

**Planning & Design Commission**  
March 26, 2026

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 tower on the right side that resembles the Transamerica Pyramid.

**2040 General Plan & Zoning Consistency**  
*Missing Middle Housing & Senate Bill 79 Workshop*

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# Workshop Overview

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- Background
- MMH Analysis & Staff Recommendation
- SB 79 Overview & Staff Recommendation
- Next Steps & Discussion

# Workshop Questions:

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## *Missing Middle Housing:*

What type of change does the 2040 General Plan's vision mean across the City?

## *Senate Bill 79:*

What should the City's approach to implementation be?

## **PDC Action**

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**Review and comment on high-level concepts.  
Recommend degree of change.**

## **Staff Follow-up Action**

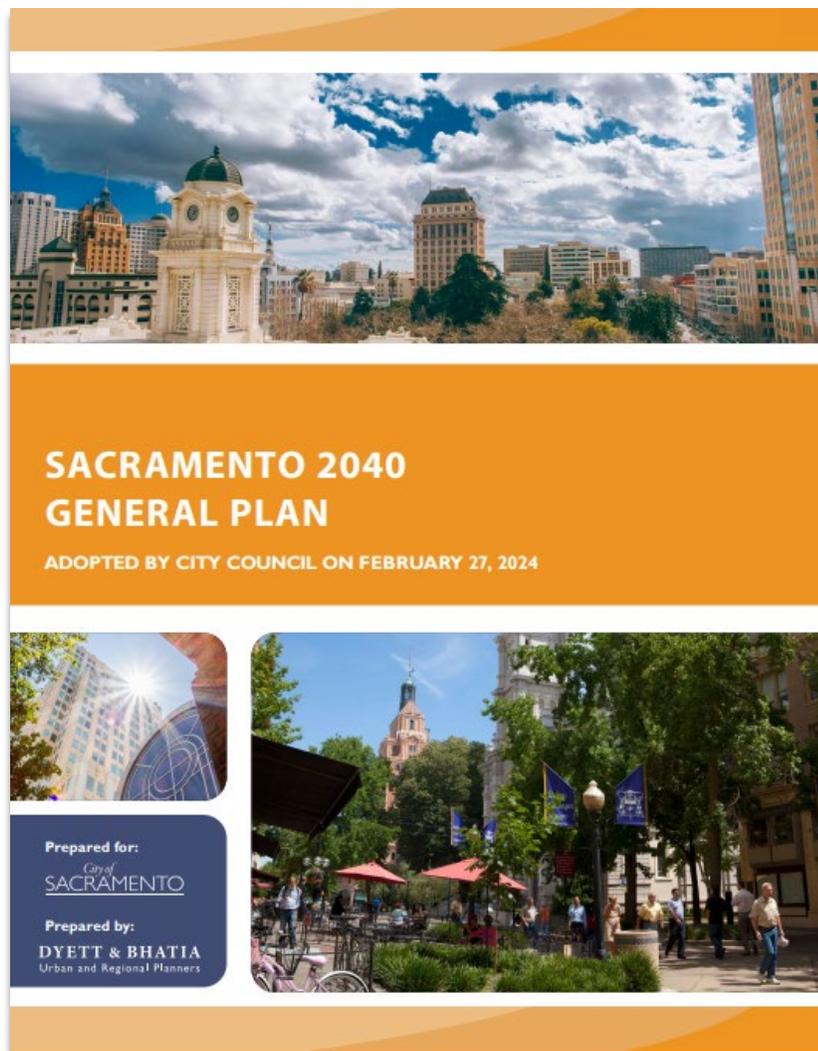
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**Based on recommended degree of change, staff will  
draft specific development standards  
(e.g., height, setbacks, etc.)**

# Background

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# 2040 General Plan & Zoning Consistency



- 2040 General Plan adopted by **City Council** on February 27, 2024
- Staff are **updating the Zoning Code** (City Code Title 17) for consistency with the 2040 General Plan, as required by State law

# Key Updates Identified for Discussion

	 <b>Update Development Standards</b>	 <b>Codify the Missing Middle Housing Interim Ordinance</b>	 <b>New State Legislation (SB 79)</b>
<b>When</b>	2040 General Plan adopted <b>February 24, 2024</b>	Adopted <b>September 17, 2024</b>	Signed <b>October 12, 2025</b> Effective <b>July 1, 2026</b>
<b>What It Means</b>	<ul style="list-style-type: none"> <li>-Remove maximum density</li> <li>-Replace with <b>(FAR)-based development</b> standards</li> <li>-Increase <b>intensity near transit</b></li> </ul>	<b>Refinements</b> based on implementation for <b>house-scale buildings</b> with multiple dwelling units	Establishes Statewide zoning standards for eligible <b>housing near transit</b> that sometimes exceed the General Plan
<b>Where It Applies</b>	All Zones <b>Citywide</b>	<b>Single-Unit and Duplex Zones Citywide</b> <i>(R-1, R-1A, R-1B, and R-2 zones)</i>	Sites zoned for residential, mixed, or commercial development within 1/2 mile of <b>eligible transit stops</b>

