

Upland Municipal Code

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Table 17.07-1 (Permitted Land Uses in the Industrial Zones) identifies land uses permitted in the industrial 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 17.07-1 PERMITTED LAND USES IN THE INDUSTRIAL ZONES

Key P Permitted Use CUP Conditional Use Permit Req. AUP Admin. Use Permit Req. — Use Not Allowed	Industrial Zones		
	Light Industrial (LI)	General Industrial (GI)	Applicable Regulations
Residential Land Uses			
Accessory Dwelling Unit	—	—	Ch. 17.37
Accessory Structures, Non-Habitable	P	P	Ch. 17.19
Animal Keeping for Non-Commercial Purposes	<i>See Title 6 of the Upland Municipal Code</i>		
Boarding House	—	—	
Condominiums	—	—	—
Duplex Home	—	—	
Emergency Shelters	P	P	
Family Day Care			
Small (8 or fewer)	—	—	
Large (9 to 14)	—	—	
Guest House	—	—	Ch. 17.19

Key P Permitted Use CUP Conditional Use Permit Req. AUP Admin. Use Permit Req. — Use Not Allowed	Industrial Zones		
	Light Industrial (LI)	General Industrial (GI)	Applicable Regulations
Home Occupations			Ch. 17.25 Ch. 17.27
Minor	—	—	
Major	—	—	
Live/Work Units			
Commercial Live-Work	—	—	Ch. 17.28
Industrial Live-Work	—	—	Ch. 17.28
Mobile Home/Manufactured Home	—	—	Ch. 17.30
Multi-family Residential (Apartments) (3 or more attached)	—	—	
Residential Care Facilities			Ch. 17.36
Small (6 or fewer)	—	—	
Large (7 or more)	—	—	
Rest Home	CUP	CUP	
Senior Citizen Housing	—	—	Ch. 17.38
Single-Family Dwelling	—	—	
Single-Room Occupancy Units	—	—	
Skilled Nursing Facilities	—	—	
Supportive and Transitional Housing			
Small (6 or fewer)	—	—	
Large (7 or more)	—	—	
Community Uses			

Key P Permitted Use CUP Conditional Use Permit Req. AUP Admin. Use Permit Req. — Use Not Allowed	Industrial Zones		
	Light Industrial (LI)	General Industrial (GI)	Applicable Regulations
Airport or Aircraft Land Field	—	—	
Cemeteries	—	—	
Child Care/Day Care Centers	—	—	
Community Assembly			
Community Center, operated by governmental agency, philanthropic organization, or private agency	AUP	AUP	Ch. 17.24
Community Gardens	CUP	—	
Cultural and Religious Facilities and Institutions (assembly)	AUP	AUP	Ch. 17.24
Correctional Institutions and Facilities	—	CUP	
Cultural and Religious Facilities and Institutions (non-assembly)	AUP	AUP	
Equestrian Establishments	—	—	
Funeral Homes/Mortuaries	CUP	CUP	
Golf Courses and Country Clubs	—	—	
Hospital	CUP	CUP	
Libraries	P	—	
Office, Governmental	P	—	
Parks and Playgrounds, operated by governmental agency, philanthropic organization, or private agency	CUP	—	
Post-secondary Educational Institution or Trade Schools	AUP	AUP	
Private Educational Institutions (K-12)	—	—	
Public Safety Facilities	P	P	
Commercial Uses			
Adult Businesses	—	—	Ch. 17.20

Key P Permitted Use CUP Conditional Use Permit Req. AUP Admin. Use Permit Req. — Use Not Allowed	Industrial Zones		
	Light Industrial (LI)	General Industrial (GI)	Applicable Regulations
Alcohol Sales, on-site as part of a restaurant	CUP	CUP	Ch. 17.21
Alcohol Sales, on-site as part of a bar or entertainment use (other than a restaurant)	CUP	CUP	Ch. 17.21
Alcohol Sales, off-site	CUP	CUP	Ch. 17.21
Animal Care, Sales, and Services			
Non-boarding/Boarding Indoor	P	P	
Boarding Outdoor	AUP	AUP	
Animal Hospitals and Veterinary Services	P	P	
Art Gallery (non assembly)	P	P	
Automobile/Vehicle Sales and Services			Ch. 17.22
Automobile Repair	AUP	AUP	Ch. 17.22
Automobile Rental	AUP	AUP	
Automobile Service Station	AUP	AUP	
Automobile Storage/Towing and Impound	AUP	AUP	
Automobile/Vehicle Sales and Leasing, Used	—	—	
Automobile/Vehicle Sales and Leasing	AUP	AUP	
Automobile/Vehicle Washing	AUP	AUP	
Auto Accessory/Equipment Installations	AUP	AUP	
Smog Check Testing	AUP	AUP	
Banks and Financial Institutions			
ATM	—	—	
ATM – drive through	—	—	
ATM – walk up	—	—	

