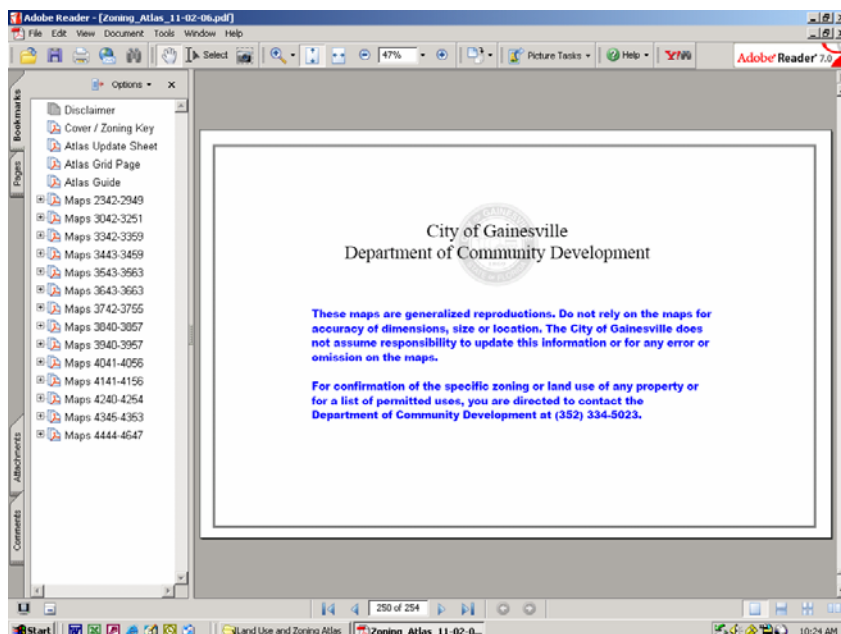


Atlas Users Guide

Instructions: Open the pdf Atlas by clicking on the desired icon on the Zoning & Land Use Atlas web page. The icons look like this:



When you open the Atlas, a two-paned screen will show. On the left side the screen is a menu of selections. This is called the [Bookmark](#) menu. It contains a menu of all the quarter section maps in the Atlas. You'll use this Bookmark menu to select your quarter section page. On the right side of the screen is the Map window. When you select a quarter section in the Bookmark menu, its map appears in the Map window.



How to find your quarter section map

To find your quarter section map, you will need to know the address or general location of the property. If you do not have this information, you will be unable to use the Atlas.

If you are pretty familiar with major roads in Gainesville and how they relate to the grid system, the [Atlas Grid Page](#) can be the quickest way to determine the quarter section number.

The Atlas Grid Page in the third item down in the Bookmark menu. Select it and a grid map will appear in the left Map window. Use the zoom and pan tools as needed to find the quarter section number that contains the parcel you want.

If you need a more detailed map to locate your quarter section, try the **Detailed Atlas Grid**. This map is on the Zoning & Land Use Atlas web page. Go back to the web page and click on Detailed Atlas Grid. This map is a detailed road map showing all the streets and street names in the city limits.

How to open the quarter section map

After determining the correct quarter section number, go back to the Bookmark menu and look for the range of maps that includes your quarter section. Open the range of maps by clicking on the plus mark next to it. Then, click on the desired quarter section number. The corresponding map will show in the right hand Map window.

How to find your parcel on the map

Use the zoom tool and then the pan tool to geographically locate the street name and address of the parcel. These tools are located on the menu bar at the top of the program window. Select the zoom tool, click and drag it over the general location of the parcel. Then, select the pan tool and click and drag it over the enlarge area to find the parcel. Play with combinations of the zoom in, zoom out, and pan tool to read the map text and find the parcel. The Fit Page or Fit Width tool will take you back to full map view.

How to find the land use or zoning

The Zoning or Land Use information (depending on which atlas you open) is listed on each parcel as an abbreviations in bold text. For example, in the Land Use Atlas, Single Family land use is shown as “**SF**” on the parcel. In the Zoning Atlas, the General Business District is shown as “**BUS**” on the parcel. Land Use is shown in purple text, and Zoning is shown in blue text.

What if there is no designation on the parcel?

If there is no abbreviation on the parcel, then the default zoning/land use designation applies. The default zoning designation is found in the center of the map’s legend under the text “**All properties zoned: * Except as noted.**” Or, in the case of land use, “**All properties land use: * ____ Except as noted.**”

Notes on default zoning/land use: If a parcel does not have a land use or zoning abbreviation, you can generally apply the default zoning. However, if you are at the edge of the map and the parcel is bisected by the quarter section line and not shown completely, then the designation may be on the contiguous map page. Go to the contiguous page. Do not assume that these partially visible edge parcels are default zoned. To move to contiguous quarter section maps, see “How to navigate to contiguous quarter sections.”

How to define zoning or land use abbreviations

To find the full name of the land use or zoning abbreviations, select “Cover/Land Use Key” or “Cover/Zoning Key” respectively, in the left bookmark window.

How to navigate to contiguous quarter sections

If you want to look at the zoning/land use to the east or west of a quarter section map, click the right and left arrows at the bottom of the program window

There are no arrows for navigating north and south, but simple math can get you there. If you want to find the quarter section number to the north of your current map, subtract 100 from the number of the quarter section, and then select the number in the Bookmark menu. Likewise, if you want to look at the map to the south of the page, add 100 to the number of the current map.

How to get more information on zoning

If you want more information about zoning, or if you want to know the permitted uses at a particular site, the best thing to do is to contact the Planning Department (352-334-5023).

Online, you can also access our zoning code, which is called the [City of Gainesville Land Development Code](#). This is available at municode.com. The Land Development Code is **Chapter 30** of the Gainesville Code of Ordinances.

If you wish to learn more about using municode.com, go back to our GIS website. In the Community Development menu on the left side of the screen (in the blue area), under Planning, select “Land Development Code.” On this web page, you’ll find links to municode website, as well as step-by-step instructions on how navigate to the Code.