

**Upland Municipal Code**

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[Chapter 17.05 MIXED-USE ZONES](#)

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**17.05.020 Land Use Regulations for Mixed-Use Zones\***

\* **CodeAlert:** This topic has been affected by Ordinance No. [1948](#). To view amendments and newly added provisions, please refer to the [CodeAlert Amendment List](#).

**A. Permitted Land Uses.** Table 17.05-1 (Permitted Land Uses in the **Mixed-Use Zones**) identifies land uses permitted in the **mixed-use zones**. Use classifications not listed in the table are prohibited. The “Applicable Regulations” column notes additional regulations that apply to specific land uses in some or all districts. The majority of the applicable regulations are in Part 4 (Special Land Use Regulations), though some additional regulations are in separate chapters, as indicated.

TABLE 17.05-1 PERMITTED LAND USES IN THE **MIXED-USE ZONES**

<u>Key</u>	<b>Mixed-Use Zones</b>				<b>Applicable Regulations</b>
	<b>C/R-MU</b>	<b>B/R-MU</b>	<b>C/O-MU</b>	<b>C/I-MU</b>	
<b>P</b> Permitted Use					
<b>CUP</b> Conditional Use Permit Req.					
<b>AUP</b> Admin. Use Permit Req.					
— Use Not Allowed					
<b>Residential Land Uses</b>					
Accessory Structures, Non-Habitable[1]	—	P	—	—	Ch. 17.19
Animal Keeping for Non- <b>Commercial</b> Purposes	<i>See Title 6 of the Upland Municipal Code</i>				
Boarding House	—	—	—	—	
Condominiums	CUP	CUP	—	CUP [10]	
Duplex Home	—	P	—	—	
Emergency Shelters	CUP	CUP	CUP	CUP	
Family Day Care					

<b>Key</b> P Permitted Use CUP Conditional Use Permit Req. AUP Admin. Use Permit Req. — Use Not Allowed	<b>Mixed-Use Zones</b>				<b>Applicable Regulations</b>
	<b>C/R-MU</b>	<b>B/R-MU</b>	<b>C/O-MU</b>	<b>C/I-MU</b>	
Small (8 or fewer)	CUP	CUP	—	—	
Large (9 to 14)	CUP	CUP	—	—	
Guest House	—	P[2]	—	—	Ch. 17.19
Home Occupations					Ch. 17.25, Ch. 17.27
Minor	P	P	—	—	
Major	AUP	AUP	—	—	
Live/Work Units					
<b>Commercial</b> Live-Work	AUP	AUP	CUP	CUP	Ch. 17.28
Industrial Live-Work	—	CUP	—	CUP	Ch. 17.28
Mobile Home/Manufactured Home	—	—	—	—	Ch. 17.30
Multi-family Residential (Apartments) (3 or more attached)	CUP	AUP	—	CUP [11]	
Residential Care Facilities					Ch. 17.36
Small (6 or fewer)	—	—	—	—	
Large (7 or more)	CUP	CUP	—	—	
Rest Home	CUP	CUP	CUP	CUP	
Secondary Dwelling Unit [3]	—	P	—	—	Ch. 17.37
Senior Citizen Housing	AUP	AUP	CUP	CUP	Ch. 17.38
Skilled Nursing Facilities	CUP	CUP	CUP	—	
Single-Family Dwelling	—	P			
Single-Room Occupancy Units	CUP	—	CUP	CUP	

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	<b>C/R-MU</b>	<b>B/R-MU</b>	<b>C/O-MU</b>	<b>C/I-MU</b>	
<b>Supportive and Transitional Housing</b>					
Small (6 or fewer)	CUP	CUP	—	—	
Large (7 or more)	CUP	CUP	—	—	
<b>Community Uses</b>					
Airport or Aircraft Land Field	—	—	—	—	
Cemeteries	—	—	—	—	
Child Care/Day Care Centers	CUP	CUP	CUP	—	
<b>Community Assembly</b>					
Community Center, operated by governmental agency, philanthropic organization, or private agency	AUP	AUP	AUP	AUP	Ch. 17.24
Community Gardens	—	—	—	—	
Cultural and Religious Facilities and Institutions (assembly)	AUP	AUP	AUP	AUP	Ch. 17.24
Correctional Institutions and Facilities	—	—	—	CUP	
Cultural and Religious Facilities and Institutions (non-assembly)	AUP	AUP	AUP	AUP	
Equestrian Establishments	—	—	—	—	
Funeral Homes/Mortuaries	—	—	—	CUP	
Golf Courses and Country Clubs	—	—	—	—	
Hospital	CUP	CUP	CUP	CUP	
Libraries	P	P	P	P	
<b>Office</b> , Governmental	P	P	P	P	

