

SECTION 4: ZONING DISTRICTS ESTABLISHED

Section 4.01 Zoning Districts

1. The City of Harlingen, Texas, is hereby divided into thirteen (13) Zoning Districts. The use, height and area regulations in each district, as set out herein, are uniform throughout each district. The twelve (12) districts established herein shall be known as:

<u>Abbreviated Designation</u>	<u>Full Zoning District Designation</u>
N	Not Designated
R-1	Residential, Single Family
R-2	Residential, Duplex
R-PH	Residential, Patio Home
M-1	Residential, Triplex and Quadruplex
M-2	Residential, Multi-Family
MH	Residential, Mobile Home
PD	Planned Development District
O	Offices - Professional and Business Administration
NS	Neighborhood Services
GR	General Retail
LI	Light Industry
HI	Heavy Industry

2. The Zoning Districts established by this ordinance in order to accomplish the purpose outlined are generally defined as follows:
 - A. NOT DESIGNATED - Areas not yet zoned and/or newly annexed (subdivided) except only for uses listed in Section 5.
 - B. RESIDENTIAL, SINGLE FAMILY - Area for development primarily of single family units but with specific uses as indicated in Section 5.
 - C. RESIDENTIAL, DUPLEX - Area for development primarily of duplex family units on lots no smaller than 6000 square feet, but with specific uses as indicated in Section 5.
 - D. RESIDENTIAL, PATIO HOME – Area for development of single-family and duplex-family units on lots no smaller than 4,000 square feet, but with specific uses as indicated in Section 5.
 - E. RESIDENTIAL, TRIPLEX AND QUADRUPLEX - Area for development primarily of multifamily units of four or less, but with specific uses as indicated in Section 5.

- F. RESIDENTIAL, MULTI-FAMILY - Area for development primarily of multi-unit apartment buildings in excess of four units, condominiums, and connected townhouses and with specific additional uses indicated in Section 5.
- G. RESIDENTIAL, MOBILE HOME - Districts for permanent location and use of mobile homes as single family dwelling units and with specific additional uses as indicated in Section 5.
- H. PLANNED DEVELOPMENT DISTRICT - Area of a designated and approved size with an all-inclusive plan for development which may include any two (2) or more classes of uses, which shall be filed as part of the Zoning Ordinance and shall be developed as outlined in Section 15.06.
- I. OFFICES - PROFESSIONAL AND BUSINESS ADMINISTRATION Area designed primarily for use as administrative offices and professional offices and specific additional uses as indicated in Section 5.
- J. NEIGHBORHOOD SERVICES - Area designed to serve the domestic needs of the immediate neighborhood and with specific additional uses indicated in Section 5.
- K. GENERAL RETAIL - Area designated for the primary purpose of retail sales and specific additional uses indicated in Section 5.
- L. LIGHT INDUSTRY - Light manufacturing processes which do not emit detectable dust, odor, smoke, gas or fumes beyond the bounding property or generate noise or vibration at the boundary of the LI District which is generally perceptible as noise in the adjacent area.
- M. HEAVY INDUSTRY - Area used primarily for industry that does not fall into Light Industry District Designation, and which is not prohibited by law.

Section 4.02 Zoning Map Adoption and Revisions

- 1. The boundaries of the Zoning Districts established herein are and shall be those delineated upon the City of Harlingen Zoning Map, as said map is herewith adopted as part and parcel of this ordinance, and as said map is attached hereto and identified as Appendix F of this ordinance.
- 2. Two original, official and identical copies of the City of Harlingen Zoning Map are hereby adopted bearing the signature of the Mayor and the attestation of the City Secretary and shall be filed and maintained as follows:
 - (a) One copy shall be filed with the City Secretary and retained as the original record and shall not be changed in any manner; and one copy shall be filed with the Department of Planning (and for joint use and information of the Planning and Zoning Commission)

and shall be maintained up to date by the Director of Planning printing thereon all changes and subsequent amendments thereto, as hereinafter provided for.

(b) Future ordinances, as hereinafter provided for, providing for changes and amendments in such Zoning District Boundaries, together with such original map, constitutes that portion of the Zoning Ordinance, from time to time, establishing the boundaries of such Zoning Districts.

Section 4.03 Zoning District Boundaries

1. The district boundary lines shown on the Zoning District Map are usually along streets, alleys, property lines or extensions thereof. Where uncertainty exists as to the boundaries of districts as shown on the official zoning maps, the following rules shall apply.
2. Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed to follow such centerlines.
3. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
4. Boundaries indicated as approximately following city limits shall be construed as following such lot lines.
5. Boundaries indicated as following railroad lines shall be construed to be the centerline of the right-of-way or if no centerline is established, the boundary shall be interpreted to be midway between the right-of-way lines.
6. Boundaries indicated as approximately following the centerlines of streams, canals, lakes, drainage ditches or other bodies of water shall be construed to follow such centerlines.
7. Boundaries indicated as parallel to or extensions of features indicated in Subsections 1 through 6 above shall be so construed. Distances not specifically indicated on the original zoning maps shall be determined by the scale of the map.
8. Whenever any street, alley or other public way is vacated by official action of the City Commission or whenever such area is franchised for building purposes, the Zoning District line adjoining each side of such street, alley or other public way shall be automatically extended to the centerline of such vacated street, alley or way and all areas so involved shall then and henceforth be subject to all regulations of the extended districts.
9. Where physical features on the ground are at variance with information shown on the official Zoning District Map or when there arises a question as to how or whether a parcel of property is zoned and such question cannot be resolved by the application of Subsections 2 through 8 hereinabove, the property shall be considered N-Not Designated

District and the issuance of a building permit and the determination of permanent zoning shall be in accordance with the provisions provided in Section 6 for temporarily zoned areas.