

Village of Newton Falls Comprehensive Plan



Prepared by the Trumbull County Planning Commission with funding support from Newton Falls Village

November 2014

Village of Newton Falls Comprehensive Plan

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Chapter 1: Introduction



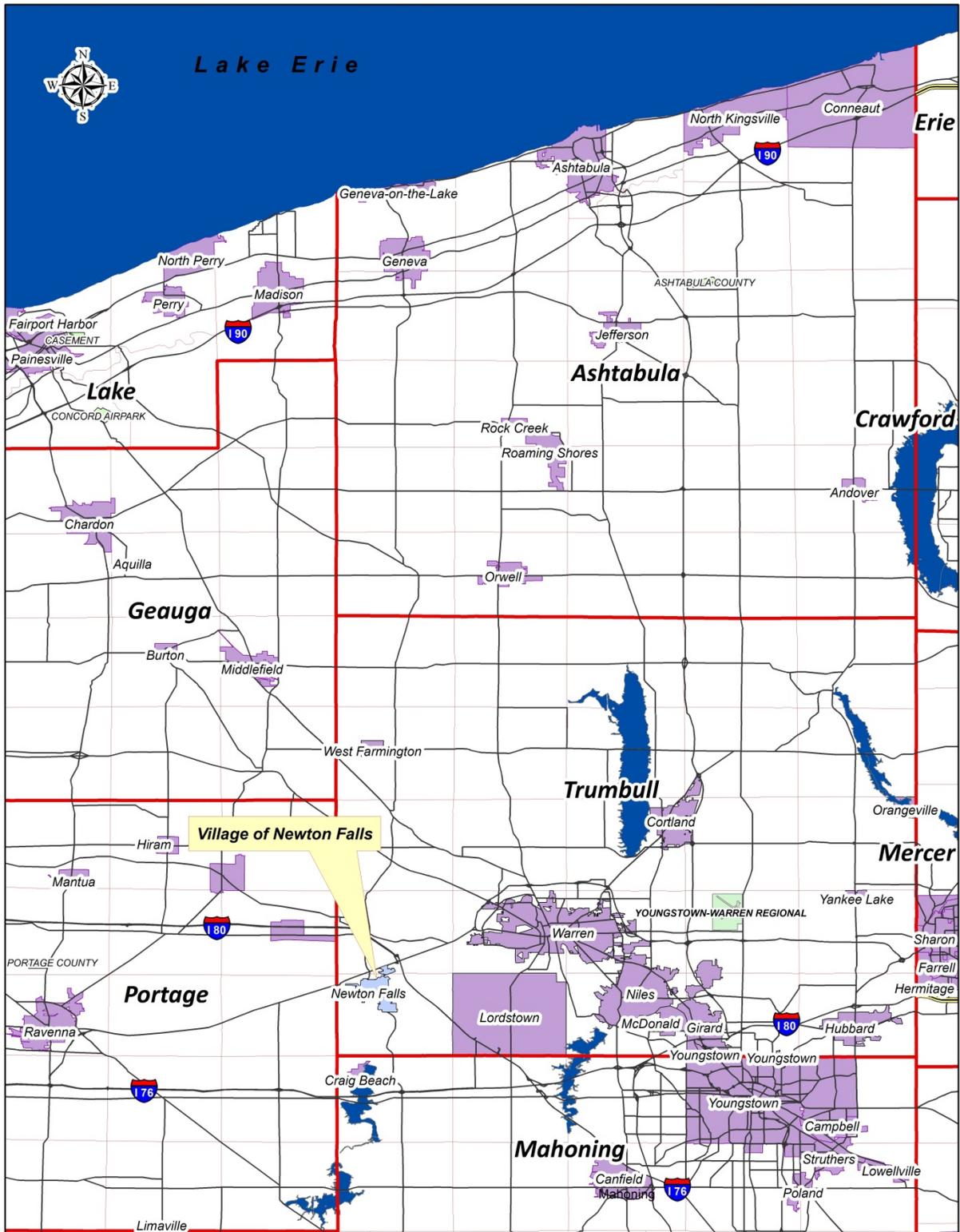
INTRODUCTION

The Village of Newton Falls is part of the Youngstown-Warren Metropolitan Statistical Area (MSA). State Route (SR) 534 cuts through the middle of the Village and intersects SR 5 to the north and State Highway 76 to the south. SR 5 leads to the Ohio Turnpike and limited-access SR 11. These major access corridors lead to the regional markets in the Midwest U.S. and southern Canada.

Newton Falls is the only incorporated area in Newton Township and it is located in the northwestern corner of the township. Newton Township all but surrounds the Village, except for a small portion along the northern boundary. That small portion of Village land spills over into Braceville Township, which surrounds the remaining non-contiguous area. The Village of Newton Falls covers about 2.5 square miles and both branches of the Mahoning River flow through it. Newton Falls is also one of only six villages in Trumbull County, Ohio, located near the southwest corner of the county.

On a regional scale, the Village of Newton Falls is east of Ravenna, Ohio and southwest of Warren, Ohio (see Map 1-1). The Village of Newton Falls is thus part of the larger Cleveland-Pittsburgh region, which stretches from Milwaukee to Pittsburgh and Buffalo. Over 7 million people live in a 75-mile radius of Newton Falls.

Map 1-1 Village of Newton Falls in the Region



Background and Context

The Village of Newton Falls contracted with the Trumbull County Planning Commission to assist the Village in producing a comprehensive plan. The Village of Newton Falls Comprehensive Plan was thus developed with oversight and participation by the Newton Falls Planning & Zoning Commission, Village Mayor, Village Council, Village Manager, department heads, business community and the citizens of Newton Falls.

The Village of Newton Falls Comprehensive Plan should serve as a guide to assist Newton Falls in shaping its future for many years to come. The plan offers direction for improving the local quality of life and steering the physical growth and development of the Village over the next 20 years.

In general, planning is an orderly, open approach to reaching specific community-wide goals. Planning helps a community examine where it has been, where it wants to go and how to get there. Community-wide planning enables taxpayers and the private sector to anticipate the timing, location and capacity of public services and infrastructure, which affect opportunities for development. Moreover, planning and equitable regulations and incentives create certainty or predictability for taxpayers, property owners and businesses.

Taxpayers should expect their substantial infrastructure investments to be tied to a plan. Planning for development or redevelopment allows communities to determine what type of improvements they want to see and when and where they should happen. Planning aims to preserve, protect and enhance the value of real estate and the public interest by taking into consideration the effects of land uses on surrounding properties. The value of a consensus-driven plan can be significant savings for taxpayers and consumers.

A basic tool used for community planning is the comprehensive plan. Comprehensive plans can facilitate the most appropriate and efficient uses of land and resources, consistent with the public interest. They can ensure the adequacy of transportation, water, sewers, schools, parks, recreation, housing and other services. Planning for the needs of a community, instead of reacting to them, can eliminate chronic problems, save tax dollars, and reduce duplication of services.

In any effective comprehensive plan, trends and existing conditions should be described and analyzed for each of the plan's chapters or elements. The plan should also provide both a broad perspective and a guide for short-term community decisions. It should depict land use, infrastructure and capital improvements policies through future-conditions maps. Charts and graphs are also useful tools to illustrate patterns.

