

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                     |