

Zoning Schedule II-A Bulk Regulations—Residential Districts Borough of Sayreville, Middlesex County, NJ													
District	Minimum Area Requirements			Minimum Area Requirements for Corner Lots			Minimum Setback Requirements			Maximum Bulk Requirements		Maximum Lot Coverage (Percent)	
	Lot Area (SF)	Lot Width	Lot Depth	Lot Area (SF)	Lot Width	Lot Depth	Front Yard	One Side Yard/Total	Rear Yard	Height (feet/stories)	Density (units/acres)	Buildings	Buildings and Pavement
R-20	20,000	200'	100'	23,000	115'	100'	40'	15'/40'	30'	35'/2.5	—	20	35
R-10	10,000	100'	100'	11,875	125'	100'	30'	10'/25'	25'	35'/2.5	—	20	40
R-7*	7,500	75'	100'	8,500	85'	100'	20'	8'/20'	25'	35'/2.5	—	20	45
R-5	5,000	50'	100'	6,000	60'	100'	20'	8'/20'	25'	35'/2.5	—	20	45
PD-10	10,000	100	100	11,875	125'	100'	25'	10'/25'	30'	35'/2.5	1.0	20	40

PD-7	7,500	75'	100'	100'	85'	100'	20'	**	30'	35'/2.5	2.1	20	45
G-1	5 acres	150'	200'	—	400'	35'	35'	35'/70'	35'	35'	12.0	25	50

* For R-7 PRD and B-2 PUD standards, see Section 26-83 of this chapter.

** Lots 7,500 to 7,999 square feet in area shall comply with R-7 side yard standard; lots greater than 8,000 square feet in area shall comply with PD-10 side yard standard.

Zoning Schedule II-B Bulk Regulations—Non-Residential Districts Borough of Sayreville, Middlesex County, NJ												
District	Minimum Area Requirements			Minimum Area Requirements for Corner Lots			Minimum Setback Requirements			Maximum Bulk Requirements	Maximum Lot Coverage (Percent)	
	Lot Area (SF)	Lot Width	Lot Depth	Lot Area (SF)	Lot Width	Lot Depth	Front Yard	One Side Yard/ Total	Rear Yard		Buildings	Buildings and Pavement
B-1	10,000	100'	100'	12,500	125	100	20'	10'/20'	20'	35'	25	85
B-2*	—	—	—	—	—	—	15'	—	20'	35'	60	85
B-3	20,000	100'	100'	20,000	100'	100'	50'	10'/20'	25'	35'	25	85
PO	7,500	75'	100'	8,500	85'	100'	20'	8'/20'	25'	35'/3	30	75
PRIME	10,000	100'	100'	10,000	100	100	20'	10'/20'	30'	40'/3	30	85

Zoning Schedule II-B
Bulk Regulations—Non-Residential Districts
Borough of Sayreville,
Middlesex County, NJ

MW	40,000	100	100	100	40,000	100	100	50'	10'/20'	—	50'	20	60
SED	60,000	150'	100'	150	60,000	100	100	50'	20'/50'	40'	50'	60	85
I	10 acres	500'	400'	500	10 acres	400	400	100'	75'/200'	200'	85'	40	80

* For R-7 (PRD), B-2 (PUD) and MW (PUD) standards, see Section 26-83 of this chapter.

** Where a non-residential use abuts a residential use or zone, the abutting side yard shall be 100 feet.