CHAPTER 10. MANUFACTURED HOMES

10-1 Purpose.

The intent of this Ordinance is to insure that the present residential character of the Town of New Harmony is maintained and enhanced and, to this end, that manufactured homes are accommodated in the Town subject to conditions which will meet this intent and which will be in accordance with the community goals set forth in the Master Plan of the Town of New Harmony. This Ordinance is also intended to provide compatibility between adjacent land uses.

10-2 Location and Use.

Manufactured Homes may be placed as permanent residences in zoning districts on residential lots so long as they meet all requirements of this ordinance. A building permit shall be required for permanent placement of a manufactured home. Any manufactured home shall be allowed on a residential lot provided it meets the following criteria:

1. The standards of Title 58, Section 56, UCA, the Uniform Building Standards Act, shall be complied with;

2. The structure shall be placed on a permanent foundation meeting the requirements of the Uniform Building Code;

3. The structure shall be tied down in a manner which meets manufacturer’s recommendations, or if no such recommendations are available, as required by the Building Official;

4. The structure shall meet all zoning district requirements for the applicable zone;

5. The dwelling must be connected to water, power, and wastewater systems as any other single-family dwelling.

Amended 9/4/96, Ord. #13

New Harmony Town Zoning Ordin
CHAPTER 11. SOLAR ACCESS INCENTIVES AND PROTECTION

11-1  Purpose.

The purpose of the solar access incentives and protection is to encourage and protect the use of passive and active solar energy systems. It is the opinion of the Town of New Harmony that solar energy systems will become an important contribution to energy production in the near future, particularly in residential uses.

11-2  Protection of Solar Access in Districts; RR-1, RR-2, RR-5.

(1) No building, chimney, trees, shrubs, or other large objects shall be constructed or placed in such a manner so as to obstruct the sun from reaching not less than 90 percent of an existing solar energy system from 9:00 a.m. to 3:00 p.m. on any day.

(2) Where an existing solar energy system is in place on an adjacent lot, no building permit shall be issued by the building inspector for a building that will infringe on neighboring solar access.

(3) Where there is question as to whether or not an infringement of solar access to an existing solar system will take place, the property owner/developer must prove, to the Planning Commission, before being issued a building permit that no such infringement will take place, and if such an infringement does occur after construction, the owner/developer is responsible for corrective measures being carried out.
CHAPTER 12. ZONING DISTRICTS

12-1 Establishment of Zoning Districts.

For the purposes of this Ordinance, the territory of the Town of New Harmony to which this Ordinance applies is divided into zoning districts as follows:

(1) Rural Residential (RR-.5)
(2) Rural Residential (RR-1)
(3) Rural Residential (RR-2)
(4) Rural Residential (RR-5)
(5) Residential Agricultural (RA)
(6) Agricultural (A)
(7) Open Space (OS)
(8) Restricted Development - Overlay Zone (RD)

12-2 Rules for Locating Boundaries.

Where uncertainty exists as to the boundaries of districts as shown on the New Harmony Town Map, the following shall apply:

(1) Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines and in the event of change in the centerline shall be construed as moving with the centerlines.

(2) Boundaries indicated as approximately following the right-of-way lines of streets, highways, or alleys shall be constructed to follow such right-of-way lines, and in the event of a change in the right-of-way line shall be construed as moving with the right-of-way line.

(3) Boundaries indicated as approximately following platted lot lines shall be construed to follow such lot lines.

(4) Boundaries indicated as parallel to or extensions of features indicated in sub-sections 1 through 3 above shall be so construed. Distances not specifically indicated on the official map shall be determined by the scale of the map.

(5) In case any further uncertainty exists, the New Harmony Town Board of Adjustments shall determine the location of such boundaries.

(6) Boundaries of each of the said zones are hereby established as described herein or as shown on the map entitled New Harmony Town Zoning Map which map is on file with the New Harmony Town Clerk and all boundaries shown thereon are made by this reference as much as
part of this Ordinance as is fully described and detailed herein.

12-3 Supplementary Regulations to All Zones.

No trash, rubbish, weeds, junk, debris, or other similar material shall be allowed to remain on any lot outside of approved containers or any zone after passage of this Ordinance (See Section 6-11).

12-4 Annexations.

