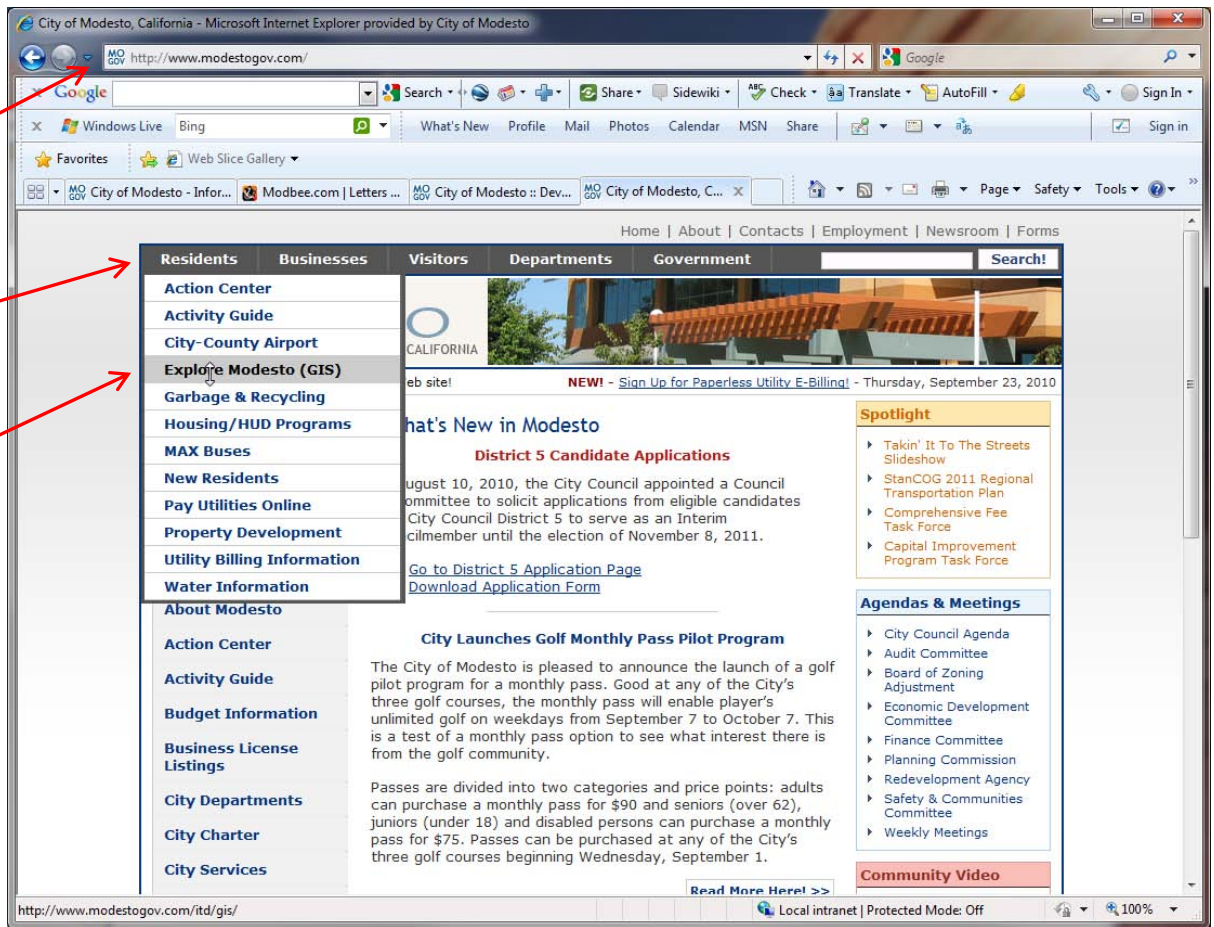


# How to Find Zoning Information Using GIS

