



## CITY OF UPLAND HOME OCCUPATIONS RULES AND REGULATIONS

**17.124.010 DESCRIPTION AND PURPOSE.** Regulations pertaining to home occupations are provided so that certain incidental and accessory uses may be established in residential zones under conditions that will ensure their compatibility with the residential environment. They are intended to protect the rights of the residents to engage in certain home occupations that are harmonious with a residential environment. (Prior Code § 9491.010)

**17.124.020 HOME OCCUPATIONS PERMITTED.** Home occupations are permitted when conducted as an accessory use to a residential use and follow the established guidelines. (Prior Code § 9491.020)

**17.124.030 PERFORMANCE AND DEVELOPMENT STANDARDS.** The establishment and conduct of home occupations shall comply with the following requirements:

- A. All work done on the premises in conjunction with the permitted home occupation may be done only by resident members of the household. No other employees shall be permitted in a job-related capacity at the residence where the home occupation is being conducted.
- B. No customer-related pedestrian or vehicular traffic associated with the home occupation shall be permitted.
- C. No physical sales or exchange of products or services on the premises shall be permitted.
- D. No use of materials or mechanical equipment not recognized as being part of normal household use shall be permitted.
- E. The appearance of the dwelling shall not be so altered or the conduct of the occupation within the dwelling be such that the dwelling may be reasonably recognized as serving a nonresidential use. Such limitations may include, but are not limited to, color, material or construction, lighting, sounds or vibrations.
- F. No garage, whether attached to the main building or not, and no building or space outside of the main building shall be used for home occupational purposes; nor shall more than one room in the dwelling be employed for the home occupation.
- G. No storage of materials or supplies, indoors or outdoors, for purposes other than those permitted in the zone, shall be permitted.
- H. No sales of products or services not produced on the premises shall be permitted.
- I. No signs shall be permitted except those specified in Upland Municipal Code Section 17.20.150, Residential Signs—General.
- J. The home occupation shall not involve the use of commercial vehicles for transport of materials to or from the premises, except private delivery services typically used for residential deliveries.
- K. No home occupation shall cause an extraordinary increase in the use of any one or more public utilities, including, but not limited to, water or sewer, such that the combined total use for the dwelling and home occupation purposes exceeds the average for residences in the neighborhood.
- L. No equipment or process shall be used which creates visual or audible electrical interference on any radio or television receiver off the premises or causes fluctuations in the line voltage off the premises. (Prior Code § 9491.030)

**17.124.040 PROHIBITED HOME OCCUPATIONS.** Certain uses by their nature or operation are not compatible with home occupations and are therefore prohibited. In addition to other uses, which may be deemed incompatible, the following uses are expressly prohibited: (Prior Code § 9491.040)

- A. Automotive repair (body or mechanical), upholstery and painting;
- B. Barber and beauty services;
- C. Medical offices, clinics and laboratories;
- D. Major household appliance repairing;
- E. Real estate offices;
- F. High-intensity arc and oxyacetylene welding;
- G. Fortunetelling

**17.124.050 AMENDMENTS, CONDITIONAL USE PERMITS AND VARIANCES.** The provisions of this chapter may be amended, exceptions made therefrom, or conditional uses permitted in accordance with the facts, conditions, procedures, and required findings specified in Chapter 17.16, Development Application and Review Procedures. (Prior Code § 9491.140)

**17.124.060 PENALTIES FOR VIOLATION.** Any person, firm or corporation whether as principal, agent, employee, or otherwise, violating any of the provisions of this chapter shall be guilty of a misdemeanor and upon conviction thereof shall be punished in compliance with provisions of Section 17.12.170, Penalties for Violation of Regulations—General. (Prior Code § 9491.150)

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

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_

**Business Name:** \_\_\_\_\_

**Business Address:** \_\_\_\_\_, Upland, CA \_\_\_\_\_  
(Zip code)