



Town of Glastonbury

Community Development

TO: Town Plan & Zoning Commission

PREPARED BY: Shelley Caltagirone, Director of Community Development *SC*

DATE: February 16, 2024

RE: **Commercial and Recreational Vehicle Parking in Residential Zones**

At its August 1, 2023 meeting, the Town Council referred to the Town Plan and Zoning Commission (TPZ) proposed amendment to the Building Zone Regulations concerning Commercial and Recreational Vehicle Parking in Residential Zones. After holding a public hearing over three meetings between August 22nd and September 19th, the TPZ concluded that it required further policy direction from the Council prior to recommending a text amendment. The TPZ suggested that the Council and Commission form a subcommittee to develop the policy direction for the regulation and draft the text amendment. At its September 26, 2023 meeting, the Town Council appointed a subcommittee (D. Carroll; J. Cavanna; P. Markuszka; C. Turner) to review the draft text amendment.

The subcommittee met on January 25, 2024 and recommended the following changes to the draft:

- Maintain existing recreational vehicle regulations.
- Simplify the "commercial vehicle" definition by removing references to vehicle registration and business logos;
- Allow unlimited parking in garages or barns as long as the property is in compliance with zoning regulations pertaining to its use;
- Allow the parking of one (1) commercial or recreational vehicle outdoors if it meets certain criteria described in the draft text;
- Exclude the parking of vehicles that transport sewage, refuse, or hazardous materials; and
- Exclude ladders and accessories from the height measurement.

Staff revised the draft amendment accordingly, and the Town Council referred the proposed amendment to the TPZ at its February 13, 2024 meeting. Attached, please find the existing regulation and the revised draft text amendment.

Considerations

Staff has reviewed the text and proposes the following questions for consideration.

- The sub-committee did not recommend a restriction on the number of commercial vehicles parked in barns or garages, but did leave a restriction in place of one boat, trailer or recreational vehicle parked in barns or garages. Should the number of boats, trailers, and recreational vehicles parked in barns or garages be restricted?
- The draft would allow boats, trailers or recreational vehicles to be parked in the side yard with screening, which is not currently allowed. Should these vehicles be allowed in both the rear and side yards with screening?

- The current regulations do not require screening of vehicles parked in rear yards. The draft would require screening from view from public rights-of-way and neighboring properties for vehicles parked in rear yards. Should this additional screening be required for parking in the rear yard?

Recommendation

If the Commission is in agreement to recommend the draft text amendment to the Town Council for adoption, then the following motion is offered for consideration:

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 February 16, 2024.

Attachments:

DRAFT Amendment to Building-Zone Regulations, dated February 2024

Town Comparison Summary

Vehicle Dimensions Examples & Federal Highway Administration Classes

Town Regulation Comparison

Commercial and Recreational Vehicle Parking in Residential Zones

Brookfield:

Allows 1 commercial vehicle not exceeding 13,000 pounds GVW, not more than 10 feet in height, not more than 10 feet in cargo length, and operate must reside on the premises, subject to the issuance of a zoning permit. By Special Permit a larger vehicle may be permitted.

Enfield

Commercial vehicles permitted with the following restrictions:

Zoning Permit

- No more than one
- Max weight 11,000 lbs.
- Max height 10 ft
- Max cargo area 10 ft in length

Special Permit

- No more than 1 vehicle
- By Special Permit a second commercial vehicle can be allowed depending on screening, character of neighborhood, etc.
- Max height 13 ft-6 in
- Max weight 26,000 lbs.
- No more than 2 axles
- Parked in such way not to obstruct view of traffic
- Does not carry hazardous materials
- No mechanized construction equipment allowed
- No tanker trucks
- Parked more than 10 ft to adjacent property line
- Owned by property owner
- No maintenance and repair of vehicle on property
- No loading and unloading between hours of 9pm and 7am
- No garbage hauling or dump trucks that emit objectionable odors
- No tractor trailer or trailer
- Farm and agriculture equipment exempt

Farmington:

- allows 1 commercial motor vehicle of not more than 1 ½ ton capacity and no more than 4 wheels; defined as a vehicle with commercial or combination license plates.
- allows 1 Trailer/RVs if no more than 20 feet long but regs are detailed about where it can be parked on the lot; regs allow longer trailer under certain conditions and lot sizes.

Glastonbury

Glastonbury 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 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. Similar restrictions apply to the parking of boats, trailers, and mobile homes.

Greenwich

Commercial vehicles permitted with following restrictions:

- R-6 zone (multi-family) limited to 2 vehicles not exceeding one-and-one-half tons
- R-7 zone limited to 1 vehicle not exceeding one-and-one-half tons
- All other zones such as garaging shall be limited to 1 vehicle not exceeding three-quarter tons

Cromwell

Commercial vehicles permitted with following restrictions:

- No more than 1 vehicle
- 15,000 lbs. weight or less
- 200 cubic feet cargo capacity
- By Special Permit a second commercial vehicle can be allowed depending on screening, character of neighborhood, etc.
- By Special Permit 1 commercial vehicle exceeding aforementioned limits can be allowed depending on screening, character of neighborhoods, etc.

Canton

Commercial vehicles permitted with following restrictions:

- No more than 1 vehicle
- By Special Permit parking of commercial vehicle in association with home-based business

Westport

Commercial vehicles permitted with following restrictions:

- No more than 1 vehicle
- One-ton capacity for truck or van
- One-and-one-half ton capacity for dump truck
- Vehicle owned by occupant
- Not located in front yard
- Shall be garaged or suitably screened during all season of the year
- No mechanized construction equipment allowed

Ridgefield

Commercial vehicles permitted with the following restrictions:

- No more than 1 vehicle
- Owned and registered by property owner
- No more than 2 axles
- Max weight 18,000 lbs.
- Max height 10 ft
- Max cargo area 10 ft in length

Seymour:

- Permits a single truck or vehicle used by occupant as transportation to a work site is permitted; prohibits heavy trucks, construction equipment.
- Allows RVs and camping trailers as accessory use.

Simsbury:

- allows on temporary storage as of right up to 6 months. Otherwise, a zoning permit and screening is required.

South Windsor:

- allows private garage to have space for not more than 2 non-commercial vehicles and 1 commercial vehicle and one additional non-commercial vehicle if the lot is greater than 1 acres.
- Not more than 1 commercial vehicle may be parked on a residential lot provided the vehicle is a van type vehicle or pickup truck type vehicle. A commercial vehicle is a vehicle with a commercial license plate, or any vehicle with signage or has mechanical equipment affixed or stored.