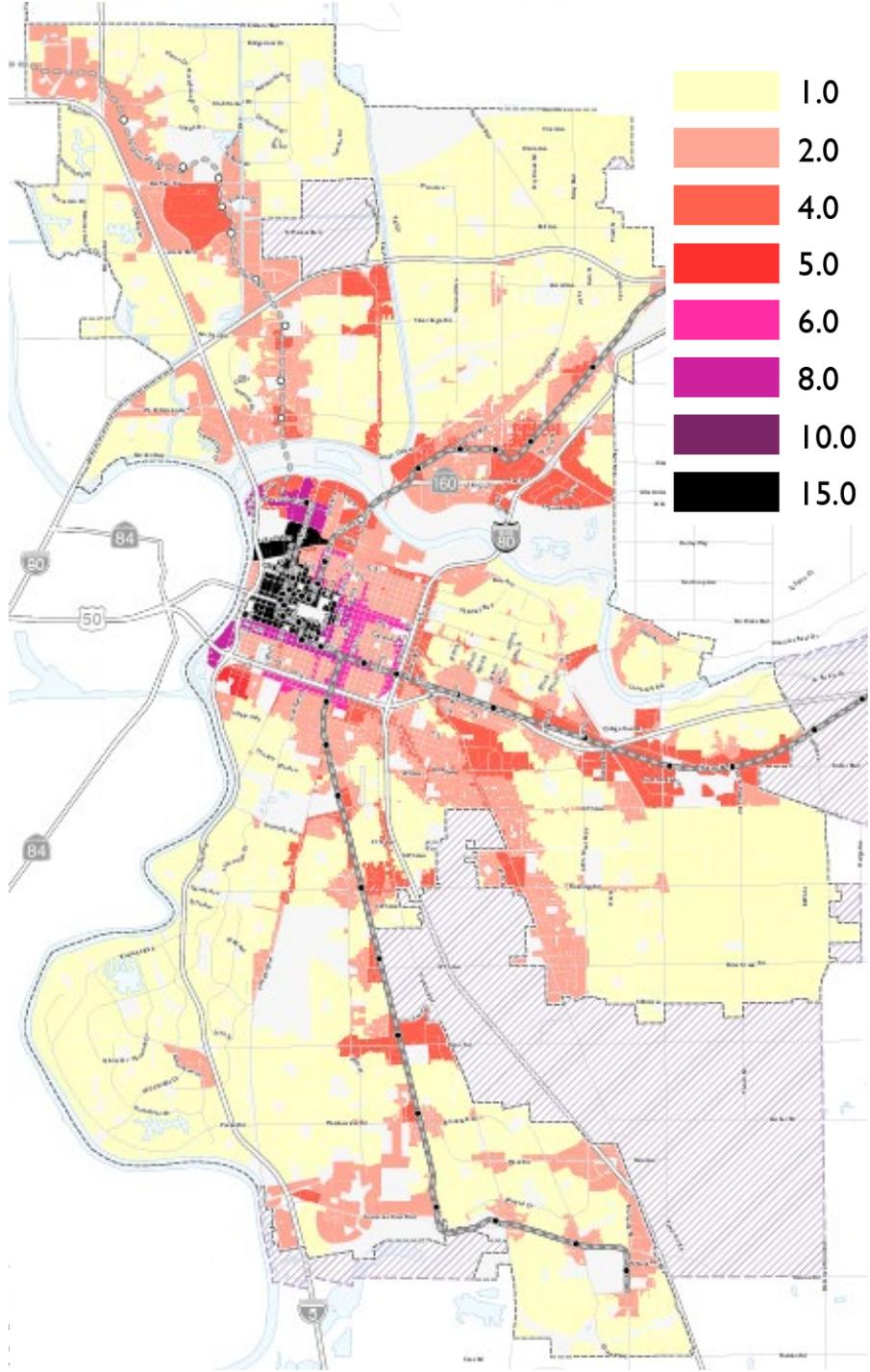
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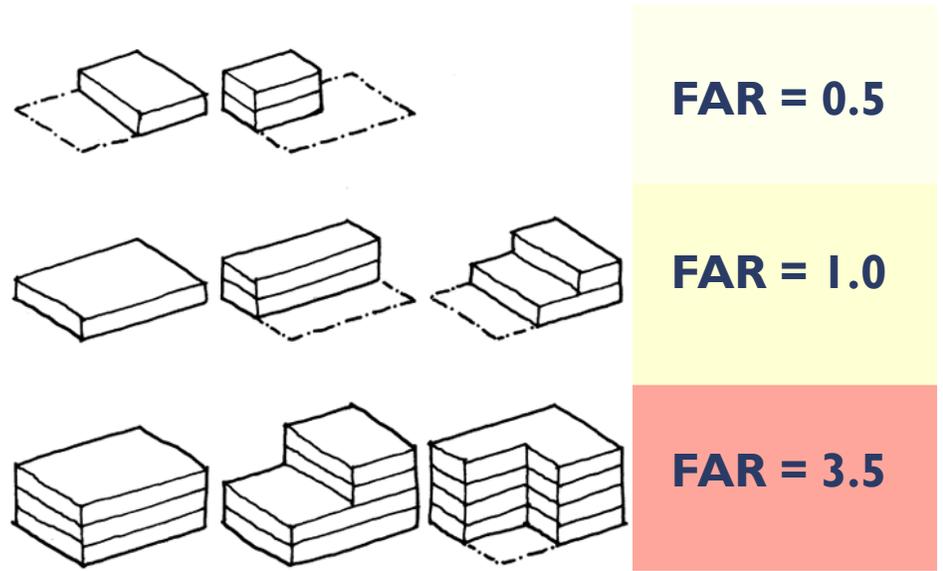
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# 2040 General Plan Maximum FAR



- FAR calculated by dividing **building area by lot area**
- Higher FAR allowances located **near transit**





## Missing Middle Housing

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What type of change does the 2040 General Plan's vision mean across the City?



