



# Missing Middle Housing (MMH) Interim Ordinance

Planning & Design Commission | August 8, 2024

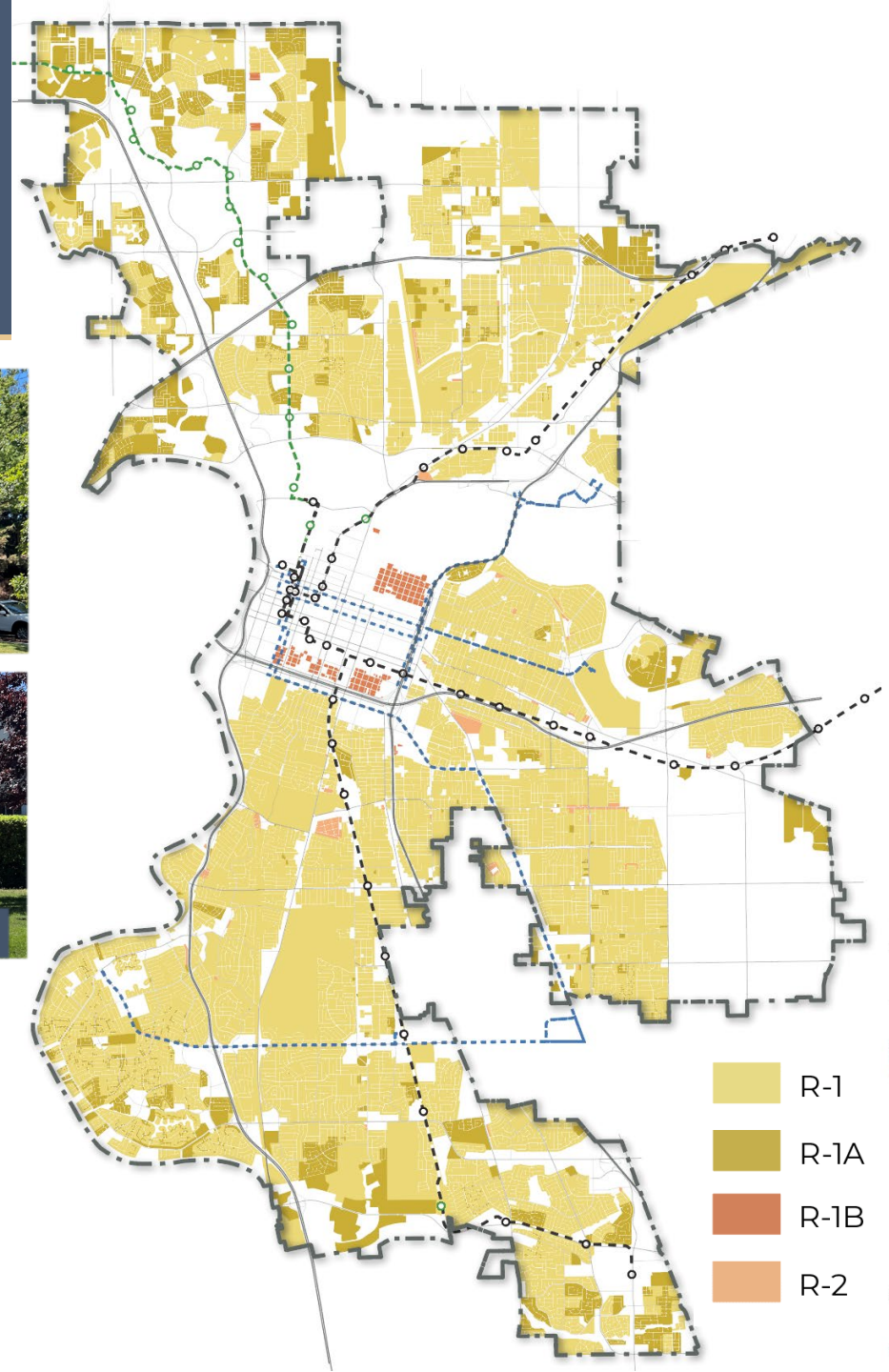
# MMH Study



The City shall promote the development of a greater variety of housing types and sizes in all existing and new growth communities to meet the needs of future demographics and changing household sizes.

## LUP-6.3 Variety of Housing Types, 2040 General Plan

*Sacramento City Council, February 27, 2024*



## City Council Directive & 2040 General Plan

---

- 2040 General Plan was adopted on Feb 27, 2024
- Reflects the directive given by City Council on Nov 28, 2023

Council directed staff to:

