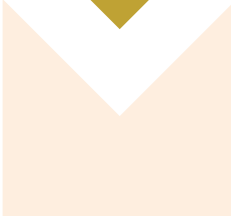
Analysis

- *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

2040 General Plan Direction



Remove maximum residential density standards and replace with **FAR-based standards** (*LUP-A.10*)



Broaden the range of housing types allowed by right in single-unit and duplex dwelling zones (*LUP-A.10*)



Update development **standards for missing middle housing types** (*LUP-A.10*)



Promote a variety of housing types including **neighborhood-scale multi-unit buildings** (*LUP-6.3*)

Historically, Sacramento's residential areas had **duplexes**, **triplexes**, and small **apartment buildings** built alongside detached **single-family homes**

2040 General Plan Direction



Overtime, **single-family zoning** dominated most land in the city

2040 General Plan Direction



2040 General Plan Direction

- **Limited multifamily housing** options has contributed to the escalating crisis of housing access and affordability
- In response, the 2040 General Plan provides direction to **broaden the range of housing types** in single-unit and duplex dwelling zones

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**

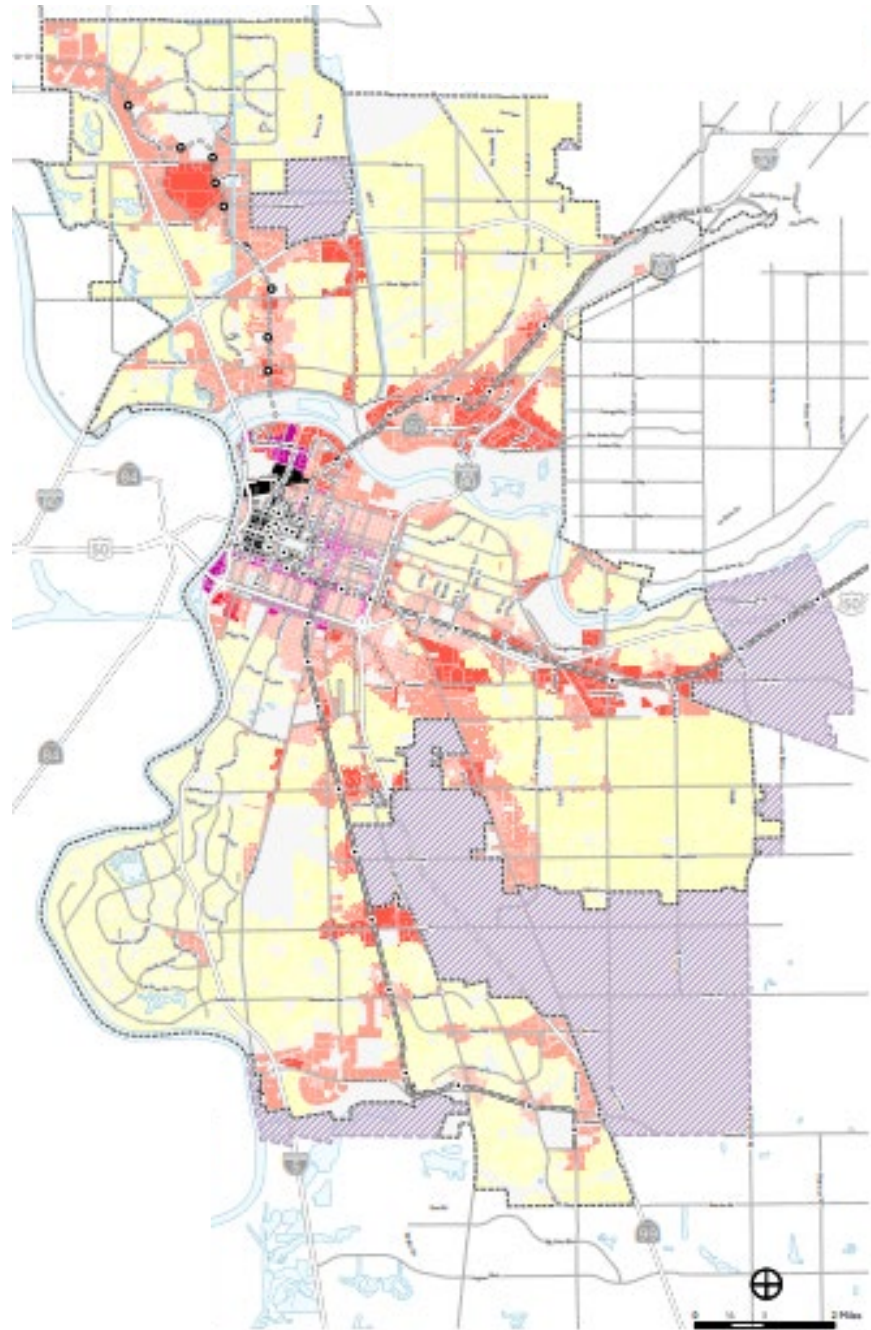
2040 General Plan Direction



Interim Ordinance

- Adopted by City Council September 2024 as a **temporary step** before the full zoning code update
- Allows **duplex, multi-unit dwellings, and smaller lot sizes** in the single-unit and duplex zones (R-1, R-1A, R-1B, and R-2 zones)

2040 General Plan Direction



- **2040 General Plan** removed residential density limits
- Uses **floor area ratio (FAR)** to regulate development size

FAR 1.0

FAR 2.0

FAR 4.0

FAR 5.0

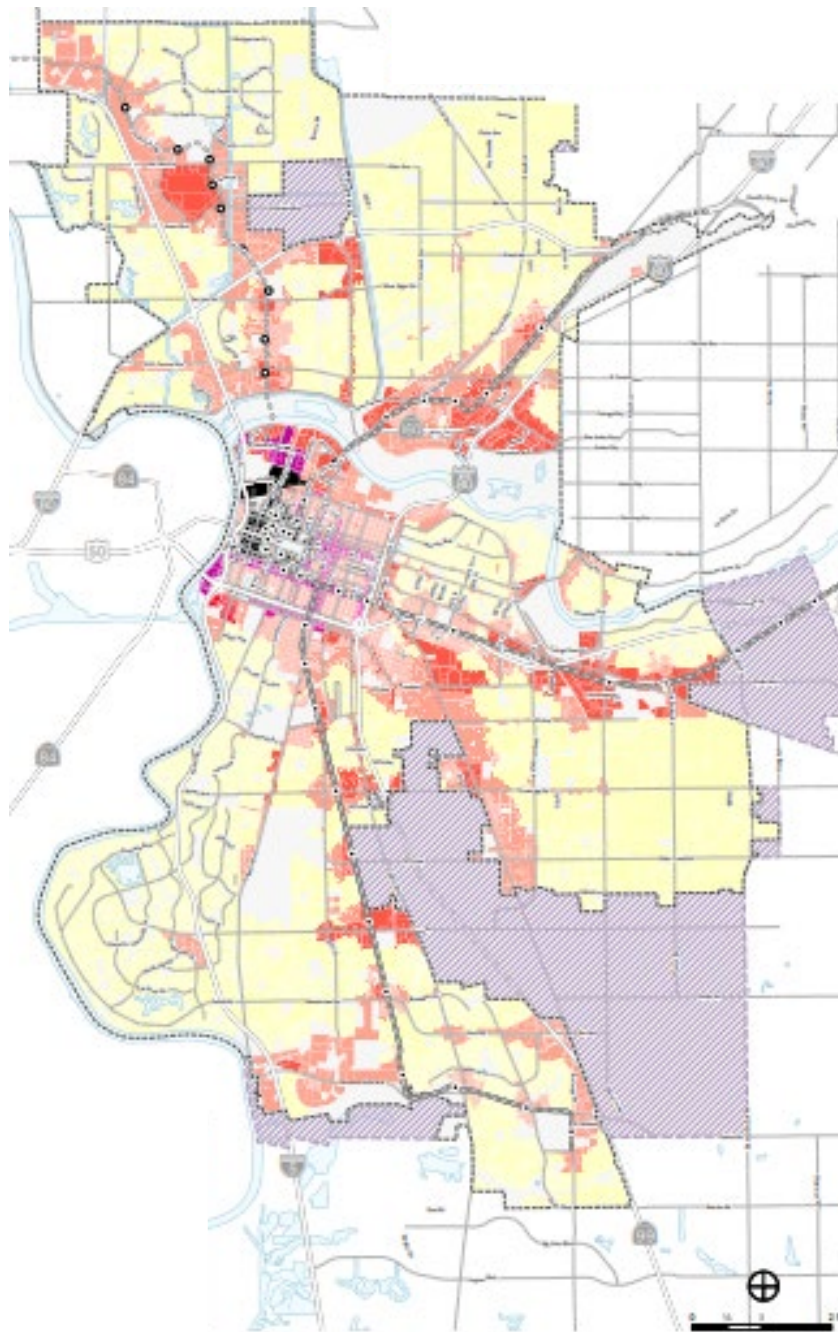
FAR 6.0

FAR 8.0

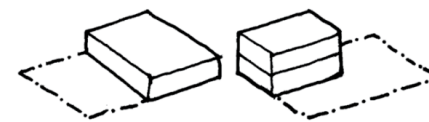
FAR 10.0

FAR 15.0

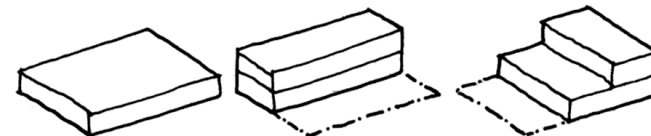
2040 General Plan Direction



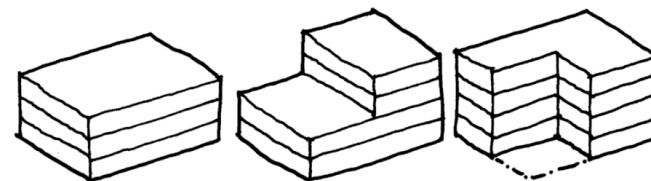
- FAR is **Building Area** divided by **Lot Area**
- Higher FARs near transit



FAR 0.5



FAR 1.0

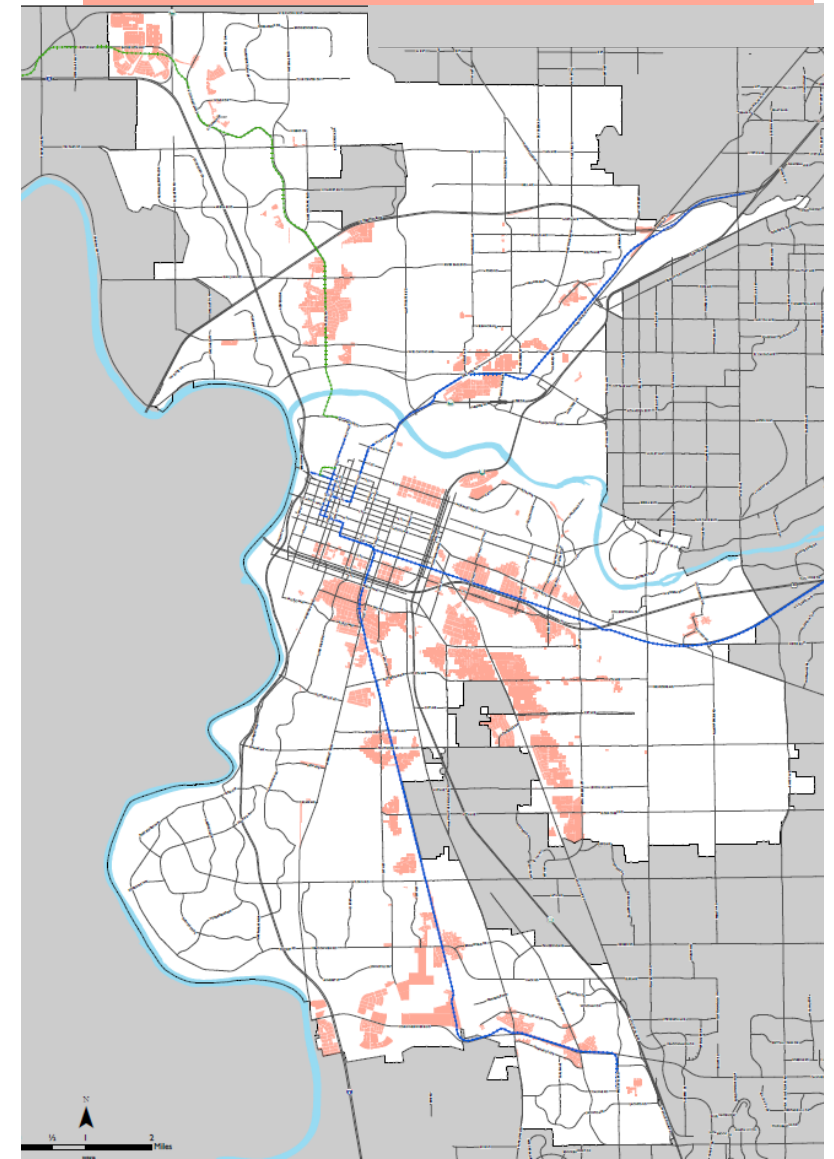
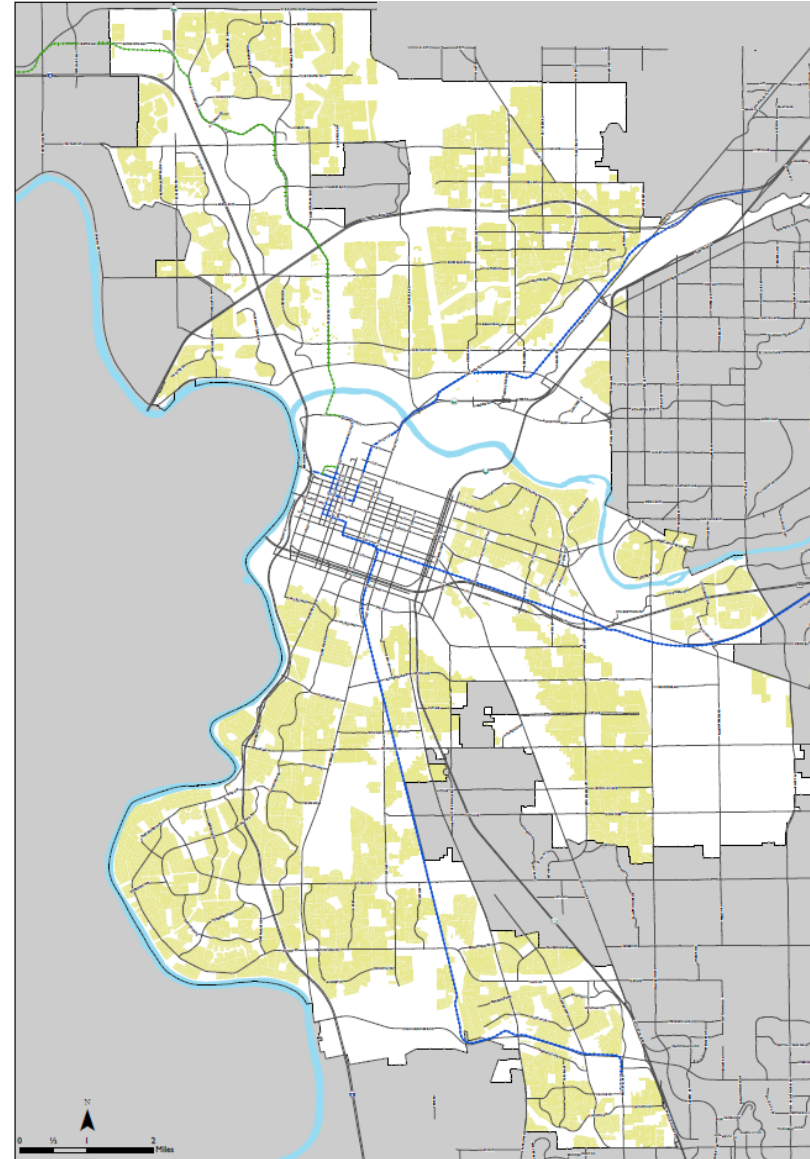


