

**CITY OF CLIFTON
ORDINANCE #8119-26**

**AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT CHAPTER 461 OF THE CODE
OF THE CITY OF CLIFTON, ENTITLED "ZONING", MORE PARTICULARLY THE
ADDITION OF ATTACHMENT 6, ENTITLED "MAXIMUM IMPERVIOUS COVERAGE
LIMITS"**

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 creating impervious coverage standards that currently do not exist in the ordinance; and

WHEREAS, the purpose of impervious coverage regulations is to mitigate the environmental impacts associated with increased runoff. Impervious surfaces prevent rainwater from infiltrating the ground, leading to higher volumes of surface runoff. This runoff can have adverse impacts on properties, stormwater management systems, contribute to flooding, and cause erosion. Additionally, it can carry pollutants such as oil, chemicals, and debris into nearby water bodies, degrading water quality; and

WHEREAS, the current zoning ordinance does not specify maximum impervious coverage limits; 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", is supplemented as follows:

**CHAPTER 461
ZONING**

**ATTACHMENT 6
MAXIMUM IMPERVIOUS COVERAGE LIMITS**

ZONING
461 Attachment 6
Maximum Impervious Coverage
Limits

	Zoning District						
	RA-1, RA-2, RA-3	RB-1, RB-2, RB-3, R-HR	B-A, B-A1, B-B, B-C, B-D, Parcels 20,000 sq. ft and Under	B-A, B-A1, B-B, B- C, B-D, Parcels Over 20,000 sq.	M-1, M-2, M-3	PD-1	All other "P" Districts
Maximum Impervious Coverage Percentage (1)	60% (2)	60%(2)	90%	80%	90%	90%	80%

(1) These coverages shall apply unless a conditional use standard permits a different percentage.

(2) Lots under 5,000 sq. ft. shall be permitted a maximum impervious coverage of 75%

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

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 All ordinances or parts of ordinances inconsistent herewith are hereby repealed as to such inconsistencies only.

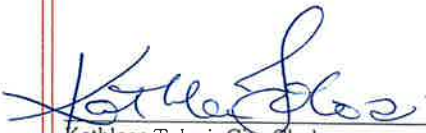
3. This ordinance shall take effect after final passage and publication as provided by law.

Introduced: August 18, 2026

Adopted: September 1, 2026

Raymond Grabowski

Raymond Grabowski, Mayor


Kathleen Tolosi, City Clerk

ZONING

461 Attachment 6

Maximum Impervious Coverage Limits

Zoning District

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