

COLLINGSWOOD CODE

Borough of Collingswood  
 SCHEDULE OF DISTRICT REGULATIONS  
 [Amended 3-3-2002 by Ord. No. 1306]

District / Permitted Uses	Accessory Uses	Conditional Uses	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Principal Yard Dimensions (feet)				Maximum Requirements			
					Front Yard	Side Yard Each	Side Yard Both	Rear Yard	Building Coverage (percent)	Impervious Coverage (percent)	Building Height (feet)	F.A.R.
<b>SF-D1. Single Family, Detached Residential District One</b>												
Single-family, detached units; parks/playgrounds; schools; family day-care homes	Garages; utility sheds; home personal offices	Home professional offices; churches; utility facilities; community residential homes	8,500	70	30	8	20	20	25%	35%	35	N/A
<b>SF-D2. Single Family, Detached Residential District Two</b>												
Single-family, detached units; parks/playgrounds; schools; family day-care homes	Garages; utility sheds; home personal offices	Home professional offices; churches; utility facilities; community residential homes	6,000	60	25	7.5	16	20	30%	40%	35	N/A
<b>SF-D3. Single Family, Detached Residential District Three</b>												
Single-family, detached units; parks/ playgrounds; schools; family day-care homes	Garages, utility sheds, home personal offices	Home professional offices; churches; utility facilities; community residential homes; bed-and- breakfasts; boardinghouses	6,000	60	25	7.5	16	20	30%	40%	35	N/A
<b>SF-A. Single Family, Attached Residential District</b>												
Single-family, attached units; single-family, detached units; parks / playgrounds; schools	Garages; utility sheds; family day-care homes	Home personal offices; churches; utility facilities; community residential homes	2,000	20	20	10	N/A	20	50%	60%	35	N/A
<b>MF. Multi-Family Residential District</b>												
All uses permitted in SF-A District; garden apartments; mid-rise apartment buildings; high-rise apartments buildings	Garages; parking; office/retail	Home personal offices; family day-care homes; churches; utility facilities; senior citizen housing; community residential homes	80,000	200	25	25	N/A	25	20%	60%	35 garden; 70 mid-rise; 100 high-rise	1.5 mid/high-rise only
<b>SF Semidetached Dwellings</b>												
Single-family, semidetached units, parks/playgrounds, schools, playgrounds	Garages; utility sheds, home personal offices	--	3,750	35	25	10	N/A	20	30%	40%	35	N/A

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<b>CBD. Central Business District</b>												
Retail stores; service establishments; financial institutions; restaurants; real estate; travel and optician offices; funeral homes; parking; drugstores; libraries	Residential uses; parking	Convenience stores; specialty shopping centers; licensed child-care centers; outdoor cafes; offices, except on first floors fronting on Haddon and Collings Avenues	2,000	20	0	0	0	10	80%	100%	35	1.5
<b>POD. Professional Office District</b>												
Single-family, detached units; bed-and-breakfasts; home personal and professional offices; offices; funeral homes; public buildings; studios; clubs	Garages; parking	Restaurants; convenience stores; licensed child-care center; theaters; clubs	12,500	75	25	20	40	20	30%	50%	35	0.4
<b>HBD. Highway Business District</b>												
Retail stores; service establishments; financial institutions; restaurants; fast-food; offices; funeral homes; drugstores; convenience stores; shopping centers	Parking	Automotive garages; automotive service stations; automotive sales; adult entertainment use; licensed child-care centers	15,000	150	45	20	40	20	25%	70%	35	0.4
<b>HID. Highway Industrial District</b>												
Professional/medical offices; wholesale; laboratories; processing and manufacturing; research facilities; warehouse; vehicle sales	Parking; office	25% of district for retail and sales	15,000	100	25	20	40	20	25%	60%	35	0.5

**NOTES:**

This schedule is intended to be a summary of permitted, accessory, and conditional uses. Please refer to Article VI of this chapter for a complete listing of uses. In Zoning Districts SF-D1 through SF-D3 and POD, the front yard minimums shall be increased to the average setback within 200 feet, along the same street, not to exceed 45 feet. All single-family, detached units permitted within the SF-A, MF, and POD Districts shall comply with the requirements outlined in the SF-D3 Zone. For mid- and high-rise apartments, all setbacks shall be equal to ½ the building height but not less than 25 feet. SF-A minimum side yard requirement of 10 feet shall apply to end units only.