At a minimum, a comprehensive plan should achieve several things, including:

- Addressing the community's key physical elements;
- Providing long-term (at least 20 years) guidance for the timing and location of development and redevelopment;
- Providing for development and redevelopment choices as the community grows;

- Providing a basis for defensible implementation of decisions (typically, zoning and subdivision); and
- Providing for routine evaluation and updating as needed.

The real value of a comprehensive plan is that it provides for the timing and location of development or redevelopment -- something that zoning or subdivision regulations by themselves do not. The Village's zoning resolution should be consistent with the comprehensive plan in order to carry out the community's vision and to avoid needless public expenditures. Just as important, the comprehensive plan itself can be a tool to prevent the degradation of natural resources and historic buildings, maintain the commercial and economic base, provide adequate public facilities or maintain the housing stock.

Baseline data for each chapter or element provides for a well-grounded plan and its evaluation over time. All of the plan's goals, objectives and policies and the plan's findings and support documents should be based upon relevant and appropriate data and analyses applicable to each element. Data and analyses should look at community facility needs and projections, natural resources, existing land uses and current development patterns. Data on existing population, population projections and population studies are important foundations of each element, as well.

An effective comprehensive plan does not necessarily require original data collection but should be the best data from professionally accepted existing sources, such as information from the United States Census, State and county agencies, the state university system, the county planning commission and the Eastgate Regional Council of Governments.

Goals, objectives and policies, together with a community's future land use map, are integral and vital operational components of the comprehensive plan. Goals, objectives and policy statements should set forth the long-term, intermediate and measurable short-term ends toward which a community's programs or activities are ultimately directed. They should identify a community's desired future conditions or results to be obtained for each of the plan's elements and define the actions and measures necessary to meet those conditions or results.

The comprehensive plan's goals, objectives and policies should also describe how the local government's programs, activities and land development regulations will be initiated, continued or modified to implement the comprehensive plan in a consistent manner. Goals, objectives and policies should establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations and incentives.

Goal, objective and policy statements should also reflect the purposes that they serve. A **goal** should be the long-term end toward which programs or activities are ultimately directed. It is something general that one strives to achieve. An **objective** should be a specific, measurable, intermediate end that is achievable and marks progress toward a goal. A **policy** should describe the way in which programs and activities are conducted to achieve an identified goal. A policy or similar statement often addresses *how* a goal or objective will be implemented.

Planning Process

The Village of Newton Falls comprehensive planning process was just under two years in length (see Figure 1-1). The planning process was divided into three main components: Inventory/Data Collection, Data Analysis & Draft Plan and Final Plan Production. The inventory and data collection kick-off began in January 2013 with the distribution of an 11 question community survey online and in hard copy form to residents throughout the Village. A total of 129 people completed the survey that covered a variety of community topics (see Appendix). The Trumbull County Planning Commission continued to gather baseline data from a number of sources at the local, state and national level during the inventory phase. The data gathering activity also included contacting all Village departments that deal with development issues to understand their current and future needs. Previous planning efforts were another source to consider in the formulation of the draft plan.

In early 2014, the draft plan started to take shape after analysis of the data, further engagement with the Newton Falls Planning Commission and the administration of a business survey. The business survey was distributed door to door to nearly 100 business located in the Village (see Appendix). Almost 20% of the businesses responded to the survey either online, via facsimile or by mail.

The final draft plan was presented to the public at the Community Center in Community Park on October 14, 2014. The formal presentation was followed by an open house format to allow for more discussion and comments. Approximately 14 people attended the meeting.

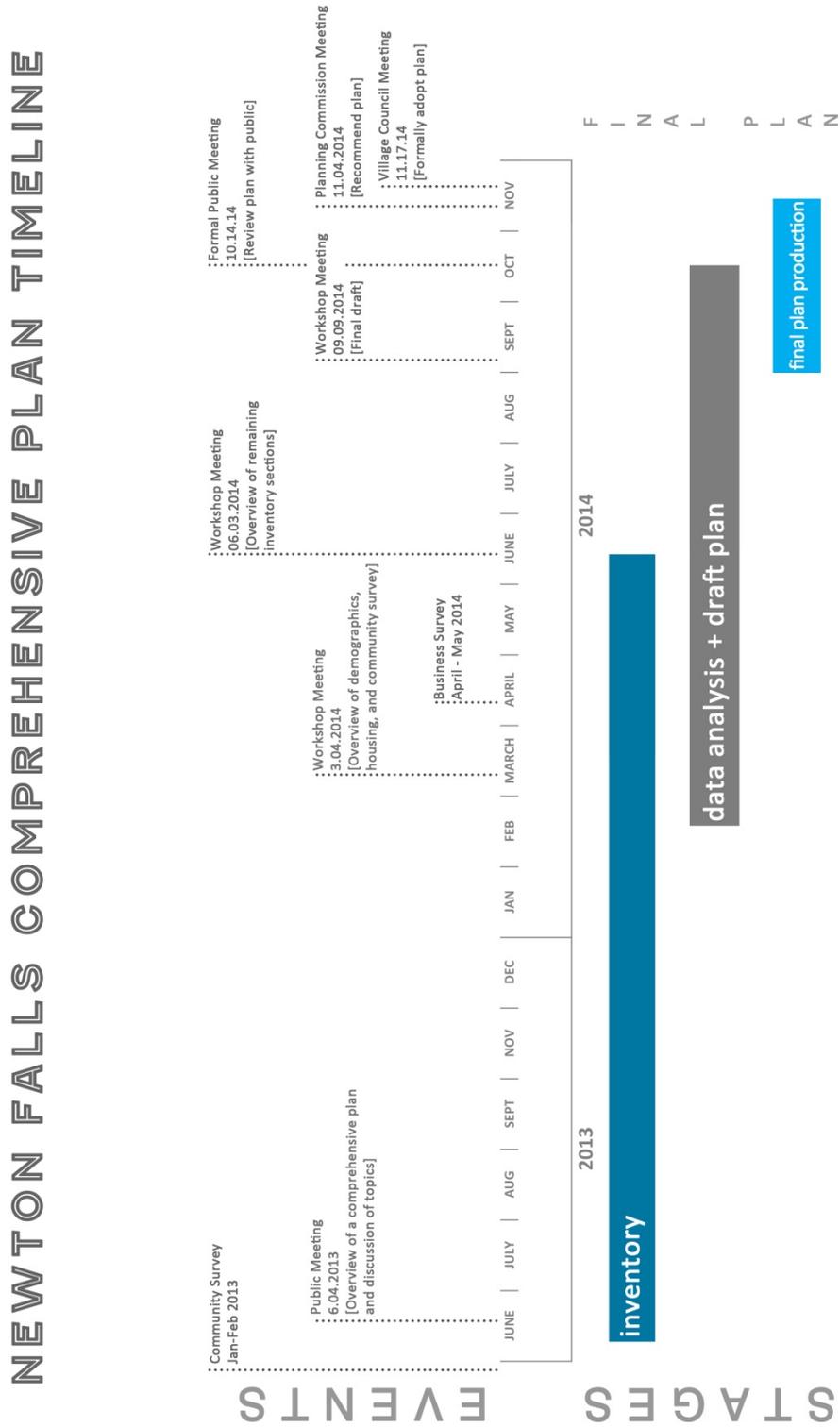
The public comment period continued until October 31, 2014. A copy of the comprehensive plan was available for review online and at the public library.

