

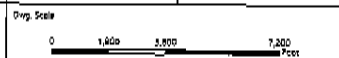
- Legend**
- AH-1 Affordable Housing 1
  - AH-2 Affordable Housing 2
  - AH-3 Affordable Housing 3
  - AH-4 Affordable Housing 4
  - AH-5 Affordable Housing 5
  - AH-6 Affordable Housing 6
  - AH-7 Affordable Housing 7
  - AH-8 Affordable Housing 8
  - AH-9 Affordable Housing 9
  - C-1 Commercial 1
  - C-2 Commercial 2
  - OB-1 Office Building 1
  - OB-2 Office Building 2
  - RC Rural Conservation
  - ROC Research, Office and Commercial
  - ROM-1 Research, Office and Manufacturing 1
  - ROM-2 Research, Office and Manufacturing 2
  - ROM-3 Research, Office and Manufacturing 3
  - RR-4 Rural Residential 4
  - RR-4S Rural Residential 4S
  - SR Suburban Residential
  - VR Village Residential
  - Planned Development Overlay
  - Permitted Unit Development Overlay

Source 1: Municipal boundary data from NJDEP  
 Source 2: Street centerline data from NJDEP  
 Source 3: Parcel data from NJDEP Warehouse, Hunterdon County  
 Source 4: Zone district data from Township of Clinton

**ZONING MAP**

TOWNSHIP OF CLINTON, HUNTERDON COUNTY, NEW JERSEY

Drawn By	Drawn Date
TB	10/14/2020



**BURGIS ASSOCIATES, INC.**  
 CONSULTING PLANNERS | LAND DEVELOPMENT AND DESIGN | LANDMARK ASSISTANCE  
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CLINTON CODE

Zone	Primary Principal Use	Minimum Lot Area (square feet)	Maximum Depth of Measurement (feet)	Minimum Lot Width		Minimum Yards			Maximum Staircase	Height (feet)	Maximum Building Coverage	Maximum Density	Floor Area Ratio (percent)	Maximum Impervious Coverage
				At Street (feet)	At Building (feet)	Front (feet)	Rear (feet)	Side (feet)						
C-1	Commercial uses ROM and all other uses	75,000	300	250	250	40	75	50		35			33%	40%
		237,800	600	350	350	40	100	75		35			15%	40%
		217,800	600	350	350	100	100	75		35			15%	40%
		150,000	500	300	300	40	100	50		35			15%	40%
OB-2	Offices, shops, etc. One-family dwellings Two-family dwellings	20,800	200	100	100	35	60	20	2 1/2	35	20%			60%
		9,000	150	35	54	35	40	10	2 1/2	35	20%			
ROM-1	Research, office, and manufacturing	1,742,400	2,000			200'	200'	100'		45'			14%	33%
ROM-2	Research, office, and manufacturing	871,200	1,500			150'	150'	75'		45'			13%	33%
ROM-3	Research, office, and manufacturing	217,800	600	350	350	100	100	75		35			13%	40%
PUD	One-family dwellings, townhouses, apartments Commercial uses Public and private educational facilities Recreational facilities	See Article XXXII												
		See Article XXXIII												
POD	Research, office and manufacturing	See Article XXXIII												

LAND USE REGULATIONS

165 Attachment 3

Township of Clinton

[Amended 5-11-1987 by Ord. No. 334-87; 11-23-1987 by Ord. No. 350-87; 8-27-1990 by Ord. No. 435-90; 9-10-1990 by Ord. No. 436-90; 4-18-2002 by Ord. No. 772-02; 4-9-2003 by Ord. No. 812-03; 4-4-2004 by Ord. No. 846-04; 6-14-2006 and 9-13-2006 by Ord. No. 908-06; 10-12-2016 by Ord. No. 1092-16; 1-15-2017 by Ord. No. 1095-17; 9-12-2018 by Ord. No. 1120-18; 9-12-2018 by Ord. No. 1122-18; 11-7-2018 by Ord. No. 1121-18; 10-28-2020 by Ord. No. 1142-2020]

