



City of Modesto
Community and Economic
Development Department/Planning Division
1010 Tenth Street, Third Floor
Modesto, CA 95354

City of Modesto
Planning Division
RECORD OF ZONING INTERPRETATION

The City of Modesto Community & Economic Development Department is responsible for upholding all aspects of Title 10 Zoning of the Municipal Code within the urban limits of the city. While significant updates required go to City Council for approval, Staff manages this Record of Zoning interpretation document based on the projects received, interpretation of the Zoning code for all applicable projects periodically to sustain a consistent review of projects equitably across the city. This record will serve as an important guide for applicants and owners to discern aspects of the project determination that require zoning interpretation.

1. Food truck uses have been maximum four (4) via Mobile Food Facility Staff Review process. Once any parcel reaches 5 or more, a full Development Plan Review is required.
2. "Parking or traffic normally expected for a residence" referred to for Home Businesses in 10-3.207 and 10-7.405 means a maximum of five (5) persons per day and twenty-five (25) persons per week.
3. For Central Downtown (CD) Zone with equivalent Neighborhood Commercial (C-1) zone, personal service uses like Nail Salons, Hair Salons and Tattoo parlors to be allowed as a permitted use type for Stoop Frontage and Shopfront Frontage to be consistent with the 2019 General Plan Goals.II. G Policy II.G.4: Modesto Downtown Partnership, Goal III.F.3 Support Downtown Businesses.

Modesto Title 10 Zoning Regulations. Modified June 2025

Signed and approved

Jessica Hill, CEED Director