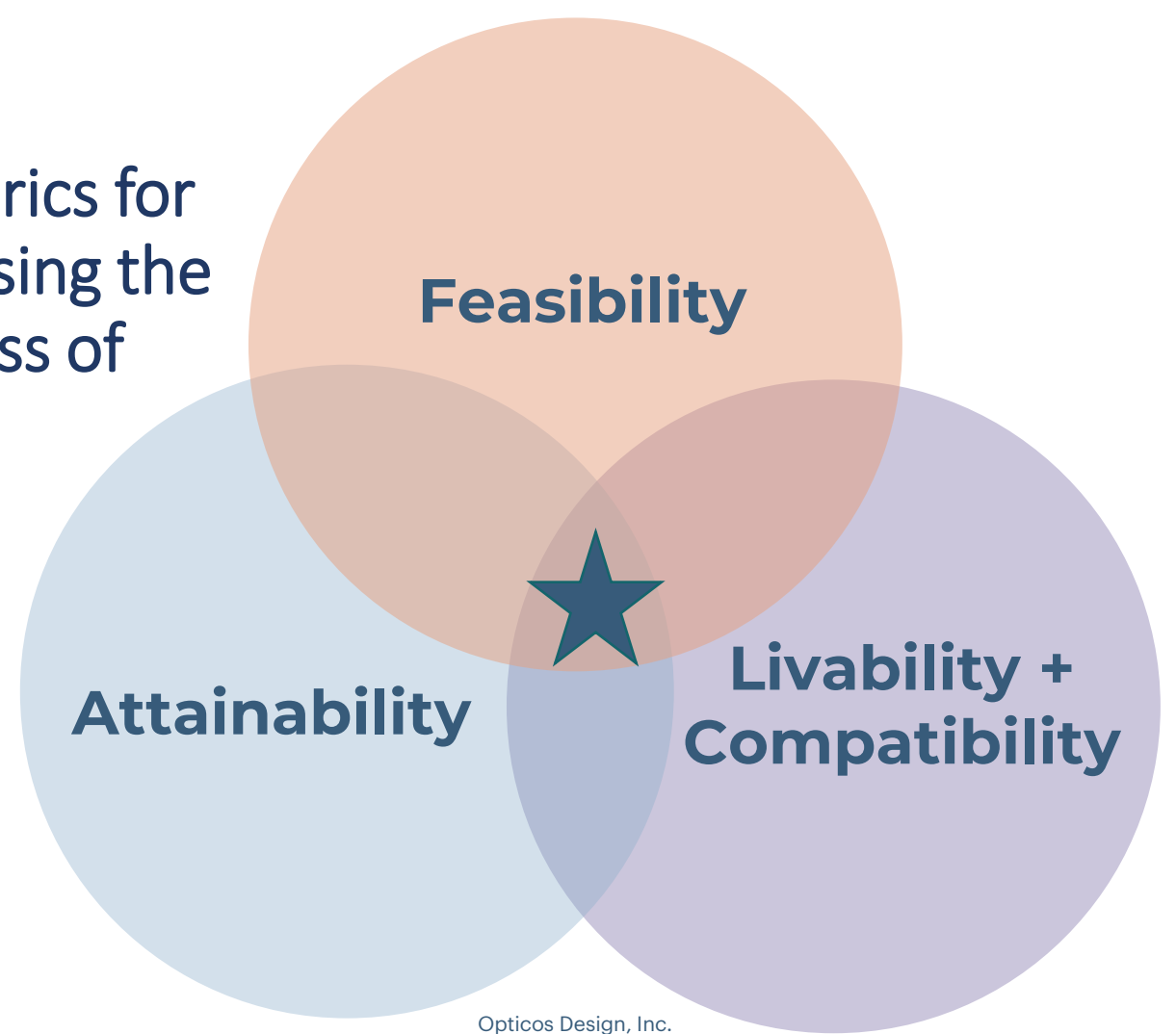
1. Allow FAR of 2 within half-mile walking distance of existing high-frequency bus stops and existing and planned light rail stations.
2. Proceed with MMH approach that regulates the building form through FAR and development standards such as setback, height, and bulk control.

# MMH Study Recommendations

How were the recommendations developed?

- Citywide Place-Based Analysis
- Economic Feasibility Analysis
- Displacement Assessment
- Input from Community & Council
- 3 Guiding Questions
- 3 Metrics for Evaluating Success

## 3 Metrics for Assessing the Success of MMH



Zoning + Land  
Use



Connectivity + Access  
to Amenities



Built Form



Lot Sizes



# Missing Middle Housing Interim Ordinance

- 2040 GP Implementing Action LUP-A.10 (Planning & Development Code Update)
- Uncodified interim ordinance that will broaden the range of housing types allowed by right in the R-1, R-1A, R-1B, and R-2 zones
- Allow neighborhood-scale multi-unit dwellings and small single-unit dwellings on significantly reduced lot size

## Main Components

1. **Built Form Standards**
2. Provisions Related to Trees and **Open Space**
3. Provisions that Encourage Attainability and Promote Ownership Opportunities

# 1. Built Form Standards for Neighborhood-Scale

- Removal of density
- Floor area ratio (FAR) limits
- Height limit
- Setback requirements (relaxed within ½ mile from transit)
- Bulk control envelope (relaxed within ½ mile from transit)
- ~~Lot Coverage~~ (replaced by setback/open space)