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	<b>C/R-MU</b>	<b>B/R-MU</b>	<b>C/O-MU</b>	<b>C/I-MU</b>	
Parks and Playgrounds, operated by governmental agency, philanthropic organization, or private agency	P	P	P	P	
Post-secondary Educational Institution or Trade Schools	AUP	AUP	AUP	AUP	
Private Educational Institutions (K-12)	AUP	AUP	AUP	—	
Public Safety Facilities	P	P	P	P	
<b>Commercial Uses</b>					
Adult Businesses	—	—	—	CUP	Ch. 17.20
Alcohol Sales, off-site	CUP	CUP	CUP	CUP	Ch. 17.21
Alcohol Sales, on-site as part of a restaurant	CUP	CUP	CUP	CUP	Ch. 17.21
Alcohol Sales, on-site as part of a bar or entertainment use (other than a restaurant)	CUP	CUP	CUP	CUP	Ch. 17.21
Animal Care, Sales, and Services					
Non-boarding/Boarding Indoor	P	P	P	P	
Boarding Outdoor	AUP	AUP	AUP	AUP	
Animal Hospitals and Veterinary Services	P	P	P	P	
Art Gallery (non assembly)	P	P	P	P	
Automobile/Vehicle Sales and Services					Ch. 17.22
Automobile Repair	AUP	AUP	AUP	AUP	Ch. 17.22
Automobile Rental	AUP	AUP	AUP	AUP	
Automobile Service Station	AUP	AUP	AUP	AUP	
Automobile Storage/Towing and Impound	—	AUP	—	—	

<b>Key</b>	<b>Mixed-Use Zones</b>				<b>Applicable Regulations</b>
	<b>C/R-MU</b>	<b>B/R-MU</b>	<b>C/O-MU</b>	<b>C/I-MU</b>	
<b>P</b> Permitted Use					
<b>CUP</b> Conditional Use Permit Req.					
<b>AUP</b> Admin. Use Permit Req.					
— Use Not Allowed					
Automobile/Vehicle Sales and Leasing, Used	—	—	—	—	
Automobile/Vehicle Sales and Leasing [4]	AUP	AUP	AUP	AUP	
Automobile/Vehicle Washing	AUP	AUP	AUP	AUP	
Auto Accessory/Equipment Installations	AUP	AUP	AUP	AUP	
Smog Check Testing	AUP	AUP	AUP	AUP	
Banks and Financial Institutions					
ATM	P	P	P	P	
ATM – drive through	AUP	AUP	AUP	AUP	
ATM – walk up	P	P	P	P	
Banks and Credit Unions	P	P	P	P	
Check Cashing Businesses	P	P	P	P	
Bicycle Rental, Sales, and Repair	P	P	P	P	
Cottage Food Operations	P	P	—	—	Ch. 17.25
Dry Cleaners					
Drop-Off Only	P	P	P	P	
Processing	—	—	—	—	
Eating and Drinking Establishments					
Bars/Nightclubs/Lounges	CUP	CUP	CUP	CUP	
Restaurants, Full-Service, Limited-Service, Take-Out	P	P	P	P	
Restaurants, with Drive-Through Facilities	CUP	CUP	CUP	CUP	
Restaurants, with Live Entertainment/Dancing	CUP	CUP	CUP	CUP	

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	<b>C/R-MU</b>	<b>B/R-MU</b>	<b>C/O-MU</b>	<b>C/I-MU</b>	
With Outdoor Dining and Seating	AUP	AUP	AUP	AUP	Ch. 17.32
Beer, Wine and Liquor for Sale	CUP	CUP	CUP	CUP	
Fire Arms Clubs and Establishments	—	—	CUP	CUP	
Food and Beverage Sales					
Bakery	P	P	P	P	
Catering Businesses	P	P	P	P	
General Market/Convenience Store/Specialty Store (less than 10,000 sq. ft.)	P [5]	P [5]	P [5]	P [5]	
Mobile Food Vendor	AUP	AUP	AUP	AUP	Ch. 17.33
Supermarket (10,000 sq. ft. or more)	P	P	P	P	
Health/Fitness Facility					
Dance Studios, Pilates Studio, Yoga Studio, Martial Arts Studio	AUP	AUP	AUP	AUP	
Gymnasiums, Health Clubs, and Similar Uses	AUP	AUP	AUP	AUP	
Lodging					
Bed and Breakfast	CUP	CUP	—	—	Ch. 17.23
Hotels and Motels	CUP	CUP	CUP	CUP	
Marijuana-Related Use and Activity	—	—	—	—	
Massage Therapy	CUP	CUP	CUP	CUP	Ch. 17.29
Movie Theater	AUP	AUP	AUP	AUP	
Nursery (wholesale, retail)	—	—	P	P	
Outdoor Storage and Display [6]	P	P	P	P	Ch. 17.16
Pawning	AUP	AUP	AUP	—	

