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26-89 - SIGNS.

26-89.1 Sign Permit Exemptions. Exemptions shall not be construed as relieving the owner of such signs from the responsibility of complying with applicable provisions of this chapter. The exemption shall apply to the requirement for sign permit only. In addition to those signs cited in Sign Schedules I, II and III, no sign permits shall be required for the following signs:

- a. Any public notice or warning required by a valid and applicable Federal, State, County or Local law, regulation or ordinance;
- b. Any sign which is inside a building, not attached to a window or door, and is not readable from a distance of more than three (3') feet beyond the lot line of the lot or parcel nearest to where such sign is located;
- c. Holiday lights and decorations with no commercial message;
- d. Any sign indicating the name of a building and/or date of construction and/or other incidental information about its construction, which sign is cut into a masonry surface or made of bronze or similar permanent material including historic tablets, cornerstones, memorial plaques and emblems which do not exceed four (4) square feet in area from a single viewpoint;
- e. Traffic control signs on private property, the face of which meets the Department of Transportation standard, and which contain no commercial message of any sort;
- f. Flags of the United States, New Jersey, the Borough of Sayreville, foreign nations having diplomatic relations with the United States, other flags adopted or sanctioned by an elective legislative body of competent jurisdiction and flags flown in conjunction with the flag of the United States, provided that such a flag does not exceed sixty (60) square feet in area and is not flown from a pole in excess of forty (40') feet in height. A flag's area shall be in reasonable proportion to the length of the pole from which it is displayed. Not more than three (3) flags may be flown from any one (1) pole. The statutory requirements associated with flags and generally accepted standards of flag display etiquette shall be observed;
- g. Pump mounted fuel price informational signs subject to the following:
 1. Only one fuel price informational sign shall be permitted per fuel pump.
 2. Fuel price informational signs shall be limited in size to an area of two hundred sixteen (216) square inches in accordance with State and Federal regulations.
 3. Each fuel price informational sign shall be affixed directly and firmly to a fuel pump and shall be stationary.
 4. Nothing herein shall be construed to prohibit the advertisement of fuel prices on any other sign meeting the requirements of this section;
- h. U.S. Postal regulation mailboxes.

(Ord. #637-99)

26-89.2 Permit Procedure.

- a. No sign except those exempted by subsection 26-89.1 above shall be placed, constructed, erected or modified unless a sign permit shall have been obtained from the Zoning Officer and, where required by the New Jersey Uniform Construction Code, a building permit shall have been obtained from the Construction Official.
- b. When installation or modification of a sign has been approved by the Board as part of a development application, the Construction Official shall issue a sign permit only if the proposed sign is consistent with the Board's approval.

- c. Site Plan Approval. The Zoning Officer may waive the requirement for site plan approval only if s/he finds that the proposed signs meet the requirements of this section. If a request for waiver of site plan is denied by the Zoning Officer, the applicant may apply for waiver of site plan or for site plan approval from the Board having jurisdiction.

(Ord. #637-99)

26-89.3 Measurement of Sign Area.

- a. *Measurement of Area of Individual Signs.* The area of a sign face (which is also the sign area of a wall sign or other sign with only one (1) face) shall be computed by means of the smallest square, circle, rectangle, triangle or combination thereof that will encompass the extreme limits of the writing, graphic illustration, picture, symbol or other display, together with any material or color forming an integral part of the background of the sign and used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing or decorative fence or wall when such fence or wall otherwise meets zoning regulations and is clearly incidental to the sign itself. No sign shall have more than two (2) display faces. The sign area for a sign with two (2) faces shall be computed by adding together the area of all sign faces visible from any one (1) point. When a sign having two (2) faces is such that both faces cannot be viewed from any point at the same time, the sign area shall be computed by the measurement of the larger of the two (2) faces. For purposes of calculating window signs, a window shall be considered the glazed area. Signs which are required by County, State or Federal agencies are exempt from calculation of permanent and temporary signage up to the minimum size required by such agencies. The area of the sign in excess of the minimum shall be subject to the sign calculation. In the event no size requirement is imposed by such agency, the sign shall not exceed one (1) square foot.
- b. *Measurement of Height .* The height of a freestanding sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of existing grade prior to construction or the newly established grade after construction, exclusive of any filling, berming, mounding or excavation solely for the purpose of locating the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public road or the grade of the land at the principal entrance to the principal structure on the lot, whichever is lower.