The Newton Falls Planning Commission unanimously recommended the final draft plan to the Village Council at its November 4, 2014 meeting.

The Newton Falls Village Council adopted the comprehensive plan with a unanimous vote on December 1, 2014 after two readings of the ordinance.



Figure 1-1 *Newton Falls Comprehensive Plan Timeline*



Development History

The area known presently as Newton Falls was settled in 1806. The settlement was originally named “The Falls” from the two sets of falls within the community, each on different branches of the Mahoning River; “Newton” was added later. It is not generally known where the name Newton originated from, but there are two theories. The first is that the name comes from a schoolteacher, Eben Newton. The other idea is that it is named after Newtown, Connecticut for the many early property owners who spent time there before departing for these frontier lands’.

The earliest proprietor of land was Judson Canfield from New Haven, Connecticut. The lands were surveyed into larger plots than usual – four to ten acres each. Canfield regarded the area as a rural city in order to utilize the immense waterpower. The first types of industry were mills, agriculture, and lumber.

In 1813, the first bridge was built over the West Branch of the Mahoning River. The East covered bridge was built in 1831. It is the only remaining 19th century covered bridge in Ohio.

On April 1, 1872, Newton Falls was established as a hamlet. A hamlet is a small, unincorporated settlement that is too small to be considered a village. The name is derived from the diminutive Germanic word for an enclosed piece of land or pasture. J.N. Ensign was the first mayor. J.F. Porter, Henry Taylor, and Lyman T. Soule were elected as trustees of the hamlet.

In October 1887, a petition was circulated to incorporate Newton Falls into a Village. At the time, the population was comprised of approximately 500 people. A meeting was held on November 3, 1887, and the petition was accepted. The first election of the Village was held on April 2, 1888. The newly elected council met in the Town Hall until the new City Hall was authorized to be built on April 21, 1890.

The population of Newton Falls was fairly dormant from 1887 until the 1919, only growing to 700 people. During 1919, the Newton Steel Company was organized. The steel mill was over 150 acres and employed 650 men. In 1923, the population increased to 1,200 people. At this time, Newton Falls was called the “Wonder City of the Mahoning Valley” with an odd combination of rural village and manufacturing city.

The Great Depression affected Newton Falls economically by the loss of the Newton Steel Company with its closing in 1930. At the beginning of World War II, the economy of Newton Falls was boosted by the construction of the Ravenna Arsenal. At its peak, the Arsenal employed 17,000 people. Because of the lack of housing in the area, the federal government built the East River Gardens to provide temporary housing for its employees.

Newton Falls became a city in 1960, surpassing the 5,000 population threshold set by the Ohio Revised Code. The first mayor of the City was Harold White. It reverted back to a village in 1980 because the population decreased under the 5,000 threshold to 4,960. In 2000, Newton Falls once again became a city when its population increased to 5,002. In 2010, Newton Falls reverted back to a village with a population of 4,795.

Administration

The electorate of Newton Falls chose the benefits of municipal corporation home rule and local self-government by adopting the “Mayor-Council-Manager Plan” form of government. The representative branch consists of the Council and Mayor elected by the voters of the Village, and possesses respectively the legislative and judicial powers specified in its Charter. The Council appoints a Manager who shall be the Chief Administrative Officer of the Village. The charter establishes a department of law, finance, police and zoning. Additional departments may be created that are lawfully established and funded by the City (see Figure 1-2).

The Village of Newton Falls also consists of two commissions and two boards: Civil Service Commission, Planning and Zoning Commission, Parks and Recreation Board and the Treasury Investment Board. The Civil Service Commission processes all offices and positions of trust or employment in the service of the Village. The Commission has all powers and duties granted and imposed by the general laws of the State of Ohio to civil service commissions and shall be controlled by such statutes except where the same are in conflict with the Village of Newton Falls Charter. The Planning and Zoning Commission handles plans, platting and zoning issues. The Commission has all powers and duties granted and imposed by the general laws of the State of Ohio to planning commissions and zoning boards, and shall be controlled by such statutes except where the same are in conflict with the Village Charter. The Parks and Recreation Board has the control and management of parks, park entrances, parkways, boulevards, connecting viaducts, children's playgrounds and stations of public comfort located in such parks, of all improvements thereon, and the acquisition, construction, repair, and maintenance thereof. The Board exercises exclusively all the powers and perform all the duties, in regard to such property,



vested in and imposed upon the Village Manager. The Treasury Investment Board supervises and controls the direction of the investments of any surplus, reserve, or inactive funds of the Village and shall direct the investments as are permitted to fiduciaries by general law.

Chapter 2: Physical Characteristics



PHYSICAL CHARACTERISTICS

The human use of natural resources should aim to meet the needs of society today, while conserving our resources for the benefit and enjoyment of future generations. There is a balance to achieve between the protection of these natural resources and the need for development. The optimum balance will be achieved when protection enhances the value of development. Virtually all phases of design and construction of projects (i.e. industrial, commercial, residential and recreational developments) depend on, at least, a basic knowledge of the areas' natural features. Being aware of the naturally occurring characteristics of the land, such as whether the site is in an area prone to flooding, if wetlands are present or what types of soils are present, can save time, money and possibly lives.

This section will identify and locate some valuable resources in the planning area, giving the community some tools to utilize to move forward in a sustainable way. It will assist in the process of delineating the areas in which development and redevelopment are the most economically sensible, while protecting the areas that are more costly to develop and more valuable when set aside - allowing them to continue to perform their natural functions.

This chapter's inventory and analyses will cover topics and map features, such as surface water, watersheds and sub-watersheds, groundwater yields, floodplains, wetlands, slopes, riparian forest, depth to bedrock, topographic elevations, bedrock geology, soil groups and glacial geology.

Geology

The shape of our present landscape is based on geological events that happened long ago, and today geological processes continue to sculpt our bioregion. A basic understanding of geology and these geological processes is important to enhance or limit development in the planning area. Planners, engineers, developers and others need to know what rock formations underlie the soil of the area. Bedrock Geology forms one of two separate types of geologic formations in Northeastern Ohio. The other type of geologic formation, glacial geology, mainly consists of sands, gravels and clays that were deposited by several glaciers.

Bedrock Geology

The Bedrock Geology in Newton Falls is from the Pennsylvanian and Mississippian Systems. The following are generalized stratigraphic descriptions for the geologic units delineated on the Ohio Division of Geological Survey's open-file 7.5-minute bedrock-geology maps. The geologic units are listed by system in descending stratigraphic order from youngest to oldest (see Map 2-1).

