



TOWN OF WETHERSFIELD
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT
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ZONING REGULATIONS*
FOR
COMMERCIAL VEHICLES

The Town of Wethersfield permits commercial vehicles in a variety of situations with several regulations. The provisions of Section 3.5 of the zoning regulations establish the requirements for these types of lots. The Town of Wethersfield has created this guide in an effort to summarize the requirements of these regulations for individuals possessing commercial vehicles.

*This guide is intended for general guidance only, and does not replace the full zoning regulations and code requirements. Any questions should be directed towards the Town of Wethersfield Planning Department, which can be reached at (860)-721-2837.

What is a Commercial Vehicle? Any vehicle used to conduct a business 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:

- Exceeds a GVWR of 10,000 lbs
- Exceeds 7 feet in height,
- Exceeds 20 feet in length,
- Has more than 2 axles,
- More than 4 tires in contact with the ground,
- Can carry more than 8 passengers,
- Designed to sell food or merchandise directly from the vehicle,
- Bears signs or markings identifying the owner or business,
- Has modifications to facilitate the carrying of goods or equipment.

Exempted Vehicles

- Commercial vehicles parked temporarily while engaged in providing products or services to the owner of the property or when picking up or discharging passengers.
- Vehicles used on the site of a permitted agriculture, farming, forestry, or nursery gardening use.
- Vehicles parked temporarily during active construction work at a permitted site or building construction activity authorized by these regulations.
- As used by a facility operated by the Town of Wethersfield, State or Federal Government provided the vehicles are properly stored on Town, State or Federal property.
- Emergency and utility company vehicles on call or during the course of repairs.

Prohibited Vehicles

- Vehicles used for transporting hazardous materials or waste.
- Vehicles/equipment, including but not limited to: backhoes, bobcats, commercial trailers, bucket loaders, bucket trucks, cranes, forklifts, wreckers, tanker trucks used for hauling liquids, front end loaders, bulldozers, buses, dump trucks, tow trucks and track vehicles.
- Tractor trailers and semi-trucks (including trucks and trailers separately).
- Vehicles equipped with refrigeration equipment.
- Vehicles in which food or beverages are stored or sold.

Permitted Without Zoning Permit Approval

In residential zones two (2) commercial vehicles may be parked under the following restrictions:

- The vehicle must be owned or operated by the resident of the dwelling.
- Only commercial vehicles that are the resident's primary means of transportation to and from their place of work are permitted to be parked.
- The vehicle shall have no more than two (2) axles and no more than four (4) tires in contact with the ground.
- The vehicle shall not exceed eleven thousand (11,000) pounds GVWR.
- The vehicle shall not exceed seven (7) feet in height from the base of the wheel to the top.
- The vehicle shall not exceed twenty-two (22) feet in length.
- The vehicle shall be parked on a durable all-weather surface.
- Any signs, logos, advertising or markings identifying the owner or registrant, trade, business, service or commodity shall be limited to not more than two (2) and each is limited to not more than six (6) square feet in area.
- The vehicle must be operable.
- The vehicle shall be parked so as not to obstruct the view of traffic from adjacent driveways or streets.

Permitted With Permit Issued By the Zoning Enforcement Officer or Zoning Board of Appeals

One (1) commercial vehicle meeting the following characteristics may be allowed to be parked in a residential zone with a zoning permit approval.

- The commercial vehicle must be owned or operated by the resident of the dwelling.
- Only commercial vehicles that are the resident's primary means of transportation to and from their place of work are permitted to be parked.
- The vehicle shall have no more than two (2) axles and no more than six (6) tires in contact with the ground.
- The vehicle shall not exceed twelve thousand (12,000) pounds GVWR.
- The vehicle shall not exceed eight (8) feet in height from the base of the wheel to the top.
- The vehicle shall not exceed twenty-five (25) feet in length.
- Any signs, logos, advertising or markings identifying the owner or registrant, trade, business, service or commodity shall be limited to not more than 2 and each is limited to not more than twelve (12) square feet in area.
- The vehicle shall be parked so as not to obstruct the view of traffic from adjacent driveways or streets.

- The vehicle shall be parked in a fully enclosed garage. In unusual situations where the vehicle cannot fit in a garage, the ZEO may permit the vehicle to be parked outside of a garage on a durable all-weather surface and may require screening from view from neighboring properties or from a public right-of-way with appropriate vegetative buffering, fencing, earthen berms or a combination thereof.
- The ZEO may require applicants to submit information about the commercial vehicle on a form provided by the Town.
- The ZEO reserves the right to refer any application submitted under these regulations to the Zoning Board of Appeals under the Special Exception requirements of these regulations.

Special Exceptions

By Special Exception, the Zoning Board of Appeals may permit one (1) larger commercial vehicle exceeding or not in compliance with the requirements listed above to be parked or garaged on a lot, subject to the Special Standards and Procedures of Article VIII of the Wethersfield Zoning Regulations and the following:

- The Board may require that commercial vehicles approved under this subsection shall be parked in a location that will be screened from view along the nearest property line or from a public right-of-way with appropriate vegetative buffering, fencing, earthen berms or a combination thereof.
- In considering an application for a commercial vehicle, the Board shall consider such factors as:
 - the proposed method of screening,
 - proximity to adjacent lots and buildings,
 - the size and characteristics of the vehicle,
 - the intended use,
 - the hours of operation of the vehicle,
 - other vehicles on the property, and
 - the character of the neighborhood.
- The Board may attach reasonable restrictions and conditions on any Special Exception approved under these regulations in order to maintain neighborhood residential character.
- All applications for a Special Exception shall be accompanied by:
 - a detailed description of the vehicle on a form provided by the Town that shall include: gross vehicle weight, height, total length, box length, wheelbase, model and make.
 - a color photograph of the vehicle, and
 - a site plan identifying the proposed parking area for the vehicle, proximity to adjacent buildings and any proposed screening.