FAR 3.0

Most lots that allow MMH have a maximum FAR of 1.0 or 2.0

FAR 1.0 ~ 100,000 parcels

FAR 2.0 ~ 20,000 parcels



2040 General Plan Direction

Map of Areas Affected by SB 79

SB 79

SB 79 Development Standards

Distance from Stop	Height	Density	FAR
≤ 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

SB 79



Project Type

Housing or mixed-use with **≥ 5 units**



Minimum Density

- **30 dwelling units/acre** or
- 2040 General Plan standard
(whichever is greater)



Average Unit Size

$\leq 1,750$ square feet



Affordability

Projects with **10+ units**



Labor Standards

Buildings **>85 feet tall**

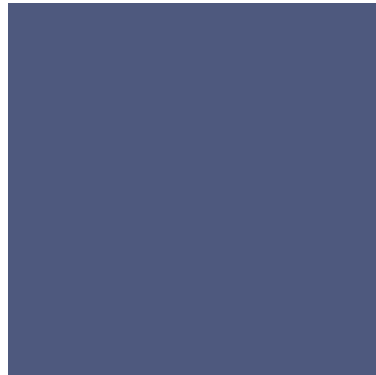
City Council Direction

- April 14, 2026 Workshop
- Update missing middle housing standards to **balance neighborhood scale** and **focus growth near transit**

Missing Middle Housing Overview



Defining Missing Middle Housing



Defining Missing Middle Housing



House-scale buildings
with **multiple units**
in **walkable** neighborhoods

We knew how to deliver these historically



TWENTY ROOMS IN TWELVE

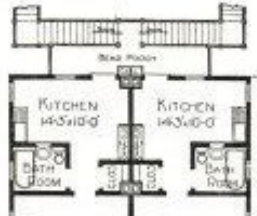


The CALUMET **Honor Bill** **\$3,073⁰⁰**
No. 3001 "Already Cut" and Fitted for Four Families.

See Description of "Honor Bill" Houses on Page 9.

At the above price we will furnish all the material to build this twelve-room flat building, consisting of lumber, lath, roofing, mill work, flooring, porch ceiling, medicine cases, china closets, finishing lumber, building paper, eaves trough, down spout, sash weights, hardware and painting material. We guarantee enough material to build this house. Price does not include cement, brick or plaster.

BUILT along mission lines with Queen Anne windows and fancy doors, this twelve-room, four-family flat building provides accommodation equal to a building containing twenty rooms. This economical feature is made possible by the provision for wall beds in the living rooms and dining rooms on both floors.

MODERN HOME **\$2,297⁰⁰**



Honor Bill MODERN HOME
No. C247
For \$2,297.00 we will furnish all the material to build this Twenty-Room Apartment Building, consisting of Mill Work, Flooring, Ceiling, Siding, Finishing Lumber, Building Paper, Roofing, Pipe, Gutter, Sash Weights, Hardware, Mantels, Painting Material, Lumber and Lath. NO EXTRAS, as we guarantee enough material at the above price to build this house according to our plans.

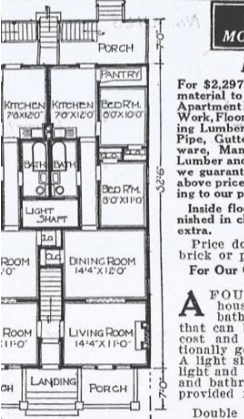
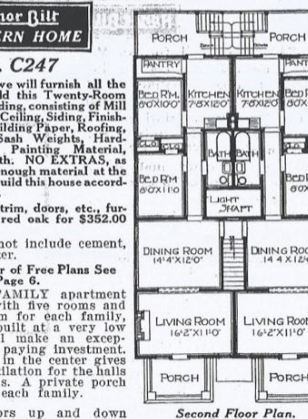
Inside floors, trim, doors, etc., furnished in clear red oak for \$352.00 extra.

Price does not include cement, brick or plaster.

For Our Offer of Free Plans See Page 6.

FOUR-FAMILY apartment house with five rooms and bathroom for each family, that can be built at a very low cost and will make an exceptionally good paying investment. A light shaft in the center gives light and ventilation for the halls and bathrooms. A private porch provided for each family.

Double floors up and down stairs.

First Floor Plan.
At quality door with glass leads from the porch to the front hall, which stairs lead to the second floor. 1 to the living rooms, each room having a mantel, windows. Each bedroom has a closet. There is set in each dining room on the first floor. Pantry each kitchen. One front and rear porch for each building. Inside doors have white pine sashes and two coats outside, your choice of color. Varnish and wood filler for interior finish. on a concrete block foundation; No. 1 yellow pine framing lumber; sash with narrow clear glass and 4-Ply Best-of-all Roofing, guaranteed for twelve years.

Second Floor Plan.
and rails, with five-cross yellow pine panels. Clear yellow pine trim throughout the building. Clear yellow pine flooring for all rooms. Rooms are 9 feet from floor to ceiling.

Basement.
Excavated basement with concrete floor under the entire house. 7 feet 4 inches from floor to joists, separated in two parts, each half being for two of the families in the building. Built on a concrete block foundation. No. 1 yellow pine frame corner studs, sided with yellow pine sheathing, with narrow clear glass and 4-Ply Best-of-all Roofing, guaranteed for twelve years.

This house can be built on a lot 40 feet wide.

Estimates and specifications for plumbing, hot water, steam or warm air heating systems are desired them, mentioning Modern Home No. C247 in your request.

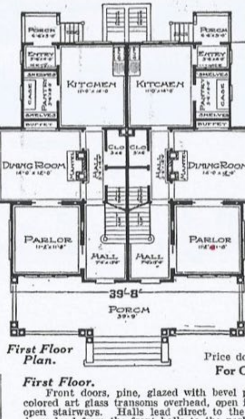
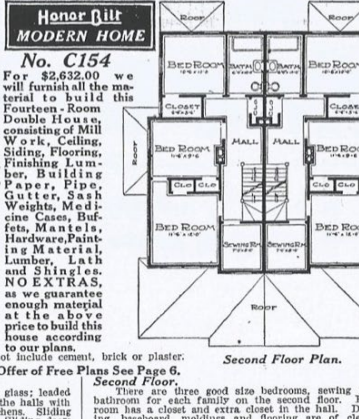
MODERN HOME **\$2,632⁰⁰**



Honor Bill MODERN HOME
No. C154
For \$2,632.00 we will furnish all the material to build this Fourteen-Room Double House, consisting of Mill Work, Ceiling, Siding, Flooring, Finishing Lumber, Building Paper, Pipe, Gutter, Sash Weights, Medicine Cases, Buffets, Mantels, Hardware, Painting Material, Lumber, Lath and Shingles. NO EXTRAS, as we guarantee enough material at the above price to build this house according to our plans.

Price does not include cement, brick or plaster.

For Our Offer of Free Plans See Page 6.

First Floor.
Front doors, pine, glazed with bevel plate glass; leaded colored art glass transoms overhead, open into the halls with open stairways. Halls lead direct to the kitchen. Sliding doors lead from the front halls to the parlors. Sliding doors connect parlors with dining rooms. Mantel and buffet, with bevel plate mirror in each dining room. Large kitchen, each with good size pantry. All rooms and halls on this floor are trimmed with yellow pine. Craftsmen design cast-iron baseboard and molding and have five-cross yellow pine panel doors. Clear yellow pine flooring. Rooms are 9 feet 6 inches from floor to ceiling.

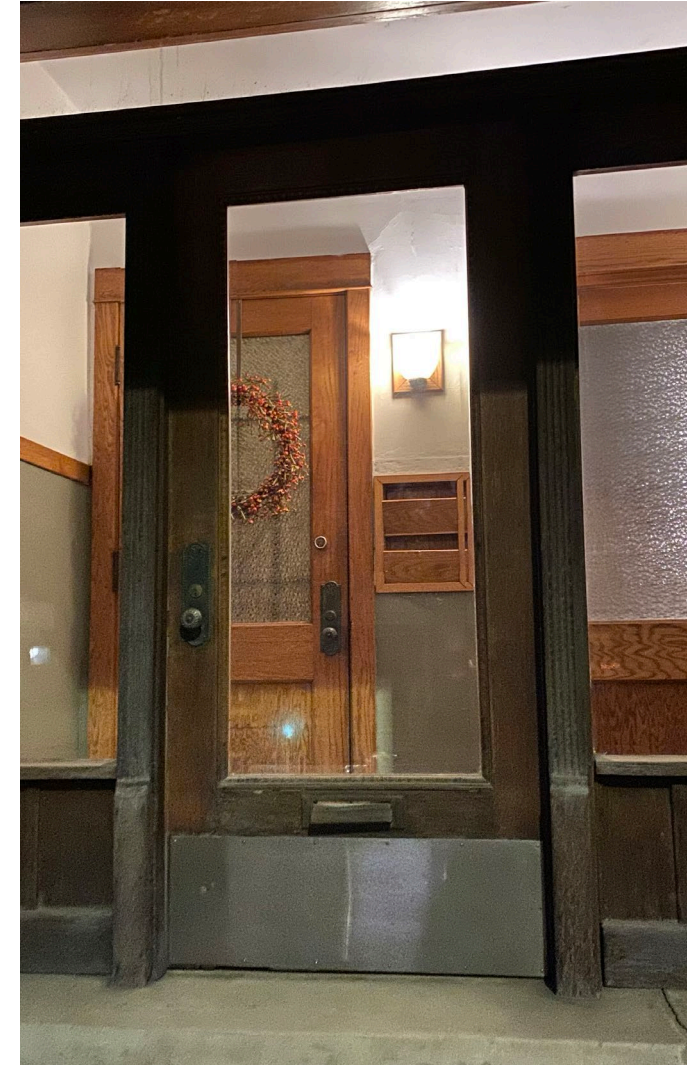
Painted two coats outside; your choice of color. Varnish and wood filler for interior finish. Built on a concrete block foundation. No. 1 yellow pine frame corner studs, sided with yellow pine sheathing, with narrow bevel clear siding over good sheathing from the water table to the second story window sill, and with stonehenge, more commonly as cement plaster, the rest of the way up. Gable sided with cedar shingles. Has cedar shingle roof.

This house can be built on a lot 50 feet wide.

Complete Warm Air Heating Plant, for soft coal, extra.....\$194.36
Complete Warm Air Heating Plant, for hard coal, extra.....\$198.66
If estimates and specifications for plumbing and hot water or steam heating systems are desired from them, mentioning Modern Home No. C154 in your request.

