

CHAPTER 5: EXISTING LAND USE

Prior to establishing goals and determining future land uses, a community must have an accurate assessment of existing land uses. This chapter presents information on both the types and location of existing land uses. The process identifies both urban built-up land uses such as residential and commercial, along with natural land cover types like forests and beaches. As a result the final map presented in this chapter is a hybrid that combines land cover and land use.

General Land Division Patterns

As development occurs, larger tracts of land are subdivided into smaller parcels. Therefore, studying the existing pattern of land divisions is one way to analyze the status of land use and development. Typical of most cities, the residential portions of the community as well as the downtown area have smaller lots that are 20,000 square feet or less. Lots along US 23 tend to be larger in nature. The larger sized lots in Harrisville tend to be those classified as Institutional/Recreational, Industrial, Lowland and Upland Forests, and Multi-Family Residential.

Existing Land Use/Land Cover Characteristics

Parcels in the City of Harrisville have been classified into the following categories: Single-Family Residential, Multi-Family Residential, Commercial, Industrial, Institutional/Recreational, Lowland Forests, Upland Forests, Non-Forest Uplands, and Beaches. The land use map was generated utilizing 2005 aerial photography from the US Department of Agriculture, the National Wetlands Inventory (US Fish & Wildlife Service), Alcona County Soil Survey, and field checking. The city was classified on a parcel by parcel basis. In most cases, a land use classification was assigned based on the primary use of the lot. In a few cases, the lot and the secondary land use or land cover area was large enough that the classification was divided on a single lot. **Table 5-1** presents the existing land use breakdown for the City of Harrisville.

Table 5-1 City of Harrisville Existing Land Use/Land Cover Statistics		
Land Use Category	Number of Acres	Percent of City
Single-Family Residential	119	34.2
Lowland Forests	84.3	24.2
Institutional/Recreational	84.1	24.2
Commercial	21.1	6.1
Beaches	13.8	4.0
Upland Forests	9.7	2.8
Multi-Family Residential	8.5	2.4
Non-Forest Uplands	4	1.1
Industrial	3.6	1.0
TOTAL*	348.2	100%
Source: NEMCOG – 2009 Existing Land Use Map		
*Railroad and Street Rights-of-Way have been subtracted from the total acreage of the city (approximately 68.8 acres).		

Single-Family Residential

This category includes lots which are primarily being used for single-family purposes. Some lots which have been classified as residential also have minor areas of lowland or upland forest. Single-family residential is the largest land use category in the City of Harrisville encompassing more than one-third of the city. This land use is found throughout the city and occupies approximately 119 acres.

Lowland Forests

The lowland forests classification is the second largest land use category in the City and more aptly falls under the heading “land cover”. Lowland forests are defined as those containing ash, elm and soft maple, along with cottonwood and balm-of-Gilead. Lowland conifers, such as cedar, tamarack, black and white spruce and balsam fir stands are also found in this environment. There are approximately 84.3 acres of lowland forest in the City. As shown in **Figure 5-1**, a large area of lowland forest is found in the northwestern and north central portion of the City. In addition, it can be found north of Harrisville State Park between the railroad and Lake Huron.

Institutional/Recreational

This classification consists of land uses which are considered public agencies (such as governmental buildings or lots), religious land uses, libraries, museums, and parks. Institutional/recreational is the third largest land use category in the City (approximately equal to lowland forests) making up nearly one-quarter of the City or 84.1 acres. A large portion of this land exists as Harrisville State Park and the Department of Natural Resources boat launch on Lake Street. Harrisville Harbor, Mill Pond Park, the Alcona County and City of Harrisville offices, and Harrisville Harbor also occupy a significant portion of this category. The primary

body of water inside Harrisville exists at Mill Pond Park; therefore this body of water fell into the Institutional/Recreational category.

Commercial

The commercial category includes retail sales of goods and services, lodging, and health care providers. Most of the commercial establishments in Harrisville occur along Main Street east of US 23. The second largest percentage of commercial establishments occurs along US 23 south of Main Street.

Beaches

Due to its location on Lake Huron, it is not surprising that there are approximately 13.8 acres of beaches in the City. As shown by **Figure 5-1**, a linear area of beach exists south of Harrisville Harbor and a triangular-shaped area of beach exists north of the harbor. Most of the beaches abut single-family residential with a small portion abutting public land.

Upland Forests

Species such as sugar and red maple, elm, beech, yellow birch, cherry, basswood, white ash, all aspen types, white, red, jack and scotch pines predominate areas classified as upland forests. Other upland conifers include white or black spruce, balsam, or Douglas fir, along with areas covered by larch and hemlock. These forest types are found growing on well-drained soils. Approximately 2.8% of the City is made up of upland forests; most occurring near Harrisville State Park.