Zone	Primary/Principal Use	Minimum Lot Area (square feet) <sup>a</sup>	Maximum Depth of Measurement (feet)	Minimum Lot Width		Minimum Yards			Maximum Stories	Height (feet)	Maximum Building Coverage (percent)	Maximum Density	Floor Area Ratio (percent) <sup>b</sup>	Maximum Impervious Coverage (percent)
				At Street (feet)	At Building (feet)	Front (feet)	Rear (feet)	Side (feet)						
RC	One-family dwellings Conventional lot Clustered lot or lot average lot	392,040 180,000	1,200 500	250	400	180	250	100	2 1/2	35	5%	0.11 units/ac <sup>b</sup> 0.11 units/ac <sup>b</sup>		
				90	135	75	75	50	2 1/2	35	15%			
RR-4	One-family dwellings Conventional lot Clustered lot or lot average lot	174,240 65,000	800 500	150 100	250 150	125 50	250 75	50 35	2 1/2 2 1/2	35 35	10% 15%	0.25 units/ac <sup>b</sup> 0.25 units/ac <sup>b</sup>		
RR-4S	One-family dwellings Conventional lot Clustered lot with sewer Clustered lot or lot average lot with septic system	174,240 30,000 65,000	800 240 500	150 75 100	250 110 150	125 50 50	250 50 75	50 25 35	2 1/2 2 1/2 2 1/2	35 35 35	10% 15% 15%	0.25 units/ac <sup>b</sup> 1.11 units/ac <sup>b</sup> 0.25 units/ac <sup>b</sup>		
SR	One-family dwellings Conventional lot Clustered lot	63,000 15,000	500 150	100 60	150 90	50 35	75 40	35 10	2 1/2 2 1/2	35 35	15% 20%			
YR	One-family dwellings Two-family dwellings	9,000 11,250	150 150	36 45	54 68	35 35	40 40	10 10	2 1/2 2 1/2	35 35	20% 20%			
AH-1	One-family dwellings Two-family dwellings Townhouses Apartments													
AH-2	One-family dwellings Multifamily dwellings													
AH-3	One-family dwellings Two-family dwellings Three- and four-family dwellings													
AH-4	Multifamily dwellings													
AH-5	Townhouses Multifamily dwellings													
AH-6	Townhouses Multifamily dwellings													
AH-7	Townhouses Multifamily dwellings													

*Township of Clinton, NJ  
Wednesday, June 16, 2021*

## Chapter 165. Land Use Regulations

### Part 7. Zoning Regulations

#### Article XXIV. C-ROM Commercial – Research, Office and Manufacturing District

##### § 165-160. Purpose.

The purpose of this article is to establish regulations and standards controlling development along the U.S. Route 22 corridor situated in the C-ROM Commercial – Research, Office and Manufacturing District. The C-ROM District has been designed to consolidate the previous C-2, ROM-3 and ROC Zone designations of this area of the Township, thereby promoting the principal permitted uses enumerated herein throughout the corridor. Warehouse and distribution uses are expressly prohibited in the C-ROM District as such uses have been determined to be incompatible with the intent of the C-ROM Zone and cannot be adequately supported by the Township's road infrastructure.

##### § 165-161. Permitted principal uses.

- A. The following uses are principal permitted uses:
- (1) Any permitted principal use in the C-1 Commercial District.
  - (2) Any permitted principal use in the ROM-3 District.
  - (3) Breweries, brewpubs, wineries, distilleries and similar type uses.
  - (4) Outdoor recreation activities, limited to miniature golf and golf driving ranges, batting cages, skating rinks, skateparks and swimming pools.
  - (5) Theaters.
  - (6) Museums.
  - (7) Hotels.
- B. None of the uses permitted in this section shall include any sexually oriented entertainment business.

##### § 165-162. Permitted accessory uses.

The following are permitted accessory uses:

- A. Off-street parking in accordance with § 165-71A(10).

- B. Outdoor and indoor electric vehicle (EV) charging stations and equipment.
- C. Signs in accordance with the Clinton Township Sign Ordinance, § **165-109**.
- D. Temporary permits as regulated in § **165-101**.
- E. Outdoor growing and display of nursery stock in connection with commercial greenhouses or plant nurseries.
- F. Other accessory uses customarily incidental to the principal permitted uses in this section.
- G. Dish antennas.

