

SECTION 1: PURPOSE

Section 1.01 Purpose and Scope

The Zoning Regulations and Districts as established here have been made in accordance with a Comprehensive Plan for the purpose of promoting the health, safety, morals and general welfare of the City. They have been designed to lessen the congestion in the streets; to secure safety from fire, panic and other dangers; to provide adequate light and air, to prevent the overcrowding of land to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. They have been made with reasonable consideration, among other things, for the character of the district, and its peculiar suitability for the particular uses specified; and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City consistent with a Comprehensive Plan.

The changing use of land requires that this ordinance be modified from time to time to accommodate changes in techniques and development standards that have been adopted by the citizenry of Harlingen over the years.

The original Zoning Ordinance of the City of Harlingen was adopted on March 12, 1940. That ordinance was repealed by the adoption of a new Zoning Ordinance #74-36 on November 20, 1974. It has been modified and updated on several occasions for various reasons. A brief listing of the history of zoning ordinance amendments is included under Appendix H.

Section 1.02 Relationship to the Harlingen Vision 2020 Comprehensive Plan

The regulations contained here have been modified in accordance with a comprehensive land use planning program for the orderly growth and development of the City of Harlingen. This Ordinance has been modified to incorporate and implement the goals, objectives, and policies found in the document entitled: Harlingen's Vision 2020: Comprehensive Plan*

The major modifications undertaken in 1996-97 are an effort to streamline existing ordinances and incorporate necessary changes identified by:

- Citizens during the Comprehensive Plan efforts
- Planning & Zoning Commission members
- Vision 2020 Steering Committee members (appointed by City Commission and the Mayor to represent a cross section of the community),
- Ordinance Review Subcommittee appointed by the Steering Committee and charged with reviewing and suggesting modifications for ease of use and eliminating or updating obsolete or ineffective portions of the previous Zoning Ordinance
- Consultants hired to coordinate the Comprehensive Plan effort
- Staff members of departments who administer or are affected by Zoning Regulations

Subsequent modification efforts should refer to Table 5-1 “Zoning and Subdivision Goals and Objectives” on page 5-3 of the Comprehensive Plan to continue implementation of Comprehensive Planning Goals and Objectives established therein, and adopted on May 15, 1996 by Ordinance #96-20.

* Copies of the full Comprehensive Plan and Plan summaries are available from the Planning & Development Department for a fee.