Thomaston

Defines commercial vehicle as licensed as a commercial vehicle, bears business related signage, contact information and/or logos and is regularly used in the conduct of a business, profession or trade. Has very detailed regulations with a policy statement regarding balancing the need for residents who routinely drive commercial vehicles for their work and the public health, safety and welfare and protecting the residential character of the neighborhood. Regs were updated in January, 2022

Commercial vehicles permitted with following restrictions:

As of Right

- No more than 1 vehicle
- Federal Highway Administration Class 1 to 5

Zoning Permit

- No more than 2 vehicles
- Federal Highway Administration Class 1 to 5

Special Permit

- No more than 1 Federal Highway Administration Class 6 or higher
- By Special Permit a second commercial vehicle can be allowed depending on screening, character of neighborhood, etc.
- No more than 3 Federal Highway Administration Class 1 to 5

Woodbury

Commercial vehicles permitted with following restrictions:

- No more than 1 vehicle
- 20 ft or less in length
- Two-ton capacity
- Parked in manner not visible from any other lot or from street

Commercial & Recreational Vehicle Parking in Residence Zones

EXISTING Building-Zone Regulations

Text proposed for revision **highlighted**

2.51 Trailer-Mobile Home

Any vehicle or similar portable structure which is or can be used for sleeping, living or working quarters and which is, has been, or can be mounted on wheels, whether or not resting upon a temporary or permanent foundation.

Section 7: Accessory Uses and Structures (Relevant Excerpts)

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 and the parking of a commercial vehicle, the parking or storage of a boat, trailer or mobile home, guest house, bathing or swimming pool and bath house, roadside stand, the stabling of horses (and) the keeping and housing of livestock or poultry for domestic purposes on, and traditional professional medical/dental care facility. EFFECTIVE OCTOBER 11, 1992.
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:
 - b) Attached or detached garages and/or carports shall be a permitted use in accordance with the following standards:
 1. Dwellings containing less than 4,500 sq. ft. of gross finished floor area (excluding basements) may have a maximum of 3 garages and/or carport bays, except that the Zoning Board of Appeals may, as a special exception, grant approval for 1 additional garage and/or carport.
 2. Dwellings containing more than 4,500 sq. ft. of gross finished floor area (excluding basements) may have a maximum of 4 garage and/or carport bays. AMENDED EFFECTIVE 6/12/2002
 3. A maximum of one commercial vehicle may be parked on the lot, provided such commercial vehicle shall have a maximum capacity of one and one-half (1 1/2) tons, shall be owned by the owner or permanent

resident of the property which it is to be parked and shall be parked in the garage, barn or the rear yard of the property.

- c.) Parking or storage of a boat, trailer or mobile home. A maximum of one (1) such vehicle may be parked or stored outside on the lot, provided such vehicle is parked in the rear yard and is owned or leased by the owner or permanent resident of the property on which such vehicle is parked. No such boat, trailer or mobile home shall be occupied for living, sleeping or cooking purposes or for carrying on business except as provided in Section 6.10 of these Regulations.

DRAFT Amendment to Building-Zone Regulations

September 15, 2023 Version

Proposed text in red; deleted text in ~~strikethrough~~

Section 2: Definitions

2.xx Vehicle, Commercial

Any vehicle that is regularly used for commercial purposes, including to carry, deliver, handle or move goods in the conduct of a business, commerce, profession, or trade.

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 (Relevant Excerpts)

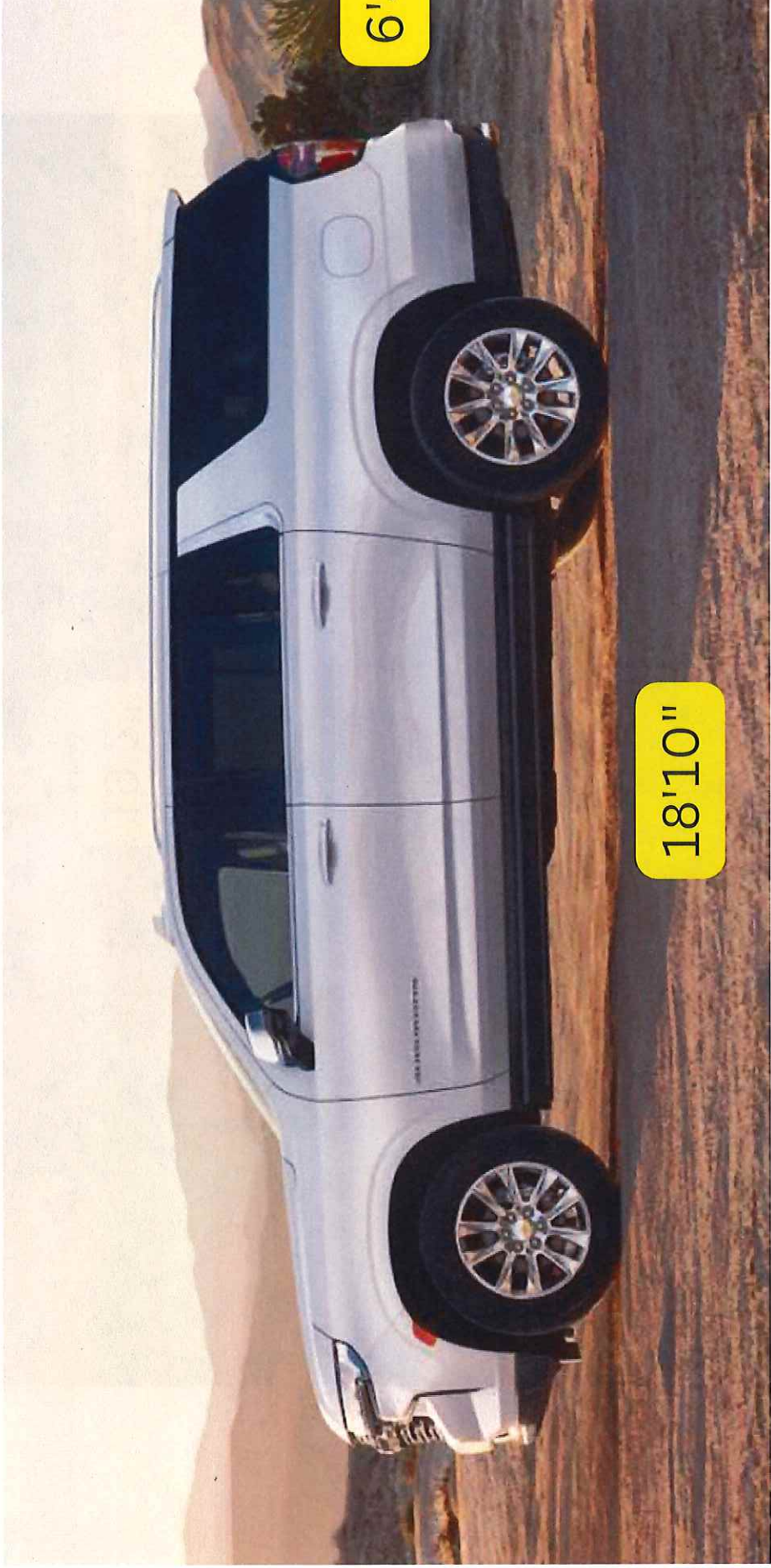
7.1.b Special Accessory Uses and Structures