### **§ 165-163. Conditional uses.**

The following conditional uses, as regulated in Article **XVIII**, are permitted:

- A. Churches and similar places of worship of recognized religious groups, which may include attendant parish homes, convents, religious education buildings, cemeteries and mausoleums.
- B. Public and private schools teaching academic subjects.
- C. Fast-food service restaurants.

### **§ 165-164. Prohibited uses.**

The following uses are expressly prohibited:

- A. Warehouses.
- B. Distribution centers or facilities.

#### **§ 165-164.1. Zoning requirements.**

Except as otherwise provided in this Part 7, the requirements and limitations contained in the Schedule of Requirements referred to in § **165-86** shall be complied with.

#### **§ 165-164.2. Performance standards.**

The requirements of § **165-186** shall be complied with.

*Township of Clinton, NJ  
Wednesday, June 16, 2021*

## Chapter 165. Land Use Regulations

### Part 7. Zoning Regulations

#### Article XXIII. C-1 Commercial District

[Added 5-27-1993 by Ord. No. 516-93]

##### § 165-156. Permitted principal uses.

[Amended 12-8-1999 by Ord. No. 705-99; 2-14-2001 by Ord. No. 739-01]

A. The following uses are permitted principal uses:

- (1) Retail sales establishments, limited to meat markets, seafood markets, bakeries, specialty food stores and delicatessens, convenience stores, supermarkets, art galleries and frame shops, antique stores, jewelry stores, drug stores, home furnishing stores, sporting good stores, card and gift shops, hobby shops, toy stores, book and magazine stores with associated activities, record and tape stores, video stores, camera stores, pet shops, art supply stores, clothing stores, consignment shops, shoe stores, hardware and plumbing supply stores, garden stores, package liquor stores, office supply stores, fabric stores, paint and wall covering stores, electronic equipment and electronic supply stores, appliance equipment stores and florists.
- (2) Retail service establishments, limited to barber and beauty shops, tailoring and dressmaking shops, dry cleaning and laundering operations, appliance repair shops, shoe repair shops, optical services and optical clinics, printing and copying shops, mail service, dance instructors, health and physical activities, photography studios, interior decorators, pet grooming, home improvement business and upholsterers.
- (3) Banks and financial institutions.
- (4) Offices for business, executive, professional and administrative purposes.
- (5) Restaurants, cafes and taverns in which patrons, seated at tables or counters, are served food and drink by waiters or waitresses for consumption on the premises.
- (6) Funeral homes.
- (7) Vocational schools and studios for the instruction of the arts, dancing, music, languages, photography and similar activities.
- (8) Municipal buildings and uses.
- (9) Child-care centers.
- (10) Medical offices.

[Amended 4-27-2016 by Ord. No. 1084-16]

- (11) Bowling alleys, tennis buildings and buildings intended for other indoor sports activities and amusements.
- (12) Clubs, lodges and fraternal, civic and charitable organizations.
- (13) Animal hospitals and clinics.
- (14) Commercial greenhouses and nurseries.
- (15) Ambulatory care facilities.  
[Added 4-27-2016 by Ord. No. 1084-16]
- (16) Nursing homes.  
[Added 4-27-2016 by Ord. No. 1084-16]
- (17) Assisted living residences.  
[Added 4-27-2016 by Ord. No. 1084-16]
- (18) Residential health care facilities.  
[Added 4-27-2016 by Ord. No. 1084-16]

B. None of the uses permitted in this section shall include any sexually oriented entertainment business.

## § 165-157. Permitted accessory uses.

The following are permitted accessory uses:

- A. Off-street parking in accordance with § 165-71A(10).
- B. Signs in accordance with the Clinton Township Sign Ordinance.<sup>[1]</sup>  
[1] *Editor's Note: See § 165-109 of this chapter.*
- C. Temporary permits as regulated in § 165-101.
- D. Outdoor growing and display of nursery stock in connection with commercial greenhouses or plant nurseries.
- E. Other accessory uses customarily incident to the uses listed in § 165-156.
- F. Dish antennas.

