



MEMORANDUM

TO: Jenkintown Borough Council
George Locke, Borough Manager

FROM: Jenkintown Borough Planning Commission

DATE: January 23rd, 2026

RE: Rezoning Parcels in Town Center

To whom it may concern,

The Planning Commission's continued efforts to evaluate and advance implementation of the Borough's 2035 Comprehensive Plan recommendations include reviewing and proposing revisions to the Borough's existing zoning code. Proposed revisions often have the mission to preserve Jenkintown's historic housing stock and encourage new residential development to accommodate population growth. Towards this end, the Planning Commission has reviewed the extents of Town Center (TC) zoning district and recommends making a revision to the associated district boundary.

The TC zoning district encompasses much of "downtown" Jenkintown and is intended to contain a mix of commercial establishments and public buildings. Allowable residential uses in the TC zoning district include upper floor apartments and townhomes. Notably stand-alone homes are not permitted by right in the TC zoning district. At the time that the current zoning map was drawn, the boundaries between the TC and the residential zoning districts surrounding the TC (C-1 and C-1 modified residential) were not aligned with the built environment. As a result, there are almost fully residential streets containing townhomes and detached single-family homes inside the TC zoning district.

It is the recommendation of the Planning Commission that these residential streets be rezoned to C-1 or C-1 modified residential (depending on the adjacent zoning) to better align with the current built environment of Jenkintown.

There are two existing commercial establishments that would be rezoned as part of this proposal. These businesses would be able to continue as non-conforming commercial uses per Section 181-11.B of the zoning code). No new stand-alone commercial uses could enter these residential streets after this rezoning, but low-impact, home-based businesses are permitted in both C and C-1 districts per Section 181-10.H.

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The attachment from the Montgomery County Planning Commission details the precise rezoning recommendation that emerged from discussions across staff and the Planning Commission. Figure 1 below reproduces the visual summary of the rezoning shows five segments (labeled A-E) that are proposed to be rezoned. The different segments listed along with the parcels that make up each of the segments. Areas shown in blue represent the parcels that are proposed to be rezoned from Town Center to C-1 Modified Residential. Areas that are shown in pink represent the parcels that are proposed to be rezoned from Town Center to C 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

Sincerely,

Phil Zimmerman, Chair
Jenkintown Borough Planning Commission

COPY: Jenkintown Borough Planning Commission

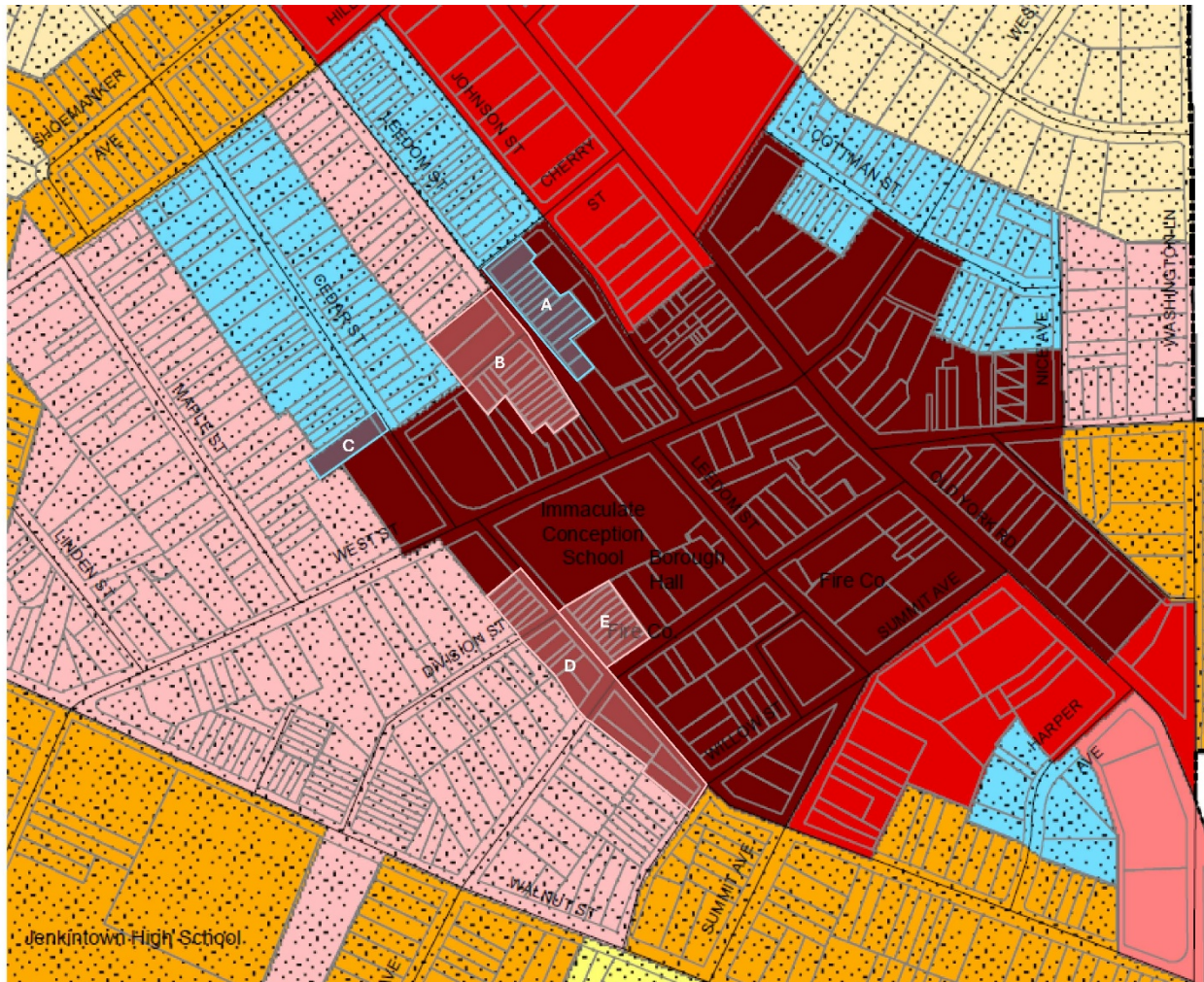
Lucinda Bartley, Secretary
Rob Ghormoz
Eric Horowitz
Jon McCandlish
Allison Shertzer
Peter Van Do
Phil Zimmerman, Chair

Attachment: Proposed zoning map updates_Jan 2026.pdf

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Figure 1. Proposed Rezoning of Town Center



Source: Claire Warner, Planning Commission of Montgomery County