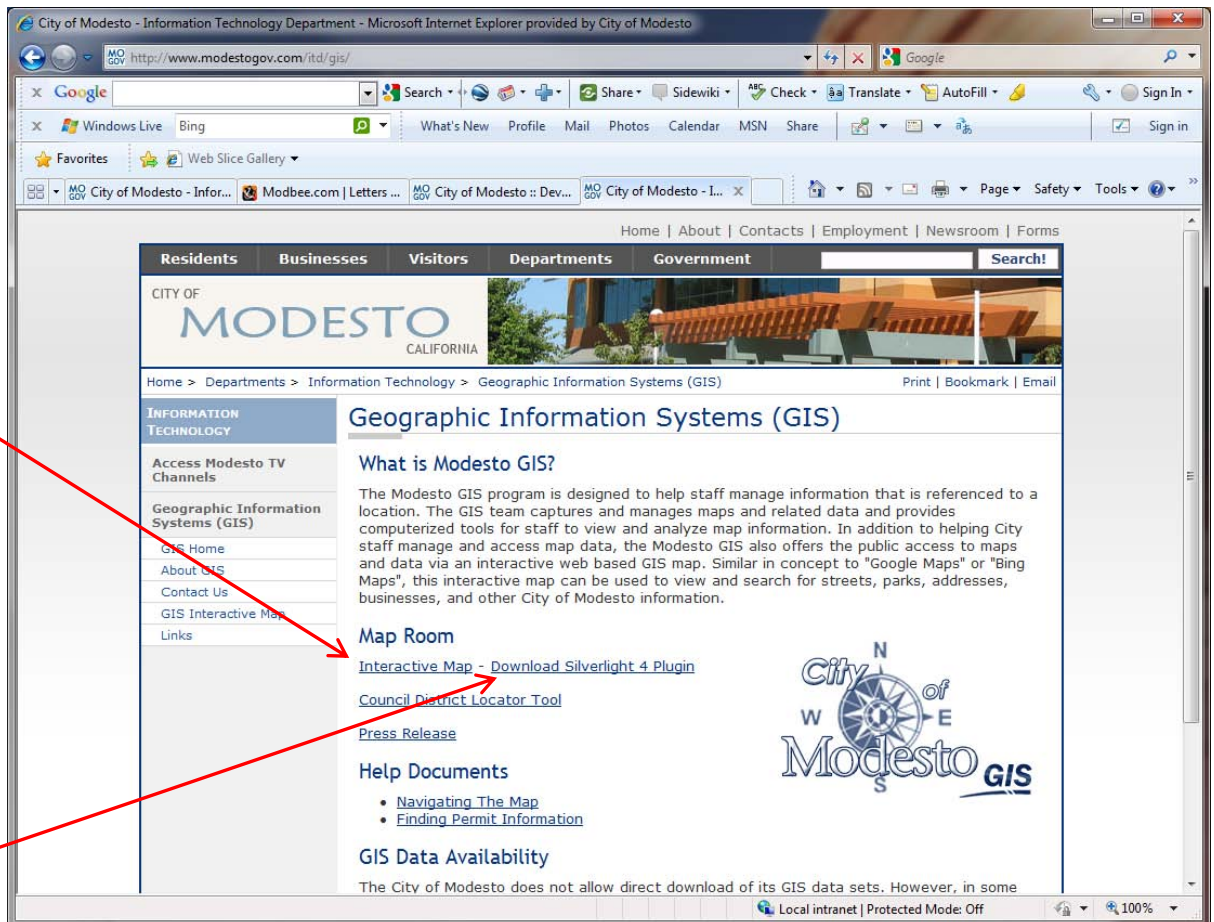
1 – Navigate to [www.modestogov.com](http://www.modestogov.com)