PENNSYLVANIAN SYSTEM

IPap: Allegheny and Pottsville Groups undivided

Lithology: shale, siltstone, sandstone, conglomerate and subordinate amounts of limestone, clay, flint and coal

Color: predominantly shades of gray and black

Bedding: non-bedded to massive

Thickness: 450 to 620 feet

Diagnostic features: economic beds of coal and clay; marine limestone, flint, and shale beds; local development of thick quartzose sandstone and conglomerate in lower ¼ of unit; predominant gray color of unweathered rock; rapid horizontal and vertical changes of rock types

MISSISSIPPIAN SYSTEM

Mc: Cuyahoga Formation

Lithology: shale and interbedded sandstone and siltstone

Color: gray to brown

Bedding: thin to thick, planar to lenticular

Thickness: 0 to 180 feet where mapped in portions of northern Ohio

Diagnostic feature: dominance of shale

The geology of the bedrock heavily determines the chemistry (quality) and movement (flow) of ground water. This information can help to determine the groundwater resource yields of an area.

Groundwater Resource Yields & Related Aquifer Geology

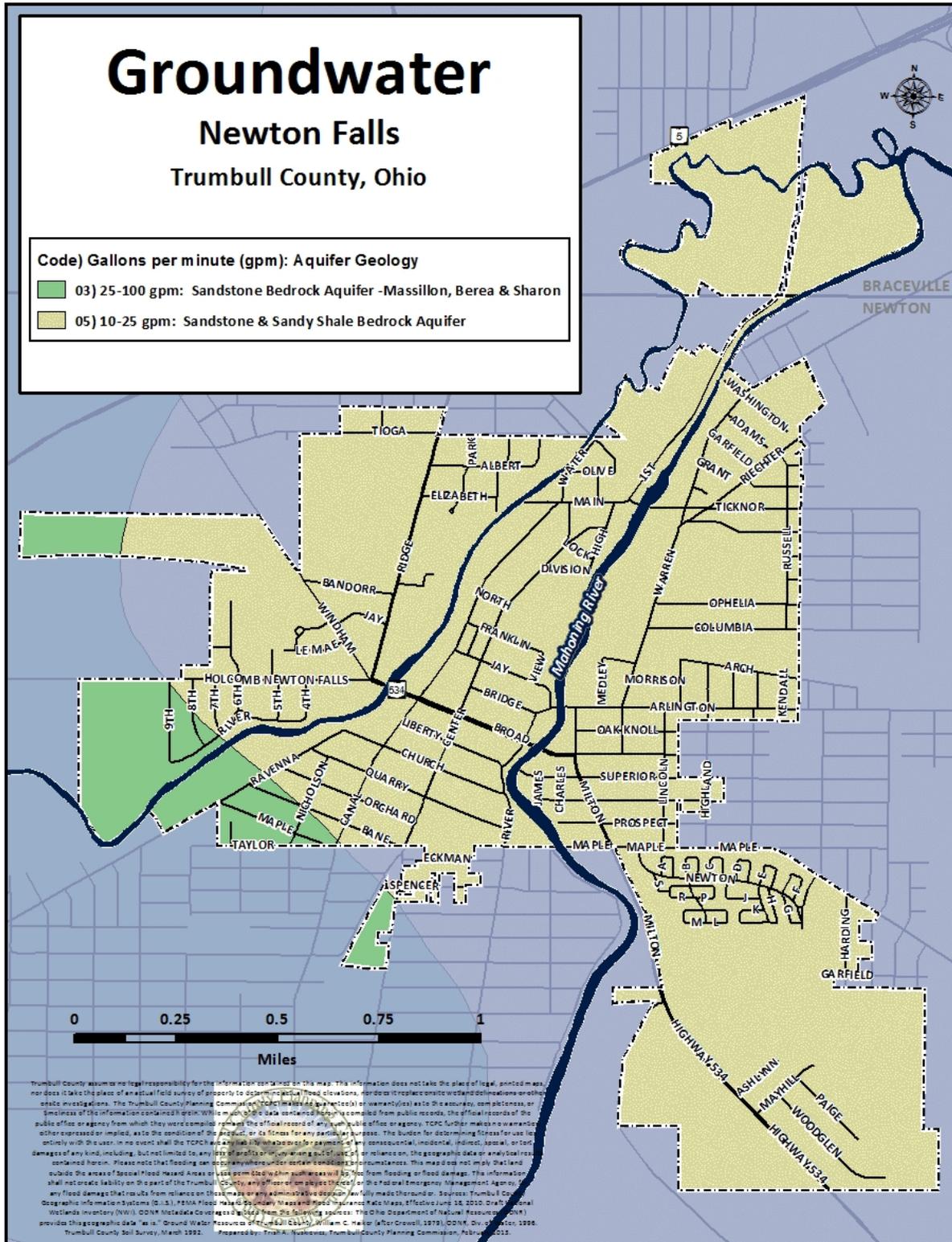
Groundwater is water saturating the voids, pores, fractures and holes in the soil and rock at some depth below the earth's surface. While this definition is technically correct, it does not even begin to explain all of the complex and varied aspects of groundwater or the importance of groundwater to Ohio and the nation.

The ultimate source of all ground water is precipitation. Part of the rain and snow that falls to the earth's surface seeps down through the soil and collects in porous geologic formations. These formations act something like sponges and temporarily store the water. If these geologic formations are capable of yielding usable quantities of groundwater to a well, they are called aquifers. The two basic types of aquifers in Ohio are *Sand and Gravel* aquifers and *Bedrock* aquifers. Groundwater in Sand and Gravel Aquifers occurs in pore spaces between individual grains of sand and gravel. In Bedrock Aquifers, groundwater occurs in pore spaces and along fractures, joints, voids and contacts between different formations. Newton Falls has Bedrock Aquifers.

The groundwater in Newton Falls can be obtained from Sandstone Aquifers or a Sandstone and Sandy Shale Bedrock Aquifer. Yields of 25 to 100 gallons per minute (gpm) may be developed from the sandstone bedrock. Principal aquifers in these areas are the Massillon Sandstone, the Berea Sandstone, and the Sharon Conglomerate. Sustained yields of 50 gpm are reported with intermittent yields of up to 100 gpm possible. The bedrock is generally covered by less than 85 feet of glacial material. Yields of 10 to 25 gpm may be developed from Mississippian and Pennsylvanian sandstone and sandy shale bedrock. Although occasional yields of up to 75 gpm are possible, maximum sustained yields are closer to 25. Yields of 3-10 gpm are just sufficient enough to support low-density residential units, such as single-family and small-business uses (see Map 2-2).

While the type of bedrock heavily determines the quality and yields of the groundwater resource, it also partially determines the cost of drilling a well. Another cost factor in drilling for groundwater is the depth to bedrock.

