

**BOROUGH OF JENKINTOWN
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2026 - 3

AN ORDINANCE OF JENKINTOWN BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA, TO REZONE VARIOUS PARCELS ON LEEDOM STREET, CEDAR STREET, WILLOW STREET, GREENWOOD AVENUE, AND MCGOLDRICK AVENUE FROM THEIR EXISTING ZONING CLASSIFICATION OF TOWN CENTER DISTRICT TO C-1 MODIFIED RESIDENTIAL OR C-RESIDENTIAL ZONING DISTRICTS AND TO AMEND AND RESTATE THE ZONING MAP OF JENKINTOWN; PROVIDING A SEVERABILITY CLAUSE AND A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Jenkintown Borough has enacted the Jenkintown Borough Zoning Ordinance, which is codified under Chapter 181 of the Jenkintown Code, that contains, *inter alia*, the Zoning Map of Jenkintown under Section 181-6; and

WHEREAS, the Jenkintown Planning Commission has recommended to Borough Council to revise the Zoning Map of Jenkintown to rezone various parcels along Leedom Street, McGoldrick Avenue, Cedar Street, Greenwood Avenue, and Willow Street from the Town Center (TC) District to either C-1 Modified Residential District or C-Residential District; and

WHEREAS, under the Pennsylvania Municipalities Planning Code (“MPC”) 53 P.S. § 10609 *et seq.*, and under the Pennsylvania Borough Code, 8 Pa. C.S.A. §1203 *et seq.*, Borough Council has the authority, but not the obligation to amend its zoning map to rezone a tract or parcel of land that are in the best interests and are necessary for the proper management, care and control of the Borough and the maintenance of peace, good government, safety and welfare of the Borough and its residents; and

WHEREAS, following a public hearing and consideration of the Jenkintown Planning Commissions recommendation as well as any comments by Borough staff, property owners, and the public, Borough Council has determined it will exercise its discretion and rezone the parcels as listed herein from Town Center District to either C-1 Modified Residential District or C-Residential District as also listed herein and amend and restate the Borough Zoning Map to reflect the same in accordance with the MPC.

NOW, THEREFORE, be it, and it is hereby **ORDAINED** by the Jenkintown Borough Council, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

SECTION 1. MAP AMENDMENT. The Zoning Map of Jenkintown as referenced and/or contained under Chapter 181, Section 181-6 is hereby amended to rezone the following parcels from Town Center District to C-1 Modified Residential District:

Parcel No.:	Record Address:
100001992005	426 Leedom Street
100001988009	424 Leedom Street
100001987001	422 Leedom Street

100001980008	420 Leedom Street
100001976003	418 Leedom Street
100001972007	416 Leedom Street
100001968002	414 Leedom Street
100001964006	412 Leedom Street
100001960001	410 Leedom Street
100001956005	408 Leedom Street
100001952009	406 Leedom Street
100001948004	404 Leedom Street
100001944008	402 Leedom Street
100000308006	403 Cedar Street

SECTION 2. MAP AMENDMENT. The Zoning Map of Jenkintown as referenced and/or contained under Chapter 181, Section 181-6 is hereby amended to also rezone the following parcels from Town Center District to C-Residential District:

Parcel No.	Record Address:
100002132009	409 Leedom Street
100002136005	411 Leedom Street
100002140001	413 Leedom Street
100002144006	415 Leedom Street
100002148002	417 Leedom Street
100002152007	419 Leedom Street
100002156003	421 Leedom Street
100002160008	423 Leedom Street
100002176001	435 Leedom Street
100002184002	439 Leedom Street
100002656007	5 McGoldrick Avenue
100002652002	3 McGoldrick Avenue
100002648006	1 McGoldrick Avenue
100002172005	429 Leedom Street
100002168009	427 Leedom Street
100002164004	425 Leedom Street
100000304001	319 Cedar Street
100000300005	317 Cedar Street
100000296009	315 Cedar Street
100000292004	313 Cedar Street
100000288008	311 Cedar Street
100000284003	309 Cedar Street
100000280007	307 Cedar Street
100000276002	305 Cedar Street
100000272006	303 Cedar Street
100001340009	533 Greenwood Avenue
100001336004	529 Greenwood Avenue
100001120004	526 Greenwood Avenue
100001116008	524 Greenwood Avenue

100005092001	519 Willow Street
100005088005	517 Willow Street
100000104003	318 Cedar Street
100000100007	316 Cedar Street
100000096002	314 Cedar Street
100000092006	312 Cedar Street
100000088001	310 Cedar Street
100000084005	308 Cedar Street
100000080009	306 Cedar Street
100000076004	304 Cedar Street
100000073007	302 Cedar Street
100000072008	300 Cedar Street

SECTION 3. RESTATEMENT AND ADOPTION OF REVISED MAP. Section 181-6 shall be amended to include and attach a copy of Exhibit A as the official Zoning Map of Jenkintown that contains the aforementioned rezoned parcels, and said map as attached as Exhibit A and all notations, references and data shown thereon are hereby incorporated by reference into Chapter 181 and shall be as much a part of Chapter 181 as if all were fully described herein.

SECTION 4. REPEALER. All ordinances or parts thereof inconsistent with this Ordinance are hereby repealed to the extent of the inconsistency.

SECTION 5. SEVERABILITY. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is determined by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the provisions of the Jenkintown Borough Code of Ordinances.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect and be in force immediately from and after its approval unless otherwise as required by law.

ORDAINED AND ENACTED by the Borough Council of the Borough of Jenkintown, Montgomery County, Pennsylvania this ___ day of _____, 2026.

ATTEST:

JENKINTOWN BOROUGH COUNCIL

GEORGE LOCKE, MANGER

JAY CONNERS
BOROUGH COUNCIL PRESIDENT

APPROVED:

GABRIEL LERMAN, MAYOR