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 or ~~mobile home-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:
- b) Attached or detached garages and/or carports shall be a permitted use in accordance with the following standards:
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 - 2. Dwellings containing more than 4,500 sq. ft. of gross finished floor area (excluding basements) may have a maximum of 4 garage and/or carport bays. AMENDED EFFECTIVE 6/12/2002
 - ~~3. A maximum of one commercial vehicle may be parked on the lot, provided such commercial vehicle shall have a maximum capacity of one and one-half (1 1/2) tons, shall be owned by the owner or permanent resident of the property which it is to be parked and shall be parked in the garage, barn or the rear yard of the property.~~
 - 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 one (1) commercial vehicle with the following characteristics may be permitted outdoors, as of right, as an accessory use subject to the following restrictions:~~
 - 1. ~~The vehicle must be owned or operated by a permanent resident of the dwelling.~~
 - 2. ~~The vehicle shall have no more than 2 (two) axles and no more than 6 (six) tires in contact with the ground.~~
 - 3. ~~The vehicle shall be parked so as not to obstruct the view of traffic from adjacent driveways or streets.~~
 - 4. ~~The vehicle shall not exceed nine (9) feet in height from the base of the wheel to the top of the vehicle, excluding roof racks, ladders, and other accessories.~~
 - 5. ~~The vehicle shall not exceed twenty-three (23) feet in length.~~
 - 6. ~~The vehicle shall be parked (1) in the driveway or (2) on a durable all-weather surface in the side or rear yard screened from view from public~~

rights-of-way and adjacent properties with evergreen vegetative buffering, fencing, retaining wall, earthen berm or a combination thereof reaching a minimum of 6 feet in height.

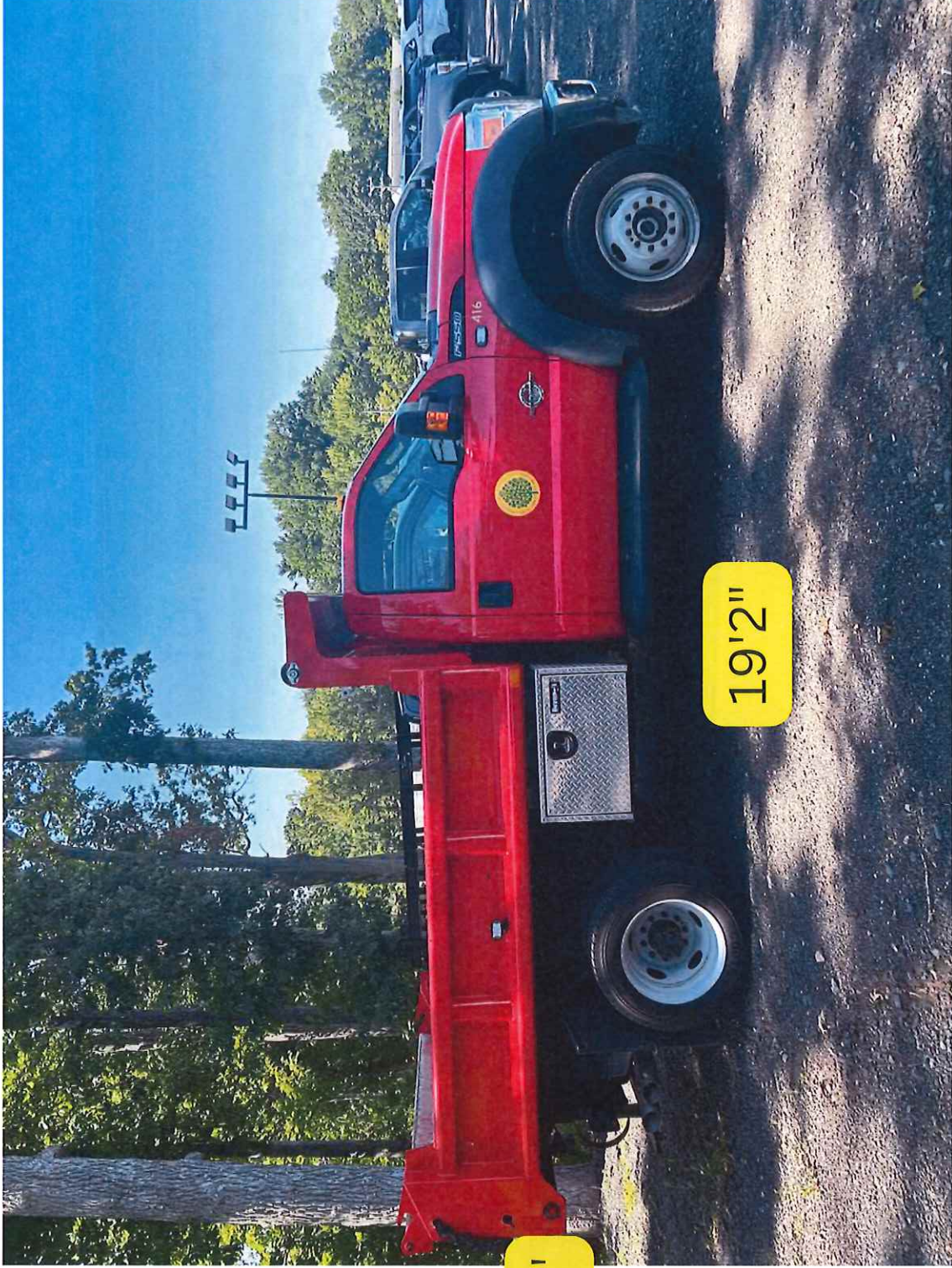
7. No construction equipment or vehicles transporting sewage, refuse, hazardous materials, other materials that the Zoning Enforcement Officer, Fire Marshal, or Director of Health deem to be a hazard or nuisance to adjacent properties or the community at large shall be parked.
 8. All farm equipment for agricultural purposes and emergency response vehicles are exempt from the restrictions listed in Section 7.1.b.2.d.
- e) One (1) boat, trailer or recreational vehicle that is owned by the permanent residents of the property may be parked or stored in a garage or barn or in the rear or side yard outside of the required setbacks, as of right. If parked outdoors, the vehicle must be parked on a durable all-weather surface screened from view from public rights-of-way and adjacent properties with evergreen vegetative buffering, fencing, retaining wall, earthen berm or a combination thereof reaching a minimum of 6 feet in height. No such boat, trailer, 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.