Map 2-2 Groundwater



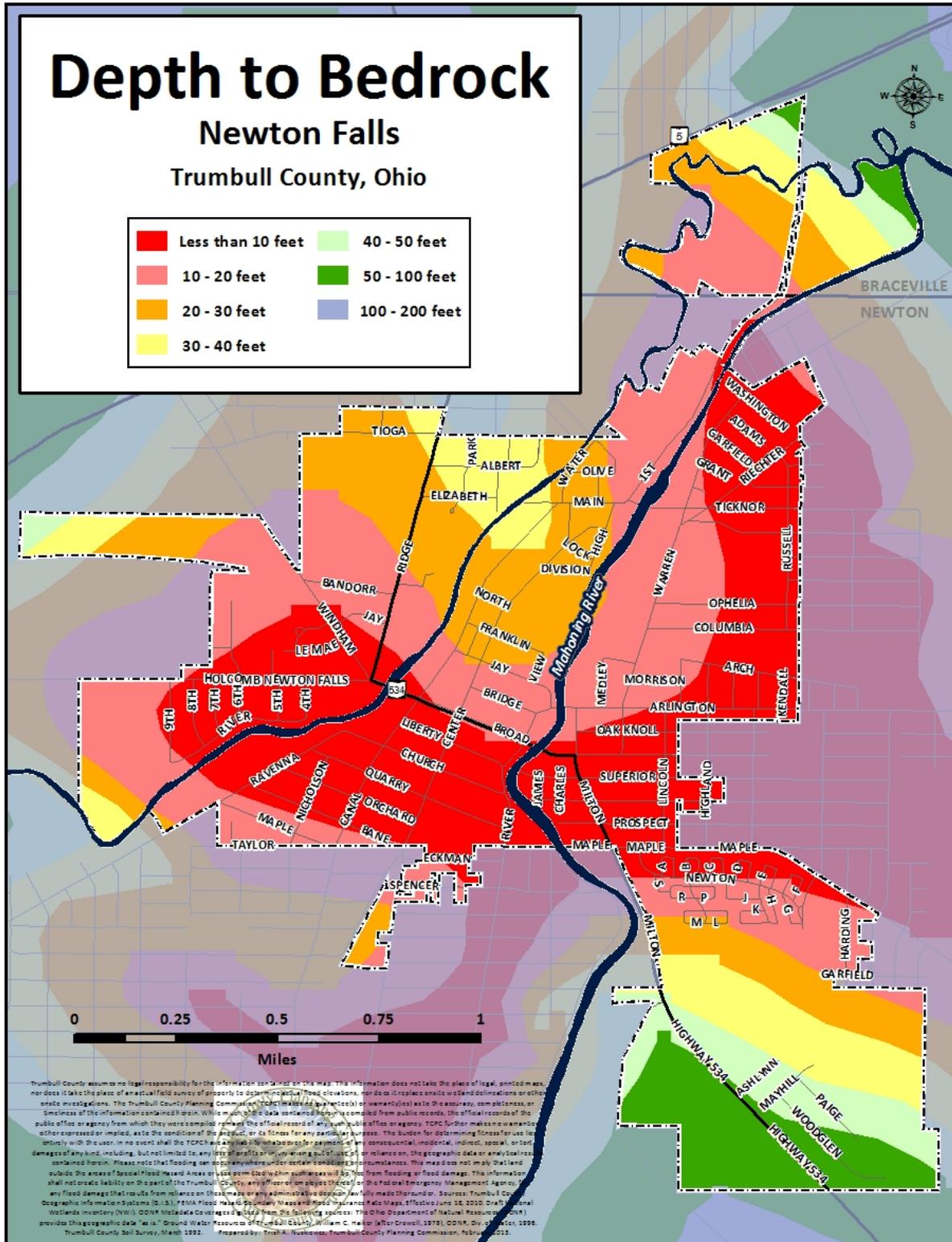
Depth to Bedrock

Knowledge of the depth to bedrock in a particular area is valuable information for a variety of users, including homeowners and construction companies. Such information can save considerable time, money and frustration. Consider the difficulty and added expense of digging a basement or a ditch for a pipeline or utility lines and suddenly discovering that blasting or other expensive excavation techniques must be used to remove rock when it was anticipated that only easily removable soil would be encountered. Prior knowledge of the depth to the bedrock could result in the selection of a homestead or route for utility lines that would avoid shallow bedrock and extra expense. A shallow depth to bedrock can also cause problems with septic system installation. In areas such as this, extra cost may be incurred for a suitable alternative system to be designed.

Although a shallow depth to bedrock (less than 10 feet) usually makes the excavating of basements for homes, installation of septic treatment systems and the laying of utility lines more expensive or impractical, it is an asset to have such a sturdy base surface for large construction projects such as bridges, tall buildings or manufacturing plants that contain heavy machinery. The shallow depth to bedrock can provide a very strong foundation for larger buildings without basements.

The bedrock in Newton Falls ranges from less than 10 feet to 200 feet below the surface. Refer to the following Depth to Bedrock map to view the areas that are 10-20 feet, 20-30 feet, 30-40 feet, 40-50 feet, 50-100 feet and 100-200 feet below the surface.

Map 2-3 Depth to Bedrock



Glacial Geology

Glaciation is a geologic process that has reshaped the land surface (topography) in Newton Falls. Glaciers are effective agents of erosion, transport and deposition. They deeply scour the land as they move slowly across the countryside. Picture the glacier as a bulldozer with a blade several states wide scraping and pushing millions of tons of earth and rock ahead of it. Some of this material gets deposited along the way, filling pre-glacial valleys, while removing soils and debris from both level lands and pre-glacial hilltops. Although the Great Ice Age ended about 10,000 years ago, imagine what it was like before then.

From 10,000 to 1.6 million years ago, huge masses of ice flowed under its own weight across large parts of Northeastern Ohio, including Newton Falls and Trumbull County. Many of the erosional and depositional landforms, such as sand and gravel pits, formed because of Pleistocene glaciation. The Pleistocene Ice Age began about 1.6 million years ago and consisted of several intervals of glacial expansion separated by warmer interglacial periods. Based on the best available evidence, it appears that the Pleistocene Ice Age ended about 10,000 years ago. Pleistocene glaciers covered about three times as much of the earth's surface as they do now and were nearly three kilometers thick. Newton Falls was one of the areas in Northeastern Ohio once covered by this ice sheet.

As the earth warmed, the glaciers receded in Newton Falls and left a landscape that was completely new to the area as well as to Northeastern Ohio as a whole. Newton Falls lies in the glaciated portion of the Appalachian Plateau between the Appalachian Mountain chain to the east and the interior low lands of the Midwest to the west. The land surface is mantled by several glacial drifts of which the most recent was the Wisconsin Age Glacier.

