

Zoning Schedule I-A							
Use Regulations - Residential Districts							
Borough of Sayreville, Middlesex County, New Jersey							
Uses	R-20	R-10	R-7*	R-5	PD-10	PD-7	G-1
Institutional and Public Uses	P	P	P	P	P	P	P
Boarders	A	A	A	A	A	A	A
Houses of Worship	C	C	C	C	C	C	C
Detached single-family dwellings	P	P	P	P	P	P	P
Attached single-family dwellings	-	-	-	-	-	-	P
Apartments	-	-	-	-	-	-	P
Essential services	P	P	P	P	P	P	P
Accessory uses such as sheds and pools	A	A	A	A	A	A	A
Signs	A	A	A	A	A	A	A
Parking facilities to serve a principal use	A	A	A	A	A	A	A
Public utility	C	C	C	C	C	C	C
Continuing care retirement community <sup>3</sup>	-	-	-	-	P	P	-
Office <sup>3</sup>	-	-	-	-	-	P	P
Family day care	C	C	C	C	C	C	C

Zoning Schedule I-A Use Regulations - Residential Districts Borough of Sayreville, Middlesex County, New Jersey							
Uses	R-20	R-10	R-7*	R-5	PD-10	PD-7	G-1
Community shelters <sup>1</sup>	P	P	P	P	P	P	P
Community residences <sup>2</sup>	P	P	P	P	P	P	P
Wireless telecommunications facilities	See Section 26-87						
Home occupations	A/C	A/C	A/C	A/C	A/C	A/C	A/C
Existing agricultural use	P	P	P	P	P	P	P
P = Permitted use; C = Conditional use; A = Accessory use							
<sup>1</sup> Housing victims of domestic violence.							
<sup>2</sup> Housing the developmentally disabled, persons with head injuries and the terminally ill.							
<sup>3</sup> Where indicated on the Borough of Sayreville Zoning Map.							
*See subsection 26-84.3 for PUD/PRD options.							

Zoning Schedule I-B						
Use Regulations - Commercial Districts						
Borough of Sayreville, Middlesex County, New Jersey						
Uses	B-1	B-2*	B-3	PO	MW*	PRIME
Apartment	-	A	-	-	-	-
Automatic car wash	-	P	P	-	-	-
Automobile repair	-	P	P	-	-	-
Automobile sales	-	-	P	-	-	-
Bar	-	P	P	-	P	-
Child care center	P	P	P	P	P	P
Essential service	P	P	P	P	P	P
Financial institution	P	P	-	-	-	-
Full-service or suite hotel	-	-	C	-	-	-
Funeral home	-	P	-	-	-	-
Gasoline service station	-	C	C	-	-	-
Health club, gym or recreational facility	P	P	P	A	A	P
House of worship	C	C	C	C	C	C
Indoor theater	-	-	P	-	-	-

Zoning Schedule I-B Use Regulations - Commercial Districts Borough of Sayreville, Middlesex County, New Jersey						
Uses	B-1	B-2*	B-3	PO	MW*	PRIME
Institutional and public use	P	P	P	P	P	P
Nightclub	-	-	P	-	A	-
Nursing home, assisted living facility, continuing care retirement community	P	P	P	P	-	P
Office	P	P**	P	P	P	A

Uses	B-1	B-2*	B-3	PO	MW*	PRIME
Outdoor storage	A	A	A	A	A	A
Parking facility/garage (non-truck)	A	A	A	A	A	A
Parking for principal use	A	A	A	A	A	A
Public utility	C	C	C	C	C	C
Research laboratory	-	-	-	P	-	-
Restaurant, excluding drive-in	P	P	P	-	P	A
Retail sales and service	P	P	P	-	A	A
Signs	A	A	A	A	A	A
Water-related use	-	-	-	-	P	-
Wholesale sales and service	-	-	P	-	A	-
Wireless telecommunications facility	See Section 26-87					
P = Permitted use; C = Conditional use; A = Accessory use						
*See Section 26-84.3 for PUD/PRD options.						

Zoning Schedule I-C			
Use Regulations - Industrial Districts			
Borough of Sayreville, Middlesex County, New Jersey			
Uses		SED	I
Automotive electronic and precision equipment, commercial and industrial machinery and equipment, and personal and household goods repair and maintenance, excluding truck maintenance facilities		P	A
Wireless telecommunications facilities		See Section 26-87	
Child care centers		P	P
Customary accessory uses		A	A
Essential services		P	P
Health club, gym or recreational facility		P	A
Houses of worship		C	C
Information services and products/communications industries		P	P
Institutional and public uses		P	P
Manufacturing*			
311	Food manufacturing, excluding animal processing and slaughtering (3116) and seafood preparation and packaging (3117)	P	P

Zoning Schedule I-C			
Use Regulations - Industrial Districts			
Borough of Sayreville, Middlesex County, New Jersey			
Uses		SED	I
312	Beverage and tobacco product manufacturing	P	P
313	Textile mills and textile product mills (314)	P	P
315	Apparel manufacturing	P	P
316	Leather and allied product manufacturing	P	P
321	Wood product manufacturing	P	P
322	Paper manufacturing	P	P
323	Printing and related support activities	P	P
325	Chemical manufacturing, excluding petro-chemical (32511), cyclic crude and intermediate (325192), pesticide, fertilizer and other agricultural chemical (3253) and explosives (32592) manufacturing	-	P
3254	Pharmaceutical and medicine manufacturing	P	P
326	Plastics and rubber products manufacturing	P	P
327	Non-metallic mineral product manufacturing	P	P
3311	Iron and steel mills and ferroalloy manufacturing	-	P
3312	Steel product manufacturing from purchased steel	P	P

Zoning Schedule I-C			
Use Regulations - Industrial Districts			
Borough of Sayreville, Middlesex County, New Jersey			
Uses		SED	I
332	Fabricated metal product manufacturing, excluding ammunition, small arms and ordnance manufacturing (332992—332995)	P	P
333	Machinery manufacturing	P	P
334	Computer and electronic product manufacturing	P	P
335	Electrical equipment, appliance and component manufacturing	P	P
336	Transportation equipment manufacturing	P	P
337	Furniture and related product manufacturing	P	P
339	Miscellaneous manufacturing	P	P
* Uses are based on the uses classified under the North American Industry Classification system.			



Uses	SED	I
Office, including medical office and research lab	P	A
Outdoor storage	A	A
Parking facility/public parking garage or lot, excluding freight trucking and motor vehicle towing	P	P
Parking for principal use	A	A
Public utility	C	C
Restaurant (excluding drive-in, bar and nightclub)	A	A
Retail and wholesale sales and services, excluding transportables sales or rentals, excluding livestock or used motor vehicle parts sales, junk and scrap yards and fuel dealers	A	-
Signs	A	A
Warehousing and indoor storage, excluding bulk fuel storage	P	A
P = Permitted use C = Conditional use A = Accessory use		
* Uses are based on the uses classified under the North American Industrial Classification system.		

Zoning Schedule I-D Use Regulations - Open Space Districts Borough of Sayreville, Middlesex County, New Jersey		
Uses	OS-C	OS-R
Passive outdoor recreation uses*	P	P
Leaf composting facility	P	-
Existing public utilities	P	-
Other Borough-related activities	P	-
Football fields	-	P
Baseball fields	-	P
Basketball fields	-	P
Soccer fields	-	P
Tennis courts	-	P
Track and field activities	-	P
Other recreation fields	-	P
Ancillary parking areas	-	P
* See Section 26-84.4		