

**CITY OF HARLINGEN  
ZONING ORDINANCE 97-35**



**(as amended through 02/04/04)**

CITY OF HARLINGEN  
ORDINANCE NO. 97-35

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CITY OFFICIALS AS OF JULY 2, 1997

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## **ORDINANCE NO. 97-35**

An ordinance establishing the purpose and scope of zoning and its relationship to the Comprehensive Plan; establishing the zoning of land and building uses for the City of Harlingen, Texas; including the determination and description of twelve (12) different types of use districts extending from the most restricted residential through heavy industry; including provisions for lands temporarily not designated for zone use; providing detailed description of the types of permissive uses for each such district; including a zoning district map of lands comprising the geographical area of the City with the various zoned areas designated thereon; provisions for fixing and defining boundaries of the various zoned areas on the zoning district map; providing for temporary zoning of future annexed territory; providing for compliance with, administration and enforcement of the provisions of the ordinance; setting out fees for planning processes; providing for specifically described land and building uses; providing for classification of new and unlisted uses; regulating the creation of building sites; setting forth special definitions and explanations of use regulations; setting forth area regulations; setting forth off-street parking and loading regulations; establishing height regulations, establishing specific use permits; establishing accessory, portable and storage building regulations; establishing special area and use regulations including yard and fence regulations; providing for the determination of non-conforming uses of structures; establishing and providing for the appointment duties and powers of a Board of Adjustments, and a Planning and Zoning Commission and the procedures they govern; providing for the platting of property not permanently zoned; providing for certificate of occupancy and compliance; defining various terms thereof; establishing and authorizing penalties for violations thereof, and preserving rights in pending litigation and violations under existing ordinances. This ordinance to become effective upon publication thereof in required form.

Be it ordained by the City of Harlingen, Texas.