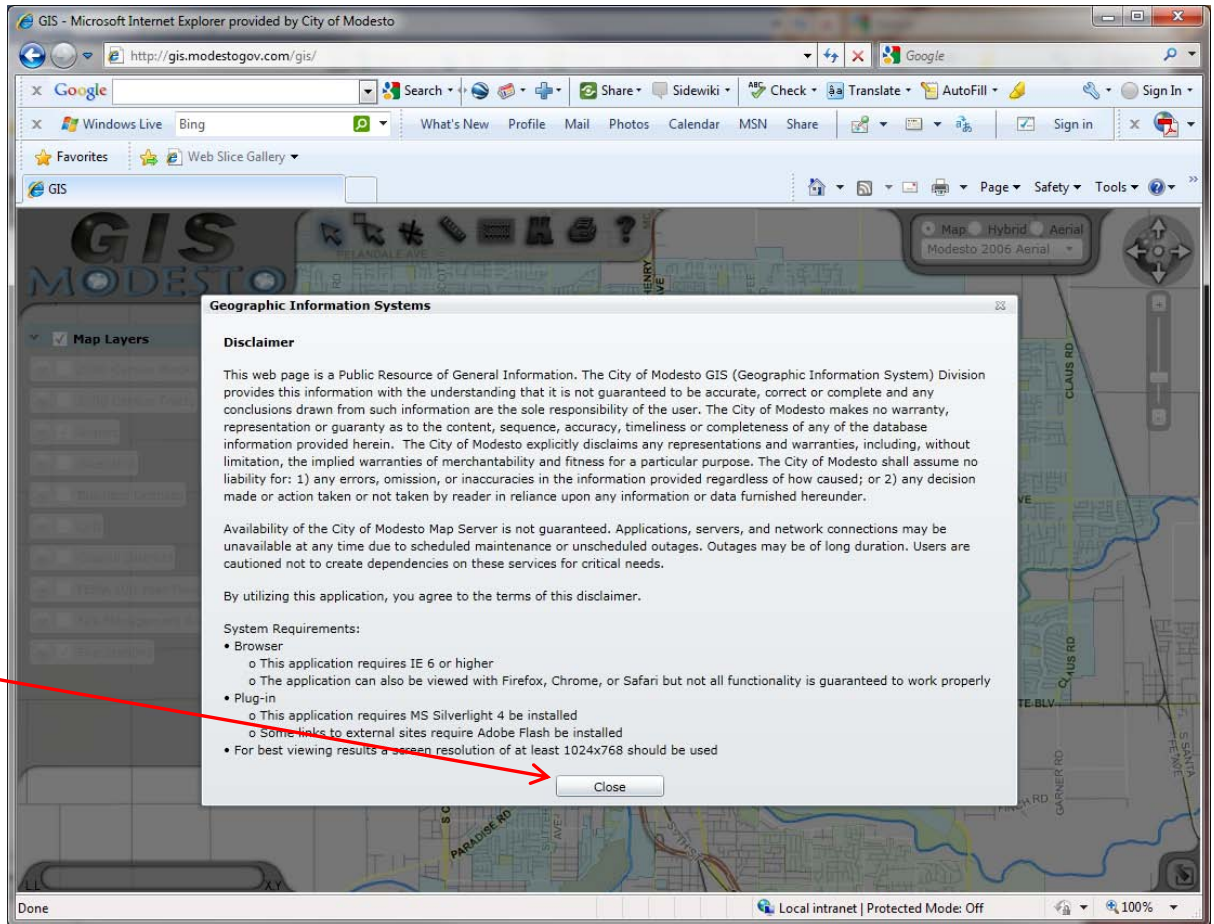
2 – Click on Residents, then click on Explore Modesto (GIS)



