

ZONING DISTRICT REQUIREMENTS			
	REQUIRED	EXISTING	PROPOSED
MIN. NET LOT SIZE	15,000 SF	126,346 SF	126,346 SF
MIN. LOT WIDTH	50.0 FEET	> 100.0 FEET	>100.0 FEET
MAX. BUILDING FOOTPRINT FOR NONRESIDENTIAL BUILDINGS	40,000 SF	\$20,940 SF	±52,188 SF (V)
MAX. IMPERVIOUS COVERAGE	100.0%	88.2% (111,422 SF)	79.1% (99,886 SF)
FRONT YARD REQUIREMENTS	BUILT TO SIDEWALK OR AV. OF 2 CLOSEST STRUCTURES ON SAME SIDE OF STREET TO A MAX OF 10 FEET	14.2 FEET	10.0 FEET
MIN. SIDE YARD	10.0 FEET	49.7 FEET	23.1 FEET
MIN. REAR YARD	0.0 FEET FOR 2-STORY BUILDINGS 15.0 FEET FOR MORE THAN 2 STORIES	N/A	N/A
MIN. BUILDING SETBACK FROM ADJUTING RESIDENTIALLY ZONED PROPERTIES	18.0 FEET	96.8 FEET	50.1 FEET
MIN. PARKING SETBACK FROM STREET LEGAL R.O.W.	10.0 FEET	0.0 FEET (ENC)	0.0 FEET (ENC)
MAX. BUILDING HEIGHT	50.0 FEET	28.0 FEET	<50.0 FEET

(V) VARIANCE REQUIRED  
(ENC) EXISTING NON-CONFORMITY

181-51 GENERAL REQUIREMENTS		
	REQUIRED	PROPOSED
C.(1)(C)(2) CORNER LOTS. SURFACE PARKING	NOT PERMITTED ON CORNER LOTS LOCATED ON COLLECTOR OR ARTERIAL ROADS	PARKING PROPOSED ON CORNER LOT (V)
C.(1)(C)(3) WIDTH OF SURFACE PARKING	SHALL NOT EXTEND MORE THAN 70 FEET IN WIDTH ALONG ANY PEDESTRIAN STREET FRONTAGE	152.0 FEET (V)

PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
181-72 BICYCLE PARKING. LOTS CONTAINING MORE THAN 10 SPACES SHALL PROVIDE 1 BICYCLE SPACE FOR EVERY 10 PARKING SPACES	185 SPACES / 10 x 1 = 19 NUMBER OF BICYCLE SPACES	19
TABLE 5 PARKING STANDARDS: NCR DISTRICT: 1/300 SF OF GFA	52,188 / 300 = 174 SPACES	181 SPACES

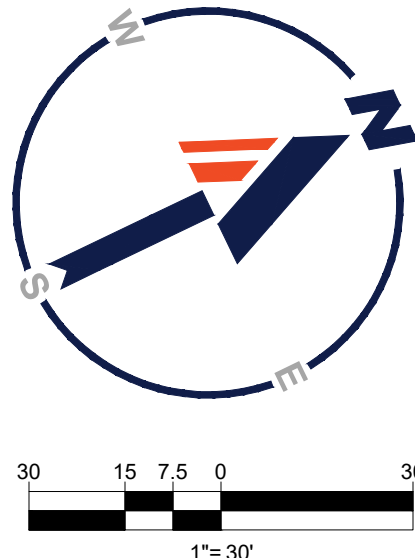
BASE SITE AREA CALCULATIONS		
	EXISTING	PROPOSED
TOTAL PROPERTY AREA	131,014 SF	131,014 SF
BUILDING COVERAGE	23.2% (30,380 SF)	39.8% (52,188 SF)
IMPERVIOUS COVERAGE	86.2% (112,893 SF)	76.2% (99,886 SF)

ZONING DISTRICT REQUIREMENTS			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	3,000 SF	4,722 SF	4,722 SF
MIN. LOT WIDTH	50.0 FEET DETACHED BUILDING	123.82 FEET	123.8 FEET
MAX. BUILDING AREA	30%	21.5%	0%
MAX. IMPERVIOUS COVERAGE	60%	31.2%	0%
MIN. FRONT YARD	30.0 FEET	0.0 FEET	N/A
MIN. SIDE YARD	10.0 FEET	30.7 FEET	N/A
MIN. REAR YARD	25.0 FEET	27.8 FEET	N/A
BUILDING HEIGHT	MIN. 2 STORIES. MAX. 50.0 FEET. INCREASE SIDE YARD SETBACK BY 1.0 FOOT FOR EVERY ADDITIONAL FOOT IN HEIGHT OVER 40.0 FEET.	35.2 FEET	N/A