6'4"

18'10"

name of truck type



6'10"

19'2"

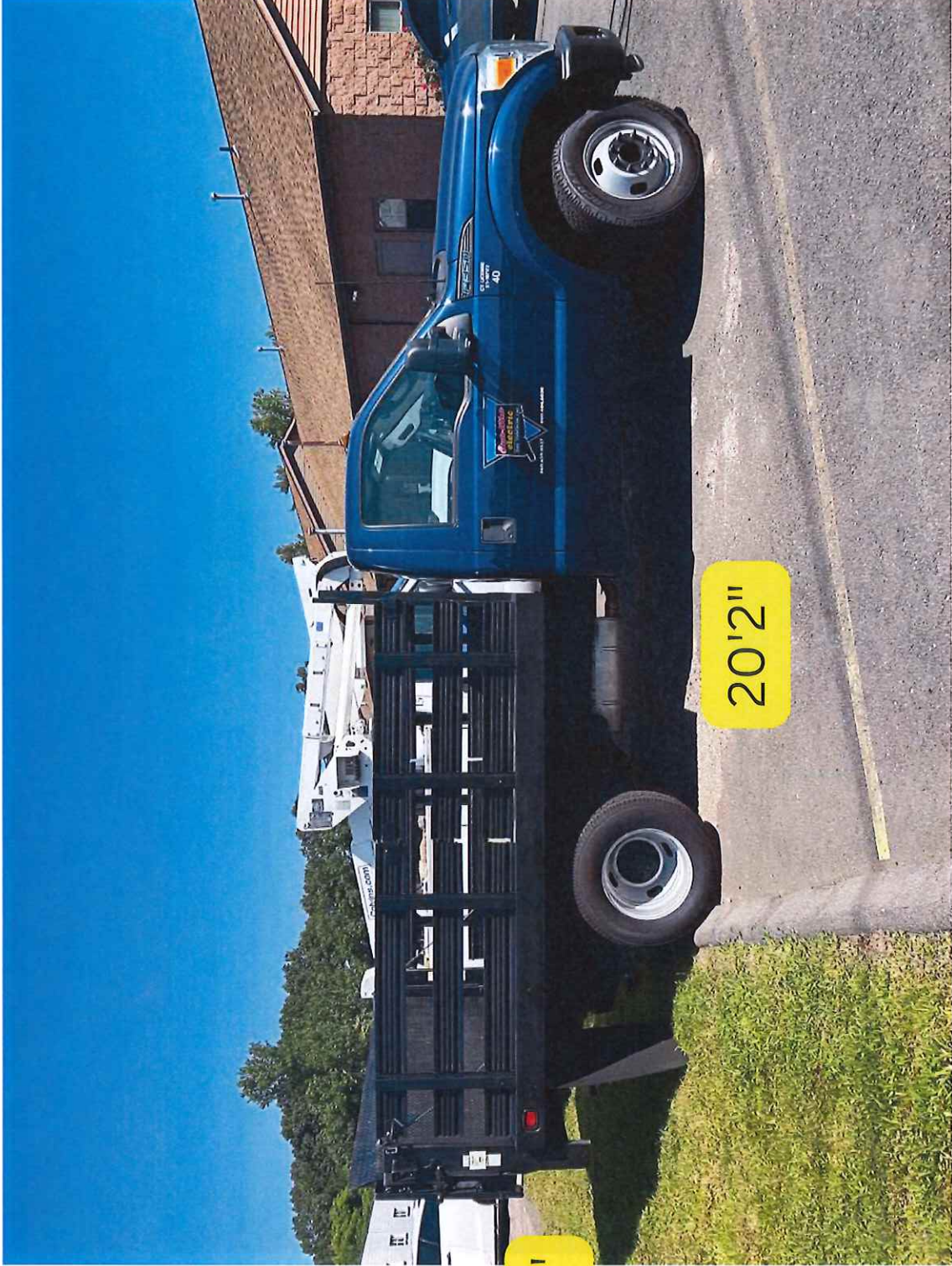
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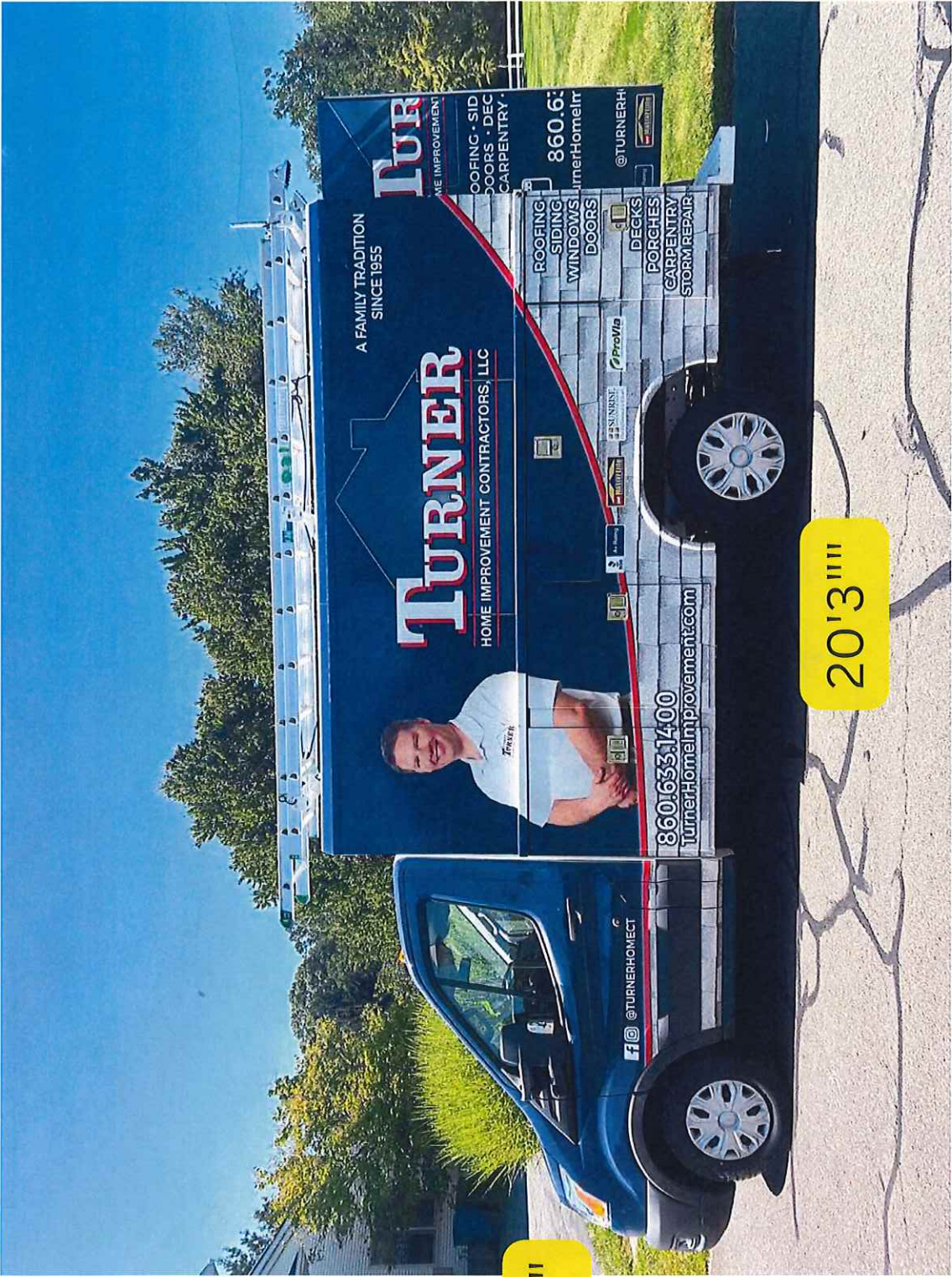
6'5"