(Ord. #637-99)

26-89.4 General Regulations.

- a. Signs shall be in harmony and consistent with the architecture of the building and relate to the features of the building in terms of location, scale, color, lettering, materials, texture and depth. Signs shall not be dominant but shall be proportionate and shall complement the building, existing signs and surroundings.
- b. There shall be consistent sign design throughout a particular project. The design elements include style of lettering, construction material, size and illumination. Lettering on signs shall not extend more than fifteen (15") inches from the base face.
- c. Signs intended for permanent use shall be constructed of durable materials and shall be permanently affixed to the ground, building or other structure as permitted herein at the location for which approval was received.
- d. Building signs shall not obscure, conflict with or cover any architectural element and must be aligned with major building elements such as windows, trim and structure lines.

- e. No sign shall extend or project above the highest elevation of the wall to which it is attached or above the lowest part of the roofline of the building, whichever is less.
- f. No sign shall be located less than ten (10') feet from a residential zone boundary.
- g. Illuminated Signs.
 - 1. Signs lit by external sources shall be allowed but shall be located in such a manner so as to avoid any glare on adjacent property. Sources of sign illumination shall be completely shielded from the view of vehicular traffic using the road or roads abutting the lot on which the sign is located.
 - 2. External lights used for the illumination of any sign on a building whether or not such light fixtures are attached to or separate from the building, shall not extend above the highest elevation of the front wall of the building or more than eighteen (18') feet above the street level of the premises, whichever is less.

(Ord. #637-99)

26-89.5 Prohibited Signs.

- a. No off-site advertising sign shall be erected, used or maintained within the Borough of Sayreville; provided, however, that this regulation shall not apply to temporary signs otherwise permitted by this subsection.
- b. No signs shall be placed on fences, utility poles, trees, railway or road bridges, bridge supports or abutments, retaining walls, or water towers unless approved by the Borough Council.
- c. No sign shall be placed on an accessory building.
- d. No roof-top mounted signs, beacons, inflatable signs and/or tethered balloons shall be allowed.
- e. No sign shall be lighted by means of a flashing light or exposed neon, nor shall any sign be in whole or in part moving, mobile or revolving or electrically or mechanically activated.
- f. No sign shall be allowed with optical illusion of movement by means of a design which presents a pattern capable of reverse perspective, giving the illusion of motion or changing of copy.
- g. No commercial sign shall be allowed in a window which serves a residential use.
- h. The use and display of temporary portable signs or windsocks, banners or strings or streamers of flags, pennants or spinners or similar objects and devices across, upon, over or along any premises or building, whether as part of any sign or for advertising or public attraction, or otherwise, is prohibited in any zone, except for:
 - 1. Temporary displays in business or commercial zones as provided in this section.
 - 2. Temporary decorations customarily used for holidays, or for special events as may be approved by the Borough Council.
- i. No signs shall be allowed that are placed on or affixed to vehicles and/or trailers which are parked on a public right-of-way, public property or private property so as to be visible from a public right-of-way where the apparent purpose is to advertise a product, service or activity or direct people to a business or activity located on the same or nearby property. This is not intended, however, to prohibit signs placed on or affixed to vehicles or trailers where the sign is incidental to the primary use of the vehicle or trailer.
- j. No sign shall be allowed which obstructs any window or door opening used as a means of egress, interferes with an opening required for legal ventilation, or is attached to or obstructs any standpipe, fire escape or fire hydrant.
- k. No sign shall be allowed which obstructs the view of vehicle operators or pedestrians entering a public roadway from any parking area, service drive, public driveway, alley or other thoroughfare.
- l. No temporary signs shall be allowed except as detailed in subsection a.

(Ord. #637-99)

26-89.6 Non-conforming Signs.

