

Town of Clinton, NJ
Friday, December 20, 2024

Chapter 88. Land Use

Article VII. Zoning Regulations

§ 88-57. OB-1 Office Building Districts.

A. The following are permitted principal uses:

- (1) Office buildings intended for business, executive, professional and administrative purposes.
- (2) Nonprofit clubs, lodges and fraternal, civic and charitable organizations.
- (3) Municipal buildings and municipal uses, but not including municipal garages and storage and maintenance yards.
- (4) Medical and dental clinics.
[Amended 12-23-2008 by Ord. No. 08-19]
- (5) Nursery schools.
- (6) Funeral homes.
- (7) State-licensed nursing homes.
- (8) Vocation schools and studios for art, dancing, music, languages and photography.

B. The following are permitted accessory uses:

- (1) Off-street parking in accordance with § **88-62**.
- (2) Signs in accordance with § **88-64**.
- (3) Wireless telecommunications antennas in accordance with § **88-60Z**.
[Added 2-9-2010 by Ord. No. 10-01^[1]
^[1] *Editor's Note: This ordinance also redesignated former Subsection B(3) as Subsection B(4).*
- (4) Other accessory uses customarily incident to the uses listed in Subsection **A**.

C. Conditional uses. The following conditional uses, as regulated in § **88-63**, are permitted:

- (1) Churches and similar places of worship of recognized religious groups, which may include attendant parish homes, convents and religious education buildings.
- (2) Public and private schools teaching academic subjects.

D. Required conditions. Except as otherwise provided in this chapter, the requirements and limitations contained in the Schedule of Requirements referred to in § **88-51C** shall be complied with.^[2]

- ^[2] *Editor's Note: The Schedule of Zoning Requirements for the Town of Clinton is included at the end of this chapter.*

E. Participation in the provision of lower-income housing. The developer of any land in the district may participate in the provision of lower-income housing. The developer shall be entitled to a density

bonus equivalent to 15% of the floor area to which he is otherwise entitled under Schedule I, provided that all parking requirements can be met on the site and the Board approves any variances from setback and buffer requirements needed to accommodate the density bonus, in return for which the developer shall, no later than the time of issuance of a building permit, convey to the Town an amount equal to \$3.75 per square foot of gross floor area for all bonus construction. The funds paid to the Town shall be placed into a Housing Rehabilitation, Conversion and Assistance Fund to be administered by the Housing Officer and Affordable Housing Board appointed by the Mayor and Council following administrative guidelines established by ordinance. [Added 12-18-1984 by Ord. No. 84-17; amended 12-10-1985 by Ord. No. 85-25]