# What is Missing Middle Housing?

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Defined in the 2040 General Plan as **house-scale buildings** that **contain more than one home** such as Duplexes, Triplexes, Fourplexes, and Cottage Courts, usually built to the **same scale as surrounding Single-Family Homes**



**Duplex**



**Triplex**

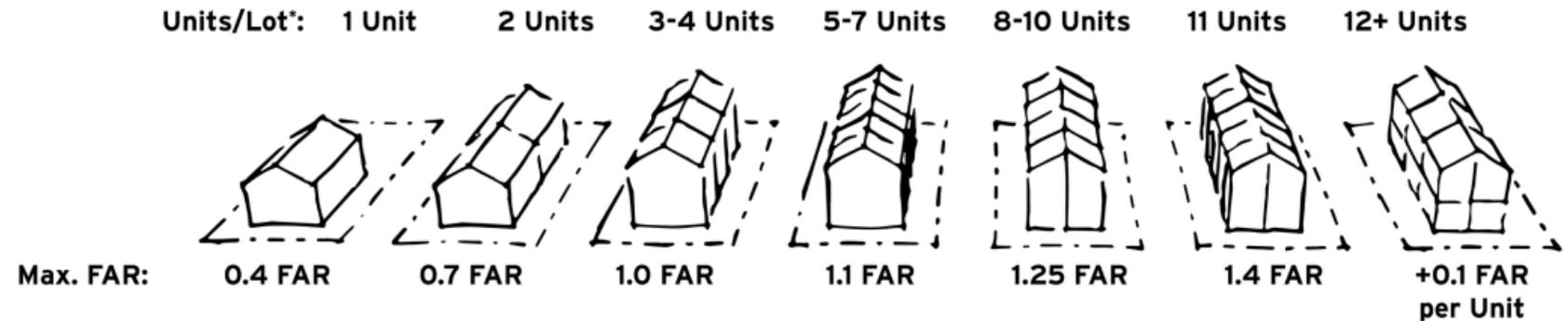


**Cottage Court**



# MMH Interim Ordinance

- Allows **multi-unit, house-scale dwellings** in the Single-Unit and Duplex zones through adjusted development standards
- **Sliding FAR scale** allows more floor area as more units are provided, **up to the maximum FAR**
- Maximum FAR
  - Up to **1.0** for most parcels
  - Up to **2.0** for many parcels **near transit**



\*Units per lot does not include ADUs.

As of February 26, 2026

**32**

Submitted

**19**

Approved

**9**

In Progress

**4**

Withdrawn

**0**

Denied

### Approved Building Types



**MMH**

## Applications



Single-Unit Dwellings



Duplex Dwellings



Multi-Unit Dwellings

(20+ Units)

**0.4**

Average FAR

**18 du/ac**

Average Density

**3**

Average Units

Per Lot



# MMH Analysis

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## Overview

- **Opticos** is an award-winning, **nationally recognized firm** specializing in urban design, planning, and architecture services.
- Opticos **pioneered the concept** of “missing middle housing”



# MMH Analysis

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## Overview

**Opticos** supported City staff with **analysis of the interim ordinance** focused on improvements related to:

Aligning with **2040 General Plan**

Streamlining standards for **house-scale MMH**

Identifying opportunities to **address upper MMH**

## House-Scale MMH

## Upper MMH



# MMH Analysis

## Types of MMH



- Designed to **blend into neighborhoods** with **1-2 story homes**
- Similar **scale** and **footprint** to a **small to large** house



- Typically, **3-4 stories**
- Similar **street-facing width** as house-scale MMH
- Extend **deeper into the lot** compared to house-scale MMH





## MMH Analysis

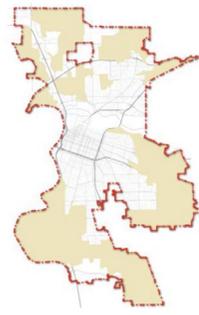
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- **FAR 1.0 and 2.0** across different **contexts** to understand resulting **degree of change**
- Results help determine what **development standards** (i.e., height, setbacks, etc.) should be in the zoning code



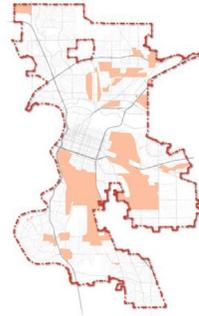
# MMH Analysis

## Context Types



### Low-Scale Residential

- Primarily residential neighborhoods
- Buildings are generally 1-2 story single-family homes with some multi-unit or commercial on nearby arterials



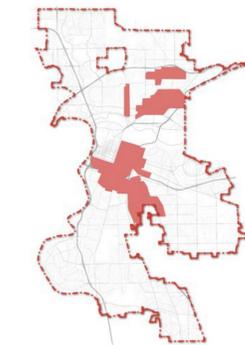
### Transitional

- Moderately walkable areas where cars are needed for some trips
- Primarily house-scale buildings (2-3) stories