19'8"

F150 Crew Cab with 6-1/2' Bed



name of truck type

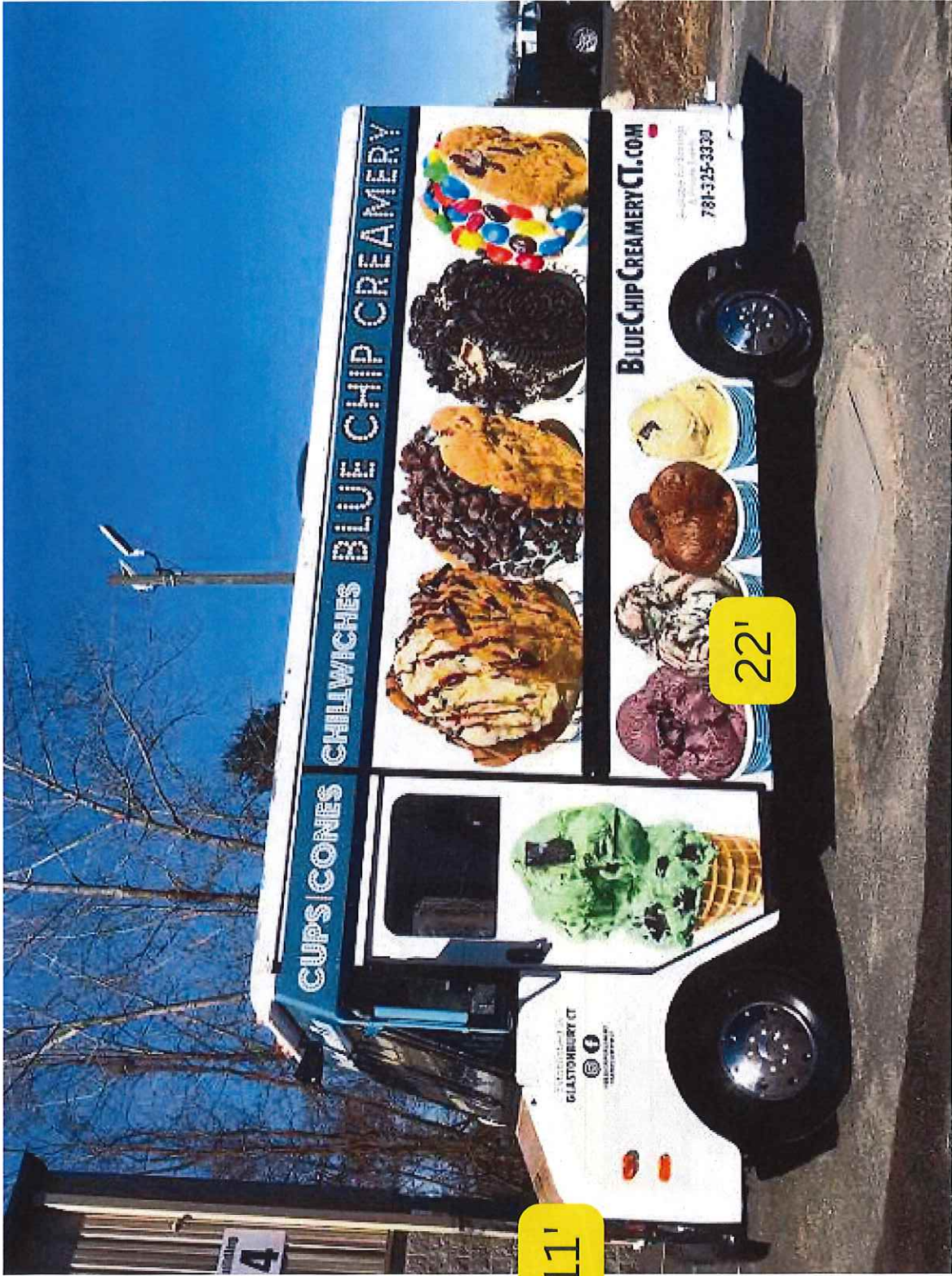


8'11"'''

20'3"'''