All annexed property will come into New Harmony zoned open space, pending future changes recommended by the New Harmony Town Planning Commission and approved by the New Harmony Town Council.

12-5 Listing of Ordinance and Map.

This Ordinance and map shall be filed in the custody of the New Harmony Town Clerk and may be examined by the public subject to the reasonable regulations established by said Clerk.
CHAPTER 13. RURAL RESIDENTIAL (RR-.5) (deleted by ordinance #13)
Reinstituted by

13.1 Purpose.
To provide for neighborhoods of a rural character for small farms, hobby farms, and large lot
Residential use.

15.2 Permitted Uses.
(1) Agriculture:
   a. Tilling of the soil, the raising of crops, horticulture, and gardening for personal
      use.
(2) Single-family homes.
(3) Household pets.
(4) Accessory uses and buildings customarily incidental to the permitted use.

13.3 Conditional Uses.
(1) Bed and Breakfast Inn.
(2) Park and playground.
(3) Public Buildings.
(4) Public utilities, essential services.
(5) Residence for Persons with Disabilities. (RFPD)
(6) Home occupation (See Chapter 4).
(7) Accessory uses and buildings customarily incidental to the conditional use.
(8) Church
(9) School
(10) Cemetery

13.4 Height Regulations.
No buildings may exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height. No
dwelling shall be less than one (1) story in height.

New Harmony Town Zoning Ordinance
13.5 Minimum Area, Width, and Yard Requirements.

15-6 Signs.

Signs permitted in the rural residential district shall be limited to the following:

(1) One (1) identification sign, not to exceed sixteen (16) square feet in sign area.

(2) One (1) development sign, not to exceed eight (8) square feet in sign area.

(3) One (1) civic sign, not to exceed sixteen (16) square feet in sign area.

(4) One (1) real estate sign, not to exceed eight (8) square feet in sign area.

(5) One (1) residential sign, not to exceed two (2) square feet in sign area.

(6) One (1) home occupation sign, not to exceed three (3) square feet in sign area.

13.7 Modifying Regulations.

(1) Side Yard: On corner lots, the side yard which faces on a street shall not be less than twenty (20) feet.

(2) Rear Yard: All accessory buildings shall be located at the rear of and at least ten (10) feet from the main building and shall have a rear yard of at least three (3) feet.

(3) Livestock and Animals: Not allowed on .5 acre zone.

(4) Temporary placement of mobile homes is not permitted in this zone.

(5) Temporary Placement of Recreational Coach may be placed for the purpose of building the permanent residence, and be for the period of 6 months.

13.8 Other Provisions.

Exceptions to these regulations are provided in Chapter 5 of this Ordinance.
CHAPTER 14. RURAL RESIDENTIAL (RR-1)

14-1 Purpose.
To provide for neighborhoods of a rural character for small farms, hobby farms, and large lot residential use.

14-2 Permitted Uses.

(1) Agriculture:
   a. Tilling of the soil, the raising of crops, horticulture, and gardening for personal use.
   b. Animals and fowl for recreational use or family food production for the primary use of persons residing on the premises, excluding the keeping or raising of dangerous animals or animals that create an odor problem to neighboring properties.

(1) Single-family homes
(2) Household pets.
(3) Accessory uses and buildings customarily incidental to the permitted use. (See Definition)

14-3 Conditional Uses.

(1) Bed and Breakfast Inn.
(2) Park and playground.
(3) Public buildings.
(4) Public utilities, essential services
(5) Home occupation (See Chapter 4).
(6) Residence for Persons with Disabilities. (RFPD)
(7) Accessory buildings customarily incidental to the conditional use.
(8) Church
(9) School
(10) Cemetery

New Harmony Town Zoning Ordinance
14-4 Height Regulations.

No buildings may exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height. No dwelling shall be less than one (1) story in height.

14-5 Minimum Area, Width, and Yard Requirements.

<table>
<thead>
<tr>
<th>District</th>
<th>Area</th>
<th>Width</th>
<th>Front</th>
<th>Side</th>
<th>Rear</th>
</tr>
</thead>
<tbody>
<tr>
<td>RR-1</td>
<td>1 acre</td>
<td>100'</td>
<td>30</td>
<td>20</td>
<td>30</td>
</tr>
</tbody>
</table>

14-6 Signs.