SEARS, ROEBUCK AND CO., CHICAGO, ILLINOIS

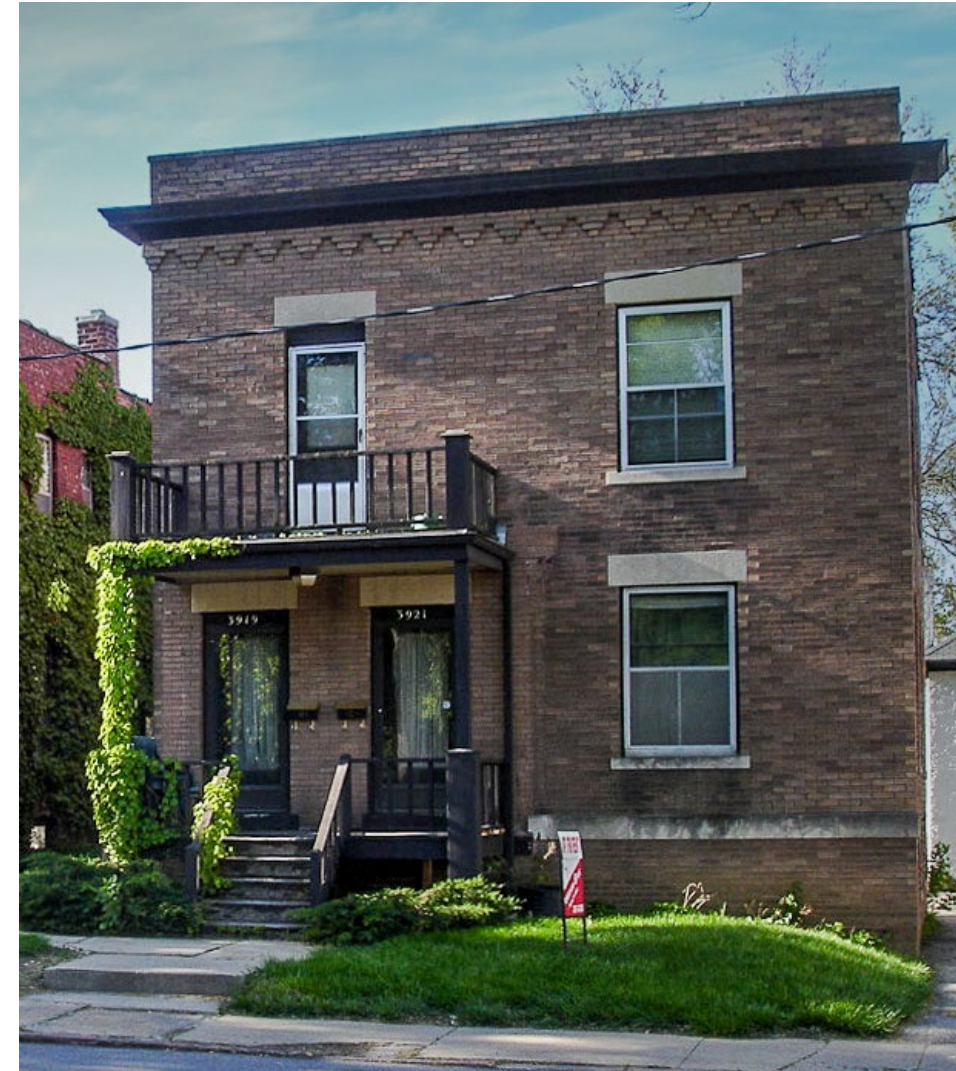
Have to look closely to notice multiple units



Duplex

Side-by-Side

Stacked



Cottage Court



Courtyard





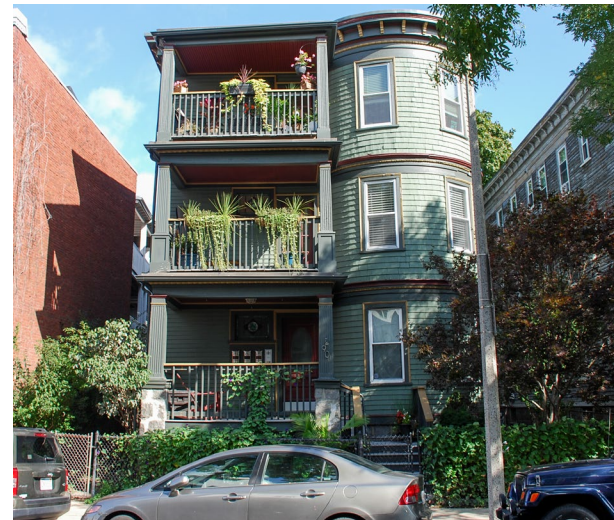
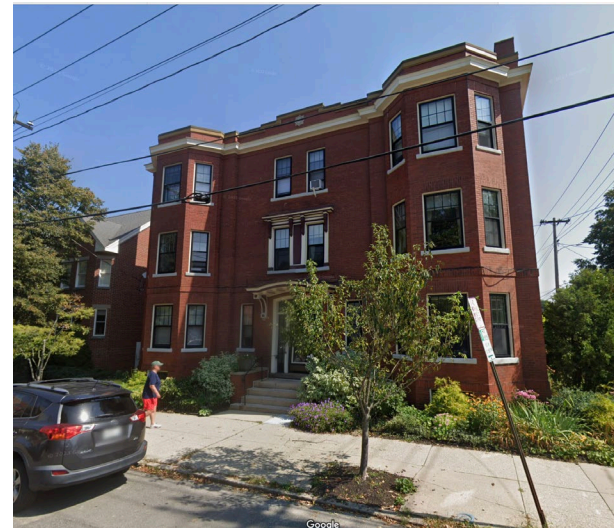
Townhouse



Upper Missing Middle (up to 4 stories)



Cast Architecture





Examples from Sacramento



1-story Duplex



Stacked Duplexes



Courtyard

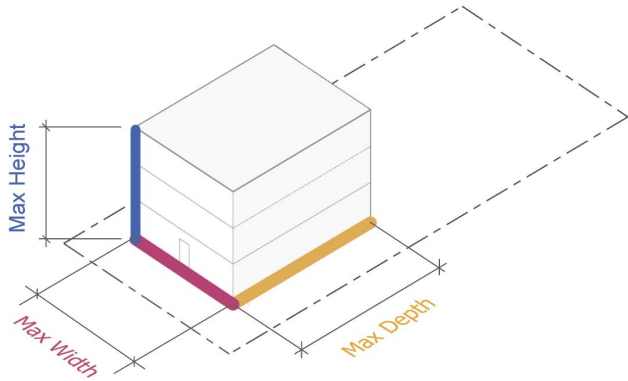


3-story Multiplex



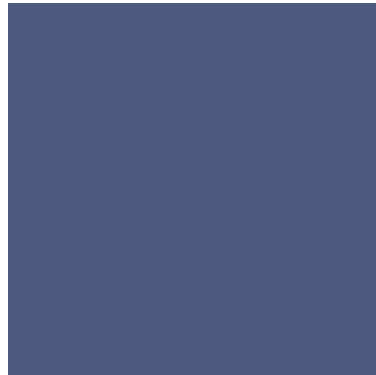
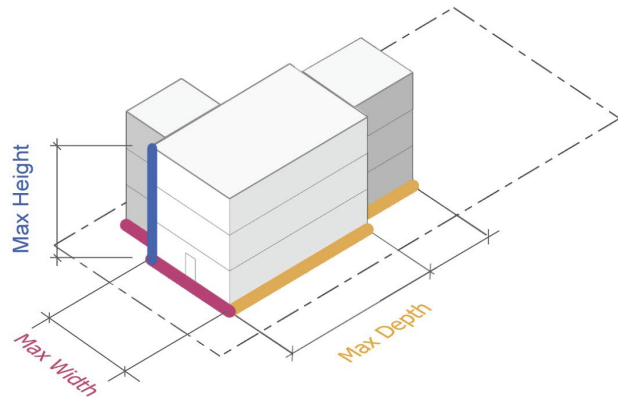
3-story Townhouses





Draft Standards

N-1 Zone



What would the draft standards allow?



**One multiplex building
in a neighborhood
(sixplex shown)**

What would the draft standards allow?



**Several buildings
in a neighborhood
(cottage court shown)**

What would the draft standards allow?



**A taller multiplex
building in a
neighborhood near
transit
(4 stories shown)**

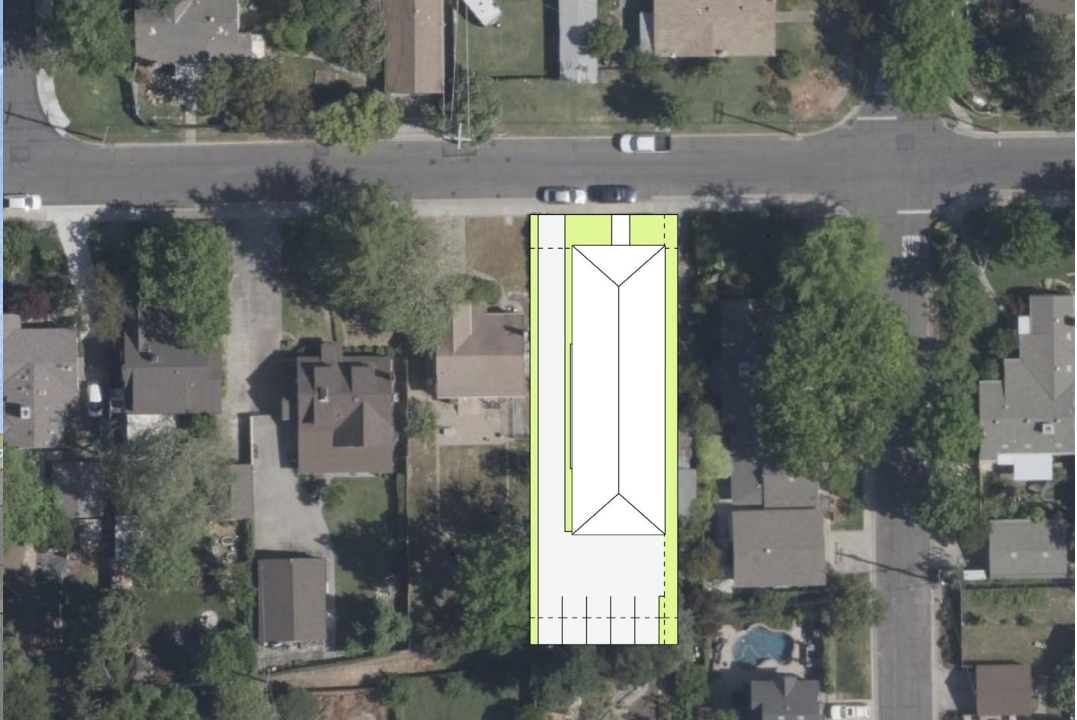


	Interim Ordinance	Proposed Standard	Shown
Height	35 ft (Bulk Control Tent)	35 ft (No Bulk Control Tent)	35 ft
FAR	1.0	1.0	0.75
Building Width	-	60 ft	38 ft
Building Depth	-	60 ft	45 ft
Open Space	750 sq ft	750 sq ft	750 sq ft
Building Entry	-	Porch, Dooryard, Stoop, or Common Entry Required	Porch

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 Buildings face open space	2,500 sf
Building Entry	-	Porch, Dooryard, Stoop, or Common Entry	Porch

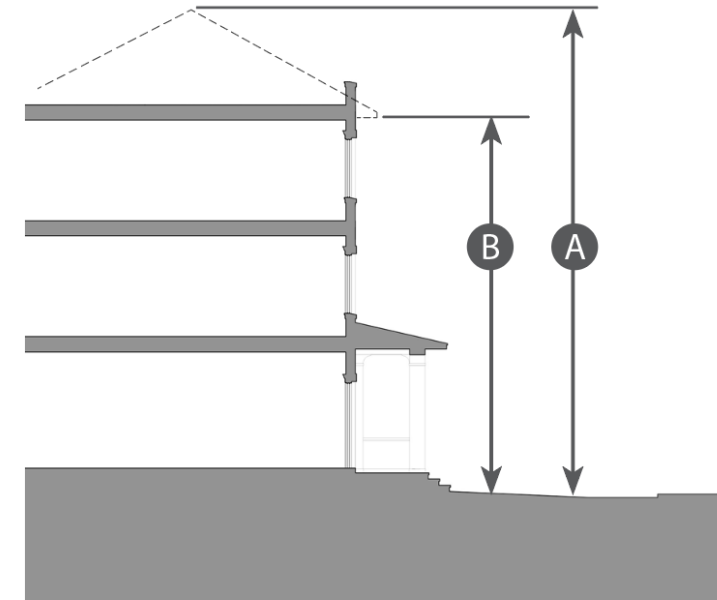


	Interim Ordinance	Proposed Standard	Shown
Height	35 ft (Bulk Control Tent)	45 ft (No Bulk Control Tent)	45 ft
FAR	2.0	2.0	1.62
Front Setback	Within Neighbors	15 ft	15 ft
Building Width	-	80 ft	34 ft
Building Depth	-	120 ft	105 ft
Open Space	900 sq ft	None - Within 1,000 ft of park	440 sq ft
Building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

