



Town of Glastonbury

Community Development

TO: Town Plan & Zoning Commission

FROM: Shelley Caltagirone, Director of Planning and Land Use Services

DATE: September 1, 2023

RE: Commercial and Recreational Vehicle Parking in Residence Zones

At the August 22nd public hearing, the Town Plan & Zoning Commission (TPZ) commented on draft parking regulations for commercial and recreational vehicles in residence zones. The commission generally recommended that more simplicity and flexibility be included in the regulation change. Attached is a revised draft amendment that may address concerns raised by the commission and the public. These revisions include:

- Removing vehicle weight from the list of characteristics in the commercial vehicle definition as it is not a visible characteristic.
- Removing size restriction on signs, logos, advertising or markings as residents may have little control over the commercial markings on their vehicle.
- Requiring screening only for parking in the side yard to block views from the public rights-of-way so that the Town is not regulating views between private properties or into rear yards.
- Allowing parking of up to 2 commercial vehicles, as of right, in the driveway, in the rear yard, or in a screened portion of the side yard. This creates more flexibility for two or more income households that may require more than one commercial vehicle for daily transportation.
- Allowing parking of up to 2 boats, trailers, mobile homes, or recreational vehicles in the rear yard, as of right.
- Allowing parking of 1 boat, trailer, mobile home, or recreational vehicle in the side yard with screening. They would continue to be allowed in the rear yard, garage or barn.
- Allowing parking of 1 boat, trailer, mobile home, or recreational vehicle in the driveway or front yard temporarily for up to 2 weeks for loading and unloading or maintenance.

The proposed text amendment would substantially increase flexibility for residents to park commercial and recreational vehicles at their home without the need for a zoning permit or variance. Please note that smaller vehicles (sedans and small trucks under 7' tall and 20' long) that are not used to carry, deliver, handle or move goods would not fall under the definition of commercial vehicle regardless of whether they bear commercial markings.

As a reminder, residents are currently permitted to park a maximum of one commercial vehicle on the lot, provided such commercial vehicle has a maximum capacity of one and one-half (1-1/2) tons, is owned by the owner or permanent resident of the property which it is to be parked, and is parked in the garage, barn or the rear yard of the property. Property owners may apply for a variance in all residential zones to park commercial vehicles in the driveway, or in front or side yards. In this instance, the

applicant must demonstrate a hardship related to specific conditions of the property that do not affect the surrounding zone generally. Similar restrictions apply to the parking of boats, trailers, and mobile homes.

The TPZ may forward the draft text amendment to the Council with the following motion:

MOVED, that the Town Plan & Zoning Commission favorably recommends to the Town Council (Zoning Authority) text amendments to the Building-Zone Regulations (Sections 2 and 7) to modify requirements for parking commercial and recreational vehicles, boats, trailers and mobile homes in residence zones as described in the memo regarding "Commercial and Recreational Vehicle Parking in Residence Zones" from the Office of Community Development dated September 1, 2023.

[Attachments:](#)

DRAFT Amendment to Building-Zone Regulations, dated September 1, 2023
Typical Vehicle Dimensions

DRAFT Amendment to Building-Zone Regulations

Amended for Commercial and Recreational Vehicle Parking in Residence Zones

September 1, 2023

Section 2: Definitions

2.xx Vehicle, Commercial

Any vehicle or equipment that is regularly used to carry, deliver, handle or move goods in the conduct of a business, commerce, profession, or trade, including: step vans, cargo vans, box trucks, flat beds, stake beds, buses, tractor trailers, dump trucks, wreckers, trailers, earth moving equipment, cement mixers and other similar construction equipment that has 2 or more of the following characteristics:

- a. Exceeds 7 feet in height,
- b. Exceeds 20 feet in length,
- c. Has more than 2 axles,
- d. More than 4 tires in contact with the ground,
- e. Can carry more than 8 passengers,
- f. Designed to sell food or merchandise directly from the vehicle,
- g. Bears signs or markings identifying the owner or business,
- h. Has modifications to facilitate the carrying of goods or equipment.