- a. No non-conforming sign may be enlarged or altered in a way which would increase its nonconformity. Existing non-conforming permanent signs may continue to exist; however, when the sign is modified either in shape, size, illumination or structure, the sign shall be altered to conform to the provisions of this section.
- b. Should any non-conforming sign be damaged by any means to an extent of more than fifty (50%) percent of its replacement cost at time of damage, it shall not be reconstructed except in conformity with the provisions of this section.

(Ord. #637-99)

26-89.7 Removal of Certain Signs. In the event a business ceases operation for a period of time in excess of sixty (60) days, the sign owner or lessee, or the property owner, shall immediately remove any sign identifying or advertising said business or any product sold thereby. Upon failure of the sign owner or lessee, or property owner to comply with this section, the Zoning Officer shall issue a written notice to the sign owner or any lessee and to the property owner, which notice shall state that such sign shall be removed within the following time period: sign face: sixty (60) days; posts, columns and supporting structures: one (1) year. If the sign owner or lessee, or property owner, fails to comply with such written notice to remove, the Zoning Officer is hereby authorized to cause removal of such sign, and any expenses incidental to such removal shall be charged to the owner of the property upon which the sign is located and shall constitute a lien upon the property. For the purpose of this section, the word "remove" shall mean:

- a. The sign face, along with posts, columns or supports of freestanding signs, shall be taken down and removed from the property.
- b. The sign face and supporting structures of "projecting," "roof" or "wall" signs shall be taken down and removed from the property.

(Ord. #637-99)

26-89.8 Sign Permit Revocable.

- a. All rights and privileges acquired under the provisions of this chapter or any amendment thereto, are revocable at any time by the Office of Code Enforcement if the applicant fails to accurately depict the sign erected or to be erected or if the sign which is erected fails to meet the details of the detailed drawing submitted by the applicant. All such permits shall contain this provision.
- b. The following signs and the standards and conditions that govern such signs are set forth below. The total calculation of sign area shall include building, hanging, window and canopy signs as regulated by this chapter. All other signs are expressly prohibited.

(Ord. #637-99)

| Sign Schedule I | | | | | | | |
|---|---------------------|--------------------|----------|--------------|-----------------|------------------------|-------|
| Residential Zone Specifications (R-20, R-10, R-7, R-5, PD-10, PD-7 and G-1) | | | | | | | |
| Type | Max. Size (sq. ft.) | Max. Height (feet) | Max. No. | Min. Setback | Permit Required | Illumination Permitted | Notes |
| a. Permanent Signs. | | | | | | | |

| | | | | | | | |
|--|---|---|----------------------------------|--|-----|-----|--|
| i. Single-Family/ Two-Family/ Three-Family Residences | | | | | | | |
| Nameplate | 2 sq. ft. | — | 1 | — | no | no | |
| ii. Multi-Family Residences | | | | | | | |
| Nameplate (per unit) | 2 sq. ft. | — | 1 | — | no | no | |
| Freestanding | 2 sq. ft. per unit or 24 sq. ft. in aggregate, whichever is less | 4 | 1 for each street frontage | ½ of required front yard setback | yes | yes | |
| Directional | 2 sq. ft. | 2 | — | ½ of required front yard setback | yes | no | |
| iii. Home Occupations | | | | | | | No additional signage shall be permitted for a home occupation. |
| iv. Institutional Uses, Farms or Nurseries | | | | | | | |
| Building | 8 sq. ft. | — | 1 | — | yes | yes | |
| Freestanding | 24 sq. ft. | 6 | 1 for each street frontage | ½ of required front yard setback | yes | yes | |
| Directional | 2 sq. ft. | 2 | — | ½ of required front yard setback | yes | no | |
| b. Temporary Signs. | | | | | | | |
| Real Estate | 4 sq. ft. | 4 | 1 | Not located in ROW and cannot create a safety hazard | no | no | In the case of a residential subdivision or other residential development, only one sign shall be permitted and shall not exceed 4 sq. ft. per lot or a maximum of 12 sq. ft. |

