



UNDERSTANDING ZONING

A Quick Reference Guide for Commercial Uses

What is Zoning?

Zoning is a tool used by municipalities to regulate land use within their jurisdiction. Zoning is used to designate a community into different areas, called "zones," each with specific regulations on how land can be used. In Campbell zoning is also used to determine the appropriate permit process for each use. By understanding zoning, you can help match prospective tenants to available spaces more effectively.

How do I look up the Zoning of my property?

You can look up the zoning of a property by address or APN as follows: <https://gis.campbellca.gov/Public>

How do I know what uses are allowed?

Once you know the zoning of your property, you can find the associated list of land uses as follows:

- **For Commercial, Office, & Industrial Zones:**

For General Commercial (GC) & Neighborhood Commercial (NC), Professional Office (PO), Industrial (LI), and Research and Development (RD) zoned properties please visit: <https://bit.ly/3WxPuCs>

- **For Mixed-Use Zones:**

The permissibility of non-residential uses in mixed-use zones follow the same table as their commercial/office/industrial counterparts. For example, if a property is zoned "Neighborhood Commercial Mixed-Use" refer to the uses allowed in the "Neighborhood Commercial" zoning district.

Exception: The Central Business Mixed-Use (CB-MU) zoning district has its own land use tables which can be accessed as follows: <https://bit.ly/4clWeZZ>

- **For Legacy Zones (P-D & C-PD):**

The permissibility of non-residential land uses in legacy zones are same as the zoning district that directly corresponds to the general plan use designation of the property. For example, if a property has "General Commercial Mixed-Use" land use designation, reference the uses allowed in the "General Commercial" zoning district.

What do the symbols in the land use table mean?

The land use tables include "P" for permitted, "X" for prohibited, "AC" for Administrative Conditional Use Permit and "C" for Conditional Use Permit. Between these categories, permit costs and processing time vary from a few days for a permitted ("P") use, to several months for a discretionary activity (e.g., "AC" or "C").

Example:

Land Uses	Zoning District					Special Use Requirements
	NC (Neighborhood Com.)	GC (General Com.)	PO (Prof. Office)	RD (Research & Dev.)	LI (Light Industrial)	
[Sample Land Use]	AC	P	C	X	X	See code for additional reqs.

How can I get more help?

Navigating the City's zoning requirements can be challenging and we're here to help. Even if you think you know the standards, its best to confirm before signing a lease agreement [as zoning may change](#), the City may categorize a proposed land use differently than expected (see [Chapter 21.72 – Definitions](#)), or the site [may have a prior land use approval](#) or be considered to have a legal non-conforming ("grandfathered") use that may be leveraged to streamline the permitting process. Contact a planner at: planning@campbellca.gov / 408-866-2140.