Signs permitted in the rural residential district shall be limited to the following:

(1) One (1) identification sign, not to exceed sixteen (16) square feet in sign area.

(2) One (1) development sign, not to exceed eight (8) square feet in sign area.

(3) One (1) civic sign, not to exceed sixteen (16) square feet in sign area.

(4) One (1) real estate sign, not to exceed eight (8) square feet in sign area.

(5) One (1) residential sign, not to exceed two (2) square feet in sign area.

(6) One (1) home occupation sign, not to exceed three (3) square feet in sign area.

14-7 Modifying Regulations.

(1) Side Yard: On corner lots, the side yard which faces on a street shall not be less than twenty (20) feet.

(2) Rear Yard: All accessory buildings shall be located at the rear of and at least ten (10) feet from the main building and shall have a rear yard of at least three (3) feet.

(3) Livestock and Animals: The raising or keeping of livestock or animals is permitted on lots of .5 acre in size in this district and subject to the following regulations:

   a. All livestock or animals shall be housed in enclosed corrals, stables, or other enclosures with open fenced exercise areas.

(4) Temporary Placement of Mobile Homes. No mobile home as herein defined shall be located, placed, used, or occupied for permanent residential purposes in any district except within an approved mobile home park and except as otherwise provided herein. Temporary placement of a mobile home on a residential lot may be permitted by a temporary Conditional Use Permit which is subject to the time limitations stated in this Ordinance. A temporary Conditional Use Permit for the placement of a mobile home on a residential lot will be issued only for lots upon which a permanent dwelling is being constructed for which a valid building

New Harmony Town Zoning Ordinance
permit has been issued.

(5) Temporary Placement of Recreational Coach. No recreational coach as herein defined shall be located, placed, used, or occupied for permanent residential purposes in any district. Temporary placement of a recreational coach on a residential lot may be permitted by a temporary Conditional Use Permit which is subject to the time limitations stated in this Ordinance. A temporary Conditional Use Permit for the placement of a recreational coach on a residential lot will be issued only for lots upon which a permanent dwelling is being constructed for which a valid building permit has been issued.

14-8 Other Provisions.

Exceptions to these regulations are provided in Chapter 5 of this Ordinance.
CHAPTER 15. RURAL RESIDENTIAL (RR-2)

15-1 Purpose.

To provide for neighborhoods of a rural character for small farms, hobby farms, and large lot residential use.

15-2 Permitted Uses.

(1) Agriculture:
   a. Tilling of the soil, the raising of crops, horticulture, and gardening for personal use.
   b. Animals and fowl for recreational use or family food production for the primary use of persons residing on the premises, excluding the keeping or raising of dangerous animal, or animals that create a odor problem to neighboring properties.

(2) Single-family homes.

(3) Household pets.

(4) Accessory uses and buildings customarily incidental to the permitted use. (See Definition)

15-3 Conditional Uses.

(1) Agricultural business or industry.

(2) Public stable.

(3) Bed and Breakfast Inn.

(4) Park and playground.

(5) Public buildings.

(6) Public utilities, essential services.

(7) Church.

(8) School.

(9) Cemetery.

(10) Home occupation (See Chapter 4)

(11) Residence for Persons with Disabilities. (RFPD)

15-4 Height Regulations.

New Harmony Town Zoning Ordinance
No buildings may exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height. No dwelling shall be less than one (1) story in height.

15-5 Minimum Area, Width, and Yard Requirements.

<table>
<thead>
<tr>
<th>District</th>
<th>Area</th>
<th>Width</th>
<th>Front</th>
<th>Side</th>
<th>Rear</th>
</tr>
</thead>
<tbody>
<tr>
<td>RR-2</td>
<td>2 acre</td>
<td>100'</td>
<td>30</td>
<td>20</td>
<td>30</td>
</tr>
</tbody>
</table>

15-6 Signs.

Signs permitted in the rural residential district shall be limited to the following:

(1) One (1) identification sign, not to exceed sixteen (16) square feet in sign area.

(2) One (1) development sign, not to exceed eight (8) square feet in sign area.

(3) One (1) civic sign, not to exceed sixteen (16) square feet in sign area.

(4) One (1) real estate sign, not to exceed eight (8) square feet in sign area.

(5) One (1) residential sign, not to exceed two (2) square feet in sign area.

(6) One (1) home occupation sign, not to exceed three (3) square feet in sign area.