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|---|----------------------------------|---|----------------------------------|--|----|----|---|
| Businesses connected with construction or repair on a lot (e.g. architects, brokers, contractors, builders) | 4 sq. ft. per business | 4 | 1 per business or a maximum of 3 | Not located in ROW and cannot create a safety hazard | no | no | Such sign may be displayed for a period not to exceed the duration of the project or one year, whichever is less. |
| Institutional Events | 8 sq. ft. | 4 | 1 for each street frontage | Not located in ROW and cannot create a safety hazard | no | no | Such sign may be displayed for a period of not more than 15 days before the advertised event and no more than 5 days after the event. |
| Political | 32 sq. ft. (16 sq. ft. one side) | 4 | 1 | Not located in ROW and cannot create a safety hazard | no | no | Such sign may be displayed for a period of not more than 30 days before the election and no more than 3 days after the election. |

(Ord. #637-99)

| Sign Schedule II | | | | | | | |
|---|---|--------------------|----------|--------------|-----------------|------------------------|--|
| Nonresidential Zone Specifications | | | | | | | |
| Type | Max. Size (sq. ft.) | Max. Height (feet) | Max. No. | Min. Setback | Permit Required | Illumination Permitted | Notes |
| a. Signs as Permitted in Residential Zones. | | | | | | | See residential standards. |
| b. Permanent Signs. | | | | | | | |
| i. Building | | | | | | | |
| B-1, B-2, PO and PRIME zones | 1 sq. ft. for each linear foot of building width or 50 sq. ft., whichever is less | — | — | — | yes | yes | Building signs also include canopy signs for purposes of total calculation of sign area. |

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|--------------------------|---|---|---|---|-----|-----|---|
| B-3 Zone | 1 sq. ft. for each linear foot of building width or 85 sq. ft., whichever is less | — | — | — | yes | yes | Building signs are only permitted on the front facade. |
| MW, SED and I Zones | 1 sq. ft. for each linear footage of front facade or 100 sq. ft., whichever is less | — | 1 | — | yes | yes | Building signs shall not exceed 10 percent of the first story portion of wall to which affixed. |
| iii. Canopy | | | | | | | |
| B-1, B-2 and PRIME Zones | See Building signs* | | — | — | yes | no | A canopy sign may be placed on the vertical edge of the canopy, marquee or awning provided that no part of said sign extends more than 1 inch beyond the front edge of the canopy marquee or awning. Signage on the canopy shall be calculated as part of the sign area. The bottom of the awning, canopy or marquee shall be at least 8 ft. above the sidewalk. The top of the canopy shall not extend beyond the window sill of the second story. |
| B-3 Zone | See building signs* | | — | — | yes | no | The lettering on the return shall not be more than 6 inches in height. |
| MW, SED and I Zones | See building signs* | | — | — | yes | no | The lettering on the return shall not be more than 6 inches in height. |
| iv. Window | | | | | | | |

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|--|--|--|---|--------------------------------------|-----|-----|--|
| B-1 and B-2 Zones | 25% of total glazed area of a storefront or of any individual window | — | — | — | yes | yes | No more than one self illuminated window sign shall be placed in any window. |
| B-3 Zone | 25% of total glazed area of a storefront or of any individual window | — | — | — | yes | yes | No more than one self illuminated window sign shall be placed in any window. |
| PRIME, MW, SED and I Zones | | | | | | | Window signs shall not be permitted. |
| v. Freestanding | | | | | | | |
| B-1 and B-2 Zones | — | — | — | — | — | — | Freestanding signs shall not be permitted, except for sandwich boards as regulated below. |
| PRIME Zone | 30 sq. ft. | 10 feet or the height of the principal building, whichever is less | 1 | ½ if the required front yard setback | yes | yes | |
| B-3 Zone | 85 sq. ft. | 15 ft. or the height of the principal building, whichever is less | 1 | ½ of the required front yard setback | yes | yes | No part of the sign shall be less than 18 inches above the ground. |
| MW, SED and I Zones | 100 sq. ft. | 10 ft. or the height of the principal building, whichever is less | 1 | ½ of the required front yard setback | yes | yes | |
| vi. Sandwich Boards in the B-1 and B-2 Zones | 6 sq. ft. | 4 | 1 | | yes | no | The material and lettering shall complement the facade and other signs of the business and |

