



SECTION 66

Trailers

66.0 [RESERVED]

66.1 PURPOSE

The provision of these regulations is to allow for the use of trailers and boats and of storage, construction office and commercial trailers while addressing problems typically associated with their storage and use. Unless otherwise provided in this section, no trailer and for boat, storage, construction office or commercial trailer will be placed on any lot until an application for Certificate of Zoning Compliance has been approved by the Enforcement Officer or a Site Plan has been approved by the Commission.

66.2 DEFINITIONS

No trailers and boats, storage and construction/office trailers or commercial trailers will be permitted on any lot, except in accordance with the standards and provisions of this section.

66.2.1 Trailers and boats. The term parking and storage of trailers and boats, including camping and recreational equipment, boats with or without hauling trailers, utility trailers and mobile homes, is defined as follows:

- A. **Travel trailer.** Any camper, camp trailer, furnished van or any of trailer, designed for human habitation.
- B. **Pick-up coach or pick-up camper.** A structure designed primarily to be mounted on a pick-up or truck chassis and with equipment to render it suitable for use as a temporary dwelling for travel camping, recreational and vacation uses only, and which will be eligible to be licensed/registered and insured for highway use.
- C. **Motorized camper.** A portable dwelling designed and constructed as an integral part of a self-propelled vehicle to be used as a temporary dwelling for travel, camping, recreational and vacation use and which will be eligible to be licensed/registered and insured for highway use.
- D. **Mobile home.** A movable or portable dwelling built on a chassis, and which is, has been, or may be, mounted or moved on wheels, connected to utilities, and designed without a permanent foundation for year-round occupancy.
- E. **Tent trailer.** A canvas, folding structure, mounted on wheels to be used as a temporary dwelling for travel, camping, recreational and vacation uses, and which is eligible to be licensed/registered and insured for highway use.
- F. **Boat with or without hauling trailer.** Any vessel more than 15 feet with or without a hauling trailer.
- G. **Utility trailer.** A small box, horse or similar flat trailer designed to be towed by a vehicle using a ball and socket connection in excess of 15 feet in length.

H. **Mobile home and mobile manufactured home.** These terms are used interchangeably to refer to a “*mobile manufactured home*,” defined in Section 21-64 of the Connecticut General Statutes, as follows:

I. **Mobile manufactured home.** A detached residential *unit* having three dimensional components which are intrinsically mobile with or without a wheeled chassis or a detached residential *unit* built on or after June 15, 1976, in accordance with Federal manufactured home *construction* and safety standards, and, in either case, containing sleeping accommodations, a flush toilet, tub or shower bath, kitchen facilities and plumbing and electrical connections for attachment to outside systems, and designed for long-term occupancy and to be placed on rigid supports at the site where it is to be occupied as a residence, complete and ready for occupancy, except for minor and incidental unpacking and assembly operations and connection to utilities systems;

Any *mobile manufactured home* having as its narrowest dimension twenty-two feet (22') or more will be subject to the same standards and conditions as any other single *family* detached *dwelling unit*. Any *mobile manufactured home* pre-existing the adoption of the Old Saybrook Zoning Regulations on July 8, 1948, which does not meet these standards and conditions, is a legal pre-existing *non-conformity*.

66.2.2 **Storage, construction/office and commercial trailers.** The terms “*storage trailer*,” “*construction/office trailer*” and “*commercial trailer*” used for *construction* and business-related purposes are defined as follows:

A. **Storage trailer** - the *trailer* portion of a tractor-trailer vehicle, *storage* container or box, portable warehouse or similar moveable roofed enclosures placed on a *lot* for the purpose of storing equipment or other goods and having a *total lot coverage* exceeding fifty (50) square feet.

B. **Construction/office trailer** - a *trailer* or *trailers* used for equipment or supply *storage* or as a *construction office* concerning a bonafide *construction* project for which appropriate *building* permits have been acquired.

C. **Commercial trailer** - a *trailer* or *trailers* used in conjunction with permitted *commercial* and industrial establishments such as trucking terminals, *building* contractor's businesses and *storage* yards, warehousing and wholesale businesses, manufacturing, processing and assembling of goods and marine transportation.

D. **Temporary Non-Residential Restaurant Trailer.** A wheeled trailer used for a permitted *outdoor restaurant* use, which will be located on the same lot as the *outdoor restaurant* use. Temporary non-residential restaurant trailers will be used for storage, restaurant facilities and/or food preparation and will be located on the lot for fewer than 180 days in any calendar year, including time for installation, set-up, breakdown and removal of the trailers and other non-permanent features of the site. When located in a *Special Flood Hazard Area*, the temporary non-residential restaurant trailer will only be approved subject to a Storm & Flood Emergency Action Plan for evacuation of the site in the event of a major storm or hurricane as specified in Chapter 128 of the Old Saybrook Town Code Flood Plain Management.



66.3 STANDARDS

No *trailers and boats, storage and construction/office trailers or commercial trailers* will be permitted on any *lot* except in accordance with the standards and provisions of this Section.