15-7 Modifying Regulations.

(1) Side Yard: On corner lots, the side yard which faces on a street shall not be less than twenty (20) feet.

(2) Rear Yard: All accessory buildings shall be located at the rear of and at least ten (10) feet from the main building and shall have a rear yard of at least three (3) feet.

(3) Livestock and Animals: The raising or keeping of livestock or animals is permitted on lots of .5 acre in size in this district and subject to the following regulations:

   a. All livestock or animals shall be housed in enclosed corrals, stables, or other enclosures with open fenced exercise areas.

(4) Temporary Placement of Mobile Homes. No mobile home as herein defined shall be located, placed, used, or occupied for permanent residential purposes in any district except within an approved mobile home park and except as otherwise provided herein. Temporary placement of a mobile home on a residential lot may be permitted by a temporary Conditional Use Permit which is subject to the time limitations stated in this Ordinance. A temporary Conditional Use Permit for the placement of a mobile home on a residential lot will be issued only for lots upon which a permanent dwelling is being constructed for which a valid building permit has been issued.

New Harmony Town Zoning Ordinance
(5) Temporary Placement of Recreational Coach. No recreational coach as herein defined shall be located, placed, used, or occupied for permanent residential purposes in any district. Temporary placement of a recreational coach on a residential lot may be permitted by a temporary Conditional Use Permit which is subject to the time limitations stated in this Ordinance. A temporary Conditional Use Permit for the placement of a recreational coach on a residential lot will be issued only for lots upon which a permanent dwelling is being constructed for which a valid building permit has been issued.

15-8 Other Provisions.

Exceptions to these regulations are provided in Chapter 5 of this Ordinance.
CHAPTER 16. RURAL RESIDENTIAL (RR-5)

16.1 Purpose.

To provide for neighborhoods of a rural character for small farms, hobby farms, and large lot residential use.

16-2 Permitted Uses.

(1) Agriculture:
   a. Tilling of the soil, the raising of crops, horticulture, and gardening for personal use.
   b. Animals and fowl for recreational use or family food production for the primary use of persons residing on the premises, excluding the keeping or raising of dangerous animals, or animals that create an odor problem to neighboring properties.

(2) Single-family homes.

(3) Household pets.

(4) Accessory uses and buildings customarily incidental to the permitted use. (See Definition)

16-3 Conditional Uses.

(1) Agricultural business or industry.

(2) Public stable.

(3) Bed and Breakfast Inn.

(4) Park and playground

(5) Public buildings.

(6) Public utilities, essential services.

(7) Church.

(8) School.

(9) Cemetery.

(10) Home occupation (See Chapter 4).

(11) Residence for Persons with Disabilities. (RFPD)

16-4 Height Regulations.

New Harmony Town Zoning Ordinance
No buildings may exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height. No dwelling shall be less than one (1) story in height.

16-5 Minimum Area, Width, and Yard Requirements.

<table>
<thead>
<tr>
<th>District</th>
<th>Area</th>
<th>Width</th>
<th>Front</th>
<th>Side</th>
<th>Rear</th>
</tr>
</thead>
<tbody>
<tr>
<td>RR-5</td>
<td>5 acre</td>
<td>100'</td>
<td>30</td>
<td>20</td>
<td>30</td>
</tr>
</tbody>
</table>

16-6 Signs.

Signs permitted in the rural residential district shall be limited to the following:

1. One (1) identification sign, not to exceed sixteen (16) square feet in sign area.
2. One (1) development sign, not to exceed eight (8) square feet in sign area.
3. One (1) civic sign, not to exceed sixteen (16) square feet in sign area.
4. One (1) real estate sign, not to exceed eight (8) square feet in sign area.
5. One (1) residential sign, not to exceed two (2) square feet in sign area.
6. One (1) home occupation sign, not to exceed three (3) square feet in sign area.

16-7 Modifying Regulations.

1. Side Yard: On corner lots, the side yard which faces on a street shall not be less than twenty (20) feet.

2. Rear Yard: All accessory buildings shall be located at the rear of and at least ten (10) feet from the main building and shall have a rear yard of at least three (3) feet.

3. Livestock and Animals: The raising or keeping of livestock or animals is permitted on lots of .5 acre in size in this district and subject to the following regulations:
   a. All livestock or animals shall be housed in enclosed corrals, stables, or other enclosures with open fenced exercise areas.