### Corridors + Centers

- Areas along commercial corridors
- Buildings are mostly single-story commercial with parking and some residential nearby



### Compact + Connected

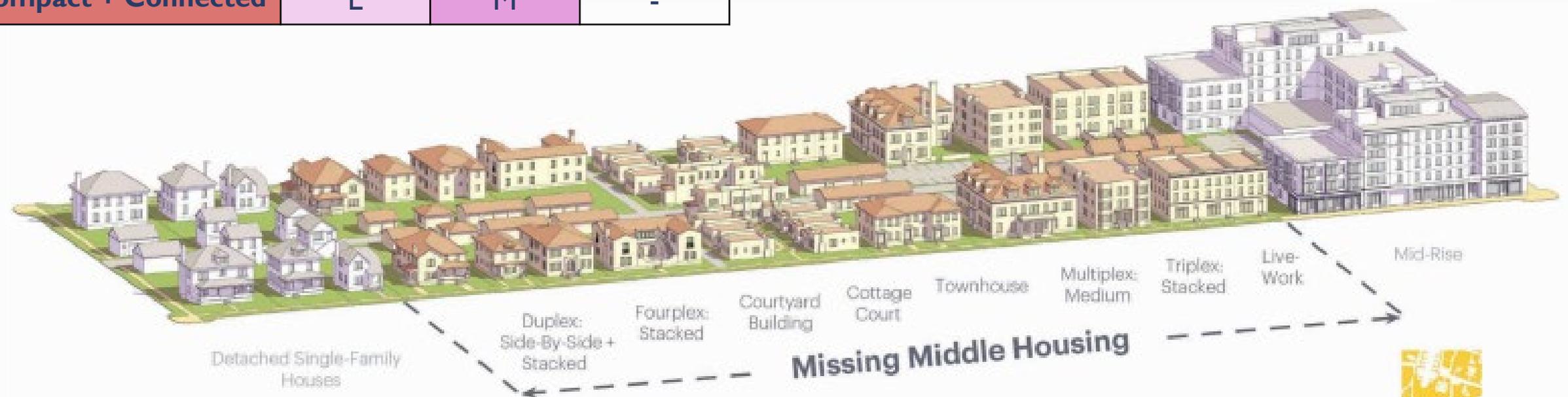
- Neighborhoods designed for walking, biking, transit
- Buildings range from 1-2 story house-scale to taller block-scale near the city core

Recommended MMH Strategies			
Development Outcome	House-Scale		
General Plan FAR	Up to 1.0		
Degree of Change	Minor	Moderate	Transform
Context			
Low-Scale Residential	L	M	-
Transitional	L	M	-
Corridors + Centers	-	M	H
Compact + Connected	L	M	-

**L** = MMH low  
*Cottage court, duplex, tri/fourplex, townhouse*

**M** = MMH medium  
*Tri/fourplex, townhouse, courtyard, multiplex, live-work*

**H** = MMH high  
*Upper MMH: triplex stacked, stacked flats*

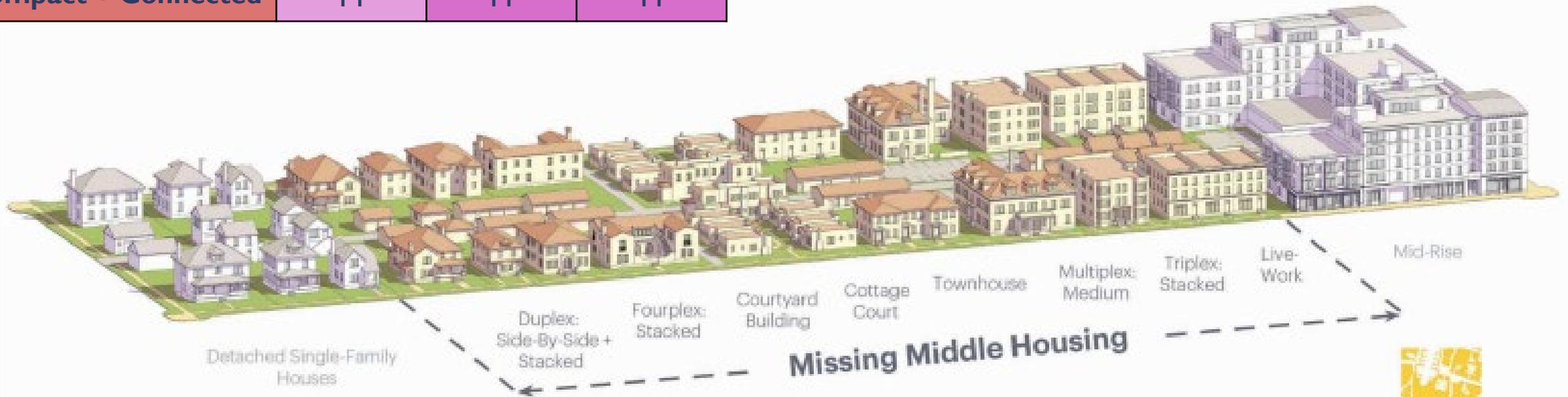


# Recommended MMH Strategies

Development Outcome	Block-Scale		
General Plan FAR	Up to 1.5		
Degree of Change	Minor	Moderate	Transform
Context			
Low-Scale Residential	-	-	-
Transitional	M	H	H
Corridors + Centers	M	H	H
Compact + Connected	M	H	H

