

# CITY SPONSORED INFILL HOUSE PLANS

## Proposed City Code Changes:

- The Code will be amended to allow for a detached garage to cover more than 33% of the rear setback.
- Increase the lot coverage to 60% for homes that are less than 2,000 square feet and on lots less than 5,500 square feet in size.
- In an effort to streamline the House Plan review, the community noticing requirement will be eliminated.
- The front yard setbacks will be reduced in Oak Park to from 25 feet to 12 feet to blend in with the existing neighborhood context.
- Side yard setbacks will be reduced from 5 feet to 3 feet (not apart of this project).

## Draft Plan Features:

### Plan A – Cottage with Porte-cochere

3 Bedroom / 2 Bathroom  
Living Area - 1670 sq. ft.  
Garage & Storage - 395 sq. ft.

- Porte-cochere
- Garages with ample storage area
- Cover Front Porch
- Large Open Kitchen
- Entry with Coat Closet
- Master Suite with Walk-in Closet
- Large Great Room
- Utility Room
- Fireplace



### Plan B – The Bungalow

3 Bedroom / 2 Bathrooms  
Living Area – 1472 sq. ft.  
Garage & Storage

- Large Covered Front Porch
- Covered Patio
- Detached 2-car Garage
- Entry with Coat Closet
- See Thru Kitchen
- Large Pantry
- Utility Room
- Master Suite with Large Walk-In Closet
- Fireplace



### Plan C– Charming One Story Craftsman

3 Bedroom / 2 Bathroom  
Living Area - 1450 sq. ft.

- Detached Garages with ample storage
- Cover Front Porch
- Large Open Kitchen
- Entry with Coat Closet
- Master Suite with Walk-in Closet
- Large Great Room
- Utility Room
- 10'-0" High Ceilings
- Fireplace
- ADA Compliant Plan Option Available



### Plan D – Charming Two Story Craftsman

4 Bedroom / 2 Bathroom  
Living Area - 1800 sq. ft.

- Detached Garages with ample storage
- Large Open Kitchen
- Entry with Coat Closet
- Master Suite
- Large Great Room
- Utility Room
- 10'-0" High Ceilings
- Fireplace



For more information regarding the City Sponsored Infill House Plans contact Ashley Feeney at (916) 808-1941 or via e-mail at [afeeney@cityofsacramento.org](mailto:afeeney@cityofsacramento.org).

<http://www.cityofsacramento.org/dsd/planning/projects/apphouseplans/>