4. Temporary Placement of Mobile Homes. No mobile home as herein defined shall be located, placed, used, or occupied for permanent residential purposes in any district except within an approved mobile home park and except as otherwise provided herein. Temporary placement of a mobile home on a residential lot may be permitted by a temporary Conditional Use Permit which is subject to the time limitations stated in this Ordinance. A temporary Conditional Use Permit for the placement of a mobile home on a residential lot will be issued only for lots upon which a permanent dwelling is being constructed for which a valid building permit has been issued.

New Harmony Town Zoning Ordinance
(5) Temporary Placement of Recreational Coach. No recreational coach as herein defined shall be located, placed, used, or occupied for permanent residential purposes in any district. Temporary placement of a recreational coach on a residential lot may be permitted by a temporary Conditional Use Permit which is subject to the time limitations stated in this Ordinance. A temporary Conditional Use Permit for the placement of a recreational coach on a residential lot will be issued only for lots upon which a permanent dwelling is being constructed for which a valid building permit has been issued.

16-8 Other Provisions.

Exceptions to these regulations are provided in Chapter 5 of this Ordinance.
CHAPTER 17. AGRICULTURAL DISTRICT (A)

17-1  Purpose.
To promote and preserve in appropriate areas conditions favorable to agriculture.

17-2  Permitted Uses.
(1) Animals and fowl.
(2) Agricultural uses, farming and gardening.
(3) Barns, corrals, pens, coops, machinery sheds, and other buildings incidental to agricultural operations.

17-3  Conditional Uses.
(1) Single-family homes.
(2) Accessory uses and buildings customarily incidental to single-family homes.

17-4  Minimum Area.
Minimum area in the Agricultural District is 43,560 square feet (one acre). Minimum area, width, and yard and other requirements for approved single-family home conditional use shall be the same as stated in Chapter 18 (Rural Residential-5) of this Ordinance.

17-5  Modifying Regulations.
Stables, corrals, barns, and chicken coops shall be located at least fifty (50) feet from the nearest dwelling or public street.

17-6  Other Provisions.
Exceptions to these regulations are provided in Chapter 5 of this Ordinance.
CHAPTER 18. RESIDENTIAL AGRICULTURAL (RA)

18-1 Purpose.

To provide for dwellings on large lots on agricultural areas while maintaining conditions favorable to agriculture.

18-2 Permitted Uses.

(1) Animals and fowl

(2) Agricultural uses, farming and gardening.

(3) Barns, corrals, pens, coops, machinery sheds, and other buildings incidental to agricultural operations.

(4) Single-family homes.

(5) Household pets.

(6) Accessory uses and buildings customarily incidental to residential use. (See Definition)

18-3 Conditional Uses.

(1) Public utilities, essential services.

(2) Home occupations. (See Chapter 4)

(3) Residence for Persons with Disabilities (RFPD)

18-4 Height Regulations.

No buildings may exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height. No dwelling shall be less than one (1) story in height.

18-5 Minimum Area, Width, and Yard Requirements.

<table>
<thead>
<tr>
<th>District</th>
<th>Area</th>
<th>Width</th>
<th>Front</th>
<th>Side</th>
<th>Rear</th>
</tr>
</thead>
<tbody>
<tr>
<td>RA</td>
<td>5 acre</td>
<td>100'</td>
<td>30</td>
<td>20</td>
<td>30</td>
</tr>
</tbody>
</table>

18-6 Signs.

Signs permitted in the rural residential district shall be limited to the following:

(1) One (1) real estate sign, not to exceed eight (8) square feet in sign area.

New Harmony Town Zoning Ordinance
(2) One (1) residential sign, not to exceed two (2) square feet in sign area.

(3) One (1) home occupation sign, not to exceed three (3) square feet in sign area.

18-7 Modifying Regulations.

(1) Side Yard: On corner lots, the side yard which faces on a street shall not be less than twenty (20) feet.

(2) Rear Yard: All accessory buildings shall be located at the rear of and at least ten (10) feet from the main building and shall have a rear yard of at least three (3) feet.

(3) Livestock and Animals:

   a. All livestock or animals shall be housed in enclosed corrals, stables, or other enclosures with open fenced exercise areas.

   b. Corrals, stables, and other enclosures shall be located no nearer than 50 feet from any dwelling.