# Neighborhood-Scale or 'House-Scale' Design

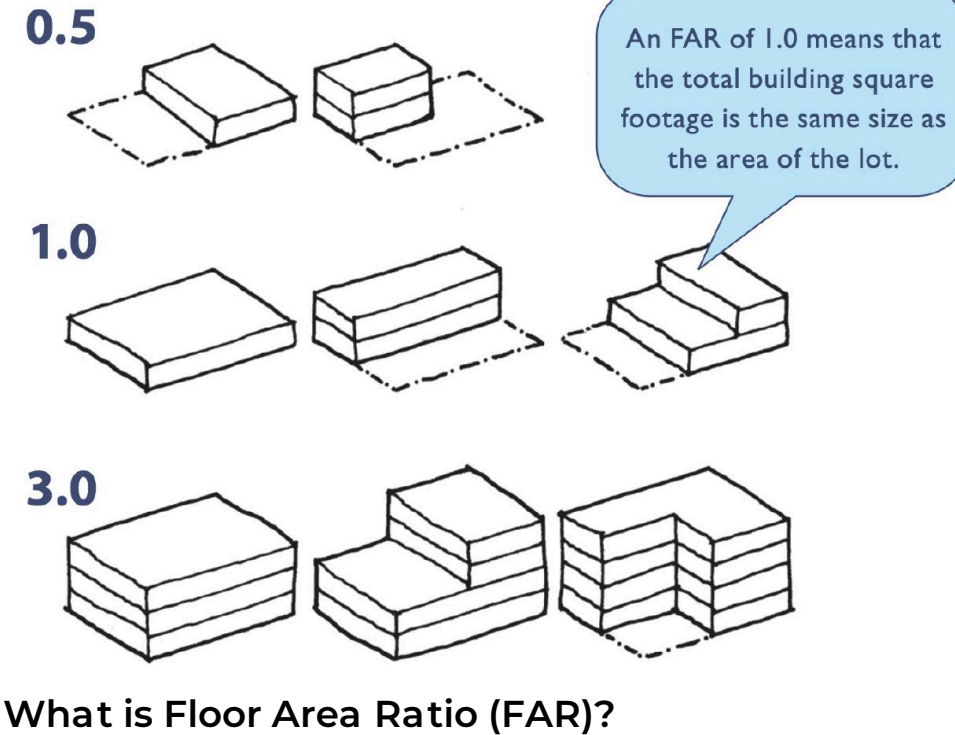
---



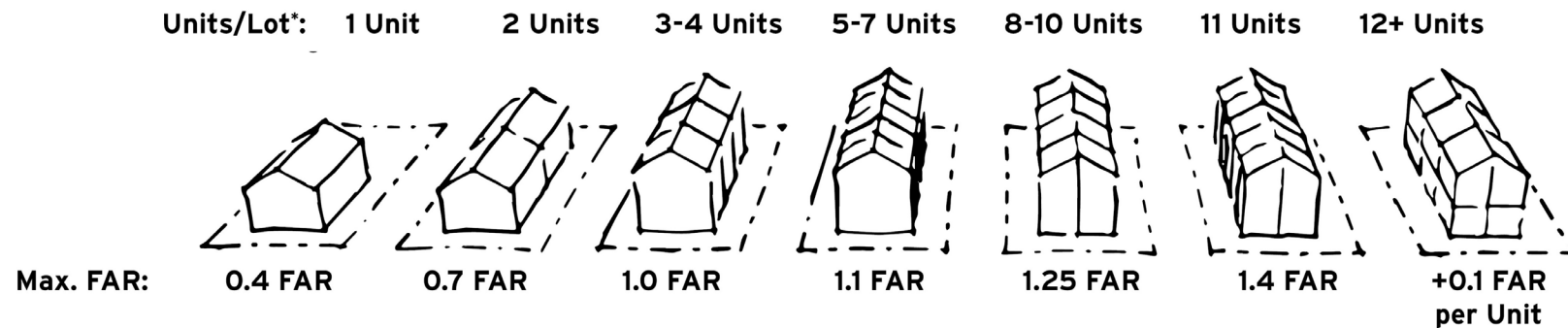
# 2040 General Plan and FAR (Floor Area Ratio)

- **Floor Area Ratio (FAR)** restricts the total building floor area allowed on a given lot, *proportional to the size of the parcel.*

- The **Sliding FAR Scale** grants *increments* of allowed building or *floor area* proportionally to the *number of units* proposed on a given lot.



**Figure LUP-5  
Sliding FAR Scale**

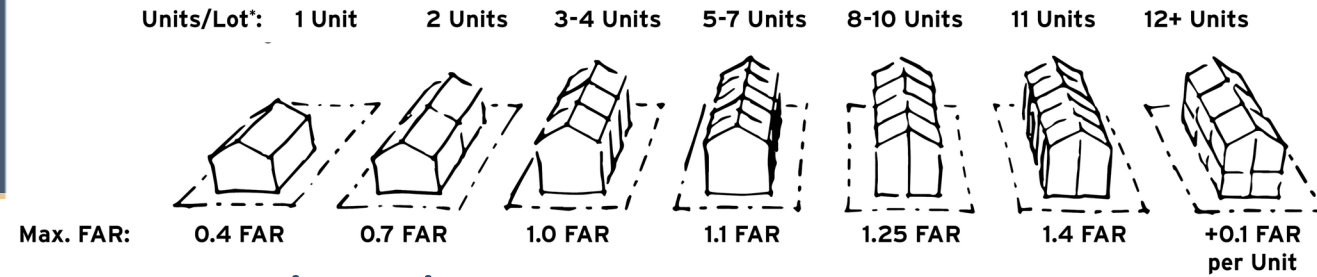


\*Units per lot does not include ADUs.



# Height, FAR, ~~Lot Coverage~~

Figure LUP-5  
Sliding FAR Scale



## Density

- No maximum density limit
- Minimum density established by General Plan

## Height

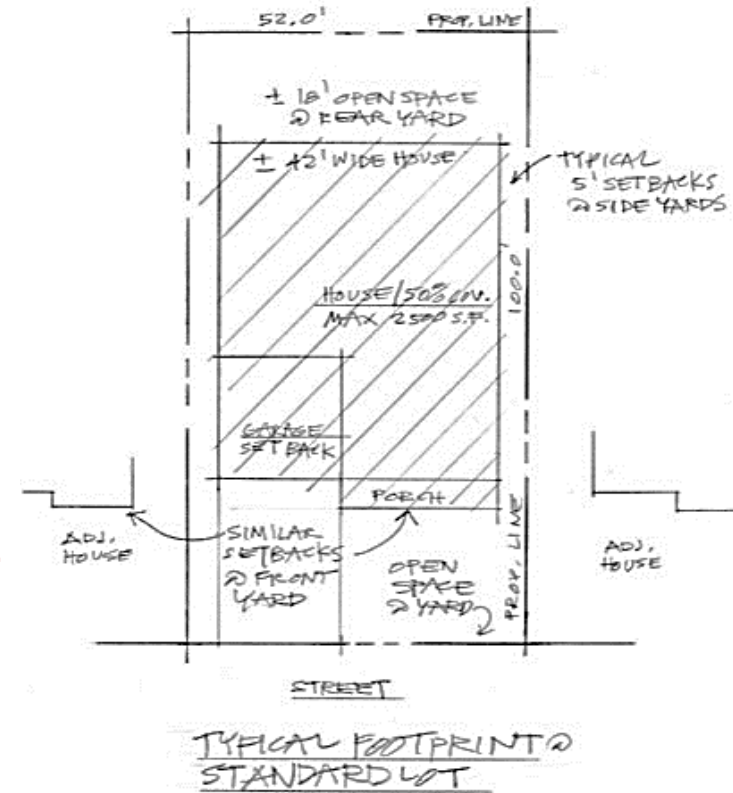
- Maintain current limit of 35'