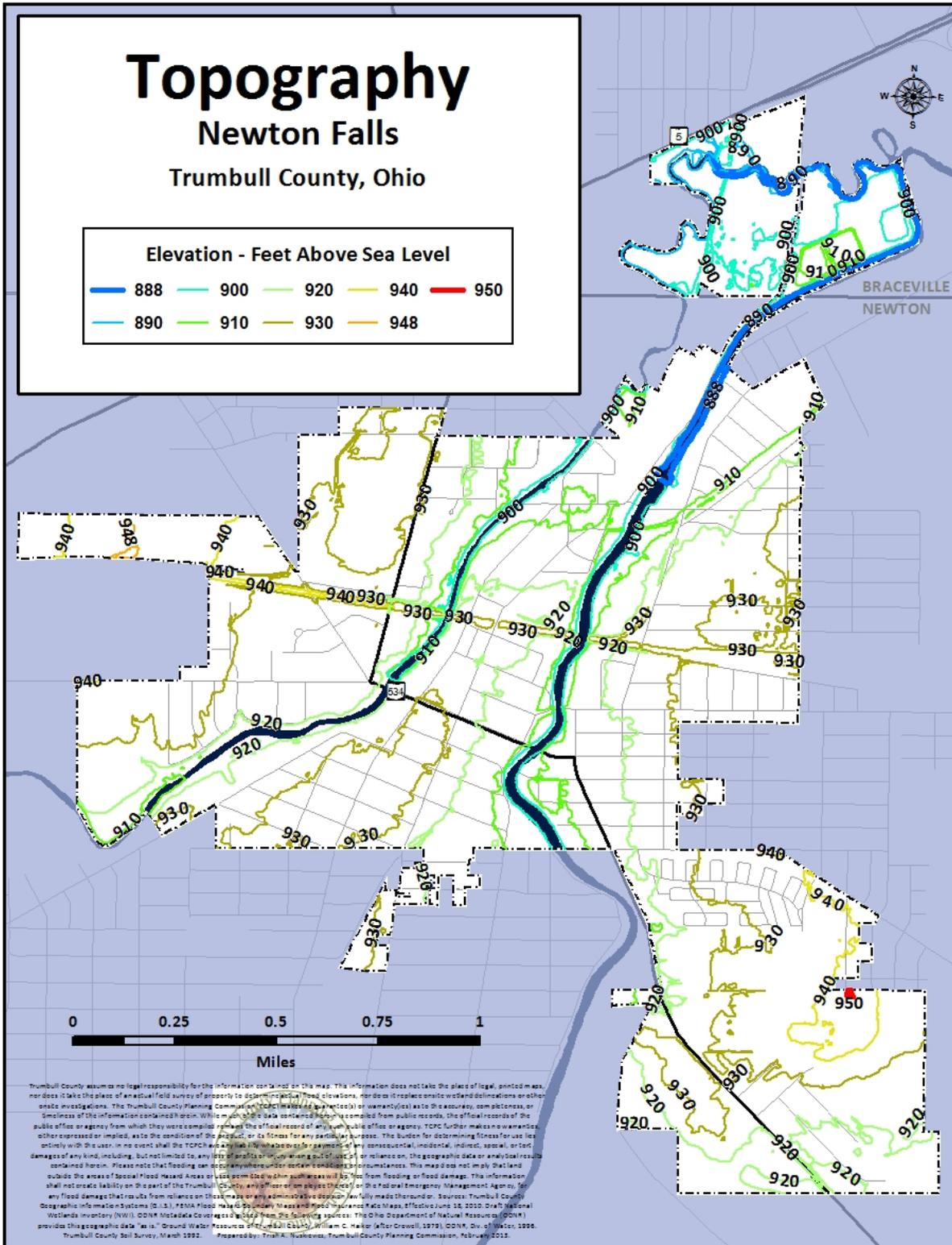
The Glacial Geology map (see Map 2-4) shows the areas where ground moraines, end moraines, outwash areas, floodplains and kettleholes occur in the area. Ground moraines are made up of the sediment liberated from melting ice as the glacier's terminus retreated. An end moraine is the pile of rubble deposited at the terminus of a glacier. The ground moraine has an irregular, rolling topography, whereas an end moraine consists of long ridge-like accumulations of sediment. Outwash areas include low terraces and valley trains. The composition of outwash material is generally sand, which may be silty. The outwashed sand may be above till or clay. Floodplains are vast blankets of sediment deposited by the glacier's discharge water. These areas contain numerous circular-to-oval depressions, called kettleholes, which form when the retreating ice sheet leaves a block of ice that is partially or wholly buried. Kettleholes, generally now incorporated in floodplains, may contain peat or muck. The glaciers have altered the area of Newton Falls topography to what it is today. When the previously existing streams were blocked with glacially deposited materials, the elevations changed and new drainage patterns formed.

Topography & Elevations

As mentioned earlier, the shape of our present landscape is based on events that happened long ago. Topography is an important physical element that can influence the growth, urban and rural development, and the daily lives of an area's residents. These same natural features can play a strong role in the preservation of the area's natural state.

The elevations in Newton Falls range from 888-950 feet above sea level (fasl). The highest elevation of 950 fasl is located to the north of the Newton Falls Exempted Village Schools campus. The lowest elevation in Newton Falls is 888 fasl and is located along the Mahoning River in the northern area of Newton Falls. See the Topography map (Map 2-5) to view these areas.