- VARIANCES REQUESTED**
- A VARIANCE FROM SECTION 181-50.H AND 181-54.B.(1). TO PERMIT A MAXIMUM BUILDING FOOTPRINT FOR A NONRESIDENTIAL BUILDING OF 52,188 SQUARE FEET IN LIEU OF A MAXIMUM OF 40,000 SQUARE FEET.
  - A VARIANCE FROM SECTION 181-51.C.(1)(a) TO PERMIT VEHICULAR ACCESS TO SURFACE PARKING FROM STREETS THAT ARE NOT DESIGNATED AS ALLEYS OR SIDE STREETS.
  - A VARIANCE FROM SECTION 181-51.C.(1)(c)(1) TO PERMIT PARKING AT THE FRONT OF THE BUILDING. PARKING BETWEEN THE BUILDING AND THE STREET, AND PARKING THAT IS SET BACK 0.0 FEET FROM THE LEGAL RIGHT-OF-WAY IN LIEU OF THE 10 FEET REQUIRED.
  - A VARIANCE FROM SECTION 181-51.C.(1)(c)(2) TO PERMIT OFF-STREET SURFACE PARKING THAT EXTENDS 152.0 FEET IN LIEU OF THE PERMITTED 70 FEET.
  - A VARIANCE FROM SECTION 181-51.C.(1)(c)(3) TO PERMIT OFF-STREET SURFACE PARKING THAT EXTENDS 152.0 FEET IN LIEU OF THE PERMITTED 70 FEET.
  - A VARIANCE FROM SECTION 181-54.B.(3)(b)(1) TO PERMIT THE GROUND-FLOOR FRONT FACADES OF THE BUILDING VISIBLE FROM THE PEDESTRIAN VIEW TO CONSIST OF LESS THAN A MINIMUM OF SIXTY-PERCENT WINDOW AREA AND TO NOT PROVIDE VIEWS THROUGH THESE WINDOWS INTO THE BUSINESS AND/OR PRODUCT DISPLAY WINDOWS.
  - A VARIANCE FROM SECTION 181-54.B.(4) TO PERMIT A ROOF WITHOUT THE PERMITTED MINIMUM 4:12 AND MAXIMUM 12:12 PITCHED ROOF.
  - A VARIANCE FROM SECTION 181-54.B.(7)(b) TO PERMIT A MASSING OF FAÇADE THAT EXCEEDS 50 FEET.
  - A VARIANCE FROM SECTION 181-54.B.(7)(c) TO PERMIT A NONRESIDENTIAL BUILDING THAT DOES NOT HAVE AT LEAST A THREE-TO FIVE-FOOT BREAK IN DEPTH IN ALL STREET FACADES FOR EVERY 50 FEET OF CONTINUOUS FAÇADE.

- CLARIFICATIONS**
- A DETERMINATION THAT THE FRONT FAÇADE OF THE BUILDING, WITH AN EVERYDAY PUBLIC ENTRANCE, IS ORIENTED TOWARDS A COMMERCIAL STREET, OR A VARIANCE IN THE ALTERNATIVE FROM SECTION 181-54.B.(2)(a) TO PERMIT THE FRONT FAÇADE OF THE BUILDING TO FACE A NONCOMMERCIAL STREET.
  - A VARIANCE, TO THE EXTENT REQUIRED, FROM SECTION 181-54.B.(5) TO PERMIT NEW INFILL DEVELOPMENT THAT DOES NOT GENERALLY EMPLOY THE BUILDING TYPES THAT ARE COMPATIBLE TO THE HISTORIC ARCHITECTURE OF THE AREA IN THEIR MASSING AND EXTERNAL TREATMENT.
  - A VARIANCE, TO THE EXTENT REQUIRED, FROM SECTION 181-54.B.(6)(a) TO PERMIT NEW INFILL DEVELOPMENT THAT DOES NOT RETAIN THE HISTORIC ARCHITECTURAL RHYTHM OF BUILDING OPENINGS ON THE SAME BLOCK.
  - A VARIANCE, TO THE EXTENT REQUIRED, FROM SECTION 181-54.B.(6)(b) TO PERMIT NEW INFILL DEVELOPMENT THAT DOES NOT MAINTAIN THE HORIZONTAL RHYTHM OF THE BOROUGH'S COMMERCIAL FACADES.
  - A VARIANCE, TO THE EXTENT REQUIRED, FROM SECTION 181-54.B.(7)(a) TO PERMIT A BUILDING THAT IS NOT SIMILAR IN HEIGHT AND SIZE OR ARTICULATED AND SUBDIVIDED INTO MASSING THAT IS MORE OR LESS PROPORTIONAL TO ADJACENT STRUCTURES AND MAINTAINS THE EXISTING ARCHITECTURAL RHYTHM.
  - A VARIANCE, TO THE EXTENT REQUIRED, FROM SECTION 181-54.B.(9) TO PERMIT FAÇADE ARTICULATION, FENESTRATION AND MASSING THAT DOES NOT MATCH PROPORTIONS OF THE SELECTED STYLE OR THAT DOES NOT FOLLOW CLASSIC PROPORTIONING SYSTEMS SUCH AS THE GOLDEN MEAN.

LEGEND	
PROPOSED	
BUILDING	
RETAINING WALL	
FENCE	
CONCRETE CURB	
PARKING COUNT	
ACCESSIBLE SYMBOL	
ULT. R.O.W. LINE	
SETBACK LINE	
ADJACENT PROPERTY LINE	



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ZONING PLAN

FOR JENKINTOWN COMMONS LIMITED PARTNERSHIP #3

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MONTGOMERY COUNTY, PA

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