Building Height and Measuring It

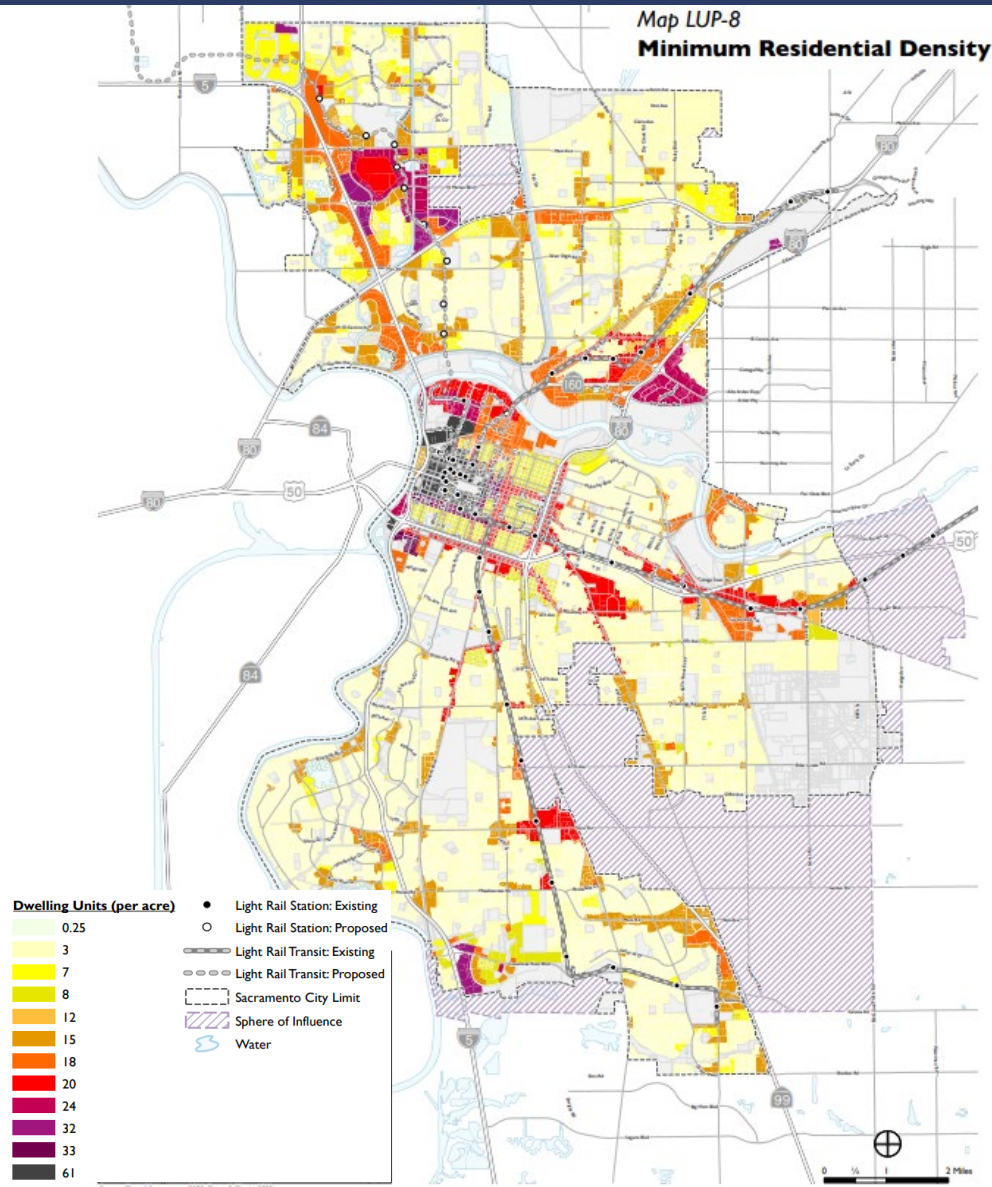
General Plan Maximum FAR	Maximum Height
1.0	35 ft
2.0	45 ft
4.0	85 ft*
5.0	115 ft*
6.0	140 ft*
8.0	185 ft*
10.0	240 ft*

Distance from Lot with Maximum FAR 1.0	Maximum Height
0-19 ft	45 ft
20-39 ft	55 ft
40-59 ft	65 ft
60 ft +	Maximum Height Limit



- B** Building height is measured to the **plate line**, where the roof meets the wall
- A** A building with a **pitched roof** may exceed the maximum height by 20%, provided the plate line does not exceed the maximum height limit

Density, Lot Size, and Coverage

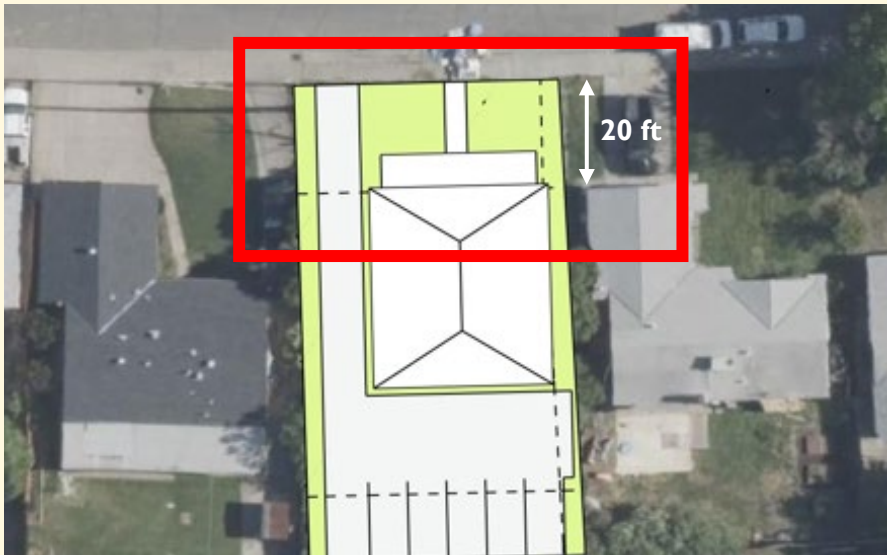


- **Density**
 - Minimum: Established in the 2040 General Plan
 - Maximum: No requirement
- **Lot Coverage**: No requirement
- **Minimum lot size**: 1,200 square feet
- **Minimum lot width**:
 - Interior Lot:
 - 16 ft
 - + 4 ft on either side next to an existing detached single-unit dwelling
 - Corner Lot: 31 ft
- **Maximum lot depth**: 160 ft

Front-Yard Building Setback

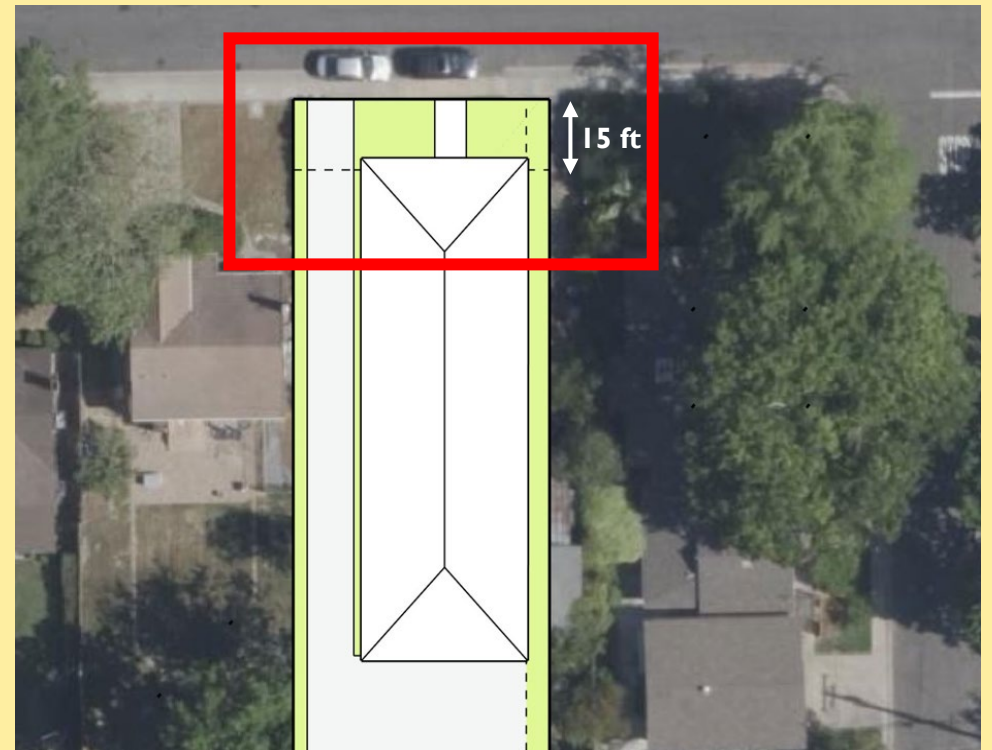
1-2 Dwelling Units:

- Two other buildings on block: Within range of those buildings
- One other building on block: Same setback as that building
- No other building on block: 20 ft min.

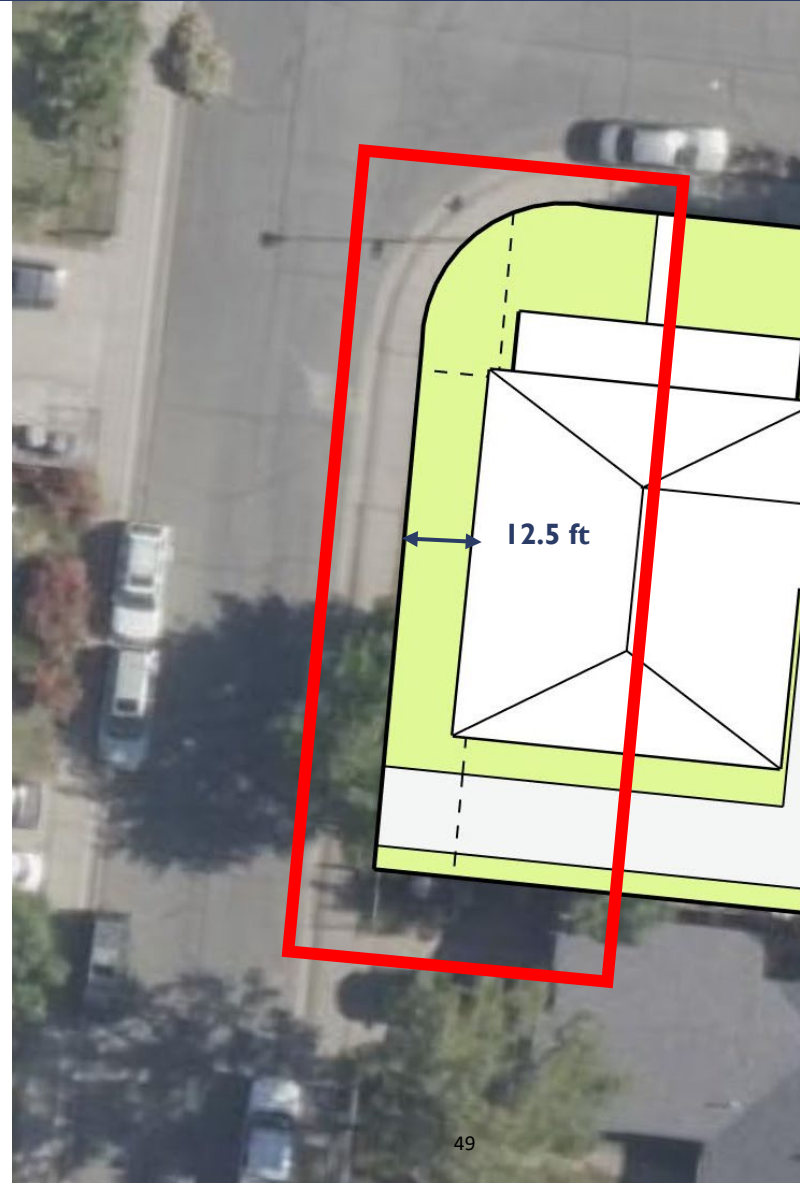


3+ Dwelling Units:

15 ft min.



Street Side-Yard Building Setback

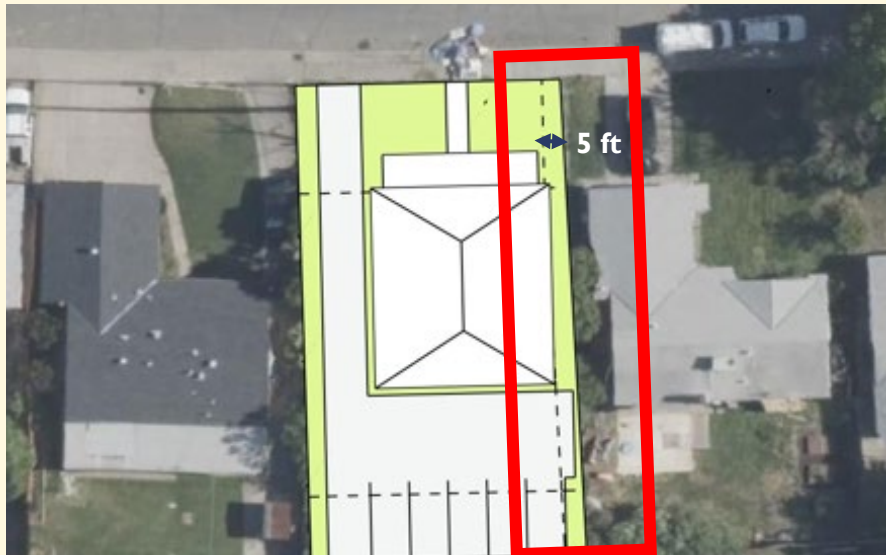


12.5 ft min.