66.3.1 **Trailers and Boats.** The parking and *storage* of “*trailers and boats*” will comply with the

following special standards:

- A. No more than one *trailer* or one *boat* will be stored at any time on a *lot* in a Residential *District* or on any *lot* containing a legal, pre-existing nonconforming residence;
- B. Any *trailer* and *boat* that is not parked or stored within a garage, *structure*, will meet all *setback* and *building/structure* coverage requirements for *buildings* or other *structures* for the *district* within which the *trailer* and *boat* is parked or stored and will be located no closer than ten feet (10') to any *building* or other *structure*.
- C. A *trailer* and *boat* that is not parked or stored within a garage, *structure*, will be located to the rear of a principal *building* or other major *building* or *structure* in a neat and orderly manner or in the most inconspicuous location practicable. The parked or stored *trailer* and *boat* will be screened with *fencing*, landscaping or other measures to satisfaction of the Enforcement Officer so as to be generally not visible from any *street* or adjacent property.
- D. In the event that a *trailer* and *boat* is parked or stored on a vacant *lot*, the *trailer* and *boat* will be located in the most inconspicuous location practicable and will be screened with *fencing*, landscaping or other measures to satisfaction of the Enforcement Officer so as to be generally not visible from any street or adjacent property.
- E. At no time will the parked or stored *trailer* and *boat* be occupied or used for living, sleeping or housekeeping purposes. There will be no connections to any utility service, including electric, heat, water and sewerage disposal service.
- F. In event of non-compliance, the Enforcement Officer will require the removal, relocation or screening of the parked or stored *trailer* and *boat*.

66.3.2 **Placement of storage and construction/office trailers.** The parking, *storage*, and *use* of *storage* and *construction/office trailers* will comply with the following special standards:

- A. **Construction office trailer or trailers** – will be located on the same *lot* as, and in connection with, a bonafide construction project for a duration of no more than six (6) months unless extended at the discretion of the Enforcement Officer to coincide with an additional period when the construction project is in progress. The *trailer* or *trailers* will not be placed at the construction site before two (2) weeks before start of construction and will be removed within two (2) weeks of final completion of the project.

- B. **Storage and construction office trailers** – will meet all *setback* requirements for *buildings* or other *structures* for the *district* within which the *trailer* or *trailers* are parked or stored and will be located no closer than ten feet (10') to any *buildings* or other *structures*.
- C. **Trailers parked or stored** – for the purpose of *storage* in connection with an approved business or industrial *use* will be located so as not to occupy or obstruct parking or loading spaces required for other *uses* on the site nor any areas or lanes used for the purpose of emergency access or other essential circulation patterns.
- D. **Storage, construction office and commercial trailers** – will be required to be screened from view from a street or any adjacent property with *fences*, landscaping or other measures to the satisfaction of the *Commission* or their designated agent.
- E. In event of non-compliance, the *Commission* or their designated agent will require the removal, relocation or screening of the parked or stored *storage* and *construction office trailer* or *trailers*.

66.3.3 **Placement of commercial trailers.** The parking of *commercial trailers* will comply with the following special standards:

- A. *Commercial trailers* are permitted on a *lot* concerning an approved business if the *commercial trailers* are used only for the purposes of transportation. At no time will the *trailer* or *trailers* be used for *storage*, except in conformance with these regulations.
- B. *Commercial trailers* will conform to all *setback* requirements for *buildings* and other *structures* for the *district* within which they are located and will be located so as not to occupy or obstruct parking or loading spaces required for other *uses* on the site nor any areas or lanes used for the purpose of emergency access or other essential circulation patterns.

66.3.4 **Temporary Non-Residential Restaurant Trailer.** The parking of *temporary non-residential restaurant trailers* will comply with the following special standards:

- A. Temporary non-residential restaurant trailers will conform to *setback* requirements for *buildings* and other *structures* and will be located so as to not occupy and obstruct parking or loading spaces required for *uses* on the site or lanes used for the purpose of emergency access or other essential circulation patterns.
- B. Temporary non-residential restaurant trailers will be designed and located in a manner that is consistent with the intent of the Article VI /Design Standards and the *Gateway Conservation Zone* standards in these Regulations.



66.4 AUTHORIZED USE OF TRAILERS AND BOATS

No *trailer* and *boat* will be used for any purpose on any *lot* without the approval of the *Commission* and the approval will be limited to a period of six (6) months, extendible for an additional period or periods of six (6) months. The approval may be granted only in cases of extenuating circumstances, such as a request to live in a mobile home while the residence is being repaired or rebuilt after a fire or other casualty. In the case of Special Events approved by the *Commission*, *trailers and boats* that are customarily used for temporary living purposes may be occupied for the duration of the approved Special Event only. Said vehicles will be parked so as to meet all applicable parking regulations and standards. Where *trailers and boats* are to be occupied, sanitary facilities will have written approval of the Connecticut River Area Health District at the time of the approval by the *Commission*, and it may be occupied by only one (1) *family*, at least one member of which will be either the owner of the *lot* or related by blood, marriage or legal adoption, to the owner of the *lot*.

66.5 SALES AND RENTALS

Where authorized as a permitted *use* in a *District*, the parking and *storage* of *trailers and boats* for sales and rental will conform to the requirements for *outside storage* areas.

66.6 PLOT PLAN

Prior to approval of any application for Certificate of Zoning Compliance for a *trailer* and *boat* as a permitted *use*, a Plot Plan will be submitted to and approved by the Enforcement Officer.

66.7 SITE PLAN

Prior to approval of any application for Certificate of Zoning Compliance for a *storage* and *construction office trailer*, a Site Plan will be submitted to and approved by the *Commission*.