2.xx Vehicle, Recreational

A vehicle which is (1) built on a single chassis, (2) four hundred (400) square feet or less when measured at the largest horizontal projection, (3) designed to be self-propelled or permanently towable by a light-duty truck, and (4) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

Section 7: Accessory Uses and Structures

7.1.b Special Accessory Uses and Structures

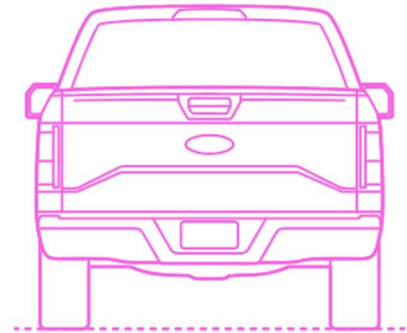
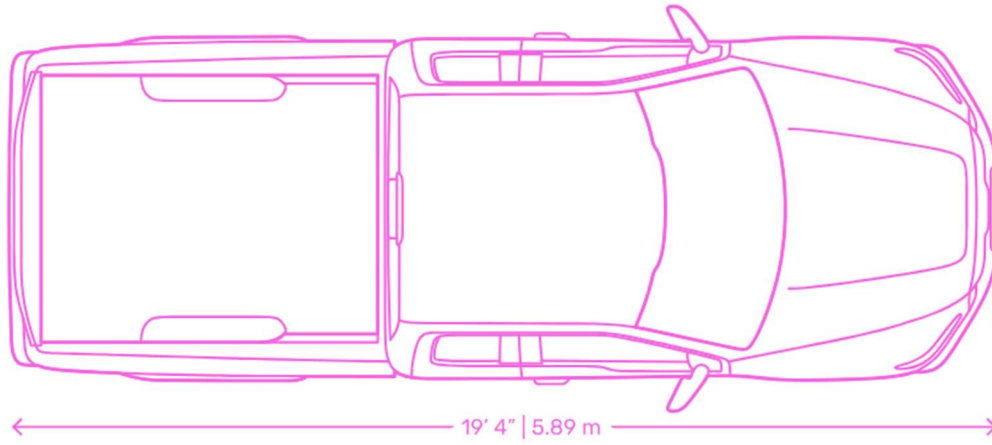
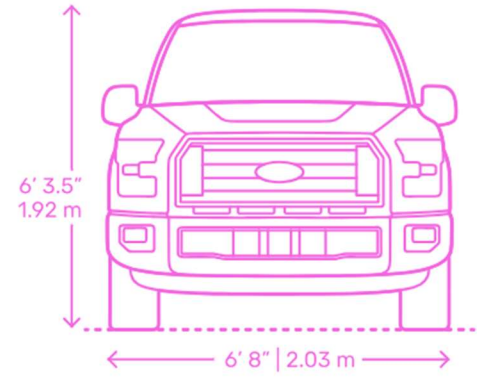
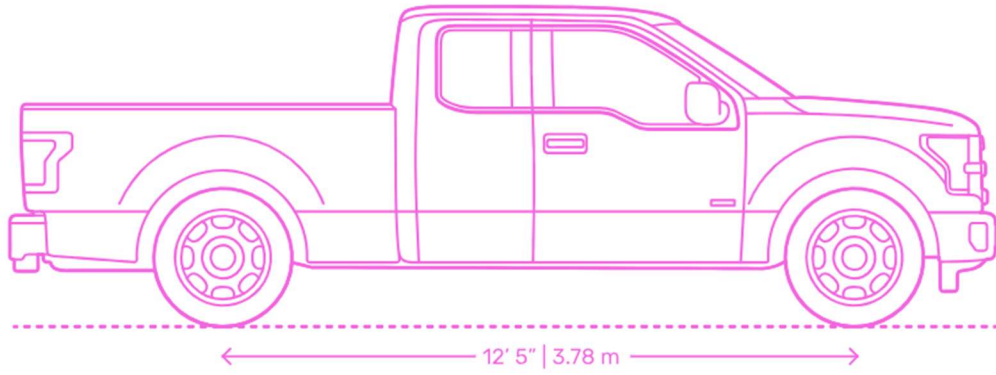
1. Permitted special accessory uses and structures. Special accessory uses and structures are permitted in the residence zones and on lots in non-residence zones on which permitted on non-conforming residential uses are situated as set forth in Section 4 of these Regulations and shall be subject to such additional conditions as are set forth herein. Special accessory uses and structures shall include: customary home occupation, garage or carport, the parking of a commercial vehicle, the parking or storage of a boat, trailer, mobile home or recreational vehicle, guest house, bathing or swimming pool and bath house, roadside stand, the stabling of horses, the keeping and housing of livestock or poultry for domestic purposes only, traditional professional medical/dental care facility, and storage containers.