## Floor Area Ratio (FAR)

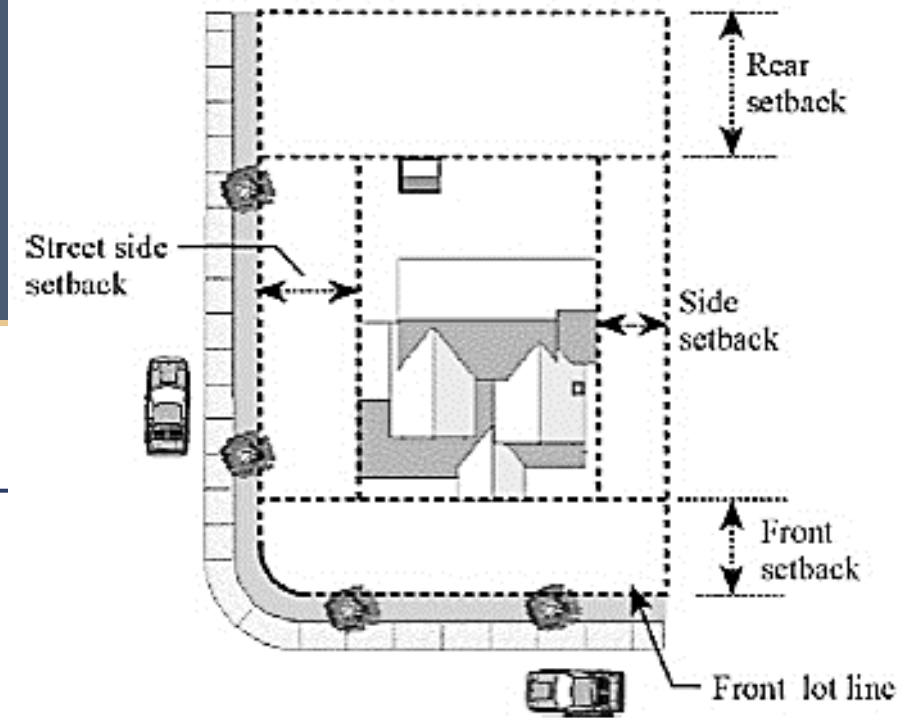
- Maximum FAR established by General Plan and is further limited by Sliding FAR Scale

## ~~Lot Coverage~~

- ~~Current in R-1 zone: 40% max.~~
- ~~New: 60% or 800 sq. ft. in Central City SPD; 50% or 800 sq. ft. elsewhere~~



# Setback Requirements (FAR of 1)



## Interior-Side Setback

- No minimum
- Except when adjacent to single-unit dwelling, then 5' or 3' (if lot width is <52')

## Rear Setback

- Maintain current requirement of **15'**
- Except on lots <2,900 sqft. or abutting public alley, then 4'

## Street-Side Setback

- Maintain current requirement of **12.5'** (standard width of PUE)
- Allow building 'projection'

## Front Setback

- **Match** adjacent buildings
- If none exists, setback is 12.5'
- Allow front 'projection'

# Setback Requirements (FAR of 2)

## Interior Side Setback

- No change.

## Rear Setback

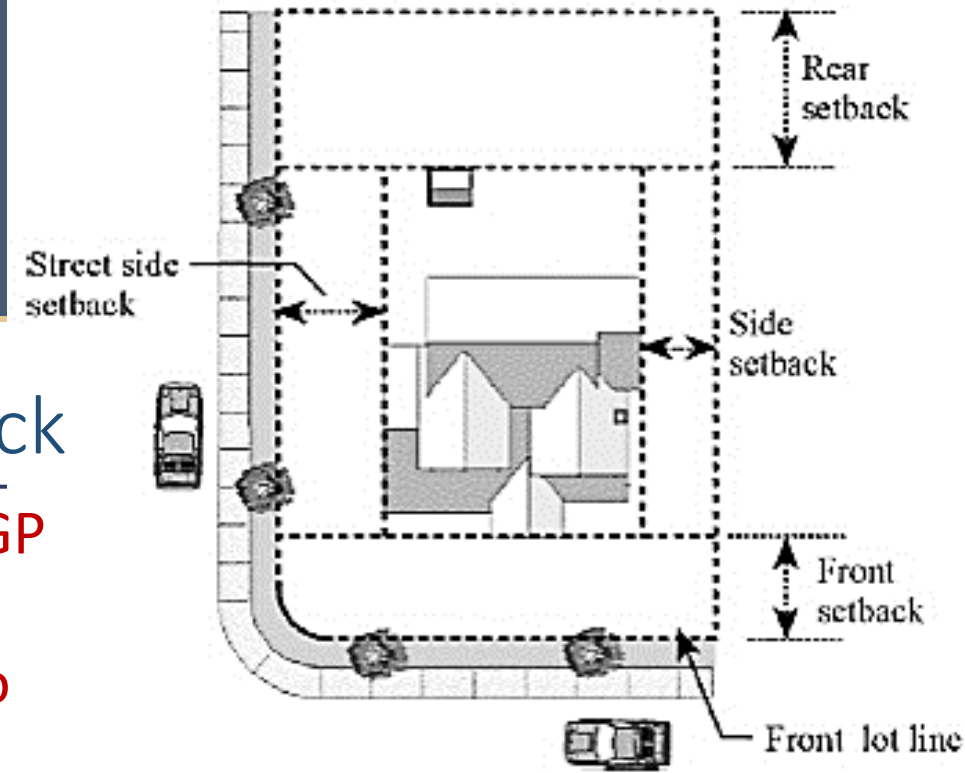
- Minimum is **10'** when GP allows FAR of 2
- Except on lots <2,900 sqft. or abutting public alley, then 4'