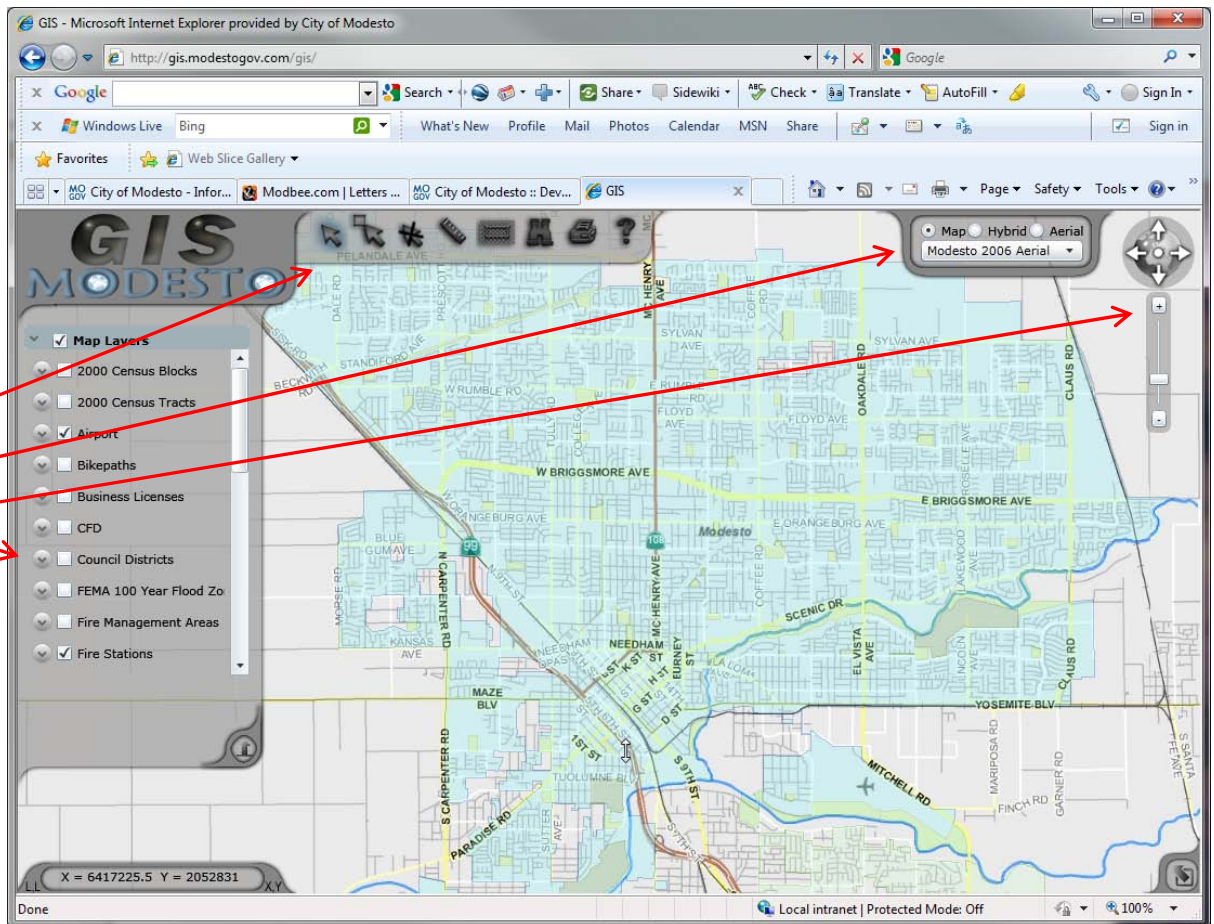
3 – Click on Interactive Map

Note: If you don't have MS Silverlight Installed, first download and install the plugin



