

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Memorandum

To: Town Plan and Zoning Commission
From: Town Planner Craig Minor, AICP
Date: July 1, 2020
Subject: Commercial Vehicles in Residential Zones

As I reported at the last TPZ meeting, I have simplified the “Commercial Vehicle” zoning regulation. The current regulation was a product of its time but it tried to do too much, and contains the equivalent of several double negatives which become very confusing.

When I eventually give you the draft amendment it will contain the usual strike-throughs of deleted text and underlining of new text, but the net result will be this:

Accessory Structures and Uses Permitted in Residential Zones

3.22.1 Accessory Structures and Uses Permitted

C. Commercial Vehicles (effective XX-XX-2020):

1. One commercial vehicle not exceeding 15,000 pounds gross vehicle weight and a cargo area not exceeding 200 square feet customarily used by the resident for transportation is permitted for each dwelling unit. Such vehicle shall be parked in the driveway or other suitable paved portion of the property.
2. “Commercial Vehicle” is any motorized vehicle used to carry, deliver, handle or transport goods in the conduct of business, profession, or trade. Commercial vehicles include, but are not limited to:
 - a) Pickup trucks, step vans, cargo vans, box trucks, flat bed or stake bed trucks.
 - b) Any vehicle outfitted with a backup alarm.

3. Commercial vehicles permitted under Section C.1 do not include:
 - a) Heavy-duty earth moving equipment, cement mixers, trenching pipe laying equipment or other similar type of construction equipment.
 - b) Buses, semi-trailers, tractor trailers, dump trucks, wreckers and trailers used for commercial purposes.
4. Personal vehicles used for the transportation of handicapped person(s) shall be exempt.

This regulation contains adequate safeguards for the neighborhood, and I'm pretty sure it covers every type of commercial vehicle that people customarily bring home at the end of the day without bothering their neighbors.

cc:
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