## Street-Side Setback

- Minimum is **5'** when GP allows FAR of 2
- No encroachment into public easement

## Front Setback

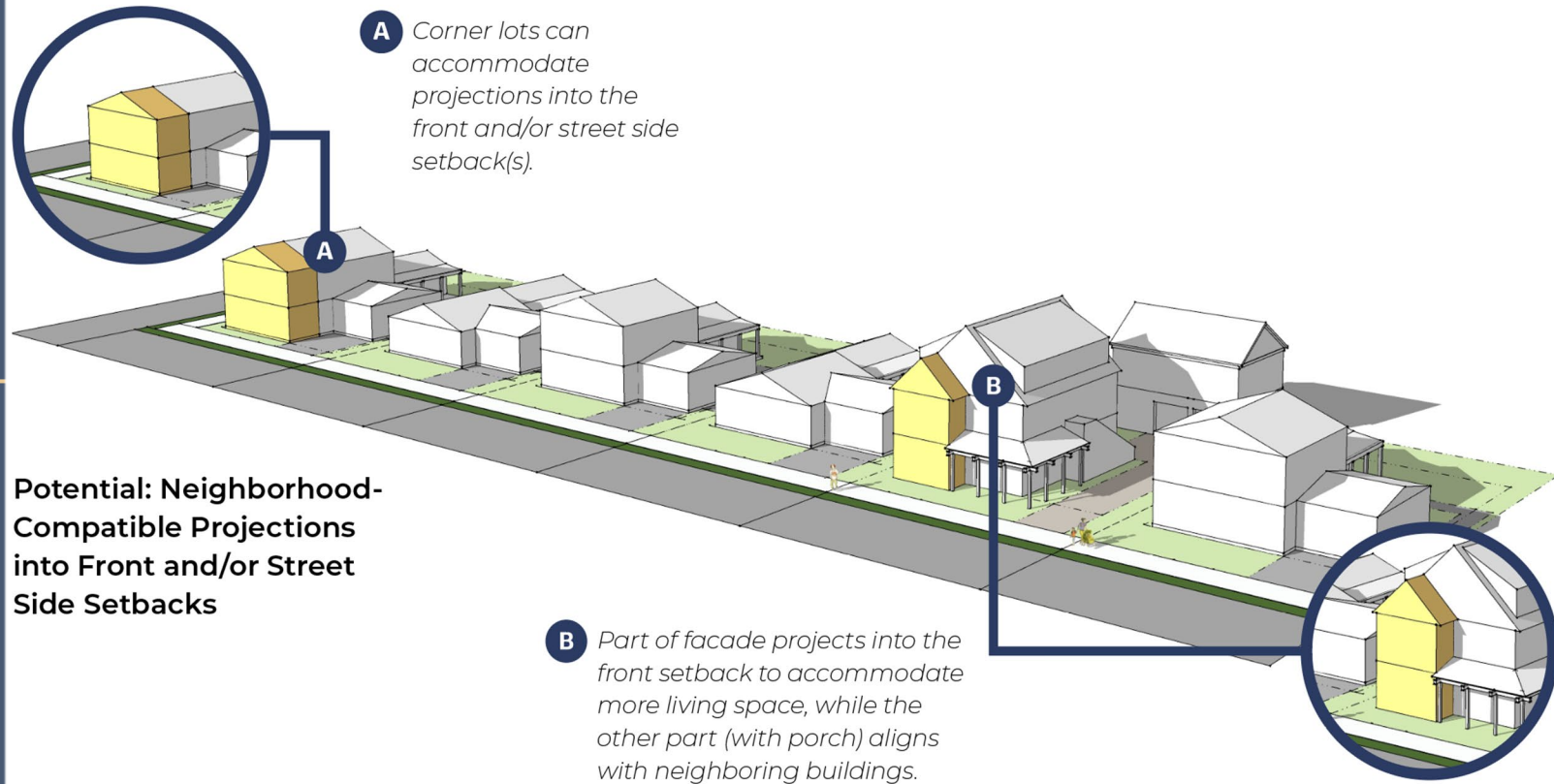
- When GP allows FAR of 2, setback is the least of:
  - 1) Match adj. building, or
  - 2) 12.5' or 8' (Central City SPD)
- Allow front 'projection'



# Setback 'Projections'

## If 6' x 8' porch is provided:

- 1<sup>st</sup> + 2<sup>nd</sup> floor may 'project' into front setback up to 40% of depth or 5', whichever is greater
- Up to 50% of the façade width
- 'Projection' also allowed on street-side on corner lots