F350 Extended Cab 21' x 7'6" with 8' bed



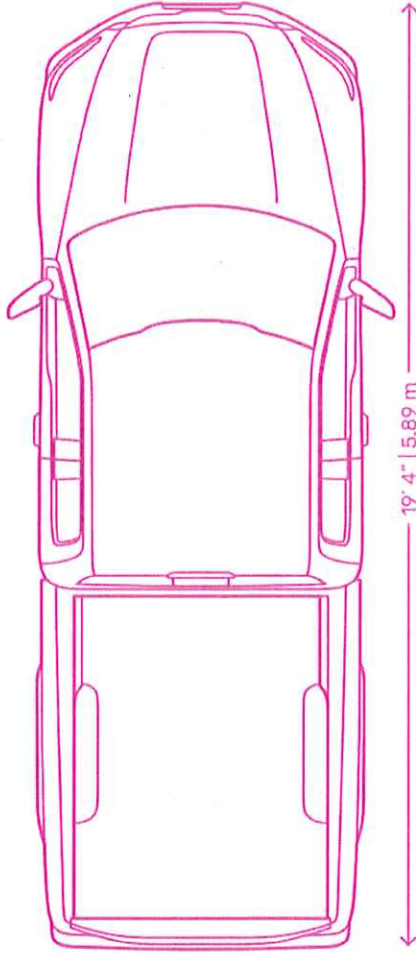
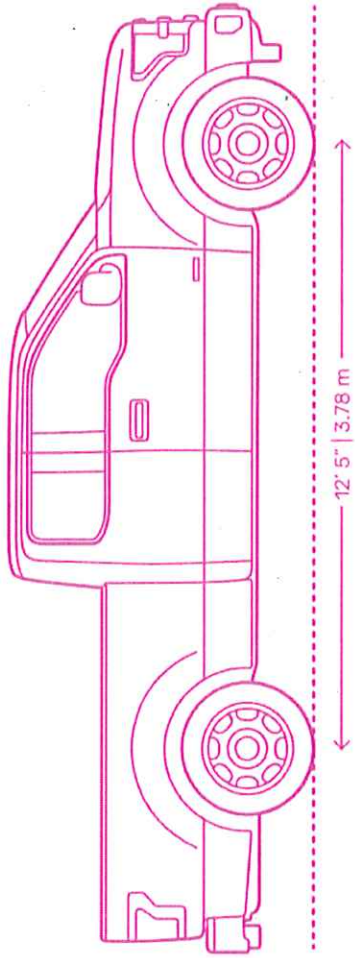
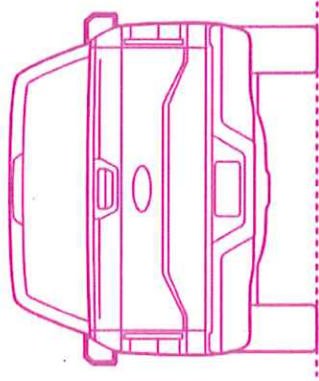
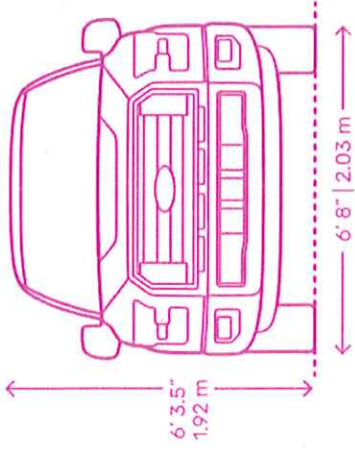
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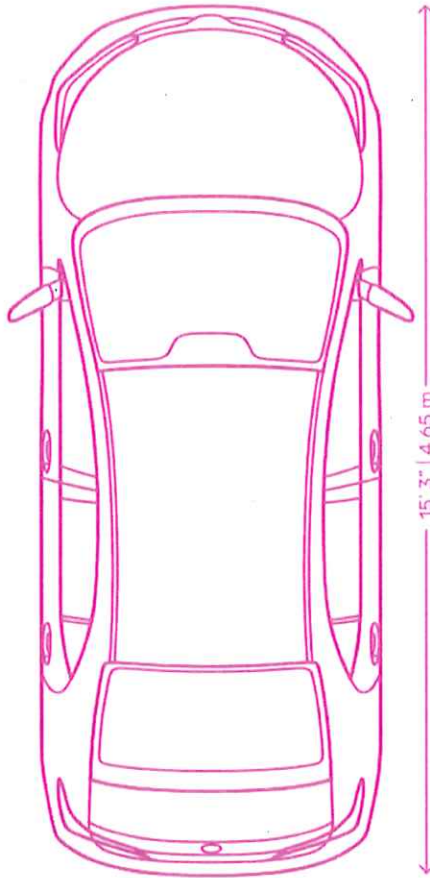
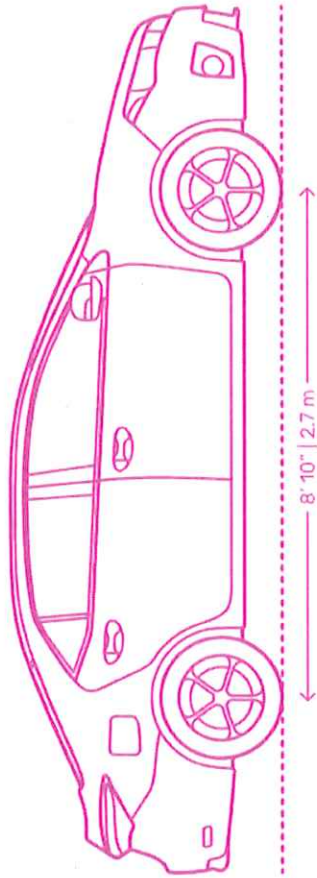
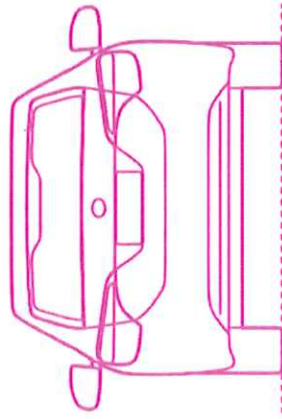
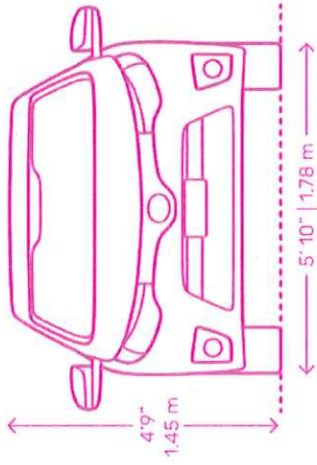
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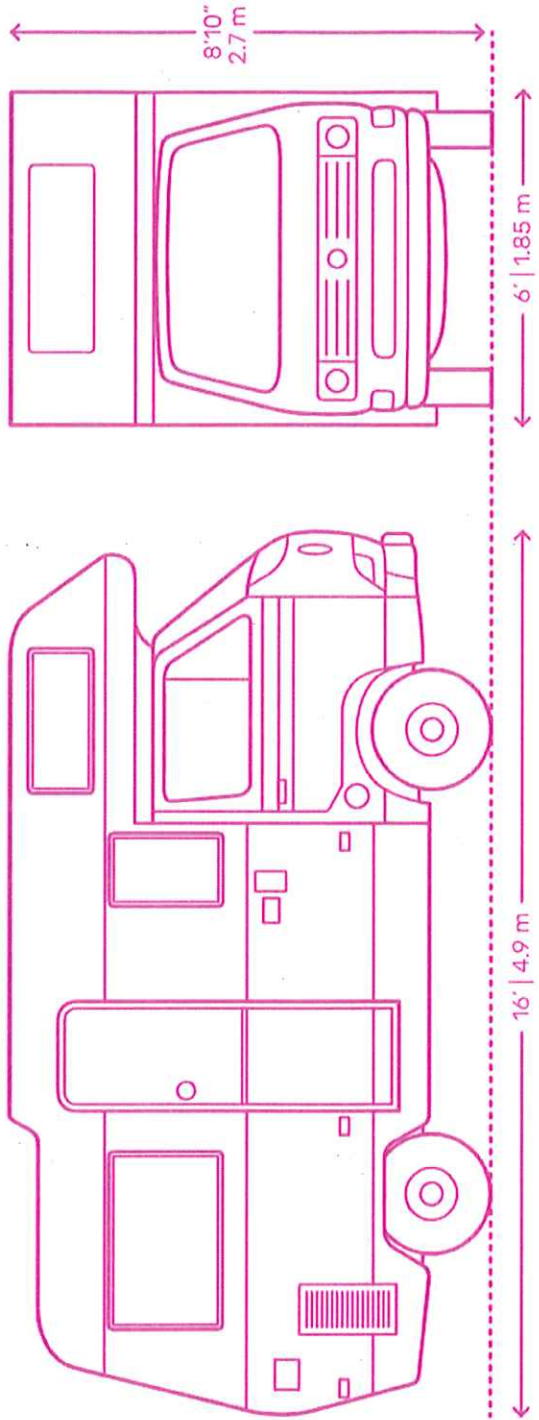
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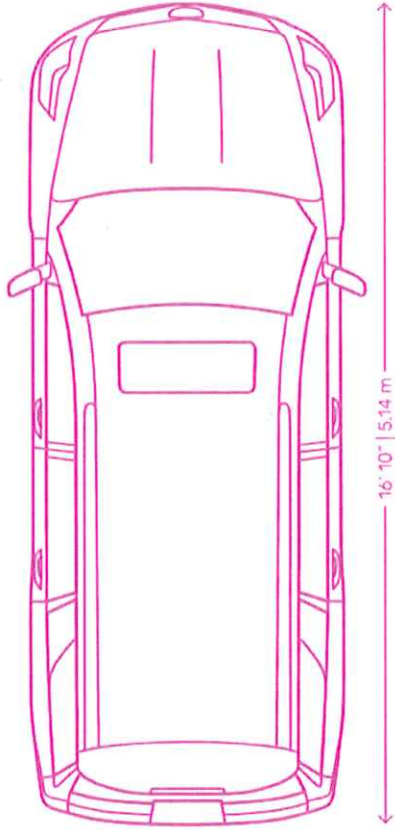
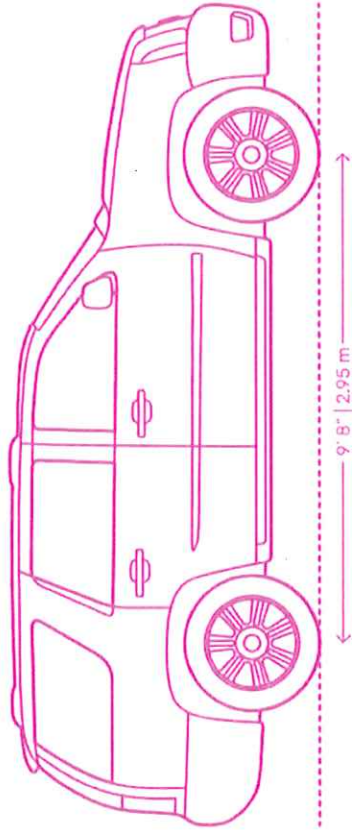
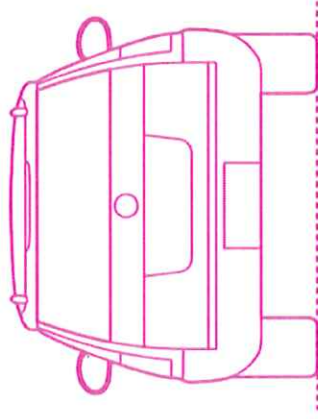
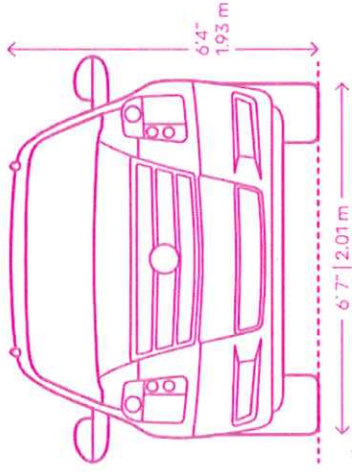


