

# 2040 General Plan is Effective on March 28, 2024!

**What's a General Plan?** A General Plan is required by the State and much of its content is established by statutory requirements. A General Plan can be considered a blueprint for development and conservation and details how job and housing growth will be accommodated over the next 15-20 years. It provides a long-term framework for development through regulatory maps, policies, and implementing actions.

## KEY LAND USE CHANGES YOU SHOULD KNOW ABOUT:

- The maximum density standard (the maximum number of units that can be developed on a lot) has been removed and replaced with a maximum floor area ratio (FAR) standard for all development, which allows for greater flexibility in how many units can be built on one lot. (Map LUP-6 and Policy LUP-3.1)
- The maximum FAR is higher within ½-mile walking distance of high-frequency transit, in the Central City and along commercial corridors. (Map LUP-6 and Policy LUP-4.1)
- The Missing Middle Overlay Ordinance anticipated to be adopted by City Council in September 2024, will allow neighborhood-scale multi-unit dwellings by-right in single-unit (R-1, R-1A, R-1B) and duplex dwelling (R-2) zones. (LUP-A.10 and LUP-6.3)



- The Sliding Floor Area Ratio Scale restricts the size of single-unit dwellings and provides additional building area for each additional unit. (Policies LUP-3.2, LUP-3.3, LUP-3.4 and Figure LUP-5)
- New drive-through restaurants are prohibited near high-frequency transit. (Policy LUP-4.12)
- New or expanding gas stations now have electric vehicle charging station requirements. (Policy LUP-4.13)
- Off-street vehicle parking requirements have been removed citywide. (Policy LUP-4.14)



Check out our resources on [www.sac2040gpu.org](http://www.sac2040gpu.org):

- Adopted 2040 General Plan
- Interactive Land Use and Development Standards Map

For any questions you can e-mail [planning@cityofsacramento.org](mailto:planning@cityofsacramento.org)