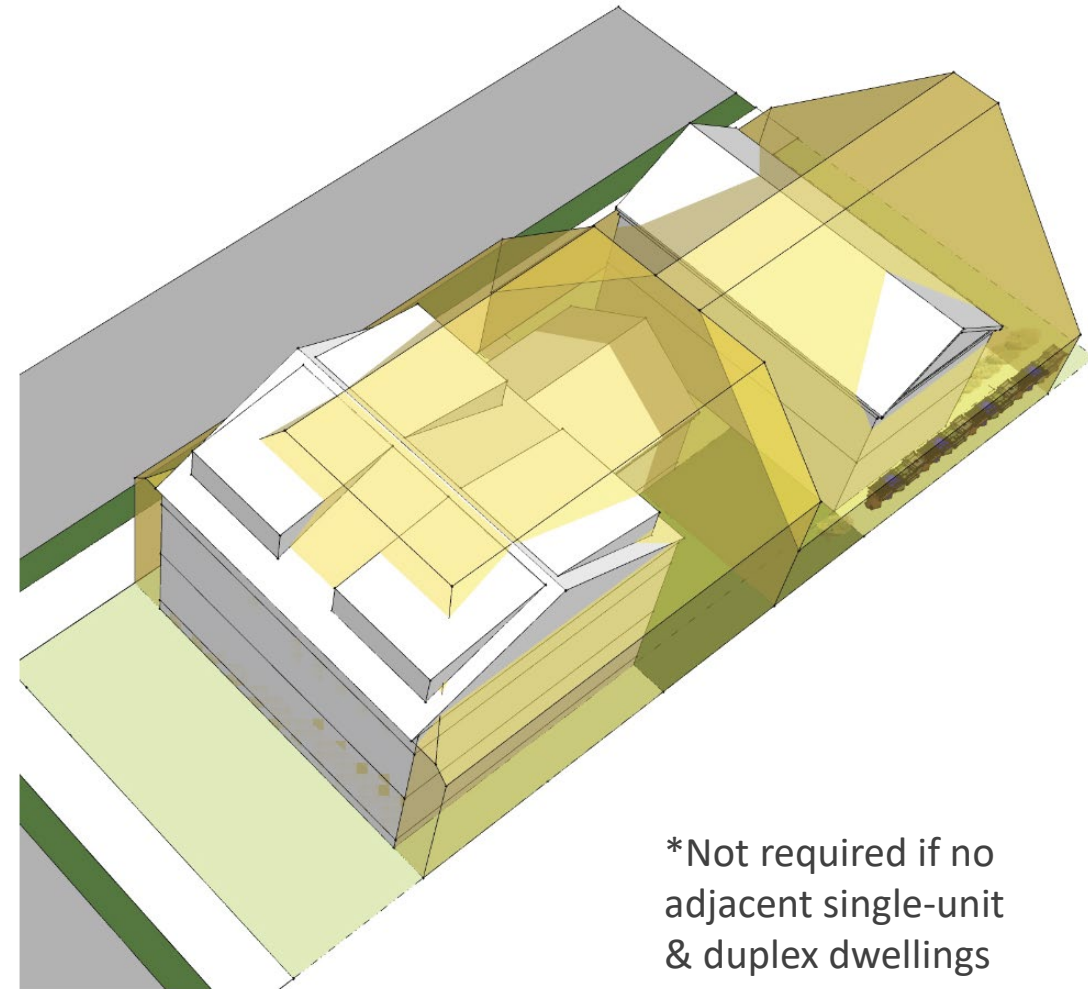
## The 'projection' shall:

- Contain one opening on each street-facing wall per floor,
- Include a roof,
- Not contain a garage or carport,
- Not encroach into public easement.

Note: Porch is not required to be provided as part of 'projection'.

# Bulk Control (building volume on 3<sup>rd</sup> floor)

- Projects with 3+ primary units must be contained within a “tent” bounded by\*:
  - Side planes: Vertical planes that begin at side lot lines and rise **16’ high**, at which point, the planes continue at a 45-degree angle to form the roof planes (allows 21’ of vertical height w/ 5’ setbacks)
  - Front plane: Vertical plane at primary front façade that rises **20’ high** (allows 20’ of front wall)
  - Roof plane: Dormers/extensions are conditionally allowed.
    - FAR of 1: Aggregate length limited to 60% of the width of the main wall below
    - **FAR of 2: No restriction on aggregate length**



\*Not required if no adjacent single-unit & duplex dwellings

# Built Form Standards Working Together

---

- Shared Open Space
- Tree Protection and Planting
- Driveway Width
- Projection into Front Setback
- Functional Porch as an Active Frontage
- Shared Waste Receptacles
- Modified Bulk Control Envelope
- Additional Units with Street-Facing Entrances
- Dormers to Provide More Usable Roof Space