Interior Side-Yard, Rear Bldg Setback

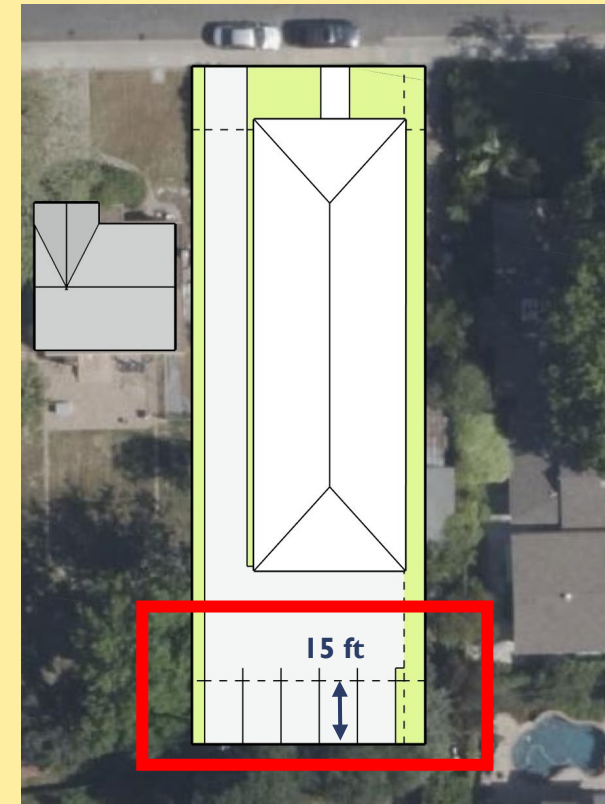
Interior Side-Yard Building Setback

- Between zero-lot line units: Not required
- Between attached townhouse or duplex: Not required
- Next to detached single unit dwelling: 5 ft min



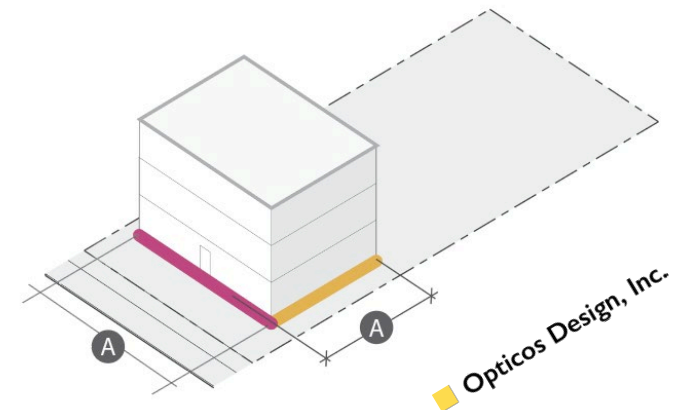
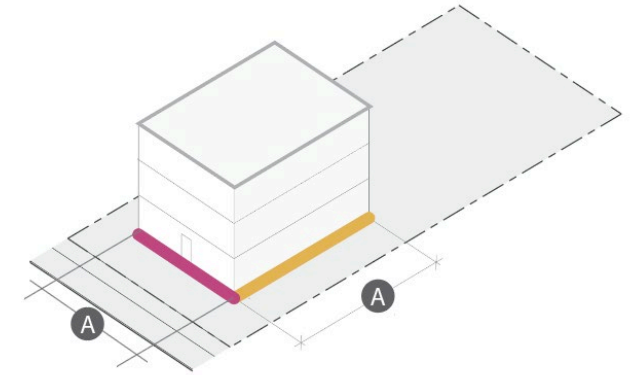
Rear-Yard Building Setback

15 ft min.



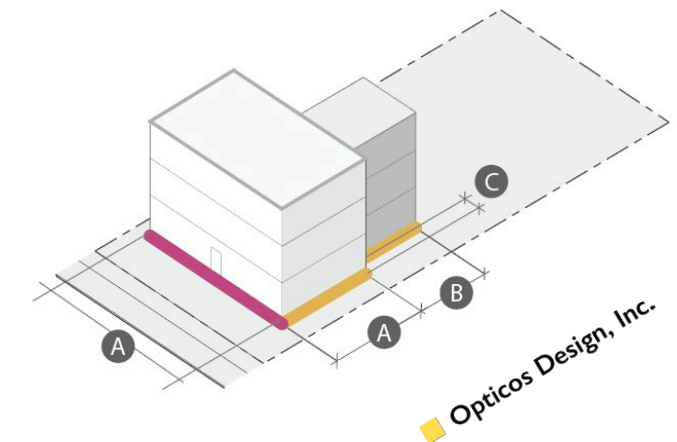
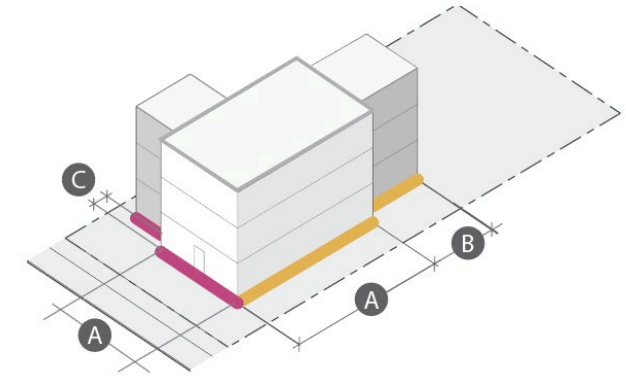
Massing for 1.0 Areas

- Each building shall be composed of a **main body** with option to include one or more **wings**
- The main body shall not exceed **60 feet in width or depth** ^A



Massing for 1.0 Areas

- Wings may be added to the main body and may not exceed:
 - 20 feet in width
 - 25 feet in length (B)
- Wings shall be separated horizontally from another wing as follows:
 - 10 feet for single story
 - 25 feet for multi story
- Wings shall be offset from the building elevation by 3 feet (C)
- For buildings with up to 16 units, all stairways must be located in the building envelope.



Site Visualization for 1.0 Areas



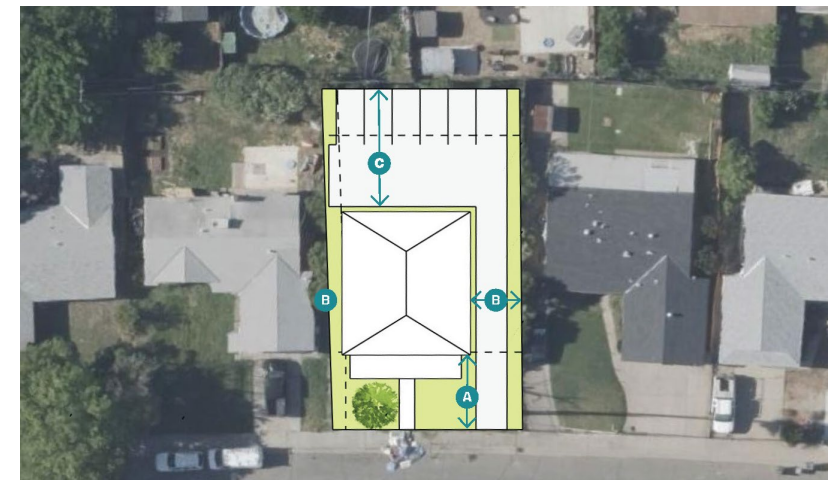
■ Opticos Design, Inc.

.75 FAR Achieved

3 stories and 35 ft

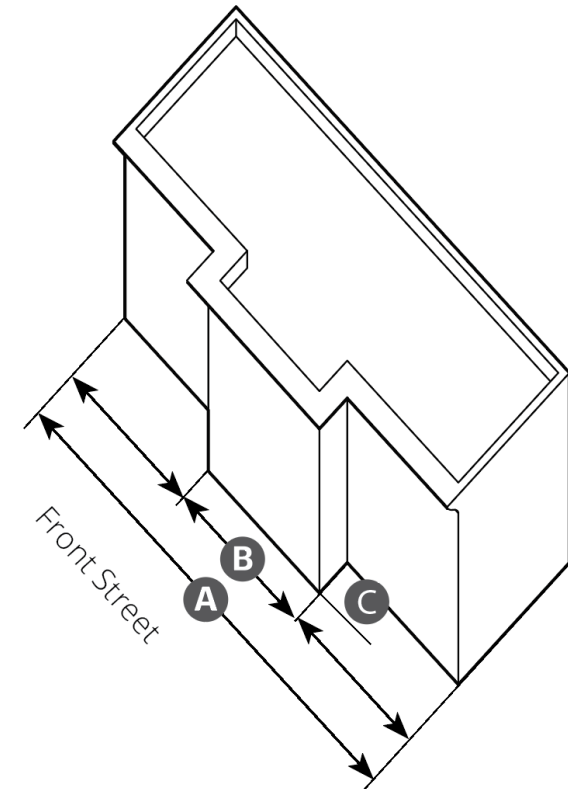
**Building:
38 ft wide by 45 ft deep**

Lot: 61 ft wide by 109 ft deep



Massing in 2.0 Areas

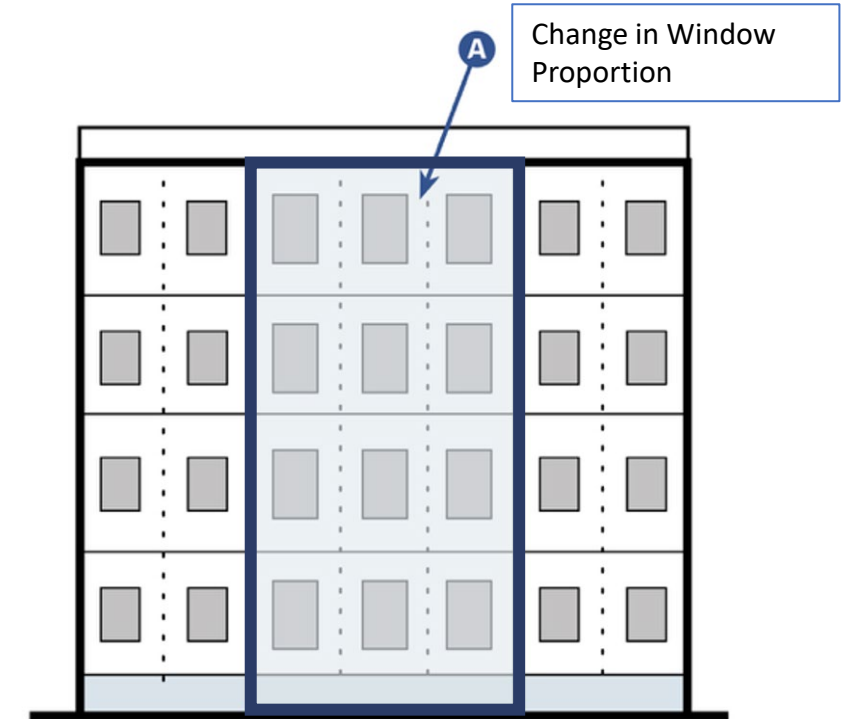
- **Building footprint**
 - Maximum building width: 80 ft
 - Maximum building length: 120 feet
- Each **building elevation exceeding 75 feet** in length^A shall include **at least one of the following:**
 - **Massing break (recess or elevation)**
 - Minimum length: 30 feet ^B
 - Minimum depth: 1 feet ^C



Massing in 2.0 Areas

Each **building elevation exceeding 75 feet** in length shall include at least one of the following:

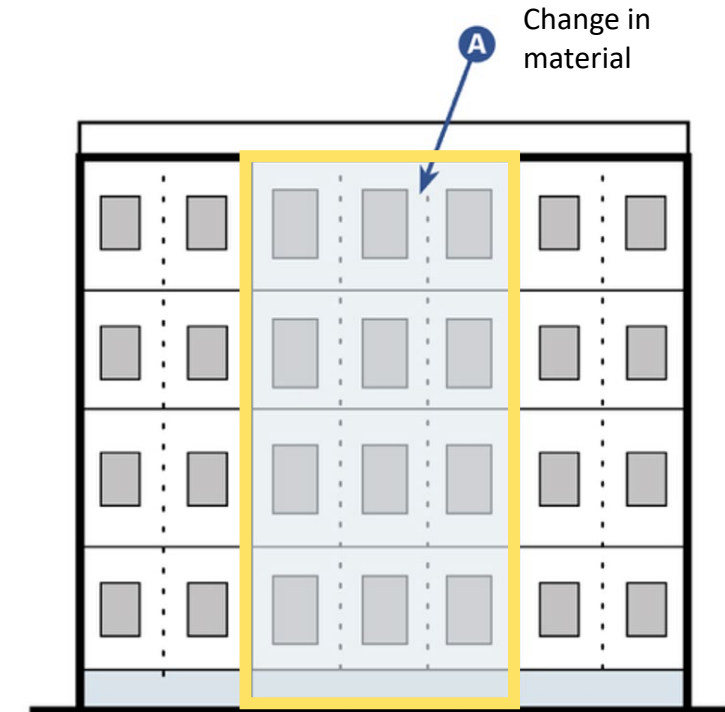
- **Change in window proportion**
 - For window groupings at least 30 feet in horizontal length, windows size shall be at least 3 inches wider and/or taller than windows of the adjacent grouping
 - Must be consistent across the vertical plane of the elevation
- **Recessed windows**
 - For window groupings at least 30 feet in horizontal length, windows shall be recessed at least 3 inches from the front elevation.
 - Must be consistent across the vertical plane of the elevation
 - Cannot be achieved by applied window surrounds



Massing in 2.0 Areas

Each **building elevation exceeding 75 feet** in length shall include at least one of the following:

- **Change in exterior materials**
 - Where material changes occur, the material on an elevation must be incorporate consistently across a horizontal distance of at least 30 feet across the elevation.
- **Balconies**
 - Non-occupiable balconies shall be applied to a maximum 50 percent of the elevation length per story
 - Occupiable buildings are allowed when the building is setback at least 10 feet



Site Visualization for 2.0 Areas

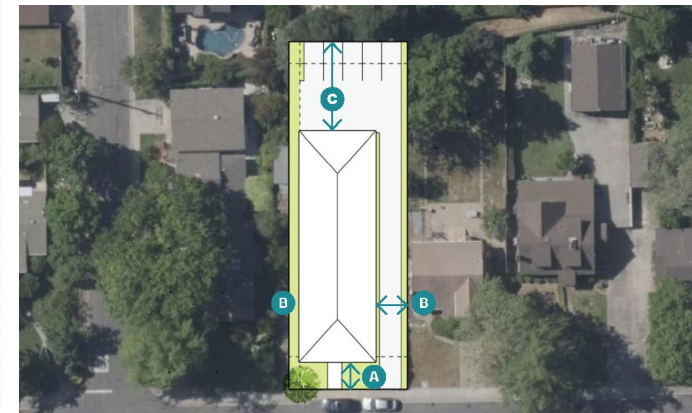
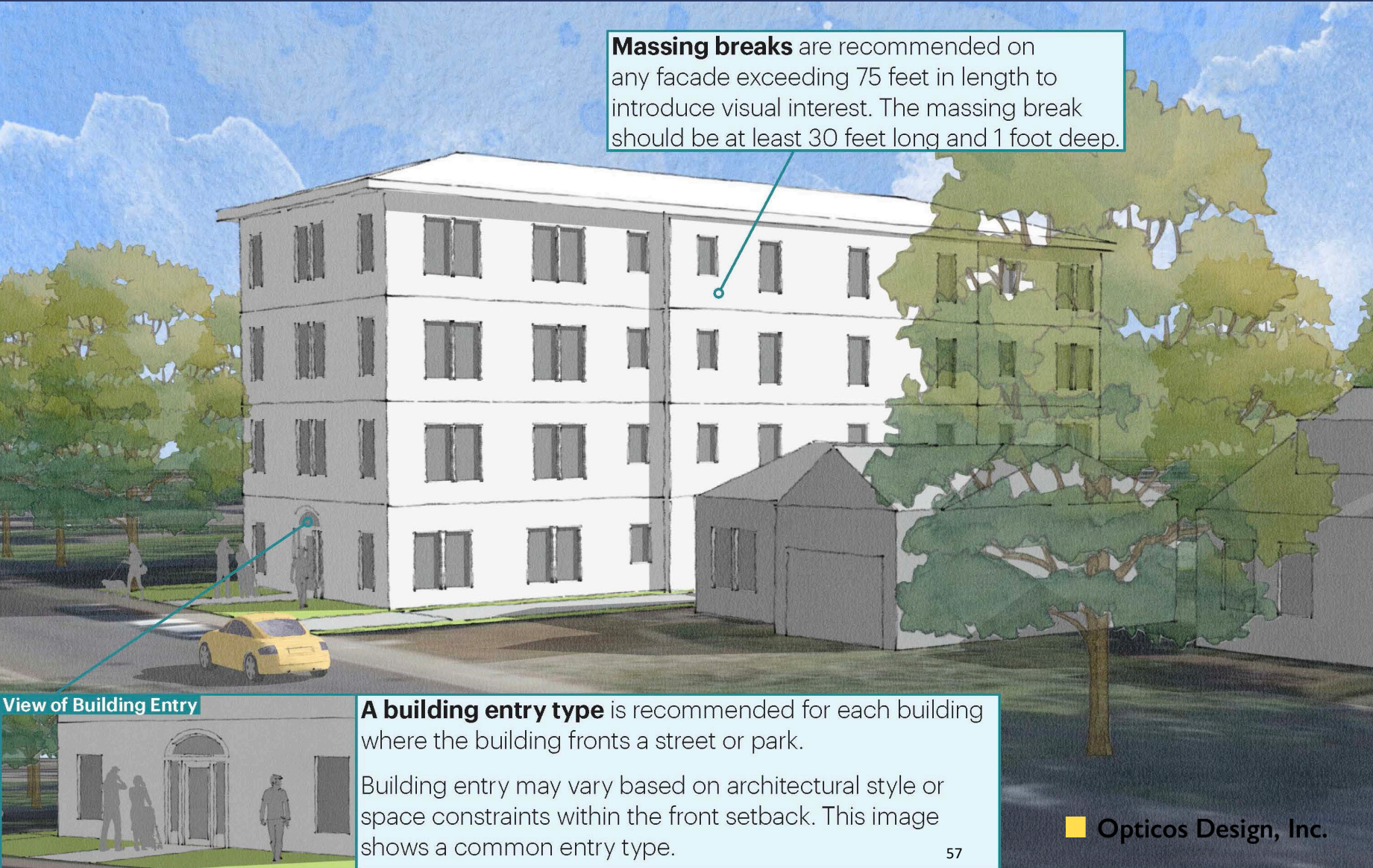
Massing breaks are recommended on any facade exceeding 75 feet in length to introduce visual interest. The massing break should be at least 30 feet long and 1 foot deep.

1.62 FAR achieved

4 stories and 45 ft

Building: 34 ft x 103 ft

Lot:
55 ft wide by 160 ft deep



Building Entries

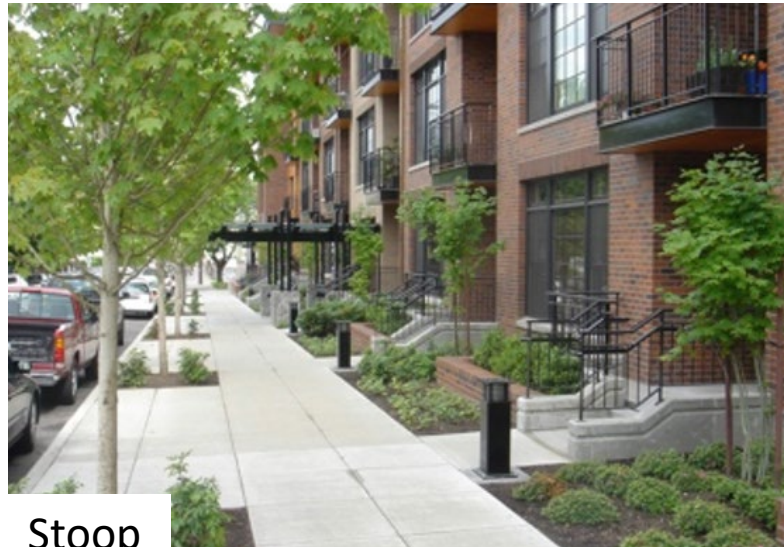
- Each building shall have at least one building entry that faces a street or required open space
- Allowed building entry types:
 - Porch
 - Dooryard
 - Stoop
 - Common entry



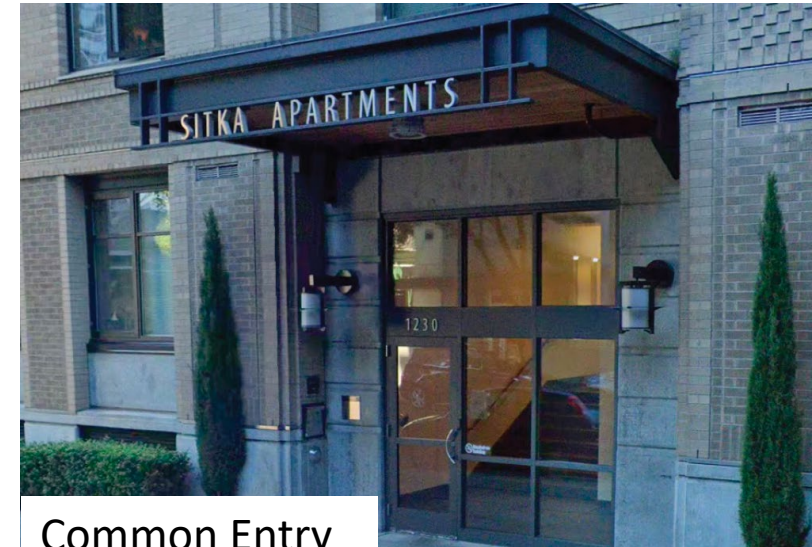
Porch



Dooryard

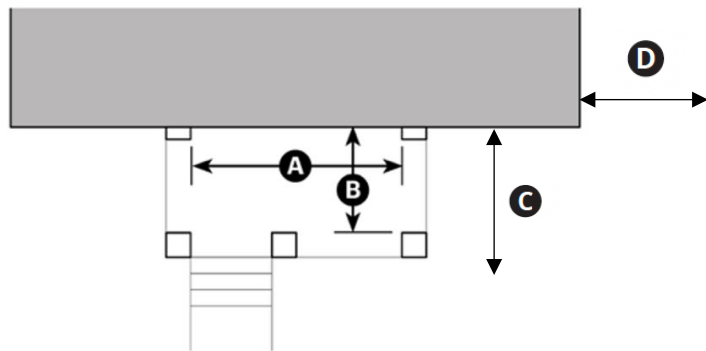


Stoop



Common Entry

Building entries must comply with the following standards:



Allowed projections

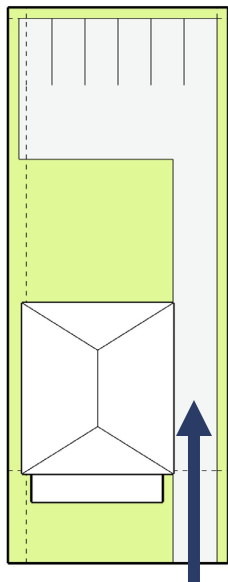
- C** Front-yard setback: 8 ft max.
- D** Street side-yard setback: 5 ft max.

General Standards	
Width, clear A	8 feet min. (1)
Depth, clear B	6 feet min. (1)
Height, clear	8 feet min.
Finished floor level above sidewalk (2)	4 inches min.
(1) This area is clear of posts, columns, railings, platforms.	
(2) Except Dooryard, which is required to be at grade.	
Walls, fences, railings over 36 inches in height shall maintain a ratio of at least 50% open to 50% solid material	

Vehicles and Parking

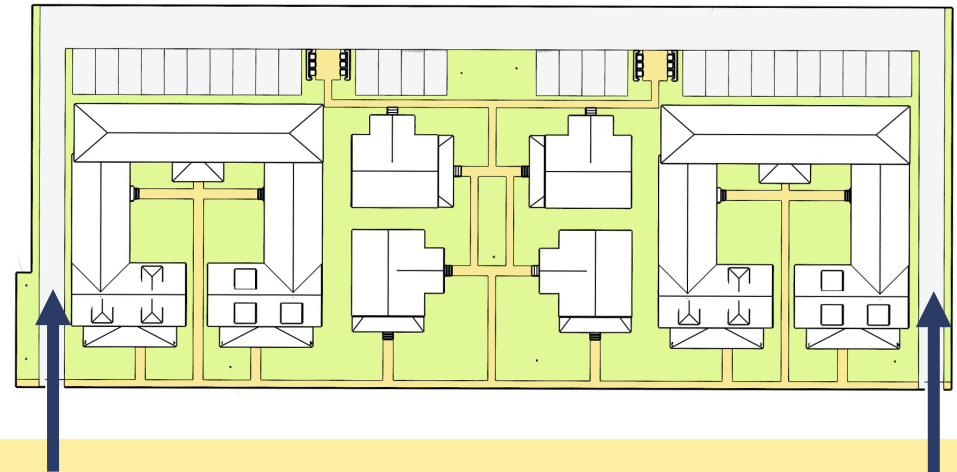
Lots up to 150 feet deep

- Vehicular access via driveway
- Evaluating reductions to driveway width requirements
- Landscape buffer: 3 ft min.



