

2005-42

AN ORDINANCE CONCERNING LAND USE  
IMPERVIOUS COVERAGE AND AMENDING THE  
"CODE OF THE TOWNSHIP OF PRINCETON, NEW  
JERSEY, 1968."

**WHEREAS**, The Township Committee of the Township of Princeton finds that flooding, erosion and water pollution occurs in the Township due to excessive stormwater run-off, and  
**Whereas**, such excessive runoff can be produced through the construction of impervious surfaces such as roofs, driveways, parking areas, patios, and walkways, and

**WHEREAS**, the Township Committee of the Township of Princeton desires to minimize flooding, erosion, and water pollution within the Township of Princeton, and

**WHEREAS**, the Township Committee has previously adopted ordinances regulating the stormwater runoff at land development projects requiring site plan or subdivision approval, and

**WHEREAS**, the Township of Princeton has recently adopted both a Flood Mitigation Plan and a Municipal Stormwater Management Plan providing guidance on minimizing flooding, erosion, and water pollution through the control of excessive stormwater runoff, and

**WHEREAS**, residential property development and redevelopment can contribute to the problems of flooding and erosion by creating excessive stormwater run-off through the construction of new or additional impervious surfaces, and

WHEREAS, such impervious surfaces can also accumulate a variety of pollutants that can be washed off by stormwater runoff into the Township's waterways and waterbodies, and

WHEREAS, such impervious surface construction is currently not regulated at residential property development and redevelopment sites that do not require site plan or subdivision approval,

BE IT ORDAINED by the Township Committee of the Township of Princeton as follows:

1. Sec. IOB-241 of the "Code of the Township of Princeton, New Jersey, 1968" which defines zoning terms for various land use application is amended to include the following new definitions.

**Sec. 14B-241. Definitions**

*Impervious Coverage.* The part of the lot that is covered by impervious surfaces.

*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 roofs and asphalt, concrete, and stone drives, sidewalks and patios. Impervious surfaces that are semi-pervious or are disconnected from a runoff conveyance system by intervening pervious areas shall have an effective surface area equal to 75% of their actual area. Wood decks and above and below ground swimming pools are not considered impervious surfaces.

2. A new Section IOB-246.1 is added to the "Code of the Township of Princeton, New Jersey, 1968" regulating maximum permitted residential lot impervious coverages.

**Sec. IOB-246.1 Maximum Permitted Residential Lot Impervious Coverages.**

Residential lots shall be subject to the following maximum impervious coverage limits.

Table A Maximum Permitted Residential Lot Impervious Coverages		
Lot Size <sup>1</sup> (Acres)	A. Maximum Permitted Impervious Coverage without Storm water Management <sup>2</sup>	B. Maximum Permitted Impervious Coverage with Storm Water Management <sup>3</sup>
	Percent	Percent
4 and greater	12.0	14.0
3 to 3.99	12.5	15.0
2 to 2.99	14.5	17.0
1.5 to 1.99	16.0	19.5
1 to 1.49	19.0	22.5
0.75 to 0.99	21.5	25.5
0.5 to 0.749	24.5	29.0
0.25 to 0.49	30.0	36.0
0.1 to 0.249 <sup>4</sup>	41.0	49.5
Less than 0.1	51.0	61.5

<sup>1</sup> If a lot in a size bracket would be allowed more impervious coverage if the lot were treated as being the largest, sized lot in the next smaller size bracket, the lot owner may choose to compute its maximum impervious coverage on that basis.

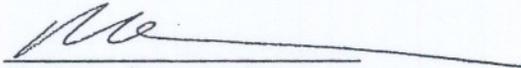
<sup>2</sup> Individual residential properties that currently have their stormwater runoff controlled by an existing stormwater detention basin that was included as part of a site plan or subdivision approval may reach the maximum impervious coverages shown in Column B above without additional stormwater management measures.

<sup>3</sup> The maximum permitted impervious coverages shown in Column A above may only be exceeded if the increased quantities of the 2 and 10-Year stormwater runoff caused by the impervious surface in excess of the maximums in Column A are controlled in accordance with the runoff quantity standards of the NJDEP Stormwater Management Rules (NJAC7:8-5.4-a-3).

<sup>4</sup> Lots smaller than 0.25 acres may reach the maximum impervious coverages shown in Column B above without stormwater management if the Township Engineer determines that required stormwater management measures will have potential adverse hydraulic impacts to the subject property and/or adjacent properties. In such cases, the stormwater runoff from a new impervious surfaces shall be safely directed to a storm sewer, gutter, swale, or other suitable stormwater runoff conveyance measure.

3. This ordinance shall take effect upon its passage and publication as provided for by law.

I, Kathleen Brzezynski, Deputy Clerk of the Township of Princeton, County of Mercer, State of New Jersey, do hereby certify that the foregoing is a true copy of an ordinance adopted by Township Committee at its meeting held December 19, 2005.

  
Kathleen Brzezynski  
Deputy Clerk