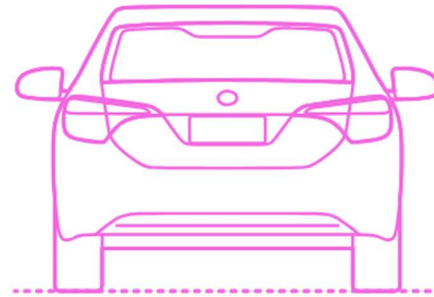
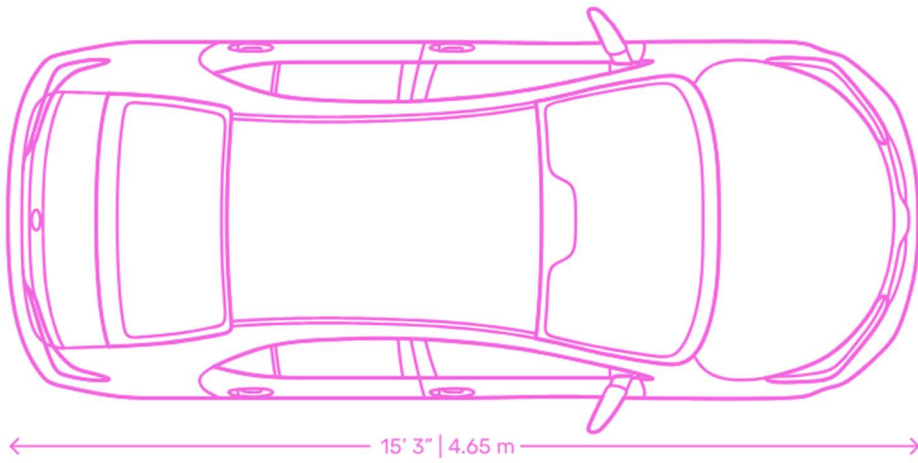
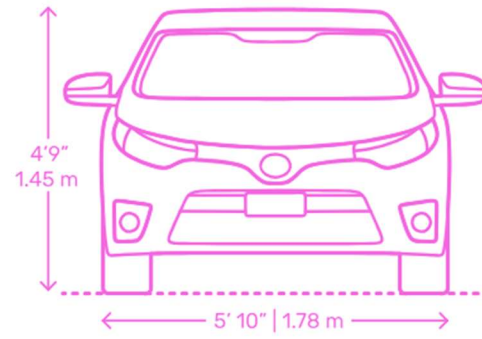
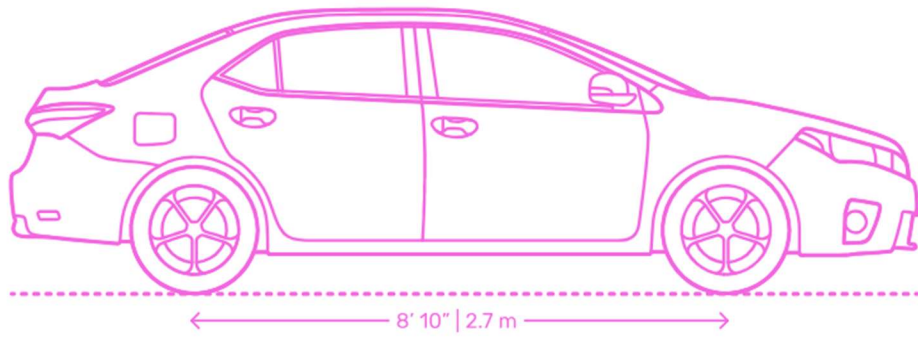
2. Conditions for special accessory uses and structures. In addition, the requirements for height, location and maximum land area for customary accessory uses and structures, special accessory uses and structures shall be subject to the following conditions:

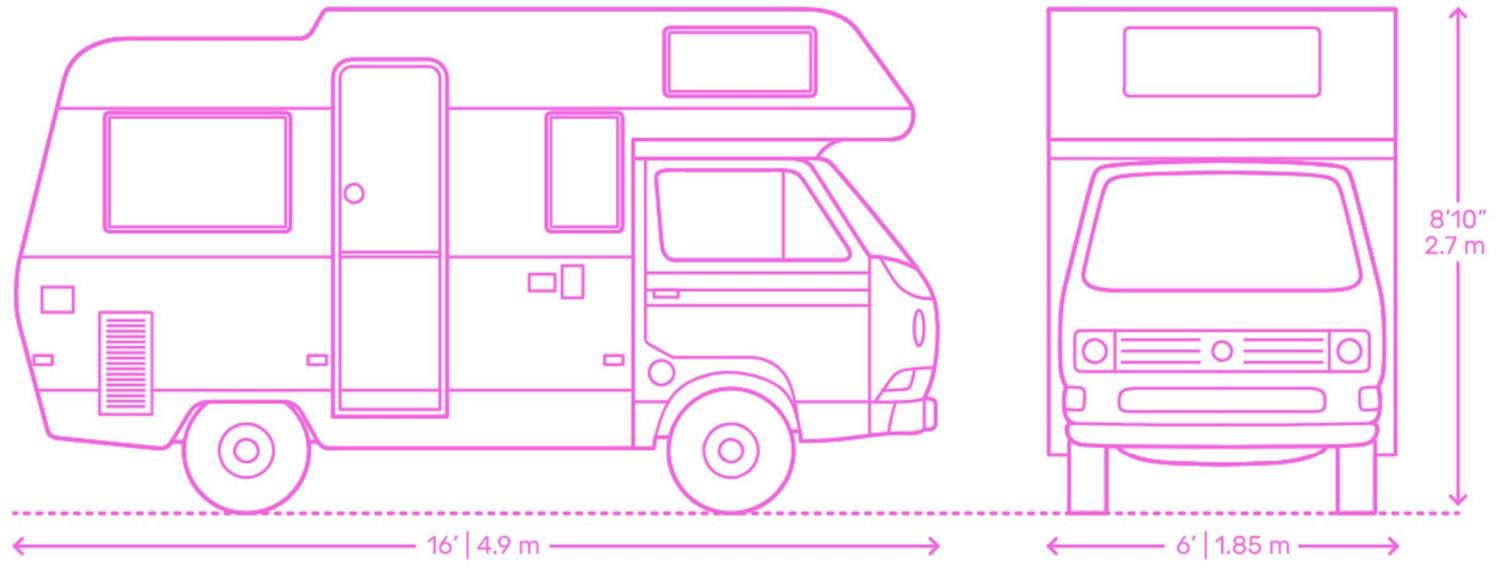
[Subsection "a" and "b" not include for brevity]