Map 2-5 Topography

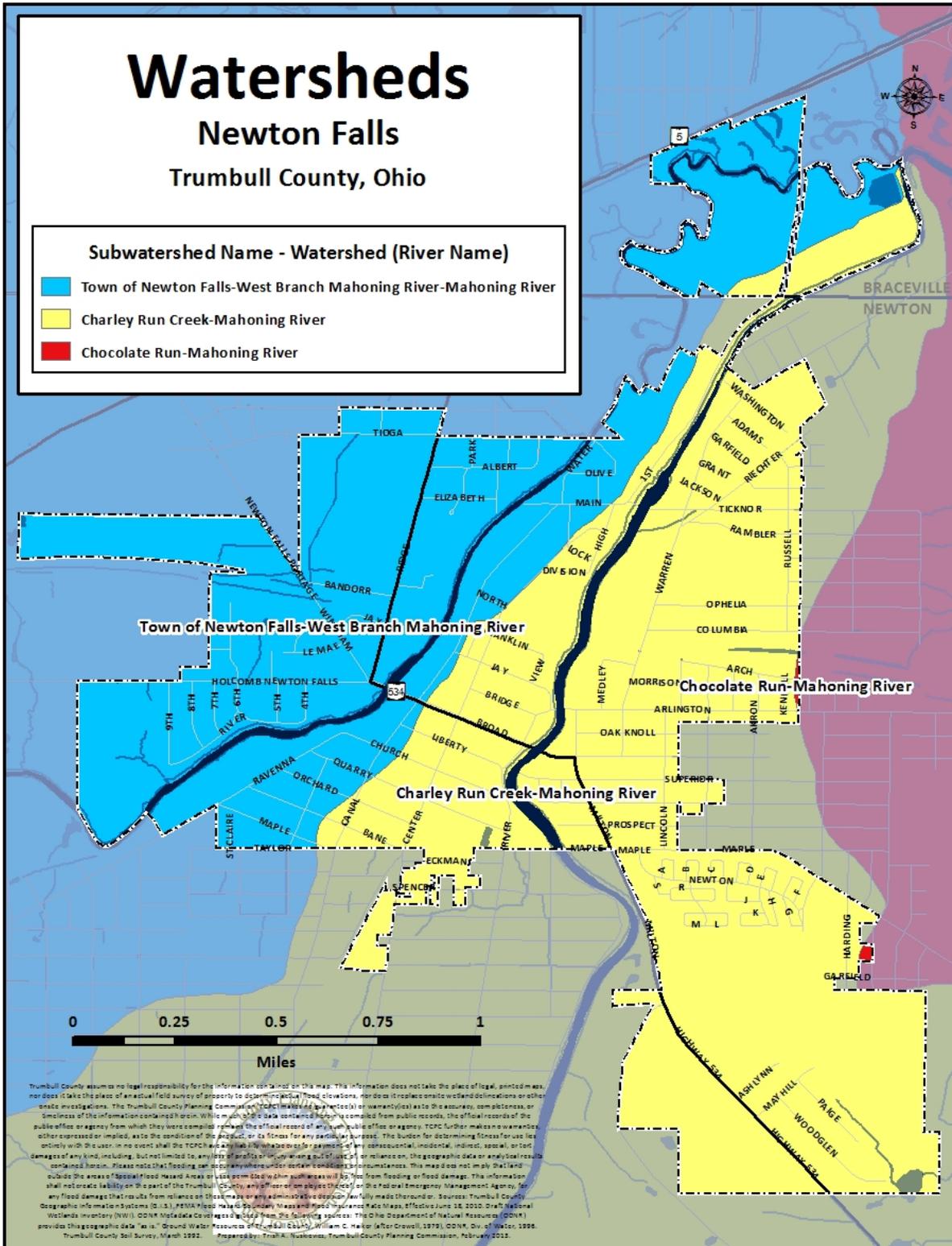


Watershed Drainage Basins

Newton Falls is located entirely within the Mahoning River Watershed. This means that all precipitation that falls within Newton Falls flows into the Mahoning River. The Mahoning River then flows east and it eventually combines with the Shenango River to create the Beaver River, which discharges into the Ohio River and eventually empties into the Gulf of Mexico by way of the Mississippi Watershed Drainage Basin. In very simple terms, a drop of rain that falls as precipitation onto the ground anywhere in Newton Falls has the potential to become a part of the water in the Gulf of Mexico. That same drop of rain also has the potential to filter through the soil, seep into the bedrock and end up in a glass of drinking water to be consumed by a resident or visitor. The growing concern about water quality issues often focuses on how we can protect our drinking and recreational water resources for safe future usage and highlights the ever increasing need for protection of the entire watershed and restoration of the parts that may already be damaged or contaminated.

For more detailed drainage information, see the Watersheds map (Map 2-6) divided into subwatersheds. The subwatersheds divide Newton Falls into three different areas of flow which are known as Town of Newton Falls West Branch Mahoning River, Charley Run Creek and very small areas that are part of Chocolate Run.

Map 2-6 Watersheds



Soils

Soil is one of Ohio's most priceless natural resources. It is an essential link between the parent material below and the life above. Most land-dwelling organisms (such as plants, animals and humans) are dependent on soil for their existence. Our soils are derived from rocks and glacial materials. Sound land use and land management are dependent upon a thorough understanding of soils and their properties. These properties can help to determine if the site is suitable for building, septic tank absorption fields, crops, woodland and many other uses. This information is intended to provide a general idea of suitable uses for an area; however, an onsite soil survey should be performed to verify actual site conditions.

Soils, like varieties of plants and breeds of animals, differ considerably from one another. Many soils in Trumbull County have poor natural drainage and remain wet for long periods of the year. Some of these extremely wet soils are known as hydric soils and it is in these soils that we are likely to encounter wetlands. Floodplains develop in the soils that border streams. This area is usually level and naturally subject to flooding. Deep, level and well-drained soils are suited for many uses. Because soil differences can mean success or failure in human use of the land, it is important that these differences can be recognized, addressed or avoided.

Soils in the planning area are of two types, residual and transported. The residual soils are those formed through the weathering or breaking down of the parent rocks in the area, which are sandstones and shales. Transported soils are those formed in other localities and carried to the areas of deposition by water, wind or ice. In some places, the soils have been modified or even created by human activities. These soils have been separated and grouped together to become the "urban soils" theme on some of the following maps.

Many maps included in this section were created for Newton Falls based (at least in part) upon the knowledge of various soil characteristics. These soil-based maps include Slopes, Wetlands & Hydric Soils, Flooding Soils and Soil Groups. Other soil-based themes included on the maps are the urbanized soils theme and the shallow depth to bedrock theme. See the Soil Groups map (Map 2-8) following this section.

Soil Types

The inventory of soil types and our summary of characteristics found in Newton Falls are (see Map 2-7):

Cb - Canadice silty clay loam, hydric.

- Hydric soil, high water table near or above surface during extended wet periods.
- Subject to ponding.
- Excessive wetness and very slow permeability.
- Poorly suited for building site development.
- Generally unsuited septic tank absorption fields.

CnA - Chili loam, 0 to 2 percent slopes.

- Probable source of sand and gravel.
- Nearby groundwater may be contaminated if the distribution lines in septic tanks absorption fields are installed too deep in the soil.

CsB - Chili-Urban land complex, 2 to 6 percent slopes.

- Covered by streets, parking lots, buildings and other structures.
- Soil is used for parks, lawns and gardens.
- Well suited for building site development.
- Well suited to septic tank absorption fields.
- Groundwater can be contaminated if the distribution lines in the septic tanks absorption fields are installed too deep in the soil.
- Erosion is a major problem where surface is disturbed or exposed for long periods.

Ct - Condit silt loam, hydric.

- Hydric soil, high water table near or above surface during extended wet periods.
- Subject to ponding.
- Excessive wetness and very slow permeability.
- Poorly suited for building site development.
- Generally unsuited septic tank absorption fields.

Du - Dumps.

- Mainly slag dumps near local steel mills.
- Areas may contain concrete chunks, bricks, asphalt, and other non-organic waste from local construction projects.
- Supports limited vegetation, such as locust trees, sweet clover and noxious weeds.

FcA - Fitchville silt loam, 0 to 2 percent slopes.

- Seasonal wetness.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.

FcB - Fitchville silt loam, 2 to 6 percent slopes.

- Seasonal wetness.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.

FdA - Fitchville-Urban land complex, 0 to 3 percent slopes.

- Covered by streets, parking lots, buildings and other structures.
- Soil is used for parks, lawns and gardens.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.

GfB - Glenford silt loam, 2 to 6 percent slopes.

- Seasonal high water table, frost action and shrink swell potential.
- Susceptible to surface crusting and erosion.

HaA - Haskins loam, 0 to 2 percent slopes.

- Poorly suited to septic tank absorption fields.
- Seasonal wetness and frost action may be problems.

HaB - Haskins loam, 2 to 6 percent slopes.

- Poorly suited to septic tank absorption fields.
- Seasonal high water table, erosion and frost action may be problems.

HbB - Haskins-Urban Land Complex, 2 to 6 percent slopes.

- Covered by streets, parking lots, buildings and other structures.
- Soil is used for parks, lawns and gardens.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.

Ho - Holly silt loam, hydric and frequently flooded. Lowest and wettest part of the floodplain.

- Frequently flooded, prolonged wetness and frost action are problems.
- Most areas support wetland vegetation.
- Hydric soil, high water table near or above surface during extended wet periods.
- Lowest and wettest part of the flood plain.
- Subject to ponding.
- Seasonal wetness.
- Generally unsuited to building site development because of the hazard of flooding.
- Generally unsuited to septic tank absorption fields because of the hazard of flooding.

JtA - Jimtown loam, 0 to 2 percent slopes.

- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.
- Seasonal wetness and frost action are problems.

LaB - Lakin loamy fine sand, 2 to 8 percent slopes.

- Located on Stream Terraces.
- Soil blowing is a hazard where soil is not covered with vegetation.
- Does not adequately filter effluent from septic tanks and will cause groundwater contamination.
- Probable source of sand.

