

Township of Clinton, NJ
Friday, December 6, 2024

Chapter 165. Land Use Regulations

Part 7. Zoning Regulations

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

[Amended 5-27-1993 by Ord. No. 516-93; 12-8-1999 by Ord. No. 705-99; 2-14-2001 by Ord. No. 739-01; 5-11-2005 by Ord. No. 885-05; 6-22-2005 by Ord. No. 886-05; 10-28-2020 by Ord. No. 1142-2020]

§ 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.

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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.^[1]

[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.^[1]

[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.

*Township of Clinton, NJ
Friday, December 6, 2024*

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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.^[1]
[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.^[1]
[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.