**M** = MMH medium  
*Tri/fourplex, townhouse, courtyard, multiplex, live-work*

**H** = MMH high  
*Upper MMH: triplex stacked, stacked flats*



# Recommended MMH Strategies

Development Outcome	Block-Scale		
General Plan FAR	Up to 2.0		
Degree of Change	Minor	Moderate	Transform
Context			
Low-Scale Residential	-	-	-
Transitional	M	H	○
Corridors + Centers	M	H	○
Compact + Connected	M	H	○

**M** = MMH medium

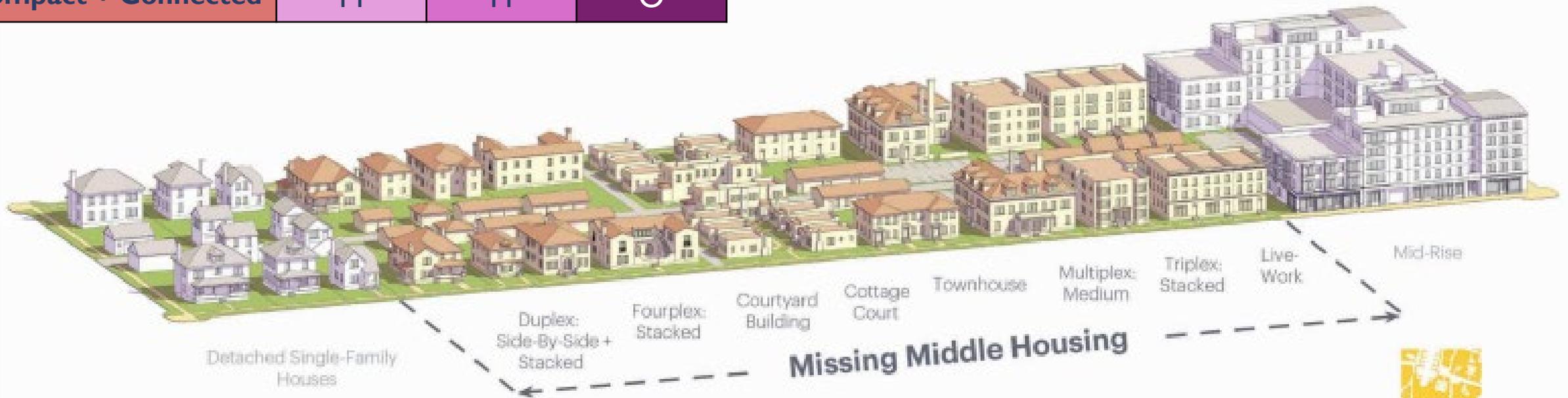
*Tri/fourplex, townhouse, courtyard, multiplex, live-work*

**H** = MMH high

*Upper MMH: triplex stacked, stacked flats*

**○** = Forms larger than upper MMH

*Six-story podium buildings or larger*



# Recommended MMH Strategies

Development Outcome	House-Scale			Block-Scale					
General Plan FAR	Up to 1.0			Up to 1.5			Up to 2.0		
Degree of Change	Minor	Moderate	Transform	Minor	Moderate	Transform	Minor	Moderate	Transform
Context									
Low-Scale Residential	L	M	-	-	-	-	-	-	-
Transitional	L	M	-	M	H	H	M	H	○
Corridors + Centers	-	M	H	M	H	H	M	H	○
Compact + Connected	L	M	-	M	H	H	M	H	○

**L** = MMH low (cottage court, duplex, tri/fourplex, townhouse)

**M** = MMH medium (tri/fourplex, townhouse, courtyard, multiplex, live-work)

**H** = MMH high (upper MMH: triplex stacked, stacked flats)

**○** = Forms larger than upper MMH (six-story podium buildings or larger)

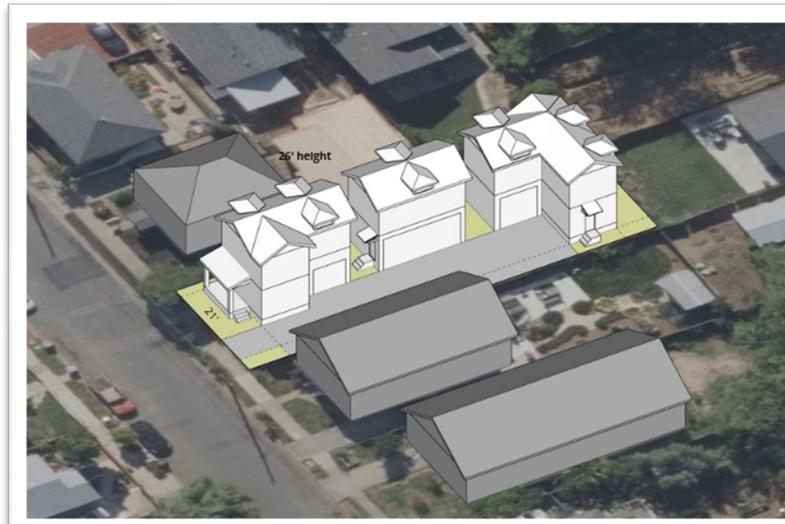


# Recommended MMH Strategies

Development Outcome	House-Scale			Block-Scale					
General Plan FAR	Up to 1.0			Up to 1.5			Up to 2.0		
Degree of Change	Minor	Moderate	Transform	Minor	Moderate	Transform	Minor	Moderate	Transform
Context									
Compact + Connected	L	M	-	M	H	H	M	H	O