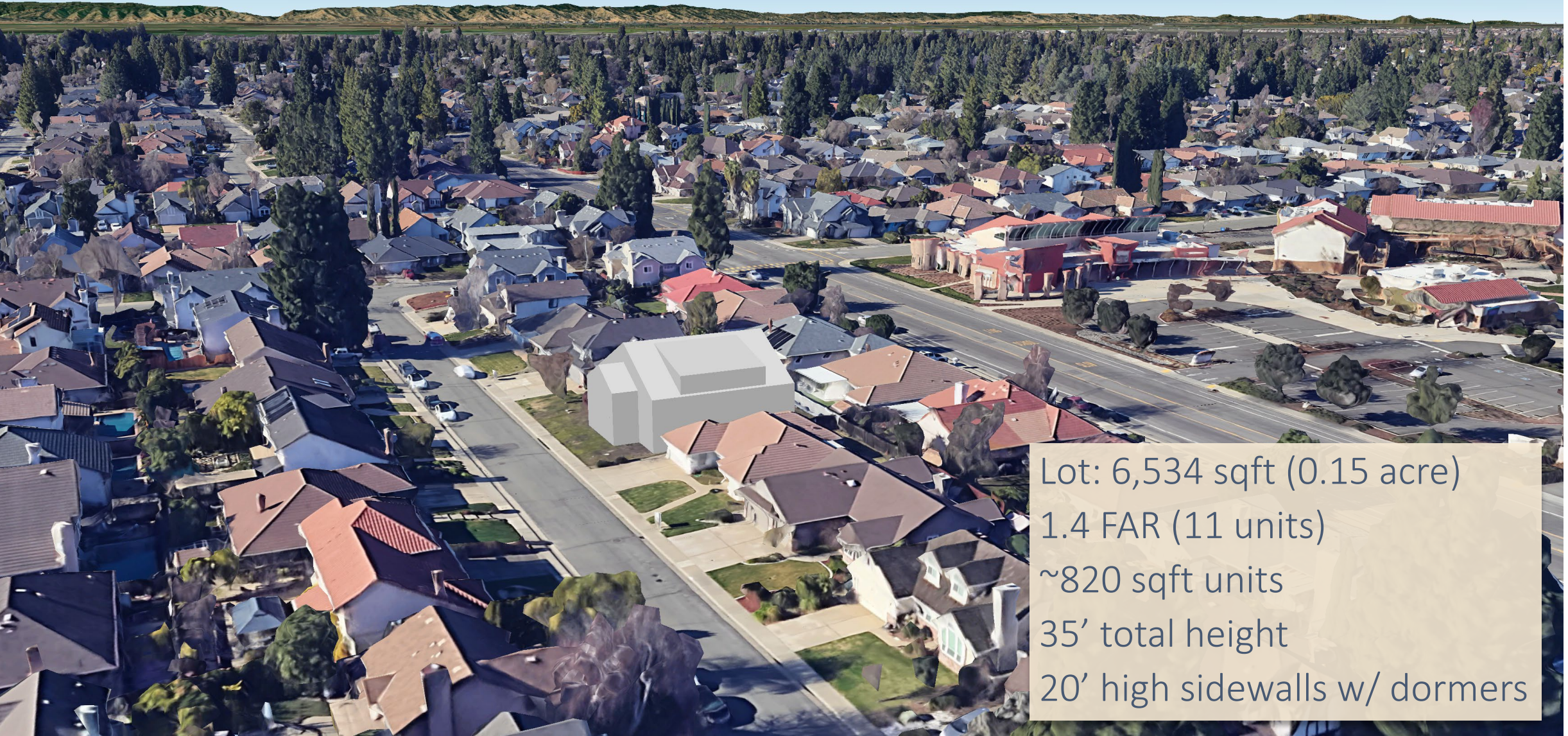


# Case Study: 1.4 FAR w/ Bulk Control

Untitled Map

Write a description for your map.

Legend



Lot: 6,534 sqft (0.15 acre)  
1.4 FAR (11 units)  
~820 sqft units  
35' total height  
20' high sidewalls w/ dormers


# Case Study: 1.5 FAR w/o Bulk Control

Untitled Map

Write a description for your map.

Legend

Heart Court Manor

An aerial photograph of a residential neighborhood with a central grey 3D model of a building. The model is a simple rectangular prism with a flat roof. The surrounding area consists of various houses with different roof colors (red, grey, brown) and green lawns. In the background, there are tall evergreen trees and a clear blue sky. The map interface includes a legend in the top right corner and a title box in the top left corner.

Lot: 6,534 sqft (0.15 acre)  
1.5 FAR (12 units)  
~800 sqft units  
35' high sidewalls





## 2. Trees and Open Space

- Tree Planting Requirement to Shade Sidewalk/Street
- Zoning Incentives to:
  - Encourage preservation of mature trees
  - Encourage planting of large shade species
- Open Space Requirements (**reduced within ½ mile from transit**)
  - Encourage shared, functional outdoor space
  - Encourage additional tree shading
  - **Revised to function similarly to lot coverage to ensure adequate outdoor space**

# Open Space

---

- Revisions in red



Developments with 2 or more primary units must provide open space as follows:

1. **Central City SPD:** according to current ratios in City Code (25 or 50 sf per unit)
2. **FAR 1:** 400 sqft. OR 125 sqft. per unit whichever is greater
3. **FAR 2:** 400 sqft. OR 75 sqft. per unit, whichever is greater
4. Allow overlap w/ setbacks if a *functional, shared open space* is provided and meets design criteria (**e.g. 15' by 15' minimum dimension**), including tree shading.

# Tree Provisions

---

- No revisions
- Currently:
  - Title 17 does not require tree planting, except within parking lots
  - Setback deviations can help save trees, but time/cost serve as disincentives

1. New tree planting requirement that aims to *increase tree canopy over sidewalk/street*.
2. Allow building to encroach into setback areas to:
  - a) *Preserve an existing private protected tree, or*
  - b) *Allow adequate space for a large city-approved tree along sidewalk/street (40'+ mature diameter).*

# Attainability for All?

- Allowing neighborhood-scale MMH along with the sliding FAR scale can produce lower-cost housing *attainable to middle-income households*.
- Acknowledging that median annual household incomes vary between racial groups.
- MMH is only one piece of the housing puzzle and *more work needs to be done*.

Head of Household Race	Black or African American	Native American, Native Hawaiian, Pacific Islander	Hispanic White (no other race)	Other, Two or more races	Asian	White
Median Annual Household Income*	\$57,400	\$72,200	\$72,500	\$71,800	\$90,100	\$89,400
SF Home Cost Burden	198%	157%	157%	158%	126%	127%
Duplex Cost Burden	61%	48%	48%	48%	39%	39%
Fourplex Cost Burden	46%	36%	36%	37%	29%	29%
ADU Cost Burden	40%	32%	32%	32%	26%	26%
% of Sacramento Households	13%	2%	7%	21%	17%	41%

\*Median Annual Household Income in 2022 inflation adjusted dollars (5-year ACS Census data)