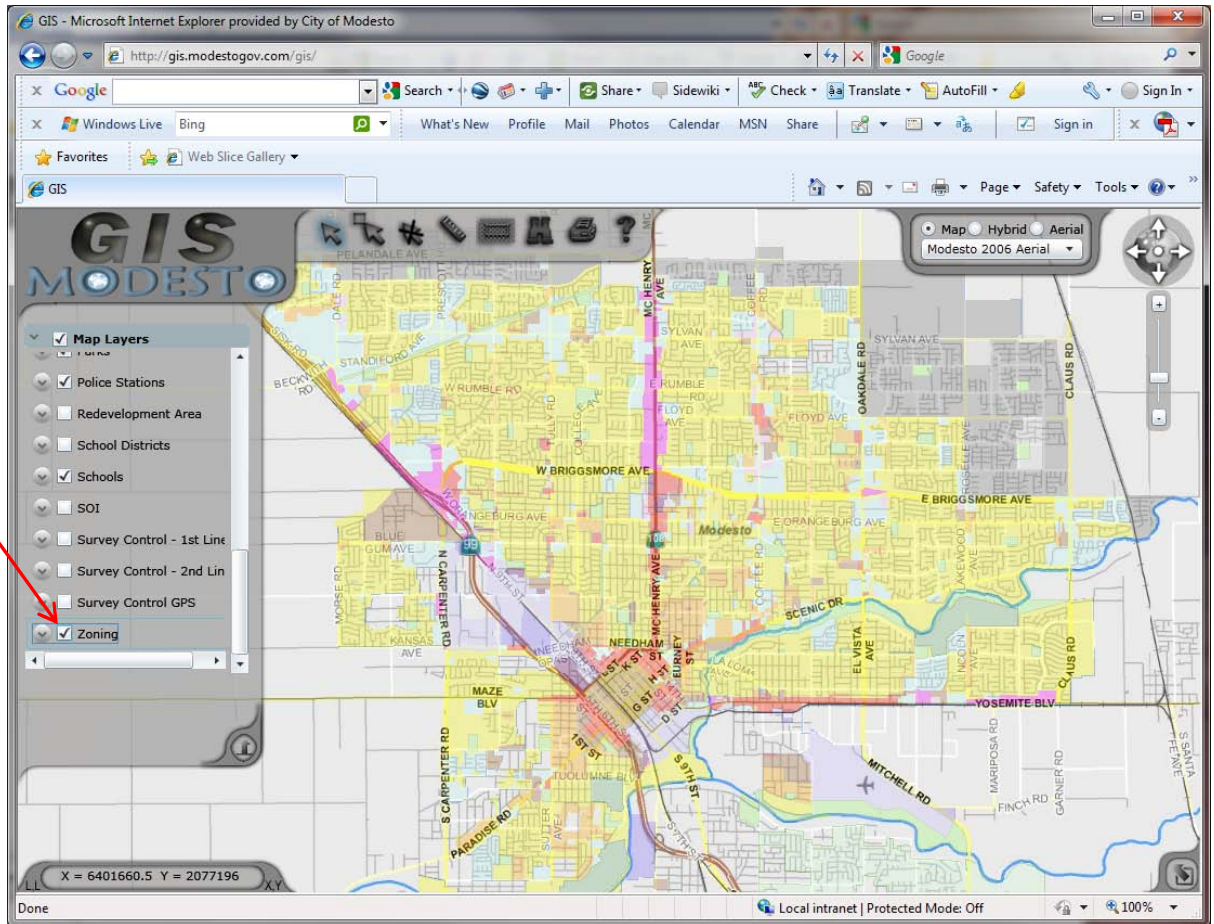


4 - Read and close the disclaimer window

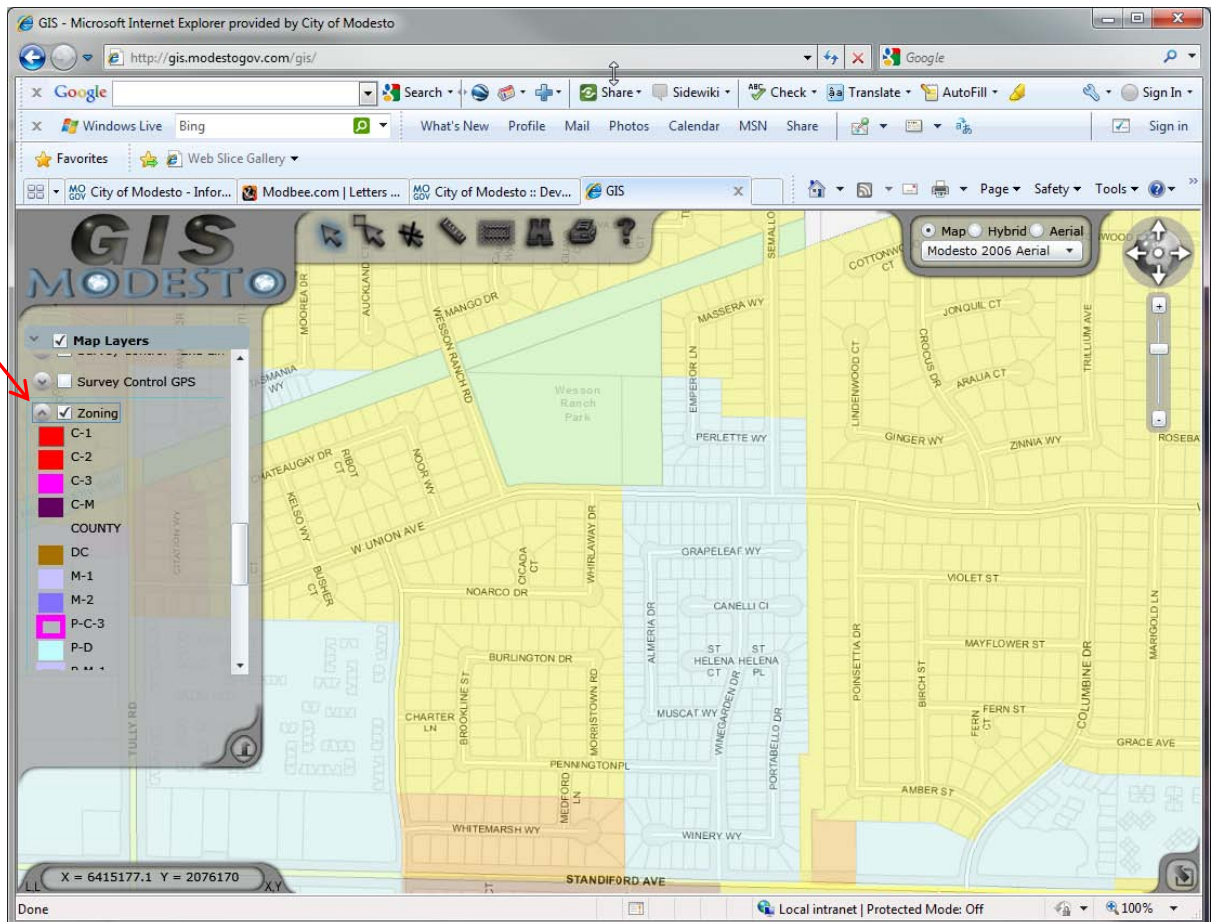


5 - You can now interact with the map

6 – If you want to display zoning, scroll down the legend list and turn on the zoning layer

