



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

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B U R G I S
A S S O C I A T E S , I N C .

MEMORANDUM

To: Clinton Township
From: Tom Behrens, PP, AICP
Date: September 19, 2023
BA#: 3993.00

Re: Currently Permitted Uses at the Existing Exxon Property

This memorandum is intended to provide an overview of the uses currently permitted at the existing Exxon Property generally located southeast of the intersection of Routes 22 and 31 and identified as Block 30 Lots 17, 29.01, 30, 31, 41, Block 30.02 Lot 1 and Block 31 Lot 1 in Township tax records.

From a zoning perspective, the property is located in both the ROM-1 Research, Office and Manufacturing District and in the PDO Planned Development Overlay Zone. The overlay zone serves as a development alternative to the underlying ROM-1 Zone designation which remains in force. Prospective developers can select between either zoning alternative subject to the respective zone's use, dimensional (bulk) and other specific requirements.

In addition, each zoning designation includes permitted principal uses, conditional uses and accessory uses:

- Principal uses are those uses which are the predominant use(s) of the property which are permitted without any other stipulations.
- Conditional uses are allowed under certain circumstances recognizing that such uses may be appropriate in particular locations and where those uses can be reasonably accommodated. A conditional use may only be permitted if all of the stipulated conditions for such use are met. Typical examples of conditional use requirements include minimum lot area, maximum height and minimum building setbacks from lot lines, among other standards.
- Accessory uses are those which are subordinate to and supportive of the principal use and would not otherwise be permitted on their own.

The following is an overview of the uses permitted in the various zones encompassing the Exxon site:

ROM-1 Research, Office and Manufacturing District

Principal Permitted 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 statutes.
- 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; electronic components, pharmaceuticals, and biological supplies.
- G. Integrated industrial park development involving any combination of the above uses.
- H. Municipal uses and facilities.
- I. Agricultural uses, such as farms, orchards and the raising of livestock, including residential uses in connection therewith.
- J. Child-care centers.
- K. Medical offices.
- L. Ambulatory care facilities.
- M. Nursing homes.
- N. Assisted living residences.
- O. Residential health care facilities.

Permitted Conditional Uses:

- 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.

Permitted Accessory Uses:

- A. Accessory uses to the business and professional offices and research laboratories, including garages for storage and maintenance of company employees' and visitors' motor vehicles; storage of gasoline and lubricating oils therefor; maintenance and utility shops for the upkeep and repair of buildings and structures and service, central heating and power plants for furnishing heat and electrical energy to structures on the site only; training schools for employees; buildings for the storage of documents, records and personal property; communications facilities; and clinics, dining and recreational facilities, banks, post offices, company stores and guest lodges for the use of company employees and of visitors to the building or buildings, provided that such uses are planned as an integral part of the office building or laboratory development and are located on the same site.
- B. Off-street parking in accordance with § 165-71A(10).
- C. Signs in accordance with § 165-109, Signs, of this chapter.
- D. Temporary permits, as regulated in § 165-101.
- E. Other accessory uses customarily incident to the uses listed in § 165-182.
- F. Dish antennas.

PDO Planned Development Overlay

Permitted Principal Uses:

- A. Laboratories for research, design, and experimentation, including pilot plants. 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 facility and in no case shall more than 25% of the total floor area of the research facility be devoted to such uses.
- B. Computer and data-processing centers and facilities.
- C. Offices for business, executive, professional, and administrative purposes.
- D. Hotels and conference centers.
- E. Printing and publishing establishments.
- F. Development, manufacturing, assembly, and packaging of engineering and scientific instruments, computers and computer products, mechanical measuring and control devices, optical instruments and lenses, medical instruments and supplies, ophthalmic goods, photographic equipment and supplies, watches and clocks.
- G. Motor vehicle filling stations, provided that no more than three shall be developed on a PDO tract.
- H. Public and private garages and parking structures.

- I. Municipal, public, and quasi-public uses and nonprofit facilities such as, but not limited to, post offices, sewage treatment plants, public utility facilities, police/fire, library, parks, cultural facilities, playgrounds, municipal offices, and transit facilities.
- J. Child-care centers.
- K. Agricultural uses, such as farms, tree farms, orchards, and the raising of livestock, including residential uses in connection therewith.
- L. Electrical substations.

Permitted Conditional Uses:

- A. Churches and similar places of worship of recognized religious groups, which may include attendant parish homes, convents, and religious education buildings.
- B. Public and private schools teaching academic subjects.
- C. Commercial greenhouses and nurseries.
- D. Life-care facilities.
- E. Heliport or helistops.

Permitted Accessory Uses:

- A. Uses customarily incidental to any of the permitted principal uses.
- B. Restaurant or cafeteria primarily for supplying meals only to employees and guests of the principal use. Buildings with a gross floor area of 200,000 square feet or greater shall provide a cafeteria.
- C. Limited retail commercial uses, designed primarily to serve employees and guests on-site. Retail shall include, but not be limited to, stores and shops for retail business, banks and financial institutions, health clubs, news stand, post office, automated banking facilities, clinics, and similar conveniences.
- D. In-service training schools for employees.
- E. Custodial living quarters.
- F. Indoor and outdoor recreation facilities, provided that all such accessory buildings and uses shall be planned as an integral part of the principal use development.
- G. Overnight lodgings for visitors to any permitted principal uses, provided that such facilities are not open to the general public.
- H. Assembly halls for meetings incidental to the business of the principal use.
- I. Maintenance, utility, and storage facilities incidental to the principal use.

- J. Limited manufacture and sale of products produced by or directly related to the principal use for the purpose of market testing.
- K. Warehouse facilities and wholesale storage within a completely enclosed building, the latter being incidental and accessory to a permitted use.
- L. Central heating and power plants for furnishing heat and electrical energy to structures on the PDO tract.
- M. Outside storage of gas cylinders and other equipment relating to a research facility or pilot plant provided it is suitably screened.
- N. Off-street parking as provided herein, including parking structures.
- O. Signs.
- P. Dish antennas.
- Q. Cogeneration facilities.