

HH: Parking of Commercial Vehicles

A commercial vehicle is any vehicle whose primary purpose is to transport materials or goods in the conduct of business, profession, or trade.

- A. Permits and Approval: The parking of commercial vehicles may be permitted in any district as an accessory use by special exception provided GVW does not exceed 14,500 lbs.
1. In evaluating a Special Exception application under this section, the Commission shall consider the following specific factors: size of the subject lot; proposed screening; proximity to adjacent lots and buildings; the size, intended use, and hours of operation of the vehicle in question; and other vehicles on the property.
 2. Minimum Standards: All commercial vehicles shall meet the following standards.
 - i. No vehicle shall be parked so as to obstruct the view of traffic from adjacent driveways or streets.
 - ii. No vehicle containing hazardous materials, or waste that emit objectionable odors, shall be parked in any residential district. These include tanker trucks capable of delivering oil or LPG, septic cleanout trucks, or garbage trucks.
 - iii. Parking of commercial vehicles in the front yard of a residence is prohibited. All commercial vehicles shall be parked:
 1. On the driveway of the occupied residential lot;
 2. In a location behind the front plane of the residence that meets all zone setback requirements.
 - iv. The commercial vehicle shall be owned or operated by the permanent resident of the property on which it is to be parked.
 - v. No maintenance or repair of a commercial vehicle shall be allowed on the adjacent street.
 - vi. All commercial vehicles parked on residential properties shall adhere to the idling limitations contained in the Regulations of the Connecticut State Agencies (RCSA) Section 22a-174-18(b)(3) as may be amended.
 3. All applications for Special Exceptions shall include a detailed description of the vehicle including Gross Vehicle Weight (GVW).
 4. Commercial vehicles subject to Special Exceptions shall be screened along the closest residential property line by appropriate evergreen trees, shrubs, fence, or a combination thereof. Modifications may be considered on a case by case basis by the Commission taking into account the lot's characteristics such as topography or proximity to adjacent lots.
 5. Nothing herein shall be construed to permit a home occupation that is not otherwise permitted under these regulations. Any home occupation that is conducted in conjunction with the parking of commercial vehicles must meet the applicable requirements and be permitted with the Zoning Enforcement Officer.

6. Nothing herein shall be construed so as to prohibit commercial vehicles parked temporarily while engaged in providing products or services to the owner of the property.
7. Nothing herein shall be construed to prohibit commercial vehicles that are used as part of the following:
 - i. A permitted agriculture, farming, forestry, or nursery gardening use;
 - ii. A use of the facility by the Town of Litchfield, emergency services, State of Connecticut, Federal Government, or utility companies in the case of a weather emergency.

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