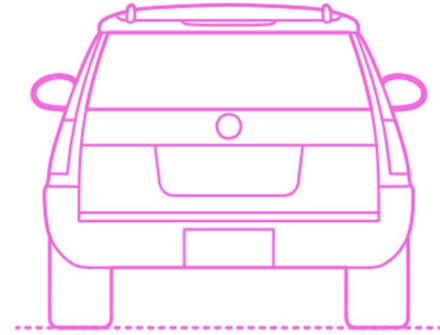
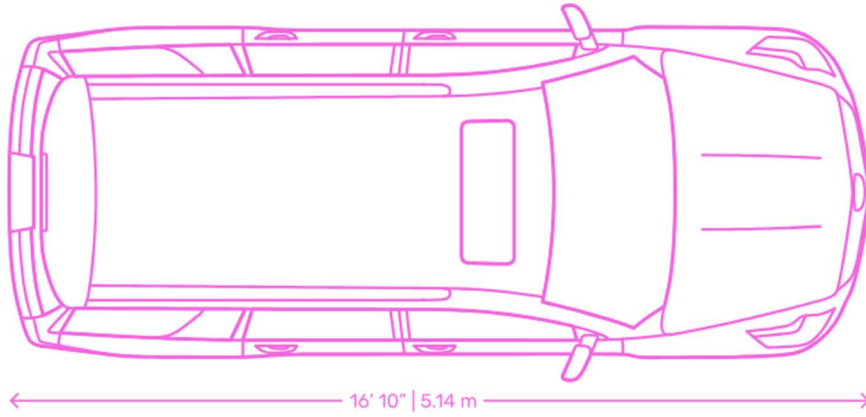
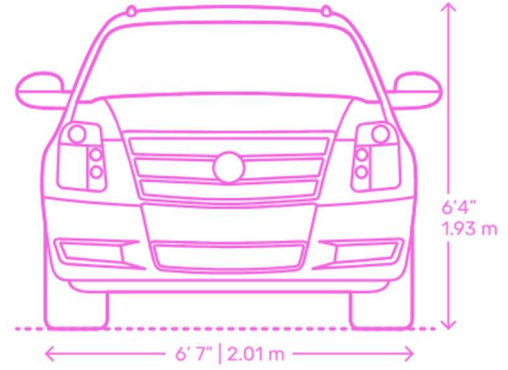
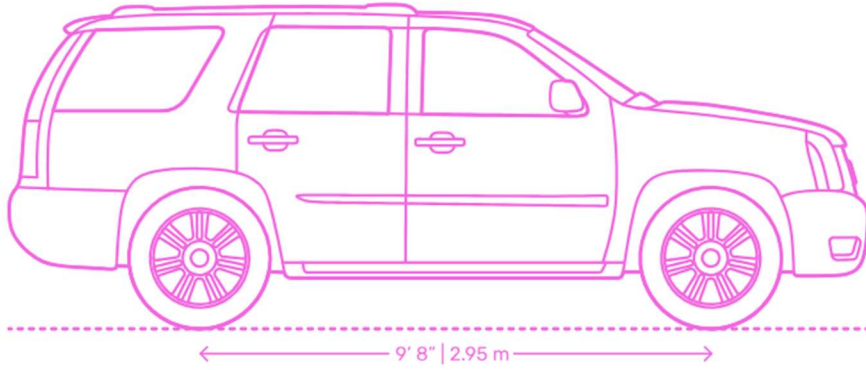
- c.) The parking of commercial vehicles owned or leased by the owner or permanent resident of the property in a garage or barn is permitted, as of right, as an accessory use.
- d.) The parking of two (2) commercial vehicles with the following characteristics may be permitted outdoors, as of right, as an accessory use subject to the following restrictions:
1. The vehicles must be owned or operated by the residents of the dwelling.
 2. The vehicles shall have no more than 2 (two) axles and no more than 6 (six) tires in contact with the ground.
 3. The vehicles shall be parked so as not to obstruct the view of traffic from adjacent driveways or streets.
 4. Only commercial vehicles that are the residents' primary means of transportation to and from their place of work are permitted to be parked.
 5. The vehicles shall not exceed eight (8) feet in height from the base of the wheel to the top.
 6. The vehicles shall not exceed twenty-five (25) feet in length.
 7. The vehicles shall be parked (1) in the driveway or (2) on a durable all-weather surface in the rear yard or (3) on a durable all-weather surface in the side yard screened from view from public rights-of-way with vegetative buffering, fencing, retaining wall, earthen berm or a combination thereof reaching a minimum of 6 feet in height.
 8. No vehicles shall be parked in the front yard outside of the driveway.
- e.) The parking of two (2) boats, trailers, mobile homes, or recreational vehicles which are owned by the permanent residents of the property may be parked or stored in a garage or barn or in the rear yard, as of right.
- f.) The parking of one (1) boat, trailer, mobile home, or recreational vehicle may be parked on a durable all-weather surface in the side yard screened from view from public rights-of-way with vegetative buffering, fencing, retaining wall, earthen berm or a combination thereof reaching a minimum of 6 feet in height.

No such boat, trailer, mobile home, or recreational vehicle shall be parked in the front yard or driveway except for temporary loading and unloading or maintenance purposes of periods of less than 2 weeks. No such boat, trailer, mobile home, or recreational vehicle shall be occupied for living, sleeping or cooking purposes or for carrying on business except as provided in Section 6.10 of these Regulations.









16' BOX DELIVERY TRUCK

CLEARANCES:

- Height: 12'
- Width: 8'
- Length: 24'

