

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/ acre)	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'	8,500	85'	100'	20'	**	30'	35'/2.5	2.1	20	45
G-1	5 acres	150'	200'	5 acres	400'	-	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.