Lots deeper than 150 feet deep

- Two-way vehicular access
- Evaluating reductions to driveway width requirements
- Landscape buffer
- Parcels with more than 400 ft of frontage along primary street: one more vehicular access



Multiple Buildings on a Parcel

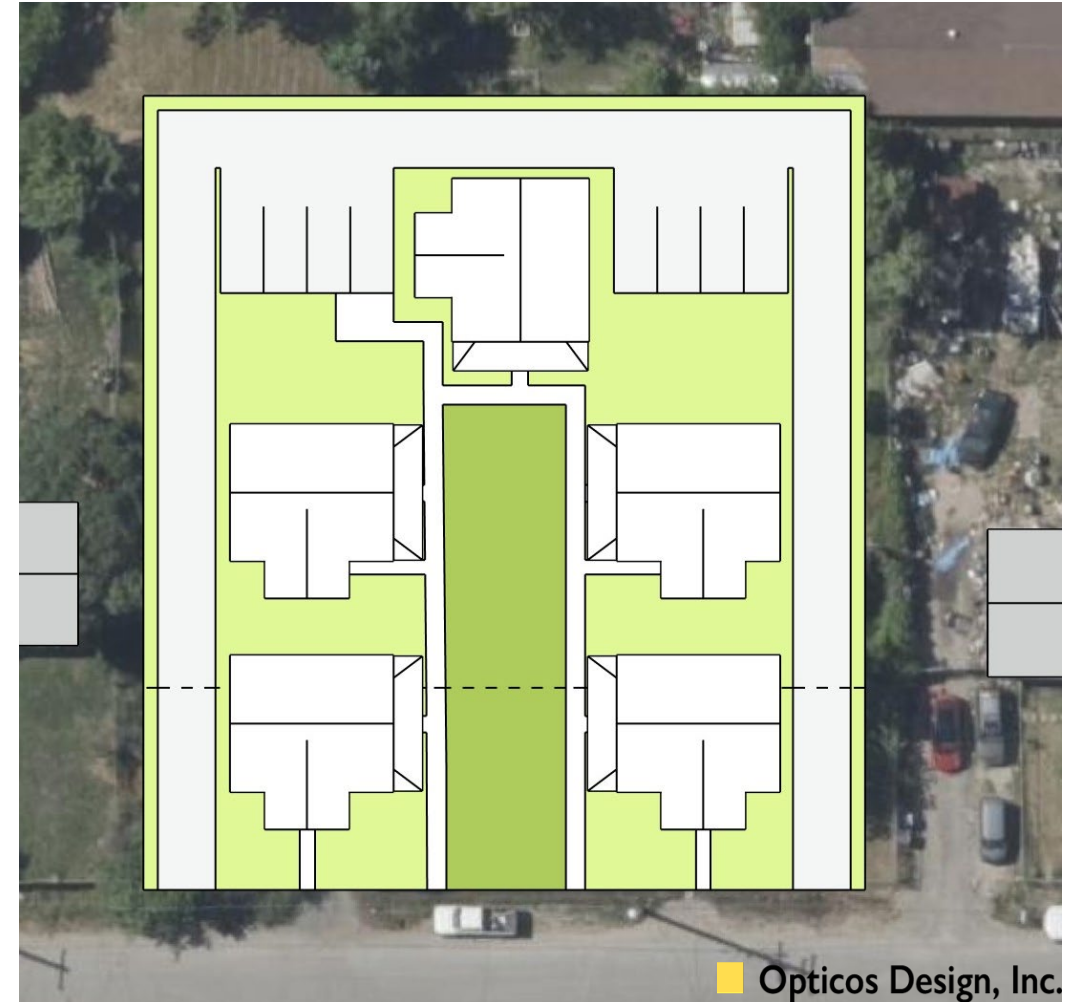
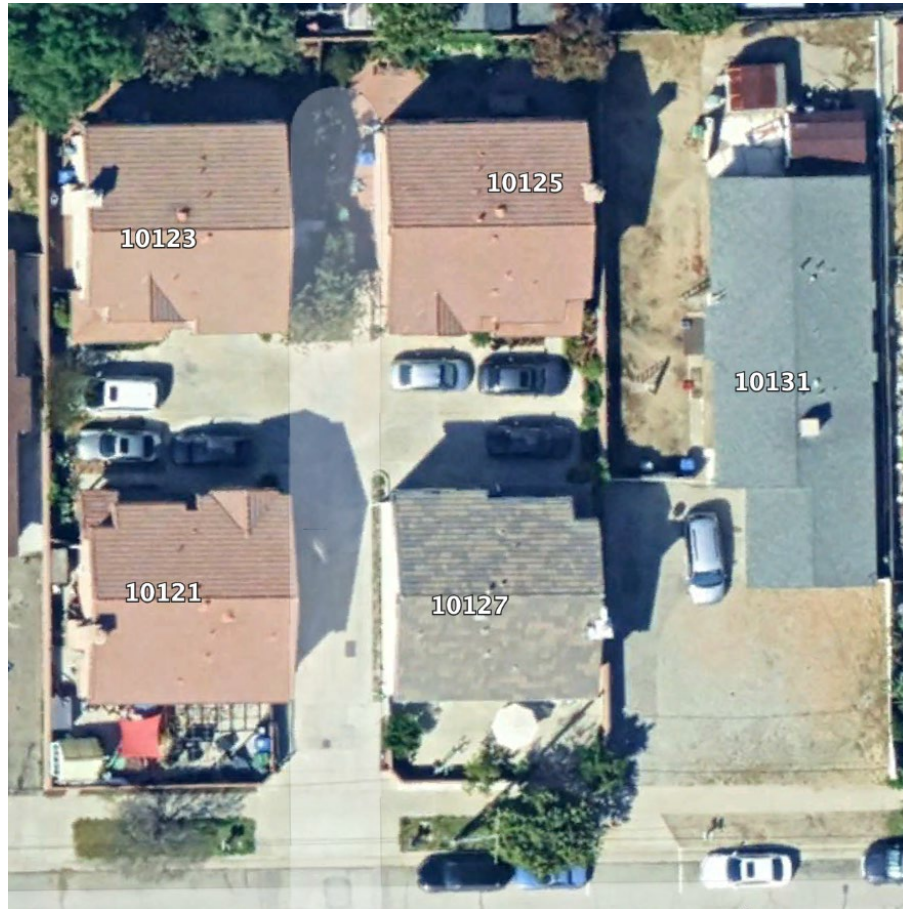
Multiple building on one parcel

- **Buildings within 50 ft of nearest street:**
 - Primary façade oriented to the street
 - Path, 8 ft max., connecting building to street
 - Shared open space frontage: primary façade faces the shared space
- **Parking:**
 - Locate behind buildings fronting the street or 50 ft from nearest street
 - Setback 10 ft from any shared open space

10 units (5 x 2-story duplex)



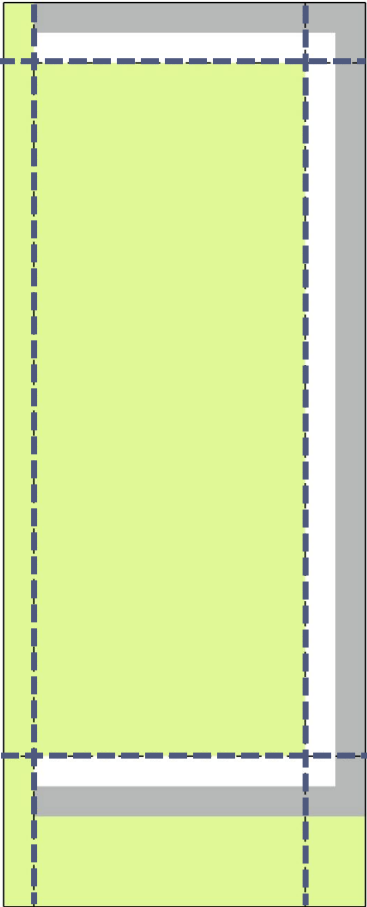
Multiple Buildings on a Parcel



Opticos Design, Inc.

Building Encroachments for Trees

Standard	Allowed Encroachment
Preserving a private protected tree	5 feet into the setback
Planting a new large shade tree canopy with a canopy diameter of 40 feet	
Building encroachment to preserve a tree with a 32-inch or greater diameter standard height	10 feet into the setback
Planting a new large shade tree with a canopy diameter of 45 ft	



Side Street

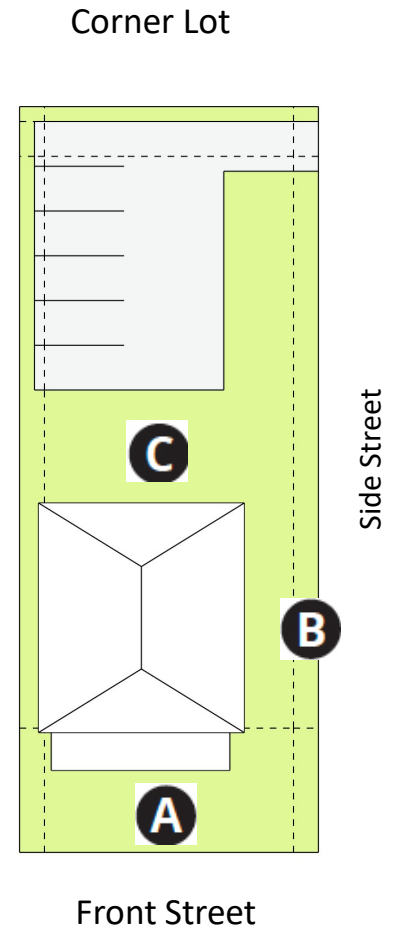
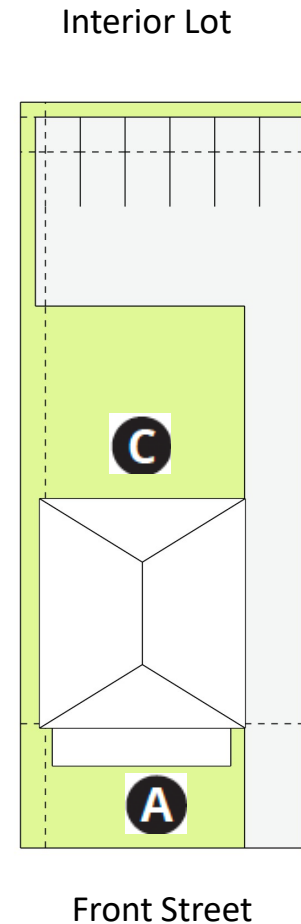
Front Street

- Up to 5 ft encroachment
- Up to 10 ft encroachment
- Min. required setbacks

Tree Planting & Preservation

- A Front yard:** one 15-gallon tree every 50 linear ft
- B Street side yard:** one 15-gallon tree every 40 linear ft
- C Rear yard:** one 15-gallon tree min.

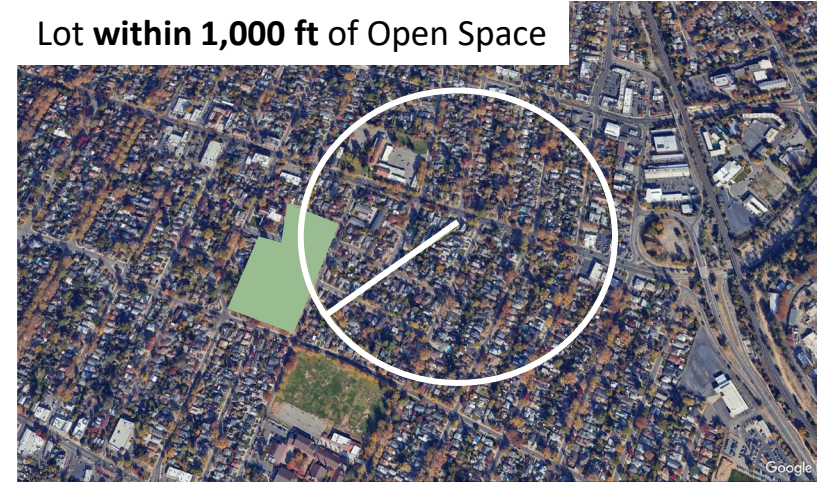
*Where spacing requirements result in a fractional number of required trees, the required number of trees shall be rounded up to the next whole number



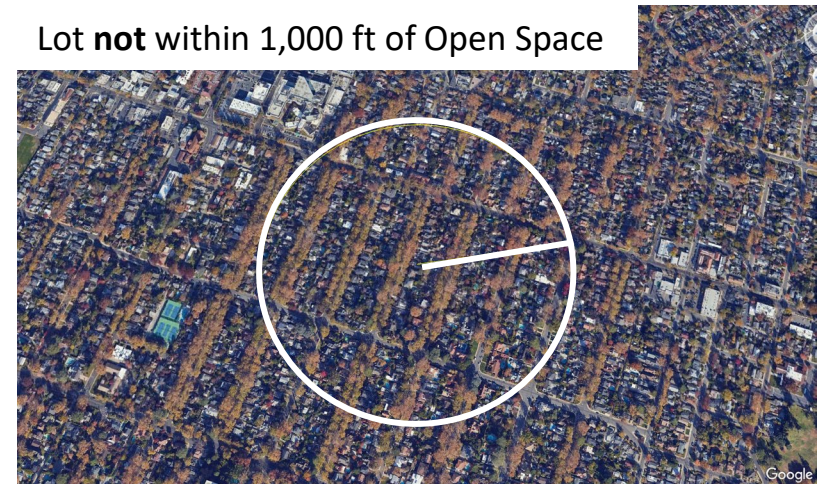
Open Space: Amount Required

- **Lots located within 1,000 ft of park:**
 - No open space is required
- **Lots located further than 1,000 ft of park:**
 - FAR 1.0:
 - 125 sq ft/ dwelling unit or 400 sq ft, whichever results in the greater amount of open space
 - FAR 2.0 or greater:
 - 75 sq ft/ dwelling unit or 400 sq ft, whichever results in the greater amount of open space