Key P Permitted Use CUP Conditional Use Permit Req. AUP Admin. Use Permit Req. — Use Not Allowed	Industrial Zones		
	Light Industrial (LI)	General Industrial (GI)	Applicable Regulations
Banks and Credit Unions	—	—	
Check Cashing Businesses	—	—	
Bicycle Rental, Sales, and Repair	P	P	
Cottage Food Operations	—	—	Ch. 17.25
Dry Cleaners			
Drop-Off Only	—	—	
Processing	P	P	
Eating and Drinking Establishments			
Bars/Nightclubs/Lounges	CUP	CUP	
Restaurants, Full-Service, Limited-Service, Take-out	CUP	CUP	
Restaurants, with Drive-Through Facilities	CUP	CUP	
Restaurants, with Live Entertainment/Dancing	CUP	CUP	
With Outdoor Dining and Seating	CUP	CUP	Ch. 17.32
Beer, Wine and Liquor for Sale	CUP	CUP	
Fire Arms Clubs and Establishments	—	—	
Food and Beverage Sales			
Bakery	P	P	
Catering Businesses	P	P	
General Market/Convenience Store/Specialty Store (less than 10,000 sq. ft.)	P [1]	P [1]	
Mobile Food Vendor	AUP	AUP	Ch. 17.33
Supermarket (10,000 sq. ft. or more)	—	—	
Health/Fitness Facility [2]			

Key P Permitted Use CUP Conditional Use Permit Req. AUP Admin. Use Permit Req. — Use Not Allowed	Industrial Zones		
	Light Industrial (LI)	General Industrial (GI)	Applicable Regulations
Dance Studios, Pilates Studio, Yoga Studio, Martial Arts Studio	AUP	AUP	
Gymnasiums, Health Clubs, and Similar Uses	AUP	AUP	
Lodging			
Bed and Breakfast	-	—	Ch. 17.23
Hotels and Motels	-	—	
Marijuana-Related Use and Activity	—	—	
Massage Therapy	—	—	Ch. 17.29
Movie Theater	—	—	
Nursery (wholesale, retail)	—	—	
Outdoor Storage and Display	P	P	Ch. 17.16
Pawning	—	—	
Personal Services (excluding massage)	—	—	
Psychics	—	—	
Public Storage	CUP	CUP	
Recreational Vehicle Storage and Parking	AUP	AUP	Ch. 17.34
Recycling Facilities			Ch. 17.35
Reverse Vending Machines	AUP	AUP	
Small Collection Facilities	AUP	AUP	
Large Collection Facilities	CUP	CUP	
Processing Facility	CUP	CUP	
Unattended Collection Containers	P	P	Ch. 17.35.1
Retail Stores, General Merchandise	—	—	

Key P Permitted Use CUP Conditional Use Permit Req. AUP Admin. Use Permit Req. — Use Not Allowed	Industrial Zones		
	Light Industrial (LI)	General Industrial (GI)	Applicable Regulations
Secondhand Goods Store	—	—	
Smoke Lounge/Tobacco Shop/E-vape/Hookah	—	—	
Swap Meets and Flea Markets[3]	—	—	Ch. 17.41
Tattoo Parlors	—	—	
Temporary, Seasonal, and Special Events	P	P	Ch. 17.41
Warehousing	P	P	
Office/Professional Uses			
Business Support Services	P	P	
Office	P	P	
Medical or Dental Laboratory	P	P	
Medical or Dental Office	P	P	
Urgent Care Facility	P	P	
Mixed-Use			
Mixed-Use	—	—	
Industrial/Agricultural/Natural Resource Uses			
Animal Grazing	—	—	
Beekeeping	—	—	
Crop Cultivation (greater than 1 acre)	—	—	
Industrial			
Light Industrial	P	P	
Heavy Industrial	AUP	P	
Surface Mining and Reclamation/Processing; Development of Natural Resources	—	—	Ch. 17.39

Key P Permitted Use CUP Conditional Use Permit Req. AUP Admin. Use Permit Req. — Use Not Allowed	Industrial Zones		
	Light Industrial (LI)	General Industrial (GI)	Applicable Regulations
Telecommunication and Utilities Uses			
Utilities, Major	P	P	
Utilities, Minor	P	P	
Wireless Telecommunication Facilities	Refer to Ch. 17.40		
Other Uses			
Parking, Surface	P	P	
Parking, Structured	CUP	CUP	

Notes:

- [1] Markets may not be located less than 1,000 feet from another market.
[2] Health or fitness facilities may not be located less than 600 feet from another health or fitness facility.
[3] Swap meets and flea markets shall only be permitted as a temporary use per Chapter [17.41](#) (Temporary, Seasonal, and Special Events).

(Ord. 1948 § 9, 2021; Ord. 1944 § 3, 2020; Ord. 1931 § 13, 2018; Ord. 1910 § 2, 2016)

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