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	<b>C/R-MU</b>	<b>B/R-MU</b>	<b>C/O-MU</b>	<b>C/I-MU</b>	
Personal Services (excluding massage)	P	P	P	P	
Psychics	—	—	—	—	
Public Storage	—	—	CUP	CUP	
Recreational Vehicle Storage and Parking	—	—	CUP	CUP	Ch. 17.34
Recycling Facilities					Ch. 17.35
Reverse Vending Machines	AUP	AUP	AUP	AUP	
Small Collection Facilities	AUP	AUP	AUP	AUP	
Large Collection Facilities	CUP	CUP	CUP	CUP	
Processing Facility	—	—	—	—	
Unattended Collection Containers	—	—	P	P	Ch. 17.35.1
Retail Stores, General Merchandise	P	P	P	P	
Secondhand Goods Store	P	P	P	P	
Smoke Lounge/Tobacco Shop/E-vape/Hookah [7]	CUP	CUP	CUP	CUP	
Swap Meets and Flea Markets	—	—	—	—	
Tattoo Parlors	CUP	CUP	—	CUP	
Temporary, Seasonal, and Special Events [8]	P	P	P	P	Ch. 17.41
Warehousing	P	—	P	P	
<b>Office/Professional Uses</b>					
Business Support Services	P	P	P	P	
Medical or Dental Laboratory	P	P	P	P	
Medical or Dental <b>Office</b>	P	P	P	P	

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	<b>C/R-MU</b>	<b>B/R-MU</b>	<b>C/O-MU</b>	<b>C/I-MU</b>	
<b>Office</b>	P	P	P	P	
Urgent Care Facility	P	P	P	P	
<b>Mixed-Use</b>					
<b>Mixed-Use</b>	AUP	AUP	AUP	AUP	
<b>Industrial/Agricultural/Natural Resource Uses</b>					
Animal Grazing	—	—	—	—	
Beekeeping	—	—	—	—	
Crop Cultivation (greater than 1 acre)	—	—	—	—	
<b>Industrial</b>					
Light Industrial	—	P	—	P	
Heavy Industrial	—	—	—	—	
Surface Mining and Reclamation/Processing; Development of Natural Resources	—	—	—	—	Ch. 17.39
<b>Telecommunication and Utilities Uses</b>					
Utilities, Major	AUP	AUP	AUP	AUP	
Utilities, Minor	AUP	AUP	AUP	AUP	
Wireless Telecommunication Facilities	Refer to Ch. 17.40				
<b>Other Uses</b>					
Parking, Structured	CUP	CUP	CUP	CUP	
Parking, Surface	CUP	CUP	CUP	CUP	

## Notes:

- [1] Metal shipping containers designed to carry freight are prohibited.
- [2] Guest houses shall only be permitted when a single-family dwelling is the primary use on the lot.
- [3] A secondary dwelling unit shall only be permitted on lots with an area greater than 10,000 square feet. Secondary dwelling units on a historic site or detached secondary units that exceed the



height of the primary dwelling shall require an AUP.

- [4] Used vehicle sales are permitted on up to 20 percent of the sales space of a vehicle sales and leasing business.
- [5] Markets may not be located less than 1,000 feet from another market.
- [6] See Chapter [17.16](#) (Property Maintenance and Use) for applicable screening and location standards for outdoor storage.
- [7] Not permitted as part of a food establishment, unless conducted outside.
- [8] Only temporary off-site construction yards, mobile home residences, and work trailers are permitted pursuant to Chapter [17.41](#) (Temporary Use Permits and Film Permits).
- [9] Administrative telecommunication facilities are prohibited on sites occupied by a residential use.
- [10] Residential uses shall only be permitted within **mixed**-use and live/work developments, where each building on site meets the minimum floor area ratio requirement as specified in Section [17.05.030](#).

#### **B. Ground Floor Commercial in the C/R-MU Zone.**

1. Multi-family residential projects in the C/R-MU zone abutting Foothill Boulevard, Mountain Avenue, or Euclid Avenue must incorporate ground floor **commercial** uses along the site's primary street frontage. The minimum area of required ground floor **commercial** uses is 10,000 square feet or 10 percent of the total project floor area, whichever is greater.
2. The Planning Commission may waive or accept a modification to the requirement of paragraph 1 above with the approval of a Conditional Use Permit. To approve the Conditional Use Permit, the Planning Commission must find that:
  - a. A single-use project is necessary given unique characteristics present on the site.
  - b. A reduced **commercial** footprint will meet the City's intent to contribute to the vitality of the area as a **mixed** use corridor consistent with the General Plan, Zoning Code, and any adopted specific or area plan.

#### **C. Live-Work.** Live-work uses shall comply with the following conditions:

1. A market study may be required of the applicant by the Development Services Director to demonstrate that the non-residential and residential components are economically viable uses at the proposed densities and locations proposed.
2. The residential density on the site complies with land use regulations established in the Cable Airport Land Use Compatibility Plan.
3. Parcels that abut the intersections of Central Avenue/11th Street, Monte Vista Avenue/Foothill Boulevard, and Benson Avenue/11th Street, may be required to incorporate a **commercial** component at the immediate intersection, at the discretion of the Development Services Director.
4. All other conditions specified in Chapter [17.28](#) (Live/Work Units) of the Zoning Code. (Ord. 1944 § 3, 2020; Ord. 1931 § 11, 2018; Ord. 1910 § 2, 2016)

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