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|---|--|---|---|----------------------------------|-----|----|--|
| | | | | | | | shall be made of permanent quality material and have professionally drawn lettering. The sign shall not obstruct pedestrian or vehicular circulation or sight triangles. |
| vii. Directional (all nonresidential zones) | 2 sq. ft. | 2 | | ½ of required front yard setback | yes | no | |
| c. Temporary Signs, Except for Public Garages and Motor Vehicle Service Stations. | | | | | | | All temporary signs shall have the date that the sign is installed in the lower left corner, written legibly. No such sign shall be permitted that would, in the opinion of the Zoning Officer, interfere significantly with vehicular or pedestrian traffic. All such signs shall be of professional quality. A temporary sign which does not comply with the time limitations shall become a permanent sign and shall be calculated as part of the permitted sign area. If the allowable square footage is exceeded, the sign must be removed or a variance must be applied for. Community service advertisements shall be exempt from this provision. |
| Real Estate | Less than 50 ft. frontage - 18 sq. ft. | 4 | 1 | Not located in ROW and | no | no | |

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|--|---|----|----------------------------------|--|----|----|--|
| | 50 ft. to 150 ft. frontage - 30 sq. ft. | 8 | 1 | cannot create a safety hazard | | | |
| | over 150 ft. frontage - 40 sq. ft. | 12 | 1 | | | | |
| Businesses connected with construction or repair on a lot (e.g., architects, brokers, contractors, builders) | 6 sq. ft. per business | 4 | 1 per business or a maximum of 3 | Not located in ROW and cannot create a safety hazard | no | no | Such sign may be displayed for a period not to exceed the duration of the project or one year, whichever is less. |
| Institutional Events | 8 sq. ft. | 4 | 1 for each street frontage | Not located in ROW and cannot create a safety hazard | no | no | Such sign may be displayed for a period of not more than 15 days before the advertised event and no more than 3 days after the event. |
| Political | 32 sq. ft. (16 sq. ft. one side) | 4 | 1 | Not located in ROW and cannot create a safety hazard | no | no | Such sign may be displayed for a period of not more than 30 days before the election and not more than 3 days after the election. |
| Window | Not more than 40% of window area | | | | no | no | All window signs shall be attached flat against the window glass. |
| Building | 10 sq. ft. | | | | no | no | Banners or other such exterior signage shall be of professional quality and shall be permitted for a period of no longer than 10 days. The day the sign/banner was erected shall be indicated on the lower right corner of the sign. The signage must be attached flat against the principal |

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|---|-------------------|-----|-----|-----|-----|-----|-----|
| 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 ³ | - | - | - | - | P | P | - |
| Office ³ | - | - | - | - | - | P | P |
| Family day care | C | C | C | C | C | C | C |
| Community shelters ¹ | P | P | P | P | P | P | P |
| Community residences ² | 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 | | | | | | | |
| ¹ Housing victims of domestic violence. | | | | | | | |
| ² Housing the developmentally disabled, persons with head injuries and the terminally ill. | | | | | | | |
| ³ Where indicated on the Borough of Sayreville Zoning Map. | | | | | | | |
| *See subsection 26-84.3 for PUD/PRD options. | | | | | | | |

(Ord. #637-99)

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|---|-----|------|-----|----|-----|-------|--|
| 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 | - | |

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|--|---|-----|---|---|---|---|
| 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 | - | - | - |
| 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 |

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| ** Office uses in the B-2 districts shall conform to the following bulk standards: | | |
| Minimum lot size | 20,000 square feet | (43,560 square feet) |
| Minimum lot width: | 100 feet | (100 feet) |
| Minimum front yard setback | 50 feet | (50 feet) |
| Minimum side yard setback | 10 feet | (25 feet) |
| Rear yard setback | 25 feet | (50 feet) |
| Accessory buildings: | | |
| Side: | 10 feet | (NA) |
| Rear: | 25 feet | (NA) |
| Maximum lot coverage by pavement and buildings: | 85% | (85%) |
| Minimum lot coverage by buildings: | 50% | (35%) |
| Maximum height: | 50 feet/3 stories | (3 stories/40 feet) |
| () current standards in parentheses | | |
| NOTE: Mixed uses which contain less than fifty (50%) percent of their total square footage as office shall utilize the existing non-office bulk standards. | | |
| *See Section 26-84.3 for PUD/PRD options. | | |

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|-----------------|-----|------|-----|----|-----|-------|
| 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. | | | | | | |

(Ord. #637-99; Ord. #673-00, § 1)

| 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 |
| 312 Beverage and tobacco product manufacturing | P | P |

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|--|---|---|---|
| 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 |
| 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.