Lot **within** 1,000 ft of Open Space



Lot **not** within 1,000 ft of Open Space



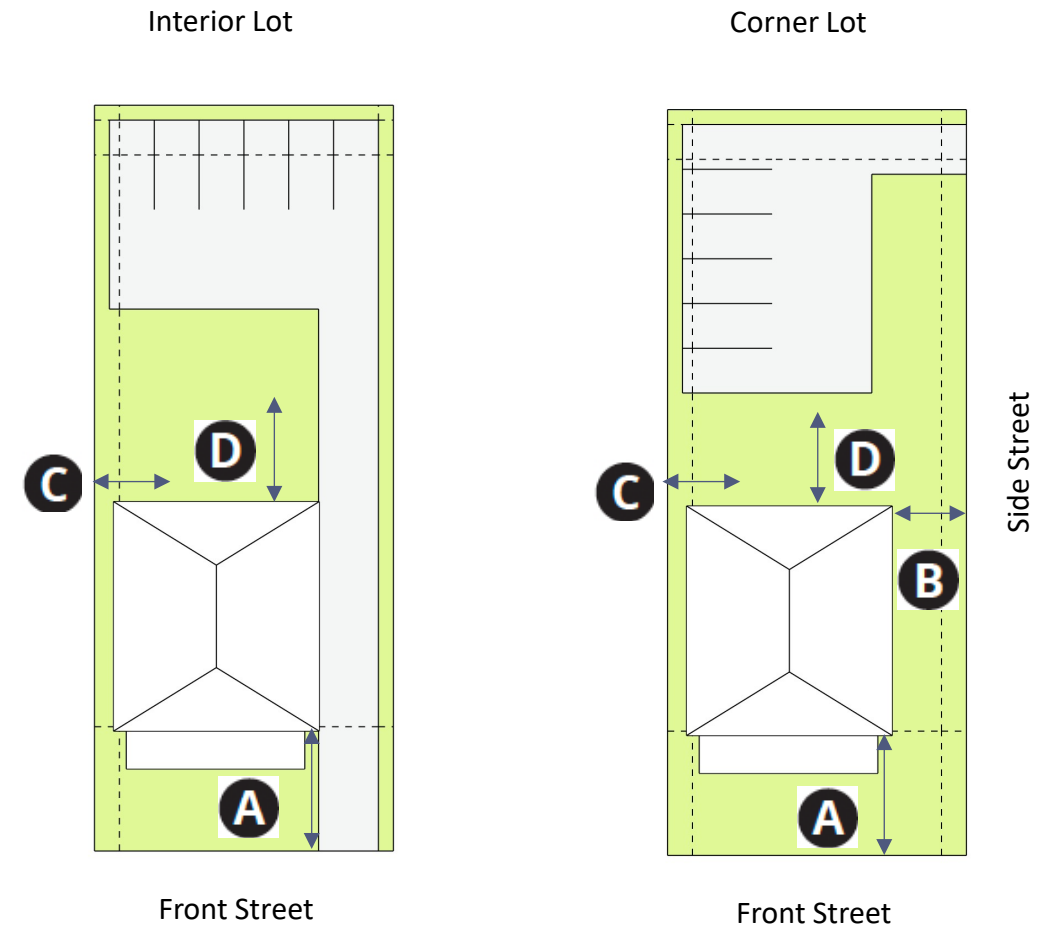
Open Space

- **Located:**
 - Outdoors and open to the sky
 - Where there is regular foot traffic in view of entrances and windows of adjacent buildings
- **Allowed elements in the open space:**
 - Trees, shrubs, living ground cover
 - Paving, seating, trash receptables, lighting
 - Accessory structures: eaves, balconies, pergolas, gazebos, arcades and other structures
 - Outdoor recreation facilities: fountains, public art, playground



Open Space: Location

- Individual dwelling units shall connect to open space via pedestrian path leading to unit entrances
- **Location**
- front, interior side yard, street side yard or rear yard
- **At least one dimension**
 - A** Front yard: 15 ft min.
 - B** Street side yard: 10 ft min.
 - C** Interior side yard: 10 ft min.
 - D** Rear yard: 15 ft min.



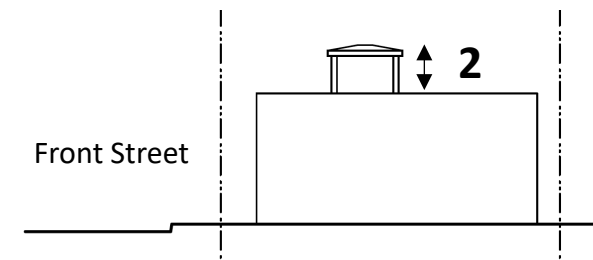
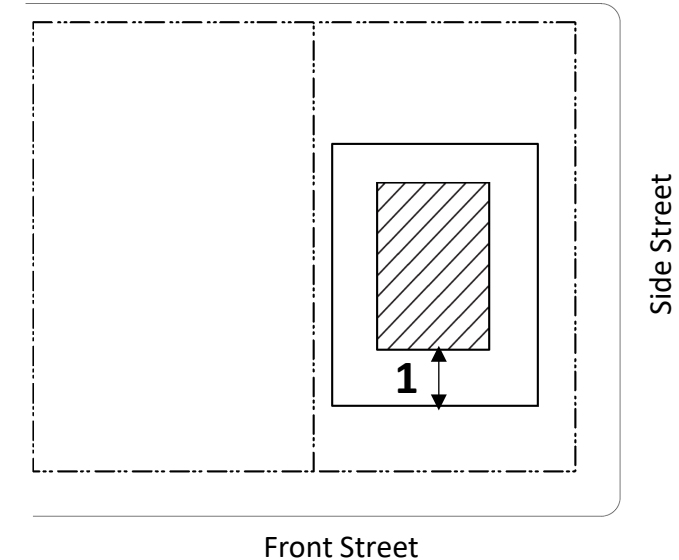
Balconies & Roof Decks

Balconies

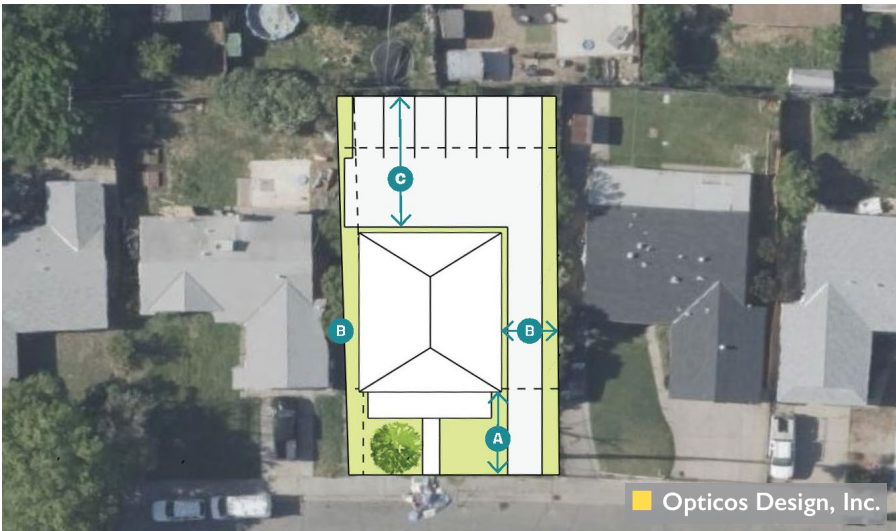
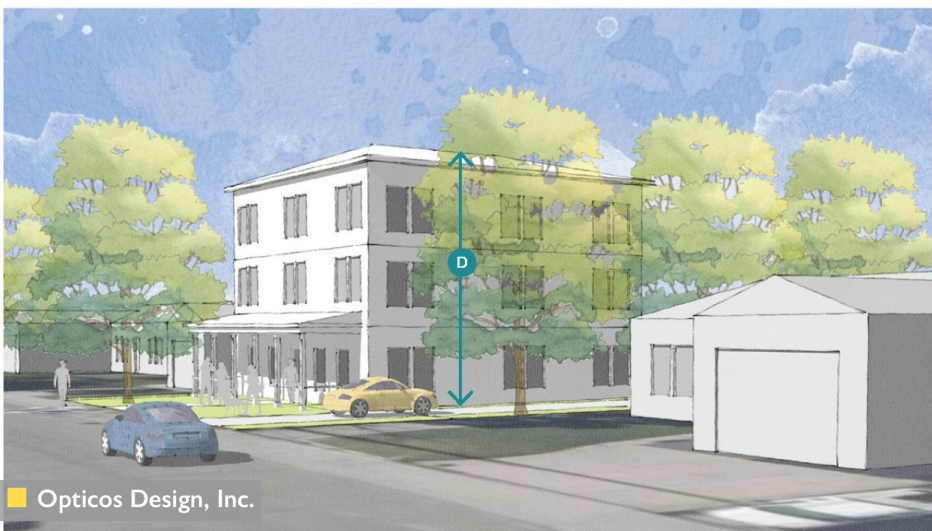
- Dimensions:
 - Setback: 10 ft min. from side or rear
 - Depth: 3 ft min.
 - Width: at least as wide as the opening where the balcony is attached
- On FAR 2.0 Sites: Not allowed where abutting a FAR 1.0 site

Roof decks

1. Setback: 10 ft from the primary exterior building walls (except where abutting or across the street from a commercially zoned parcel)
2. Height for shade structures: up to 10 ft in overall height



Site Visualization for 1.0 Areas



Site Characteristics	
Lot Size	61'W x 109'D
Max. FAR	1.0
Yields	
FAR	0.75
Non-buildable Area	2,162 sf
Open space (within the front setback)	750 sf
Building Setbacks	Front: 25' A Side: 5', 17' B Rear: 41' C
Building Height	35' D
Building Footprint	Main Body: 38'W x 45'D Projection: 34'W x 8'D
Expected Parking	1 sp/du (6 total spaces)
Density	38 du/ac
Building sq. ft.	5,130 sf
Dwelling Units	6
Avg. Unit Size	770 sf

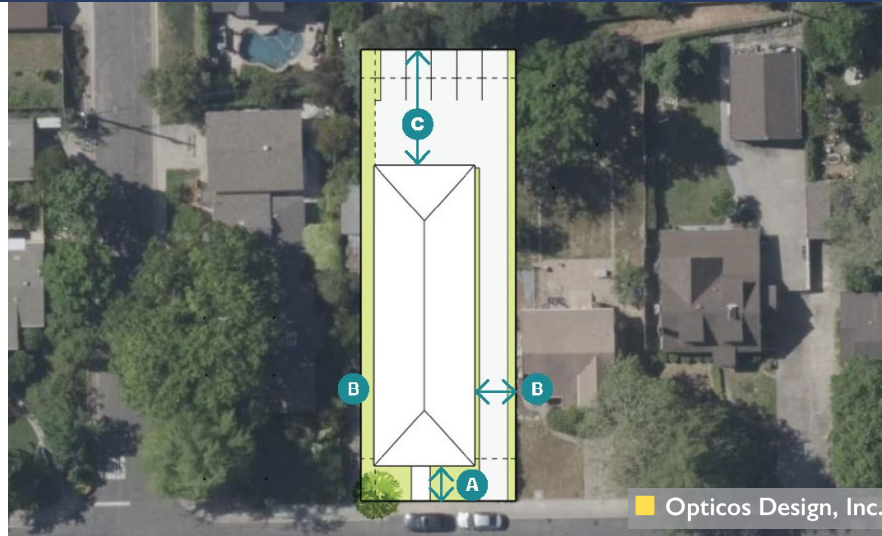
Site Visualization for 1.0 Areas



Site Characteristics	
Lot Size	150'W x 165'D
Max. FAR	1.0
Yields	
FAR	0.21
Non-buildable Area	1,343 sf
Open space	2,500 sf
Building Setbacks	Front: 17' A Side: 18' B Rear: 17' C
Building Height	27' D
Building Footprint (per type)	Single-story: 29'W x 19'D Duplex: 28'W x 32'D
Expected Parking	1 sp/du (8 total spaces)
Density	14 du/ac
Building sq. ft.	5,140 sf
Dwelling Units	8
Avg. Unit Size	558 sf (single-story), 1790 sf (2-story duplex)



Site Visualization for 2.0 Areas



Site Characteristics

Lot Size	55'W x 160'D
Max. FAR	2.0

Yields

FAR	1.61
Non-buildable Area	2,078 sf
Open space (within the front setback)	530 sf
Building Setbacks	Front: 15' A Side: 5', 16' B Rear: 42' C
Building Height	45' D
Building Footprint	34'W x 103'D
Expected Parking	0.6 sp/du (5 surface parking + 3 tuck-under)
Density	59 du/ac
Building sq. ft.	14,184 sf
Dwelling Units	12
Avg. Unit Size	1,005 sf

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

2040 GENERAL PLAN AND ZONING CONSISTENCY UPDATE
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', Rear: 4'
Height	35' (3 stories)
Building Length	45'
# of Units	1
Density	38 du/ac

Multiple buildings in a neighborhood



FAR allowed	1
FAR achieved	0.36
Setbacks	Front: 12', Side: 10', Rear: 12'
Height	27' (2 stories)
Building Length	1
# of Units	1
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', Rear: 4.2'
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!



Visit our website for other ways to provide feedback!
www.cityofsacramento.gov/zoningcodeupdate

City of
SACRAMENTO
Community Development

2040 GENERAL PLAN AND ZONING CONSISTENCY

Missing Middle Housing Survey

Background

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 codifying missing middle housing standards into the City's Zoning Code.

What is missing middle housing (MMH)?

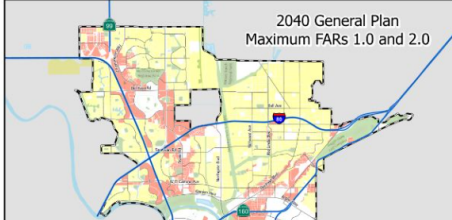
Buildings that contain more than one home such as duplexes, triplexes, multi-family (4 units) and cottage courts, usually built in existing lower density residential neighborhoods.

The standards will

- Apply to projects in the proposed N-1 zone
- 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

Share your thoughts on Missing Middle Housing

This survey collects information to understand how residents feel about new homes in their communities, particularly in



2040 General Plan
Maximum FARs 1.0 and 2.0

Upcoming Webinar

August 10, 2026

New Zones and Rezoning



Simplify Residential
Zoning



Rezone Properties for
Consistency

Registration link at

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
- Adoption 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?