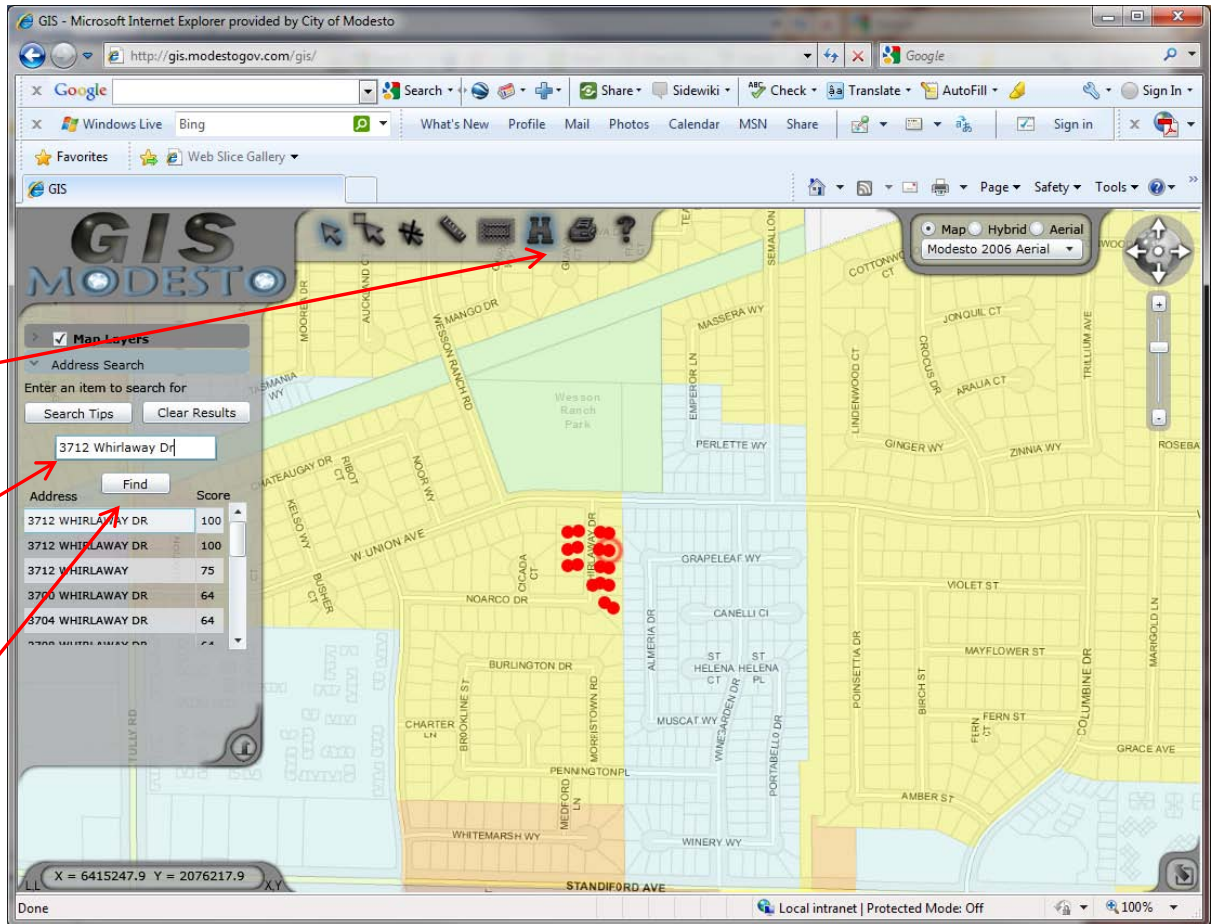


7 – To see the zoning designations, click the symbol - [dropdown arrow] - next to Zoning