name of truck type







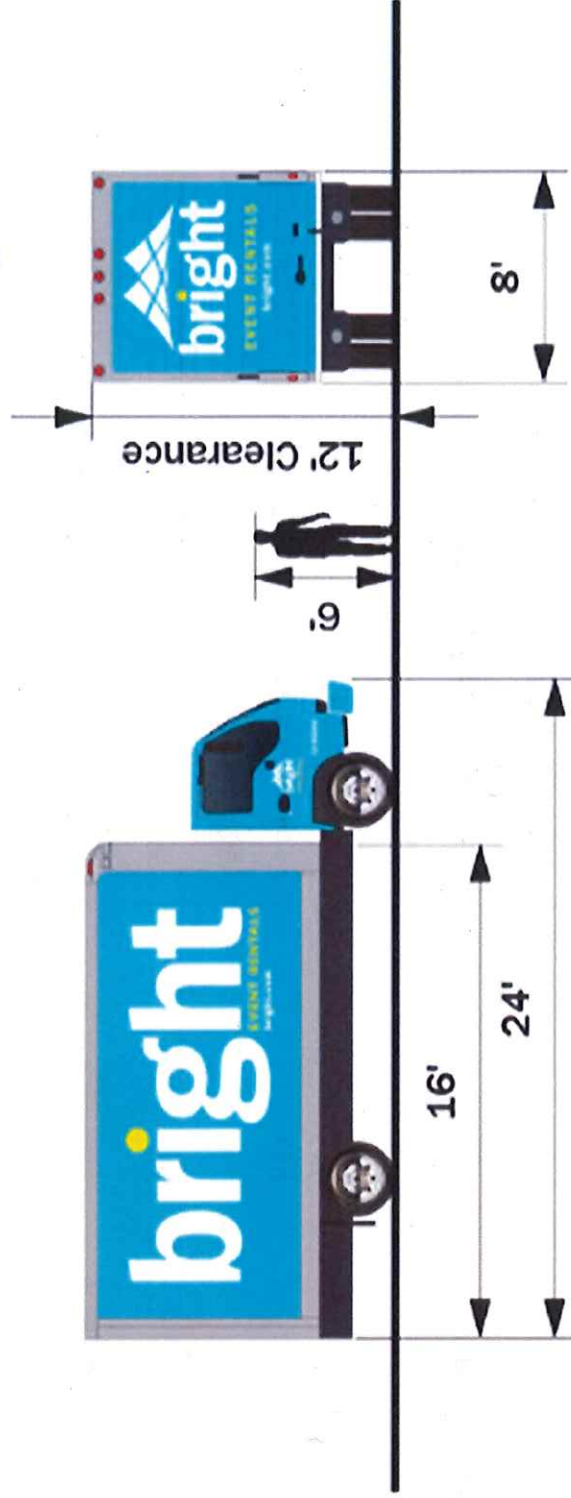


16' BOX

DELIVERY TRUCK

CLEARANCES:

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



Longest Pickup Trucks [Wikipedia]

10 longest pickup trucks (current mass production)					
Parent company of marque	Model name	Body style	Class	Length of longest version	
Ford Motor Company	Ford Super Duty	2-door single cab 2+2 door extended cab 4-door crew cab	Full-size pickup truck	266.2 in (6.76 m)	
General Motors	Chevrolet Silverado HD GMC Sierra HD	2-door single cab 2+2 door extended cab 4-door crew cab	Full-size pickup truck	266.9 in (6.78 m)	
Stellantis	RAM HD	2-door single cab 2+2 door extended cab 4-door crew cab	Full-size pickup truck	260.8 in (6.62 m)	
Ford Motor Company	Ford F-150	2-door single cab 2+2 door extended cab 4-door crew cab	Full-size pickup truck	250.3 in (6.36 m)	
Toyota Motor Corporation	Toyota Tundra	2-door single cab 2+2 door extended cab 4-door crew cab	Full-size pickup truck	247.6 in (6.29 m)	

HOW LONG IS A STANDARD PICKUP TRUCK?

[[HTTPS://TAILEDTRUCKS.COM/BLOG/HOW-WIDE-AND-LONG-ARE-PICKUP-TRUCKS/](https://tailedtrucks.com/blog/how-wide-and-long-are-pickup-trucks/)]

Of the top 10 most popular pickup trucks, these trucks range from 209.1 to 252.2 inches long. This means 17' 5.1" – 21' 0.2".

The full-size trucks cover the entire range, but the mid-size trucks range from only 210.7-224.9 inches.

The shortest truck found was the Ford F150 (2021) with a regular cab and a 6.5 ft truck bed.

The longest truck was the Toyota Tundra (2022) double cab with an 8.1 ft truck bed.

Full Size:

- Ford F150 (209.1-250.3)
- Dodge Ram 1500 (228.9-241.8)
- Chevy Silverado 1500 (229.5-241.2)
- GMC Sierra (229.6-241.3)
- Toyota Tundra (233.6-252.5)

Mid Size

- Chevy Colorado (212.7-224.9)
- Ford Ranger (210.7-210.8)
- Jeep Gladiator (218)
- Toyota Tacoma (212.3-224.1)
- Nissan Frontier (210.2-224.1)

HOW WIDE IS A STANDARD PICKUP TRUCK?

Of the top 10 most popular pickup trucks, these trucks range from 73 to 82.1 inches long. This equates to 6'1" – 6' 10.1".

The narrowest truck is the Ford Ranger and the widest is the Chevy Silverado 1500.

Full Size:

- Ford F150 (79.9)
- Dodge Ram 1500 (82.1)
- Chevy Silverado 1500 (81.1-81.2)
- GMC Sierra (81.2)
- Toyota Tundra (80.2-81.6)

Mid Size

- Chevy Colorado (74.3)
- Ford Ranger (73.3)
- Jeep Gladiator (73.8)
- Toyota Tacoma (74.4-75.2)
- Nissan Frontier (73-74.7)

These do not include mirrors and surprisingly most of the manufacturers don't report this number. Ford does a great job identifying both folded and non folded mirrors, but most other manufacturers don't even mention it.

Another important thing to take into account is that **all of these trucks have fleetside bed styles**, so the back wheels do not stick out. For trucks that do have this setup, you may notice that the width at the wheels may be larger than the cab width.

HOW HIGH IS A STANDARD PICKUP TRUCK?

Of the top 10 most popular pickup trucks, these trucks range from 70.4 to 79.8 inches long. This means 6'0.4" – 6'9.8".

The shortest truck is the Chevy Colorado and the tallest is the Ford F150 Raptor.

For some reason, the Raptor tops all other trucks by over an inch.

Full Size:

- Ford F150 (75.2-77.6) (79.8 Raptor)
- Dodge Ram 1500 (77.4-77.6)
- Chevy Silverado 1500 (75.4-78.2)
- GMC Sierra (75.4-78.5)
- Toyota Tundra (78)

Mid Size

- Chevy Colorado (70.4-70.7)
- Ford Ranger (70.7-73.2)
- Jeep Gladiator (73.1-76.1)
- Toyota Tacoma (70.6)
- Nissan Frontier (71.5-72.9)

Interestingly enough, many of the trucks listed above had higher 4x4 versions of the truck than 4x2. The suspension system in an all-wheel-drive car is different than the 4x2 system which could account for the difference.

It is important to note that these dimensions are based on stock models of trucks. Over time these heights can decrease as suspension wears out within the truck.

If you have put in a lift kit or leveling kit, you should consider the changes in height. Any wheel/tire change, suspension change, or lift the height of your truck may either increase or decrease.

Class One: 6,000 lbs. or less



Class Two: 6,001 to 10,000 lbs.



Class Three: 10,001 to 14,000 lbs.



Class Four: 14,001 to 16,000 lbs.



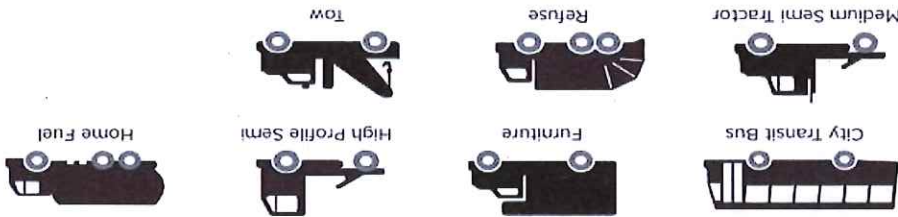
Class Five: 16,001 to 19,500 lbs.



Class Six: 19,501 to 26,000 lbs.



Class Seven: 26,001 to 33,000 lbs.



Class Eight: 33,001 lbs. & over

