

EXHIBIT B

LAND USE REGULATIONS Chapter 165 Attachment 3

Township of Clinton

SCHEDULE OF ZONING REQUIREMENTS (Revised through May 12, 2021)

[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; 4-10-2002 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; 1-25-2017 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; INSERT DATE by Ord. No. _____]

Zone	Primary Principal Use	Minimum Lot Area (square feet) ^(a)	Maximum Depth of Measurement (feet)	Minimum Lot Width		Minimum Yards			Maximum Stories	Height (feet)	Maximum Building Coverage (percent)	Maximum Density	Floor Area Ratio (percent) ^(b)	Maximum Impervious Coverage (percent)
				At Street (feet)	At Building (feet)	Front (feet)	Rear (feet)	Side (feet)						
RC	One-family dwellings	392,040	1200	250	400	180	250	100	2 1/2	35	5%	0.11 units/acre ^(b)		
	Conventional lot	100,000	500	90	135	75	75	50	2 1/2	35	15%	0.11 units/acre ^(b)		
RR-4	One-family dwellings	174,240	800	150	250	125	250	50	2 1/2	35	10%	0.25 units/acre ^(b)		
	Conventional lot	65,000	500	100	150	50	75	35	2 1/2	35	15%	0.25 units/acre ^(b)		
RR-4S	One-family dwellings	174,240	800	150	250	125	250	50	2 1/2	35	10%	0.25 units/acre ^(b)		
	Conventional lot	30,000	240	75	110	50	50	25	2 1/2	35	15%	1.0 unit/acre ^(b)		
SR	One-family dwellings	65,000	500	100	150	50	75	35	2 1/2	35	15%			
	Conventional lot	15,000	150	60	90	35	40	10	2 1/2	35	20%			
VR	One-family dwellings	9,000	150	36	54	35	40	10	2 1/2	35	20%			
	Two-family dwellings	11,250	150	45	68	35	40	10	2 1/2	35	20%			
AH-1	One-family dwellings Two-family dwellings Townhouses Apartments	See Article XX												
AH-2	One-family dwellings Multifamily dwellings	See Article XXI												
AH-3	One-family dwellings Two-family dwellings Three- and four-family dwellings	See Article XXII												
AH-4	Multifamily dwellings	See Article XXIIA												
AH-5	Townhouses Multifamily dwellings	See Article XXIIB												
AH-6	Townhouses Multifamily dwellings	See Article XXIIC												
AH-7	Townhouses Multifamily dwellings	See Article XXIID												
AH-8	One-family dwellings Two-family dwellings Townhouses Multifamily dwellings Courtyard singles	See Article XXIIE												
AH-9	Multifamily dwellings	See Article XXIIF												
C-1	Commercial	75,000	300	250	250	40	75	50		35			15%	40 ^(b)
C-ROM	Commercial uses	217,800	600	350	350	40	100	75		35			15%	40 ^(b)
	ROM and all other uses	217,800	600	350	350	100	100	75		35			15%	40 ^(b)
OB-1	Office buildings	150,000	500	300	300	40	100	50		35			15%	40 ^(b)
OB-2	Offices, shops, etc.	20,000	200	100	100	35	60	20	2 1/2	35				60 ^(b)
	One-family dwellings	9,000	150	35	54	35	40	10	2 1/2	35	20			
	Two-family dwellings	11,250	150	45	68	35	40	10	2 1/2	35	20			

ROM-1	Research, office, and manufacturing	1,742,400	2,000			200 ^(e)	200 ^(e)	100 ^{(e),(d)}		45 ^(e)			15%	33 ^(b)
ROM-2	Research, office, and manufacturing	871,200	1,500			150 ^(e)	150 ^(e)	75 ^{(e),(d)}		45 ^(e)			15%	33 ^(b)
ROM-3	Research, office, and manufacturing	217,800	600	350	350	100	100	75		35			15%	40 ^(b)
PUD	One-family dwellings, townhouses, apartments Commercial uses Public and private educational facilities Recreational facilities	See Article XXXII												
PDO	Research, office and manufacturing	See Article XXXIII												

NOTES:

- (a) For lots served by individual on-site septic systems, required minimum lot areas shall include at least one contiguous acre of noncritical lands. Noncritical lands are lands free of wetlands, floodplains, water bodies, stream corridors, easements and topographic slope of 15% or greater.
- (b) This standard shall apply to the area of the lot after first reducing the total area by portions of land subject to certain constraints as provided in the following schedule.

Constraint	Percentage of Area of Constraint by which Lot Area is to be Reduced*
Bodies of water	100
100-year floodplain (1)	100
Wetlands and wetland transition areas (2)	100
Slopes 15% to 24.99% (3)	50
Slopes 25% and greater (3)	100
Stream corridor (4)	100
Easements (5)	100

*If more than one constraint applies to a given area, the constraint with the greater reduction shall apply.

- (1) Federal Emergency Management Administration (FEMA), DEP or other equally reliable source.
- (2) Verification by the NJDEP.
- (3) Calculated within two-foot contour intervals from aerial topography or survey by a New Jersey licensed land surveyor.
- (4) In accordance with the definition in Section 165-4.
- (5) Including existing drainage and conservation easements.
- (c) Additional yard requirements: Notwithstanding minimum yard requirements, the yard depth shall be increased by one foot for every 200 square feet or part thereof of building wall surface area in excess of 20,000 square feet, provided that the yard depth need not exceed 400 feet.
 - (1) For buildings that are not parallel to a street or property line as described above, the additional setback shall be measured at the midpoint of the length of the building wall.
 - (2) For buildings having staggered walls facing on a street property line as described above, the additional setback shall apply individually to each building wall, the area of said wall being the area of a plan extending through the entire building at that point.
- (d) Minimum rear yard requirement applies to the side yard if the side yard adjoins a residence district.
- (e) If off-street parking is provided under a building, the maximum permitted height of that portion of the building under which parking is located may be increased to 60 feet.
- (f) Side yards shall be increased to 100 feet where lot line abuts a residential zone.
- (g) For hotels the height limit will be 55 feet.
- (h) If application is made pursuant to a master development plan pursuant to Section 40-88 of the Clinton Township Code, the maximum impervious surface coverage shall be calculated on the basis of the effective land area of the entire tract prior to the subdivision or dedication. Any resulting lot shall not have more than 80% impervious surface coverage.
- (i) Fifteen feet exclusive of open porches, 20 feet to any garage door.