**Duplexes**  
**FAR: 0.61**  
**Density: 35 du/ac**  
**Total dwelling units: 4**  
**Average Unit Size: 650 sf**  
**Expected Parking Spaces: 8**



**Side Court Townhouses**  
**FAR: 0.69**  
**Density: 26 du/ac**  
**Total dwelling units: 3**  
**Average Unit Size: 876 sf**  
**Expected Parking Spaces: 4**



**Larger than Upper MMH**  
**FAR: 2.0**  
**Density: 98 du/ac**  
**Total dwelling units: 12**  
**Average Unit Size: 800 sf**  
**Expected Parking Spaces: 3**

# Recommended MMH Strategies

Development Outcome	House-Scale			Block-Scale					
General Plan FAR	Up to 1.0			Up to 1.5			Up to 2.0		
Degree of Change	Minor	Moderate	Transform	Minor	Moderate	Transform	Minor	Moderate	Transform
Context									
Transitional	L	M	-	M	H	H	M	H	O



**Duplex, Triplex, and Sixplex**  
**FAR 0.63**  
**Density: 27 du/ac**  
**Total dwelling units: 11**  
**Average Unit Size: 800 sf**  
**Expected Parking Spaces: 0**



**Larger than Upper MMH**  
**FAR: 1.24**  
**Density: 64 du/ac**  
**Total dwelling units: 26**  
**Average Unit Size: 800 sf**  
**Expected Parking Spaces: 12**



**Larger than Upper MMH**  
**FAR: 1.90**  
**Density: 75 du/ac**  
**Total dwelling units: 30**  
**Average Unit Size: 800 sf**  
**Expected Parking Spaces: 12**

# What type of change does the 2040 General Plan's vision mean across the City?

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## 1 Minor

- Create development standards prioritizing the existing context

## 2 Moderate

- Create development standards balancing existing context and buildout of the FAR

## 3 Transform

- Create development standards prioritizing full buildout of the FAR

# What type of change does the 2040 General Plan's vision mean across the City?

*Staff Recommendation*

## 1 Minor

- Create development standards prioritizing the existing context

## 2 Moderate

- Create development standards balancing existing context and full buildout of the FAR

## 3 Transform

- Create development standards prioritizing full buildout of the FAR

# What type of change does the 2040 General Plan's vision mean across the City?

## 2 Moderate

- Create development standards balancing existing context and buildout of the FAR

### What this Means

- Objective development standards for house-scale MMH and upper MMH near transit subject to **Staff level review**
- Projects exceeding those standards subject to **Director level hearing**

### Rationale

- Balances 2040 General Plan policies for increased intensity near transit (*Policy LUP-2.2*) and recognizing patterns in existing neighborhoods (*Policy LUP-6.4*)

# What type of change does the 2040 General Plan's vision mean across the City?

## 1 Minor

- Create development standards prioritizing the existing context

### What this Means

- Objective development standards for house-scale MMH subject to Staff level review
- Projects exceeding those standards subject to Director level hearing

### Not Recommended

- Does not balance policies for increased intensity near transit (*Policy LUP-2.2*) and recognizing patterns in existing neighborhoods (*Policy LUP-6.4*)

## What type of change does the 2040 General Plan's vision mean across the City?

### 3 Transform

- Create development standards prioritizing full buildout of the FAR

#### What this Means

- Objective** development standards to enable full buildout of the 2040 General Plan FAR at Staff level review
- No** projects will exceed those standards and require **Director level hearing**

#### Not Recommended

- Does not balance policies for increased **intensity near transit** (*Policy LUP-2.2*) and recognizing **patterns in existing neighborhoods** (*Policy LUP-6.4*)