## § 165-158. Conditional uses.

[Amended 12-8-1999 by Ord. No. 705-99; 2-14-2001 by Ord. No. 739-01]  
The following conditional uses, as regulated in Article XVIII, are permitted:

- A. Churches and similar places of worship of recognized religious groups, which may include attendant parish homes, convents, religious education buildings, cemeteries and mausoleums.
- B. Public and private schools teaching academic subjects.
- C. Fast-food service restaurants.<sup>[1]</sup>  
[1] *Editor's Note: Former Subsection D, Assisted living residences, which immediately followed this subsection, was repealed 4-27-2016 by Ord. No. 1084-16.*

## § 165-159. Zoning requirements.

Except as otherwise provided in this part, the requirements and limitations contained in the Schedule of Requirements referred to in § 165-86 shall be complied with.

## Article XXV. ROM-3 Research, Office and Manufacturing District

[Amended by Ord. No. 282-86; Ord. No. 350-87; Ord. No. 358-88 and Ord. No. 370-88; 5-27-1993 by Ord. No. 516-93; 6-24-1993 by Ord. No. 529-93]

## § 165-165. Permitted principal uses.

[Amended 12-8-1999 by Ord. No. 705-99; 2-14-2001 by Ord. No. 739-01]

The following are permitted principal uses:

- A. Laboratories devoted exclusively to research, design, and experimentation; provided, however, that:
  - (1) Pilot plants for the testing of manufacturing, processing or fabrication methods or for the testing of products or materials shall be permitted only as accessory to a research laboratory, and in no case shall more than 25% of the total floor area be devoted to such uses. No materials or finished products shall be manufactured, processed, or fabricated on said premises for sale, except such as are incidental to said laboratory research, design, or experimental work.
  - (2) No manufactured or commercial explosives shall be kept, maintained, or stored on said premises, except in small quantities for laboratory research, design, or experimental use, and then only in compliance with all applicable federal, state, and local safety standards.
- B. Computer and data-processing centers and facilities.
- C. Offices for business, executive, professional, and administrative purposes.
- D. Conference centers.
- E. Printing and publishing establishments.
- F. Development and manufacturing of engineering and scientific instruments, mechanical measuring and control devices, optical instruments and lenses, medical instruments and supplies, ophthalmic goods, photographic equipment and supplies, watches, and clocks.
- G. Processes of assembly, manufacturing, fabrication, packaging, treatment or conversion of products conducted entirely within the confines of a building, confined to the making of finished products or part thereof from component parts and semifinished products and not involving reduction, conversion or manufacturing of primary raw materials except for drugs and pharmaceuticals.
- H. Integrated industrial park development involving any combination of the above uses.
- I. Municipal uses and facilities.
- J. Agricultural uses, such as farms, orchards, and the raising of livestock, including residential uses in connection therewith.



- K. Child-care centers.
- L. Medical offices.  
[Added 4-27-2016 by Ord. No. 1084-16]
- M. Ambulatory care facilities.  
[Added 4-27-2016 by Ord. No. 1084-16]
- N. Nursing homes.  
[Added 4-27-2016 by Ord. No. 1084-16]
- O. Assisted living residences.  
[Added 4-27-2016 by Ord. No. 1084-16]
- P. Residential health care facilities.  
[Added 4-27-2016 by Ord. No. 1084-16]

### § 165-166. Permitted accessory uses.

The following are permitted accessory uses:

- A. Off-street parking in accordance with § 165-71A(10).
- B. Signs in accordance with the Clinton Township Sign Ordinance.<sup>[1]</sup>  
[1] *Editor's Note: See § 165-109 of this chapter.*
- C. Temporary permits, as regulated in § 165-101.
- D. Other accessory uses customarily incident to the uses listed in § 165-165.

### § 165-167. Conditional uses.

[Amended 12-8-1999 by Ord. No. 705-99]

The following conditional uses, as regulated in Article XVIII, are permitted:

- A. Churches and similar places of worship of recognized religious groups, which may include attendant parish homes, convents, religious education buildings, cemeteries and mausoleums.
- B. Public and private schools teaching academic subjects.<sup>[1]</sup>  
[1] *Editor's Note: Former Subsection C, Assisted living residences, which immediately followed this subsection, was repealed 4-27-2016 by Ord. No. 1084-16.*

### § 165-168. Zoning requirements.

Except as otherwise provided in this article, the requirements and limitations contained in the Schedule of Requirements referred to in § 165-86 shall be complied with.

### § 165-169. Performance standards.

The requirements of § 165-186 shall be complied with.