



Upland Municipal Code Minor Home Occupation Standards

17.27.010 Purpose

This chapter is intended to permit a home occupation as an incidental and accessory use in residential and residential mixed-use zoning districts under conditions that will ensure that the use is and remains compatible with the residential character of the neighborhood.

17.27.070 Development and Performance Standards

All home occupations shall comply with the following standards:

- A. Relationship to Dwelling Unit.** There shall be no exterior evidence of the conduct of the home occupation. The home occupation shall be clearly incidental and subordinate to the primary residential use of the dwelling unit and may not be conducted in an accessory structure.
- B. Outdoor Storage Prohibited.** Goods and materials associated with a home occupation shall be stored within an enclosed structure. The storage of flammable, combustible, or explosive materials shall be strictly prohibited.
- C. Vehicles.** The home occupation shall not create off-street or on-street parking, vehicular or pedestrian traffic which is greater than normally associated with a strictly residential use of the premises, except for individual instruction or client visits in conformance with definitions provided in Section 17.27.040. The resident with the home occupation may not keep a vehicle greater than one ton at the premises and may not have more than one such vehicle. Any trailer or wheeled equipment incidental to the home occupation shall be kept within an enclosure and not be visible from off-site. Any vehicle used in association with a home occupation shall be prohibited from parking on the street (i.e., taxis, limos, vans, work trucks, etc.).
- D. Performance Standards.** Home occupations shall not generate noise exceeding levels permitted by Upland Municipal Code Chapter 9.40 (Unnecessary Noise), dust, odors, vibration, or electrical interference or fluctuation that is perceptible beyond the property line.
- E. Deliveries.** Deliveries and pick-ups for home occupations shall not exceed the volume normally associated with residential uses (no more than three deliveries per day), shall not interfere with vehicle circulation, and shall occur only between 8:00 a.m. and 8:00 p.m., Monday through Saturday.
- F. Size.** Home occupations shall be located entirely within the dwelling unit and shall not occupy more than 25 percent of the gross floor area of the dwelling unit.
- G. Employees.** Employees of a minor home occupation shall be limited to the persons residing in the dwelling unit except that non-residents may be employed as long as they do not work, meet, or leave vehicles at the residence. Major home occupations are allowed two additional persons in addition to those residing in the dwelling unit.
- H. Clients.** No more than six clients per day are permitted to visit a minor home occupation. Hours for visits shall be between 8:00 a.m. and 8:00 p.m.
- I. Sales.** There shall be no on-site sale of products.
- J. Building Code.** Minor and major home occupations shall comply with accessibility requirements of the California Building Code, including parking and path of travel into the dwelling.

17.27.060 Prohibited Home Occupations

The following uses, and those with similar characteristics, are prohibited as home occupations: photography studio, beauty parlor, barber shop, nail salon, massage parlor, pet grooming, appliance or vehicle repair shops, animal hospital, medical practitioner, clinic, music school, dancing school, business school, any other school or program with organized classes, except for individual instruction.

I have read, and agree to the rules and regulations stated above.

Signed_____ **Date**_____

Print Name_____

Business Name_____

Business Address_____