**Economic Analysis Findings**

**Average Unit Price**

Base Case	Alternative
<b>\$602,378</b>	<b>\$420,148</b>

**Share of Housing Replacement in Low Vulnerability (Green) Areas**

Alternative  
**88%**

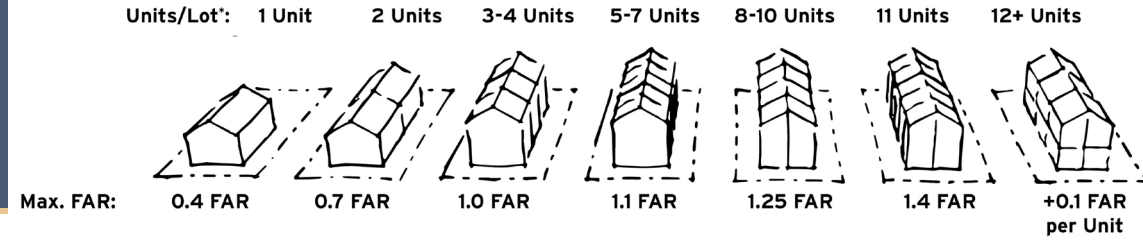


## 3. Attainability and Ownership

- Reduce Minimum Lot Size
- Anti-Displacement Findings of Fact
- Sliding FAR Scale
- Longer-Term Strategies, including Local Bonus Program

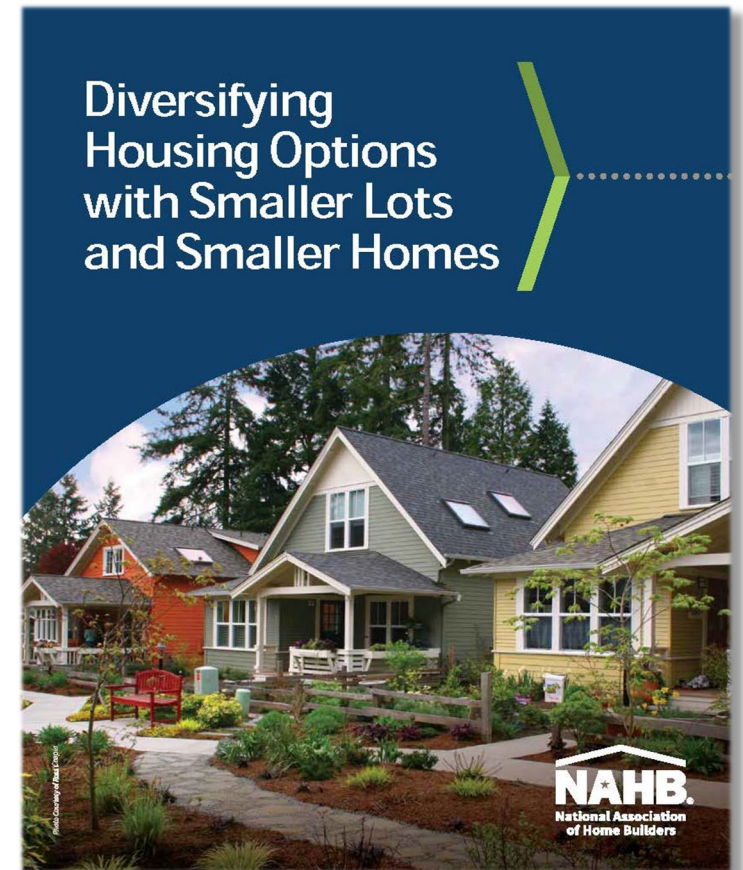
# 3. Attainability + Ownership

Figure LUP-5  
Sliding FAR Scale



\*Units per lot does not include ADUs.

- Smaller homes on smaller lots:
  - Reduce minimum lot size to 1,200 sq.ft. from 5,200
  - Reduce minimum lot width to 16', but on each side that abuts a detached single-unit dwelling, increase by 4'
- Protect vulnerable residents & preserve affordable housing:
  - Required Findings of Fact:
    - Cannot result in less units
    - Cannot demolish units occupied by tenant in past year
    - Cannot demolish regulated affordable units
- Sliding FAR Scale:
  - Incentivizes production of smaller, more attainable units



# Adoption Schedule

- Aug 8 - Planning & Design Commission:  
Adoption Recommendation
- Aug 20 - Law & Legislation Committee:  
Adoption Recommendation
- Sept 17 - City Council:  
Public Hearing to Adopt Interim Ordinance
- Oct 17, 2024:  
Proposed Effective Date of Interim Ordinance

Please sign up for email updates at [www.cityofsacramento.org/MMH](http://www.cityofsacramento.org/MMH)

# Next Steps

- Comprehensive update to Title 17 for GP consistency:
  - Anticipated completion by end of 2025
  - Will fold in MMH Interim Ordinance
- Potential Longer-Term Strategies
  - Local Bonus Program to incentivize deed-restricted MMH
  - Evaluate AB 1033 implementation
  - Update City's Condominium Conversion Ordinance
  - Expand City's Impact Fee Deferral Program to include projects with 3 and 4 units
  - Update driveway standards

Please sign up for email updates at [www.cityofsacramento.org/MMH](http://www.cityofsacramento.org/MMH)



# Recommendation

Conduct a public hearing and upon conclusion pass a motion forwarding to the City Council a recommendation to approve:

- 1) A **Resolution** concluding the project is a subsequent project within the scope of the Master Environmental Impact Report (EIR) for the 2040 General Plan, the project will not have any additional project-specific significant environmental effects not previously examined in the Master EIR, and no new mitigation measures or alternatives are required (California Public Resources Code **§**21157.1; CEQA Guidelines **§**15177); and
- 2) An **Interim Ordinance** broadening the range of housing types permitted by right within the single-unit and duplex dwelling residential (R-1, R-1A, R-1B, and R-2) zones under the Planning and Development Code (Title 17 of the Sacramento City Code).



## Missing Middle Housing Interim Ordinance

Nguyen Nguyen | Associate Planner | Long Range Planning