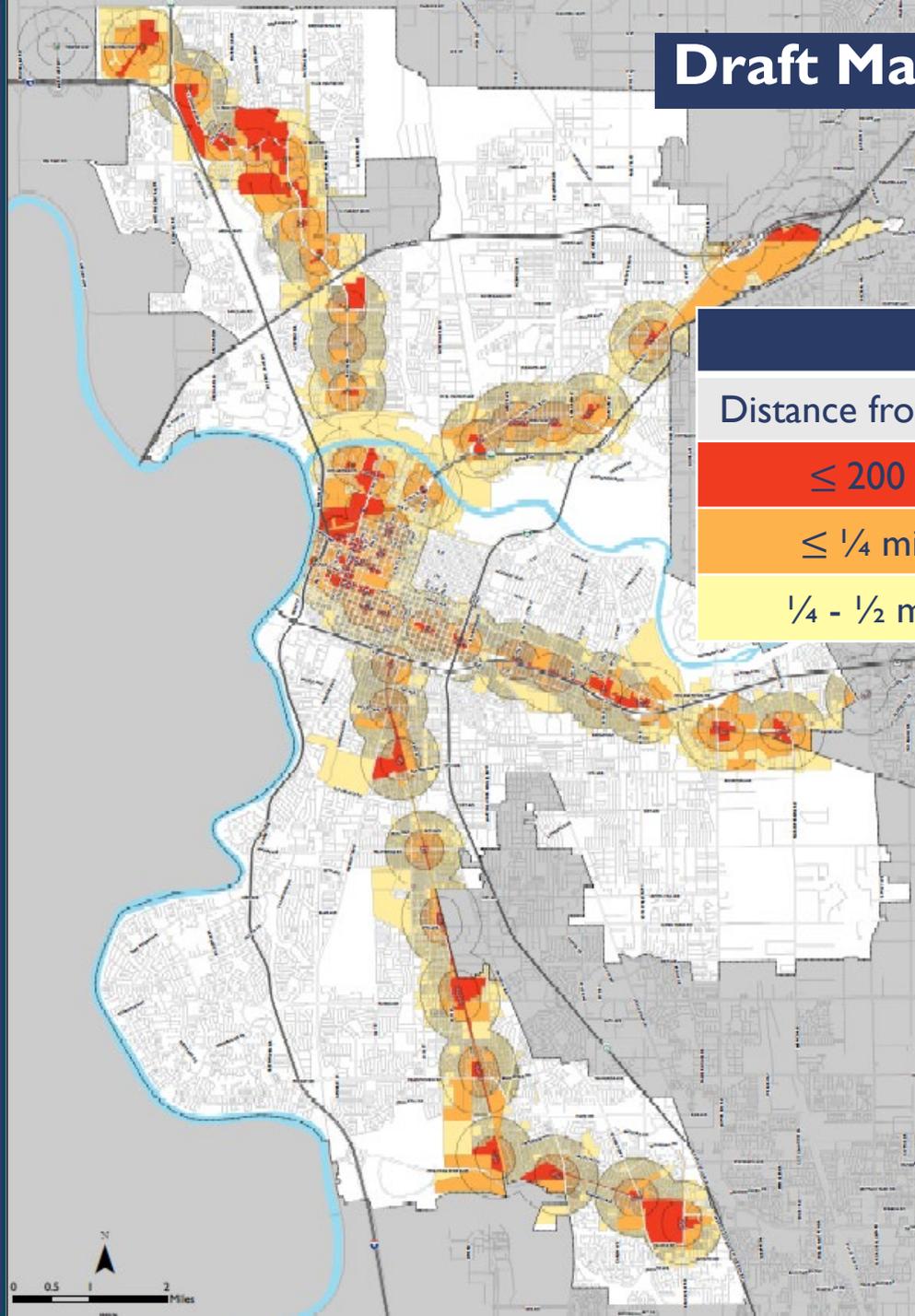
**Senate Bill 79**

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What should the City's approach to implementation be?

# Draft Map of Parcels Affected by SB 79

Please note these are draft maps and official authoritative maps will be published at a later date by SACOG.



## SB 79 Development Standards

Distance from Stop	Height	Density	FAR
≤ 200 ft	85 ft	140 du/ac	4
≤ 1/4 mile	65 ft	100 du/ac	3
1/4 - 1/2 mile	55 ft	80 du/ac	2.5



## SB 79

### Affected Areas

- Effective **July 1, 2026**
- Establishes **Statewide zoning standards** for eligible housing near transit stops

# Draft Map of MMH Zoned Parcels Affected by SB 79

Please note these are draft maps and official authoritative maps will be published at a later date by SACOG.