(Ord. #637-99)

| 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 | | |

(Ord. #725-01, § 3)

| |
|---|
| <p>Zoning Schedule II-A</p> <p>Bulk Regulations—Residential Districts</p> <p>Borough of Sayreville,</p> <p>Middlesex County, NJ</p> |
|---|

| 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' | 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.

(Ord. #637-99)

| 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 | Height (feet/ stories) | 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 |
| MW | 40,000 | 100 | 100 | 40,000 | 100 | 100 | 50' | 10'/20' | — | 50' | 20 | 60 |
| SED | 60,000 | 150' | 100' | 60,000 | 150 | 100 | 50' | 20'/50'*** | 40' | 50' | 60 | 85 |
| I | 10 acres | 500' | 400' | 10 acres | 500 | 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.

(Ord. #637-99)

| Zoning Schedule III | | | | | | | | | | |
|---|---------------------------|-----------|-----------|------------------------------|----------------------|-----------|---------------------------|---------|--------------------------------|------------------------|
| Bulk Regulations—Houses of Worship | | | | | | | | | | |
| Borough of Sayreville, Middlesex County, NJ | | | | | | | | | | |
| District | Minimum Area Requirements | | | Minimum Setback Requirements | | | Maximum Bulk Requirements | | Maximum Lot Coverage (Percent) | |
| | Lot Area (AC) | Lot Width | Lot Depth | Front Yard | One Side Yard/ Total | Rear Yard | Height (feet) | Stories | Buildings | Buildings and Pavement |
| R-20 | 1 | 200' | 100' | 50' | 35'/75' | 50' | 40' | 3 | 25 | 45 |
| R-10 | 1 | 100' | 100' | 50' | 25'/50' | 50' | 40' | 3 | 25 | 45 |
| R-7 | 1 | 100' | 100' | 50' | 25'/50' | 50' | 40' | 3 | 25 | 45 |
| R-5 | 1 | 100' | 100' | 50' | 25'/50' | 50' | 40' | 3 | 25 | 45 |
| PD-10 | 1 | 100' | 100 | 50' | 25'/50' | 50' | 40' | 3 | 25 | 45 |
| PD-7 | 1 | 100' | 100' | 50' | 25'/50' | 50' | 40' | 3 | 25 | 45 |
| G-1 | 5 | 150' | 200' | 100' | 35'/75' | 75' | 40' | 3 | 15 | 45 |
| B-1 | 1 | 100' | 100' | 50' | 25'/50' | 50' | 40' | 3 | 30 | 85 |
| B-2 | 1 | 100' | 100' | 50' | 25'/50' | 50' | 40' | 3 | 30 | 85 |
| B-3 | 1 | 100' | 100' | 50' | 25'/50' | 50' | 40' | 3 | 30 | 85 |
| PO | 1 | 100' | 100' | 50' | 25'/50' | 50' | 40' | 3 | 30 | 85 |
| PRIME | 1 | 100' | 100' | 50' | 25'/50' | 50' | 40' | 3 | 30 | 85 |
| MW | 5 | 150 | 200' | 100' | 35'/75' | 75' | 40' | 3 | 15 | 40 |
| SED | 5 | 150' | 200' | 100' | 35'/75' | 75' | 40' | 3 | 15 | 40 |

| | | | | | | | | | | |
|---|---|------|------|------|----------|------|-----|---|----|----|
| I | 5 | 250' | 400' | 100' | 75'/150' | 100' | 40' | 3 | 15 | 40 |
|---|---|------|------|------|----------|------|-----|---|----|----|

(Ord. #637-99)

26-90—26-94 - RESERVED.