

**CITY OF CLIFTON
ORDINANCE #8111-26**

AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT CHAPTER 461 OF THE CODE OF THE CITY OF CLIFTON, ENTITLED "ZONING", MORE PARTICULARLY ARTICLE X THEREOF, ENTITLED "OFF-STREET PARKING AND LOADING", SECTION 461-60.1 THEREOF ENTITLED "REQUIREMENTS FOR OFF-STREET PARKING AND LOADING SPACES"

WHEREAS, the City of Clifton Planning Board adopted the 2026 Master Plan Reexamination on April 23, 2026, which was memorialized by Resolution on June 25, 2026;

WHEREAS, the 2026 Master Plan Reexamination made specific recommendations regarding off-street parking standards to modernize the City's off-street parking requirements ; and

WHEREAS, the current off-street parking requirements shall be modified to be consistent with the recommendations in the 2026 Master Plan Reexamination; and

BE IT ORDAINED, by the Municipal Council of the City of Clifton that:

1. Chapter 461 of the Code of the City of Clifton, entitled "Zoning", more particularly Article X thereof, entitled "Off-Street Parking and Loading", Section 461-60.1 thereof, entitled "Requirements for Off-Street Parking and Loading Spaces", is amended, revised and supplemented as follows:

**CHAPTER 461
ZONING**

**ARTICLE X
OFF-STREET PARKING AND LOADING**

Section 461-60.1 Requirements for off street parking and loading spaces.

A. Off-street parking spaces. No building or premises shall be used, nor shall any building be built or erected nor shall any building be altered to expand its gross floor area, unless there is off-street parking spaces, upon the same premises upon which the use or structure is located, in accordance with the following schedule:

Use	Minimum Parking Space(s)
Dwelling, Single-Family	As per the Residential Site Improvement Standards (RSIS)
Dwelling, Two-Family	As per the Residential Site Improvement Standards (RSIS)
Dwelling, Townhouse	As per the Residential Site Improvement Standards (RSIS)
Dwelling, Multi-Family	As per the Residential Site Improvement Standards (RSIS)
Dwelling, Garden Apartment	As per the Residential Site Improvement Standards (RSIS)
Dwelling, Mid-Rise	As per the Residential Site Improvement Standards (RSIS)
Dwelling, High-Rise	As per the Residential Site Improvement Standards (RSIS)
Dwelling, Assisted Living	As per the Residential Site Improvement Standards (RSIS)
Home for the aged	As per the Assisted Living Requirements of the RSIS
Senior citizen housing:	
PD-2	As per the Residential Site Improvement Standards (RSIS)
Other	As per the Residential Site Improvement Standards (RSIS)
Home professional office	As per the Residential Site Improvement Standards (RSIS)
Office and commercial laboratory	One (1) per 250 sq. ft.
Office (PCD Zone only)	One (1) per 250 sq. ft.
Hotel or rooming house	One (1) off-street parking space per room plus one (1) space per 175 sq. ft. of banquet/conference space. If a restaurant is within the hotel and open to the general public, the restaurant parking requirement shall be added to the pkg. req.

Bank	One (1) per 250 sq. ft.
Retail store and service establishment (including video stores)	One (1) per 250 sq. ft.
Gas station	One (1) off-street parking space per fuel pump plus two (2) off-street parking spaces per service bay.
Car wash	One (1) off-street parking space per every 250 sq. ft. of building area excluding areas dedicated to washing and vacuuming.
Automobile showroom	One (1) per 500 sq. ft.
Restaurants, including fast-food restaurants	1. Restaurants under 1,000 sq. ft. - One (1) per every 200 sq. ft. 2. Restaurants 1,001 sq. ft. to 2,999 sq. ft. - One (1) per every 150 sq. ft. 3. Restaurants 3,000 sq. ft. and over - One (1) per every 125 sq. ft.
Bowling alleys	One (1) per alley plus one (1) per every 250 sq. ft. of recreation/arcade area.
Veterinary establishments	One (1) per 250 sq. ft.
Printing and publishing establishments	One (1) per 500 sq. ft.
Tennis and racquetball courts, other than municipal	Two (2) per court.
Laboratories accessory to industrial uses	One (1) per 500 sq. ft.
Shops, mills, factories, warehouses and storage houses	One (1) per every 1,000 sq. ft. for manufacturing and factories. One (1) per every 2,000 sq. ft. of warehouse space. One (1) per every 250 sq. ft. of office space contained in the building. Self-storage shall have its own requirement.
Governmental and municipal offices	One (1) per 250 sq. ft.
Museums, exhibit halls, art galleries, community centers (except those serving senior citizens)	One (1) per 175 sq. ft.
Community centers serving senior citizens	One (1) per 175 sq. ft.
Libraries	
Main	One (1) per 600 sq. ft.
Branch	One (1) per 600 sq. ft.
Clubs and fraternal organizations	One (1) per 175 sq. ft.
Meeting rooms and other places of public assembly without fixed seating	One (1) per every three and one-half (3.5) people of the maximum occupancy of all assembly areas or one (1) space per every 175 square feet of total building area, whichever is greater.
Theaters and places of assembly with fixed seating	3.5 seats
Houses of worship	One (1) per every three and one-half (3.5) people of the maximum occupancy of all prayer areas or one (1) space per every 175 square feet of total building area, whichever is greater.
Hospital	One (1) per every two (2) beds.
Nursery school	One (1) per every ten (10) children permitted to be served by the State.
Public and private elementary school	One (1) per classroom and one (1) for every 250 sq. ft. of office space.
Public and private high school	One and one-quarter (1.25) per classroom and per office.
Schools for college grades	Ten (10) per every classroom plus one (1) for every 250 sq. ft. of office space. One-half (0.5) space per dormitory room.
Business school	Ten (10) per every classroom plus one (1) for every 250 sq. ft. of office space.

Dispatch services	One (1) parking spaces for each vehicle to be dispatched from the subject property in addition to parking requirements for the office portion.
Uses not listed above	According to that category herein listed which most nearly approximates the proposed use.
More than one use on premises	Sum of the component requirements.
Self-Storage Facilities	One (1) space per every 50 storage units but no less than ten (10).
Barber Shops, Beauty Salons, Nail Salons and Similar Uses	One (1) per 250 sq. ft.
Indoor Playgrounds and Recreation	One (1) per 175 sq. ft.
Adult Day Care	One (1) per every ten (10) people permitted to be served by the State.
Indoor Sports Facilities	One (1) per 1,000 sq. ft.

2. All other provisions of said Chapter 461 are not further amended hereby and remain in full force and effect.

3. All ordinances or parts of ordinances inconsistent herewith are hereby repealed as to such inconsistencies only.

4. This ordinance shall take effect after final passage and publication as provided by law.

Introduced: July 21, 2026

Adopted: August 5, 2026

Raymond Grabowski

Raymond Grabowski, Mayor


Kathleen Tolosi, City Clerk