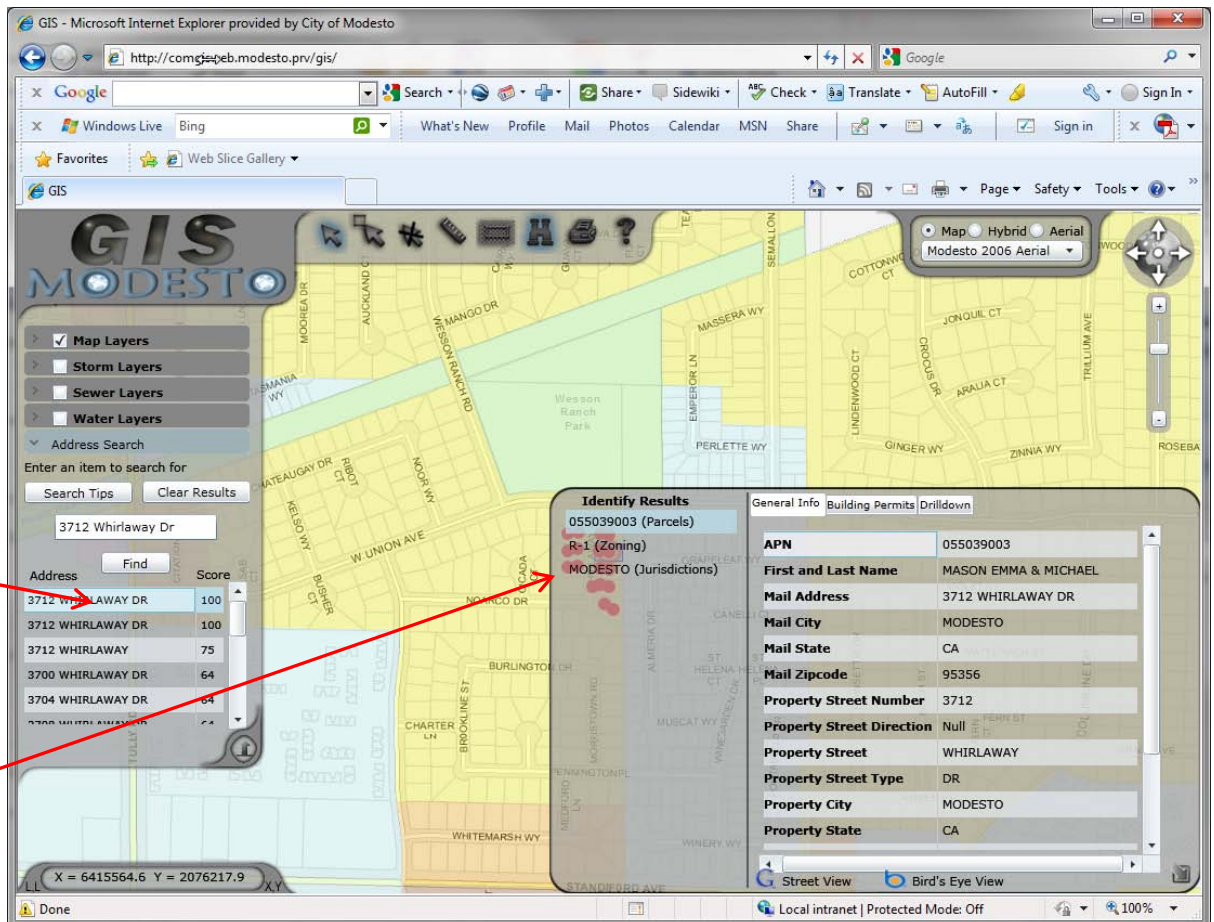


8 – To find an address click on the Binoculars icon

9 – Type an address here – e.g. 3712 Whirlaway Dr – and then click the Find button



10 – Double click on the address here to select that property. This will then open up the Identify Results window



11 – Click on the Drilldown tab to see additional information about this property

12 – Double click on the Zoning Designation - where it says (Link) – to obtain further zoning regulations information.

Address	Score
3712 WHIRLAWAY DR	100
3712 WHIRLAWAY DR	100
3712 WHIRLAWAY	75
3700 WHIRLAWAY DR	64
3704 WHIRLAWAY DR	64

General Info	Building Permits	Drilldown
Council District	District 5 (Link)	
Zoning	R-1 (Link)	
General Plan	R	
CFD	None	
Redevelopment Area	None	
SOI	MODESTO	
Fire Management Areas	STATION 11	
School Districts	SYLVAN UNION ELEMENTARY, MODESTO UNIC HIGH	

Modesto, California, Code of Ordinances >> TITLE 10 - PLANNING AND ZONING >> Chapter 2 - ZONING REGULATIONS >> Article 5. - Low Density Residential Zone (R-1) >>

**Article 5. - Low Density Residential Zone (R-1)**

[10-2.501 - Purpose and Intent](#)  
[10-2.502 - Permitted Uses](#)  
[10-2.503 - Reserved](#)  
[10-2.504 - Conditional Uses](#)  
[10-2.505 - Home Business](#)  
[10-2.506 - Garage Sales](#)  
[10-2.507 - Animals and Food](#)  
[10-2.508 - New Two-Story Dwellings and Accessory Buildings, and Second Story Additions](#)  
[10-2.509 - Height](#)  
[10-2.510 - Front Yard](#)  
[10-2.511 - Side Yards](#)  
[10-2.512 - Rear Yard](#)  
[10-2.513 - Street Frontage](#)  
[10-2.514 - Area](#)  
[10-2.515 - Lot Width](#)  
[10-2.516 - Lot Coverage](#)

**10-2.501 - Purpose and Intent.**

The purposes and intent of the R-1 zone are to:

- Implement General Plan policy by permitting low density residential areas throughout the urban area.
- Preserve a high degree of compatibility between adjacent R-1 uses and between R-1 and other types of development.
- Protect property from unreasonable obstruction of light, sun and air.

**10-2.502 - Permitted Uses.**

The following are permitted uses:

- One (1) single-family dwelling per lot
- Two (2) single-family dwellings or a duplex on any corner lot, provided that the driveway serving the off-street parking for one (1) dwelling unit shall have access to one (1) street and the driveway serving the off-street parking for the other dwelling unit shall have access to another street. If the lot has access to an alley, one (1) or both driveways may access to the alley.