## SB 79 Development Standards

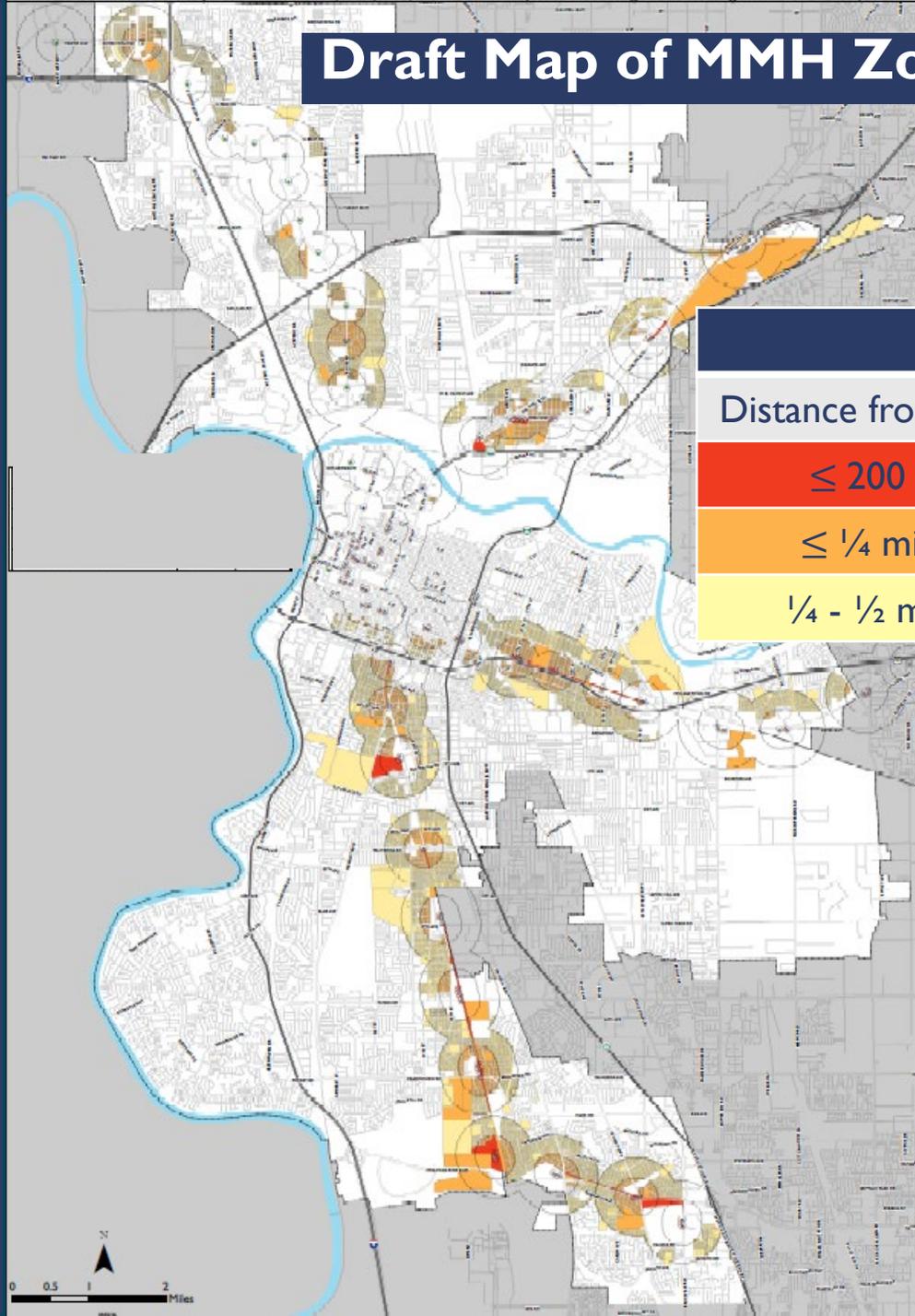
Distance from Stop	Height	Density	FAR
≤ 200 ft	85 ft	140 du/ac	4
≤ 1/4 mile	65 ft	100 du/ac	3
1/4 - 1/2 mile	55 ft	80 du/ac	2.5

SB 79 also applies to some parcels in the **Single-Unit and Duplex** zones near transit.



## SB 79

### Affected Areas





## SB 79

# Eligibility Requirements

- Housing developments (can include mixed-use) with  **$\geq 5$  dwelling units**
- **Minimum density of at least 30 dwelling units per acre, or local requirement, whichever is greater**
- Average unit size must be  **$\leq 1,750$  square feet**
- **Affordability Requirements (10+ Units):**
  - $\geq 7\%$  for extremely low income,
  - $\geq 10\%$  for very low income, OR
  - $\geq 13\%$  for lower income
  - 45-year (owner) and 55-year (rental) restriction
- **Labor standards for buildings over 85 feet tall**



## SB 79

### Implementation Options

#### No Local Ordinance

- Process any applications received in accordance with **State law**

#### Local Implementing Ordinance

- Would **not modify standards**, but clarifies local administrative procedures

#### Temporary Parcel Exemptions

- Exempt parcels that **already allow some capacity** or are in **low-resource** areas until 2030

#### Local Alternative Plan

- Redistribute **development capacity** within eligible areas

#### Codify Height Standards into the Zoning Code

- Local incorporation of **heights without State eligibility** requirements



## SB 79

### Staff Recommendation

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## SB 79

### Staff Recommendation

#### Local Implementing Ordinance

- Would **not modify standards**, but clarifies local administrative procedures

#### Codify Height Standards into the Zoning Code

- Local incorporation of **heights without State eligibility** requirements

### What this Means

- Ordinance that clarifies how applications will be received and processed
- Codify SB 79 height limits into the commercial and higher intensity residential zones near transit

### Rationale

- Prioritize **intensity along commercial corridors** (*Policy LUP-8.7*)
- Allow **affordable housing** to utilize the development standards of SB 79 (*Policy LUP-6.2*)
- Developing a Local Alternative Plan would impact **schedule of the zoning code update and** raise questions about the City's ability to **affirmatively further fair housing** while reallocating housing capacity

# Next Steps

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# Zoning Code Update Schedule

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## Analysis

- Current – Spring 2026

## Community Engagement

- Spring – Summer 2026

## Prepare Ordinance

- Fall – Winter 2026

## Final Public Hearings and Adoption

- Winter 2026

# Upcoming Public Meetings

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## April 14<sup>th</sup>

- City Council Workshop
- Missing Middle Housing (MMH) and Senate Bill (SB) 79

## Summer 2026

- Workshop with the Planning and Design Commission
- Overview of all proposed Title 17 changes and rezones

# Thank you

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

*City of*  
**SACRAMENTO**





## What type of change does the 2040 General Plan's vision mean across the City?

**1** Minor

**2** Moderate

**3** Transform



## What should the City's approach to implementation be?

No Local Ordinance

Local Implementing Ordinance

Temporary Parcel Exemptions

Local Alternative Plan

Codify Height Standards into the Zoning Code