

# Proposal to Change the Town Center (TC) Zoning District Boundaries

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# Why rezone the TC?

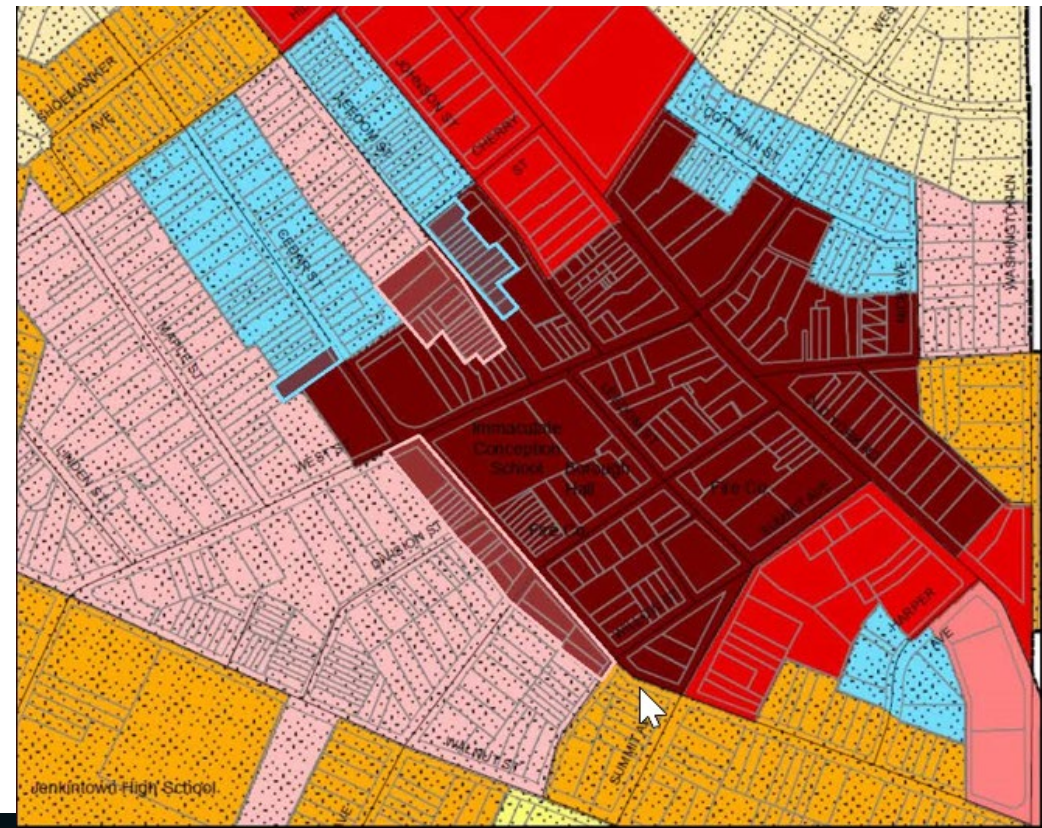
- TC boundaries currently encompass almost fully residential areas.
- Note 2<sup>nd</sup> story apartments are the only permitted residential use in the TC zoning district.
- Achieve NP1 priority of “preserving diverse range of housing” and NP2 “provide sufficient housing” by moving existing residential areas of Town Center and into more appropriate zoning districts.

## Recommendation to change TC boundaries

- Proposal is to rezone parts of Cedar and Leedom Streets from TC to C-1 or C-1 Modified Residential (depending on adjacent zoning).
- This proposal would:
  - Align zoning with current conditions, particularly the boundary between residential and commercial areas.
  - Rezoning could lower regulatory hurdles for new residential construction.
- Two parcels that are currently commercial uses (auto shop) would be grandfathered in.

# The exact proposal we would like to recommend to council:

(thanks to Claire and the staff!)



## Notes on potential zoning map revisions

- Rezone entire length of Cedar between West and Willow to C Residential
- Rezone parcels on Cedar to C-1 Modified Residential to be more consistent with the existing conditions and align with the zoning on the street
- Rezone parcels along the south side of Leedom to C Residential to be consistent with the zoning on the street.
  - With this change, the two parcels that are currently a commercial use would be in the C Residential, and the uses could be grandfathered in (per Section 181-11.B).
- Rezone parcels along the north side of Leedom (with frontage on Leedom, not Johnson) to C-1 Modified Residential
- Parcels with frontage along West would remain in the TC Town Center
- Parcels with frontage along Johnson would remain in the TC Town Center

# Discussion

And hopefully a vote.

# Other consideration for upcoming zoning revision

- Comprehensive upzoning
  - Does a 25,000 square foot MLS make sense in Jenkintown?
  - Conforming rowhome widths do not align with our housing stock
- A reconsideration of design elements in the zoning ordinance
  - Design standards and review process could work better
  - Reconcile newer SALDO with older zoning code
- PC/staff suggestions:
  - Review bylaws about accessory buildings - if you don't already have a garage on your property line, you can only have one in the middle of your yard
  - Should we ban indoor entertainment?
  - Revisit parking minimums