

# 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

March 7, 2024 Version Incorporating TPZ Comments from February 20, 2024

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:
    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.) ~~The parking of commercial vehicles, boats, trailers or recreational 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 leased by the owner or permanent resident of the property.~~
    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 rear yard.~~

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 or leased by the owner or permanent resident of the property may be parked in the rear yard outside of the required setbacks, as of right. 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.