(4) Temporary Placement of Mobile Homes. No mobile home as herein defined shall be located, placed, used, or occupied for permanent residential purposes in any district except within an approved mobile home park and except as otherwise provided herein. Temporary placement of a mobile home on a residential lot may be permitted by a temporary Conditional Use Permit which is subject to the time limitations stated in this Ordinance. A temporary Conditional Use Permit for the placement of a mobile home on a residential lot will be issued only for lots upon which a permanent dwelling is being constructed for which a valid building permit has been issued.

(5) Temporary Placement of Recreational Coach. No recreational coach as herein defined shall be located, placed, used, or occupied for permanent residential purposes in any district. Temporary placement of a recreational coach on a residential lot may be permitted by a temporary Conditional Use Permit which is subject to the time limitations stated in this Ordinance. A temporary Conditional Use Permit for the placement of a recreational coach on a residential lot will be issued only for lots upon which a permanent dwelling is being constructed for which a valid building permit has been issued.

18-8 Other Provisions.

Exceptions are provided in Chapter 5 of this Ordinance.

New Harmony Town Zoning Ordinance
CHAPTER 19. OPEN SPACE (OS) ZONE

19-1 Purpose.

The purpose of the Open Space Zone is to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character of areas not suitable for development; to promote the well-being of present and future residents of New Harmony Town; and to ensure the efficient expenditure of public funds.

19-2 Use Regulations.

In the Open Space Zone, no property shall be used and no building shall be erected or altered so as to be arranged, intended or designed to be used for other than one (1) or more of the following uses:

1) Livestock grazing;

2) Public or private recreation facilities which will not significantly alter the natural form of the landscape;

3) Emergency equipment routes to provide essential emergency services such as fire control;

4) Single family dwellings, provided that the applicant can demonstrate conclusively to the Planning Commission that any hazards and limitations of the site can be overcome in such a manner as to prevent hazard to life or limb, hazard to property, adverse effects on the safety, and use or stability of a public way or environment; and

5) Public utilities and transmission lines.

19-3 Site Design Regulations.

All site design elements are subject to conditional use review and approval of the Planning Commission and Town Council as outlined in this Ordinance.

19-4 Height Regulations.

No building shall exceed thirty-five (35) feet or two and one-half (2 1/2) stories in height.

19-5 Minimum Area, Width, and Yard Regulations.

<table>
<thead>
<tr>
<th>District</th>
<th>Area</th>
<th>Width</th>
<th>Front</th>
<th>Side</th>
<th>Rear</th>
</tr>
</thead>
<tbody>
<tr>
<td>OS</td>
<td>20 acre</td>
<td>500'</td>
<td>30</td>
<td>30</td>
<td>30</td>
</tr>
</tbody>
</table>

New Harmony Town Zoning Ordinance
CHAPTER 20. RESTRICTED DEVELOPMENT DISTRICT OVERLAY ZONE (RD)

20-1 Purpose.

To provide for protection of property owners in areas of existing zones which are subject to
development constraints as a result of environmental conditions.

20-2 Permitted Uses.

No uses are specifically permitted in this zone.

20-3 Conditional Uses.

All potential uses are subject to a special Conditional Use Permit granted by the New Harmony
Town Planning Commission.

20-4 Other Provisions.

(1) Areas falling under the provisions of this section are shown generally on the official zoning
map for the town of New Harmony. Specific boundaries of this district shall be determined by
the New Harmony Town Planning Commission.

(2) Applicants for special conditional permits within this zone must present detailed engineering
studies as required by the Planning Commission relating to potential problems of developing
these areas.

(3) Applicants for special conditional use permits within this zone must show what measures
will be employed to mitigate flood and flash flood dangers in these zones. Such measures must
be developed through consultation with an engineer, planner, architect, and other professionals
experienced with development proposals.

(4) Factors to be considered in evaluating proposed uses within the overlay zone include but
are not limited to: visual disruption of skylines and vistas; disturbance of natural vegetation and
wildlife habitats; location in relation to flood zones and drainages, steep slopes, and rockfall
areas; and other considerations which may have potential adverse consequences for the health,
safety, and welfare of present and future citizens of the Town of New Harmony.

New Harmony Town Zoning Ordinance