

**CITY OF CLIFTON
ORDINANCE #8118-26**

**AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT CHAPTER 461 OF THE CODE
OF THE CITY OF CLIFTON, ENTITLED "ZONING", MORE PARTICULARLY ARTICLE
XI THEREOF, ENTITLED "DEFINITIONS AND WORD USAGE", SECTION 461-64
THEREOF ENTITLED "DEFINITIONS"**

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 have a definition of impervious coverage or impervious surfaces; 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 XI thereof, entitled "Definitions and Word Usage", Section 461-64 thereof, entitled "Definitions", is amended, revised, supplemented as follows:

**CHAPTER 461
ZONING**

**ARTICLE XI
DEFINITIONS AND WORD USAGE**

Section 461-64 Definitions.

COVERAGE, IMPERVIOUS

That percentage of the lot area covered by all impervious surfaces, excluding any items that are granted exceptions from any applicable City of Clifton regulation.

IMPERVIOUS SURFACE

A surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. Impervious surfaces include: principal and accessory buildings; structures; asphalt, concrete, paver and stone driveways and parking areas; sidewalks; and decks and patios. Above and below ground swimming pools are not considered impervious surfaces. Fences and retaining walls are not considered impervious surfaces. Exterior heating, ventilation and cooling units for uses in the "R" Districts shall not be considered impervious surfaces.

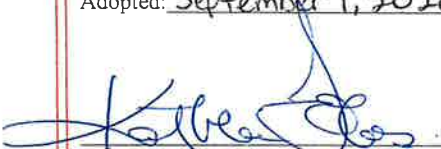
1. All other provisions of said Chapter 461 are not further amended hereby and remain in full force and effect.
2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed as to such inconsistencies only.
3. This ordinance shall take effect after final passage and publication as provided by law.

Introduced: August 8, 2026

Adopted: September 1, 2026

Raymond Grabowski

Raymond Grabowski, Mayor


Kathleen Tolosi, City Clerk