

B. NEIGHBORHOOD-SCALE MULTIUNIT BUILDINGS AMENDMENTS INTRODUCTION

This section provides the proposed amendments to the use allowances, development standards, and design standards in the Sacramento County Zoning Code (Zoning Code) for neighborhood-scale multiunit buildings in single family residential zones. Neighborhood-scale multiunit buildings include duplexes (2 unit), triplexes (3 unit), and fourplexes (4 unit) development types.

Duplexes are permitted in the RD-3 through RD-40, RM-2, and BP zones. Triplexes and fourplexes are a type of multifamily project (i.e., development that includes three or more dwelling units of any type, not including accessory dwelling units, on one lot).

This section is organized as follows.

- Subsection B.1. Neighborhood-scale Multiunit Buildings Use Allowances: identifies proposed changes to use allowances for duplex, triplex, and fourplex projects.
- Subsection B.2. Neighborhood-scale Multiunit Buildings Lot, Development, and Design Standards: identifies lot, development, and design standards for triplex/fourplex projects.

B.1. NEIGHBORHOOD-SCALE MULTIUNIT BUILDINGS USE ALLOWANCES

Use allowances for duplex projects are provided in [Table 3.1](#) and [Section 3.5.1.B](#) of the Zoning Code. The table below summarizes the proposed changes to use allowances for duplex, triplex, and fourplex projects in the identified zoning districts.

Existing	Proposed
<u>Duplex, 5 or fewer lots</u> RD-3 – RD-40, RM-2 zones: permitted by right BP zone: UPM	<u>Duplex (any number of lots)</u> RD-3 – RD-40, RM-2, BP zones: permitted by right
<u>Duplex, more than 5 lots</u> RD-15 – RD-40 zones: permitted by right RD-3 – RD-10, BP zones: UPZ	<u>Multifamily in single family residential zones</u> RD-7 zone: permitted by right, not to exceed 4 units
<u>Multifamily in single family residential zones</u> RD-7 zone: not permitted RD-10 zone: UPZ	RD-10 zone: permitted by right (see Section A, Multifamily Amendments)

Notes

- BP: Business Professional Office
- RD-3: Residential 3
- RD-7: Residential 7
- RD-15: Multiple Family Residential 15
- RD-40: Multiple Family Residential 40
- RM-2: Mobile Home Subdivision
- UPM: Minor Use Permit
- UPZ: Conditional Use Permit by the Zoning Administrator

B.2. NEIGHBORHOOD-SCALE MULTIUNIT BUILDINGS LOT, DEVELOPMENT, AND DESIGN

STANDARDS

Lot and development standards for duplex projects are provided in Chapter 5 of the Zoning Code, specifically: [Section 5.4.2.B](#) (lot), [Section 5.2.4.C](#) (general development), [Section 5.2.4.C](#) (landscaping), [Section 5.2.5](#) (walls and fences), and [Section 5.9](#) (vehicular parking).

The table below summarizes the proposed lot, development, and design standards for triplex and fourplex projects in the RD-7 zone, which generally utilize the standards applicable to duplex projects.

No.	Standard	Proposed
1	Minimum lot area	Interior lot: 6,200 sf Corner lot: 8,500 sf
2	Minimum lot width/public street frontage	Interior lot: 62 ft Corner lot: 80 ft
3	Maximum allowed density	7 units/ac
4	Minimum front yard setback	20 ft (without PUPF) / 24 ft (with PUPF)
5	Minimum interior side yard setback	5 ft (1 and 2 story) 10 ft (3 story)
6	Minimum rear yard setback	Lot with depth greater than 125 ft: 25 ft Lot with depth of 125 ft or less: 20 percent of average lot depth
7	Projection into the rear yard setback	Building may project into the required rear yard setback if an equivalent area is provided as a yard or court within the buildable portion of the lot In no case shall encroachment result in a rear yard setback of less than 10 ft (1 story) or 15 ft (2 and 3 story)
8	Minimum side street yard setback	12.5 ft (without PUPF) / 16.5 ft (with PUPF)
9	Maximum height and stories	30 ft (1 and 2 story) 40 ft (3 story)
10	Maximum number of kitchens	No unit shall have more than 1 kitchen
11	Minimum vehicle parking	1 space/unit

No.	Standard	Proposed
12	Landscape requirements	Minimum 1 tree in the front yard of the lot Minimum 2 trees in the front yard for lots 7,500 sf or more, or meets or exceed minimum street frontage requirements
13	Walls and fences, front yard	Solid walls/fences not to exceed 3 ft in height / Semi-open fences or open fences constructed of chain link, similar woven wire, or expanded metal fencing not to exceed 4 ft in height / Open fences constructed of wrought iron or similar material not to exceed 7 ft in height
14	Walls and fences, side street and interior yards	Fences not to exceed 7 ft in height
15	Design standards	Multifamily designs standards are applicable (see Subsection A.3, Multifamily Design Standards)

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