Multi-Family Residential

Multi-family residential is characterized as a building or cluster of buildings containing three or more dwelling units. Multi-family residential units make up 2.4% of the City and can be found at the end of 8th Street, School Drive, and on Main Street between Huron Avenue and South 2nd Street.

Non-Forest Uplands

The Non-Forest Upland category consists of herbaceous and shrub lands. In the case of the City of Harrisville, empty residential lots were put in this category. There are only four acres of non-forest uplands in Harrisville. The largest area exists north of Harrisville State Park while other smaller areas are found in the central and northern portion of the City.

Industrial

The smallest land use category in the City is Industrial with only 1.0% of the City in this category. The land classified as industrial exists immediately north of Harrisville State Park.

EXISTING LAND USE

CITY OF HARRISVILLE MASTER PLAN

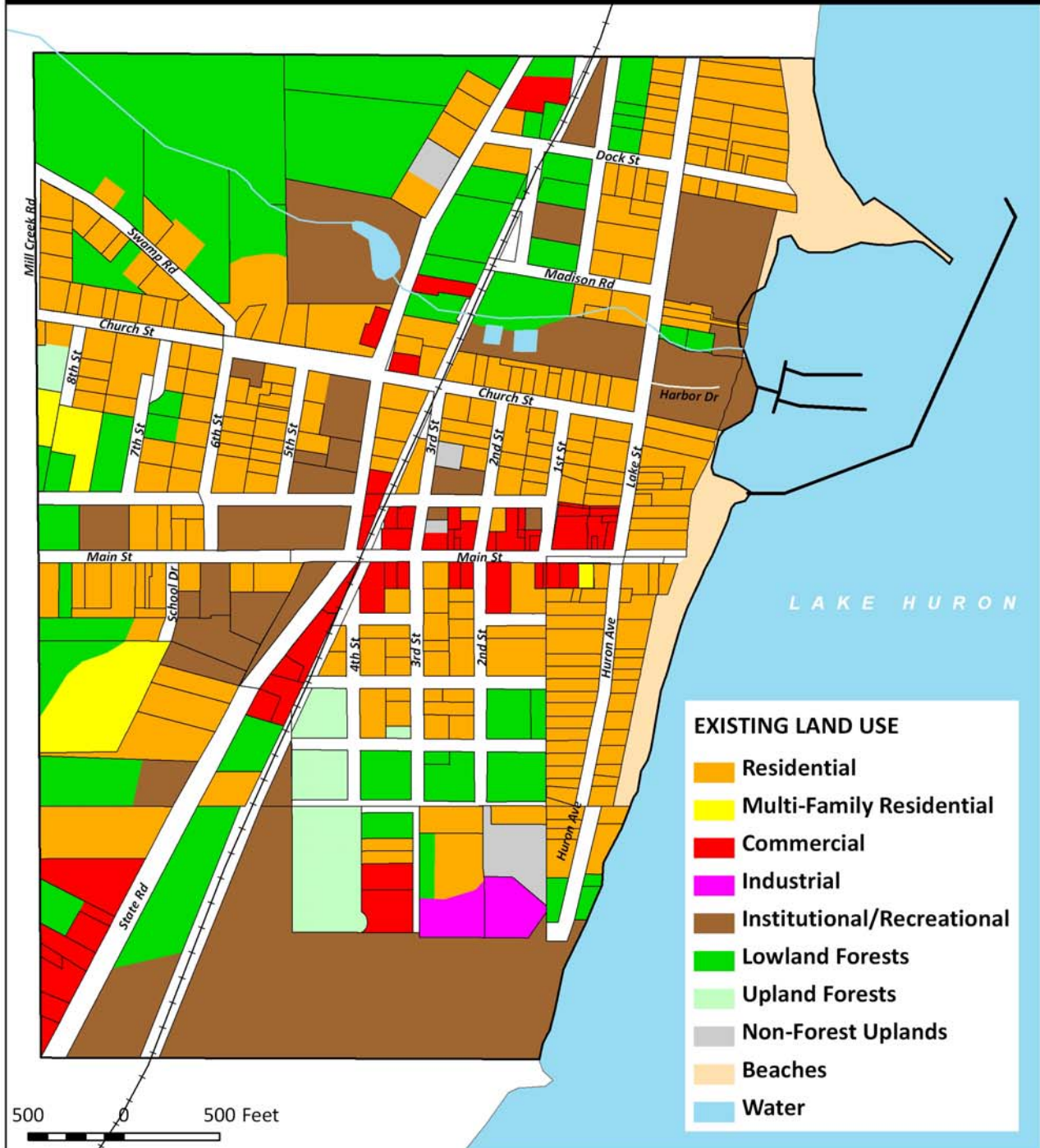


FIGURE 5-1

2009 Map created by the
NORTH EAST MICHIGAN
COUNCIL OF GOVERNMENTS **NEMCOG**