Lp - Lorain silty clay loam, loamy substratum, hydric.

- Hydric soil.
- Perched seasonal high water table near or above surface during extended wet periods.
- Subject to ponding.
- Excessive wetness and very slow permeability.
- Poorly suited for building site development.
- Generally unsuited for septic tank absorption fields.
-

LyB - Loudonville silt loam, 2 to 6 percent slopes.

- Shallow depth to bedrock.
- Poorly suited to septic tank absorption fields.

MgA - Mahoning silt loam, 0 to 2 percent slopes.

- Seasonal high water table.
- Excessive wetness and very slow permeability.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.

MgB - Mahoning silt loam, 2 to 6 percent slopes.

- Seasonal high water table.
- Excessive wetness and very slow permeability.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.

MtA - Mitiwanga silt loam, 0 to 2 percent slopes.

- Shallow depth to bedrock.
- Seasonal high water table.
- Poorly suited for building site development.
- Poorly suited for septic tank absorption fields.

MtB - Mitiwanga silt loam, 2 to 6 percent slopes.

- Shallow depth to bedrock.

- Perched seasonal high water table.
- Poorly suited for building site development.
- Poorly suited for septic tank absorption fields.

Or - Orrville silt loam, frequently flooded

- Soil suitable for hiking trails during the drier part of the year.
- Seasonal high water table.
- Located on flood plains.
- Subject to flooding.
- Generally unsuited to building site development because of the hazard of flooding.
- Generally unsuited to septic tank absorption fields because of the hazard of flooding.

OsB - Oshtemo sandy loam, 2 to 6 percent slopes.

- Probable source of sand and gravel.
- The effluent in septic tank absorption field can pollute ground water if the distribution lines are installed too deep in the soil.

Pg - Pits, gravel.

- Gravel removed.
- Can be developed as wildlife habitat or recreational uses.
- Establish vegetation to reduce hazard of erosion.

Sb - Sebring silt loam, hydric.

- Hydric soil, high water table near or above surface during extended wet periods.
- Subject to ponding.
- Poorly suited for building site development.
- Generally unsuited for septic tank absorption fields.

SeB - Seward loamy fine sand, 2-6% slopes

- Long and narrow, irregularly shaped.
- Shrink-swell potential high.
- Droughtiness can be a problem during long, dry periods in the summer.
- Poorly suited for septic tank absorption fields.

Tg - Tioga loam, occasionally flooded.

- Subject to flooding.
- Soil is in the highest position of the flood plain.
- Erosion may be a concern.
- Generally unsuited to building site development because of the hazard of flooding.
- Generally unsuited to septic tank absorption fields because of the hazard of flooding.

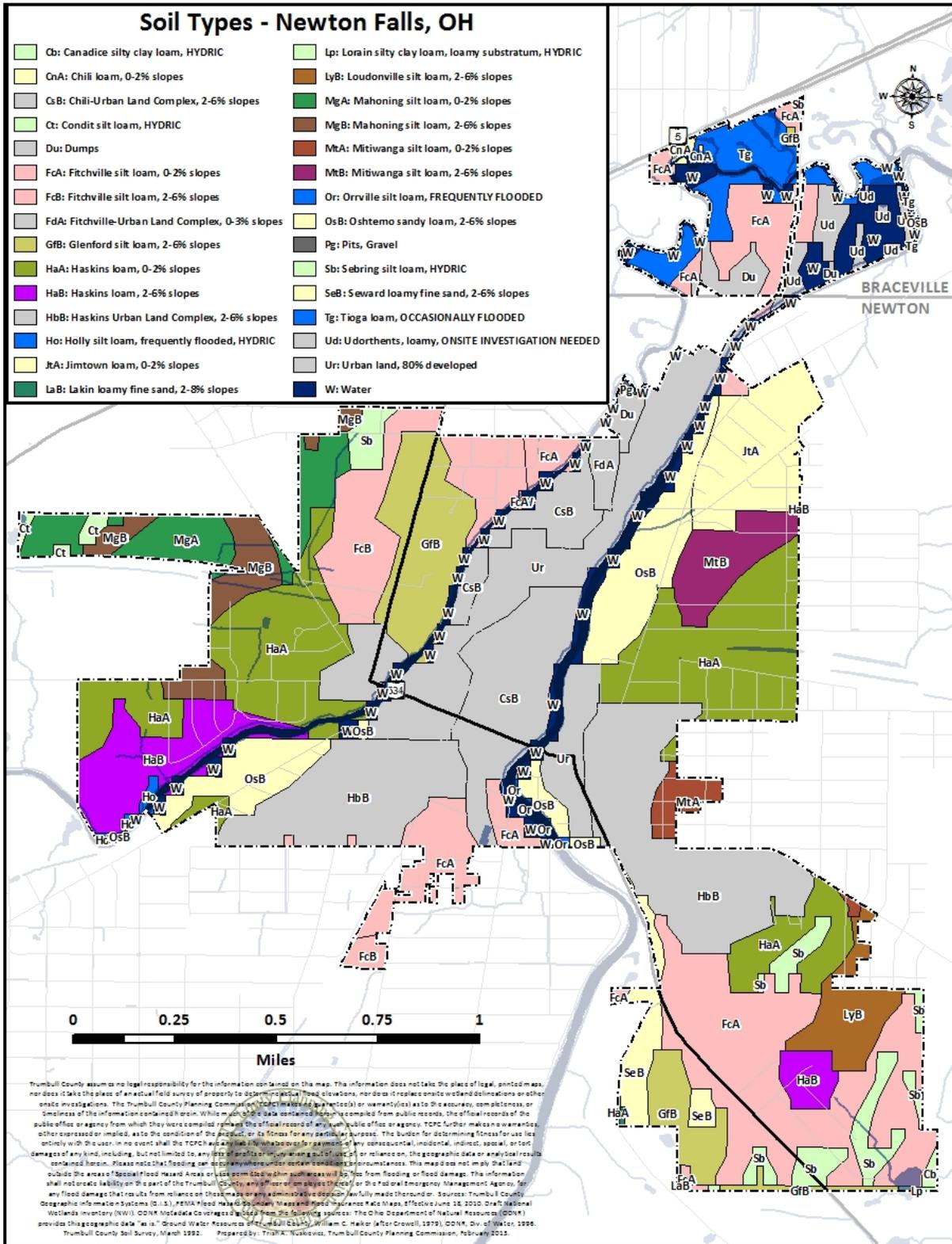
Ud - Udorthents, loamy.

- Conditions vary.
- Most areas have been used as construction sites.
- Suitable plant coverage is needed to control erosion.
- Onsite investigation is needed to determine the suitability for and limitations affecting any proposed use.

Ur - Urban land.

- Eighty percent of surface covered by asphalt, concrete, buildings or other structures.
- Areas are 5 or more acres in size.
- Onsite investigation is needed to determine the suitability for and limitations affecting any proposed use.

Map 2-7 Soil Types



The Inventory of Soil Types also includes other categories which are grouped together for mapping purposes due to the similarity of their characteristics. The categories are Flooding Soils, Hydric Soils, Shallow Depth to Bedrock, Steep Slopes and Urbanized Soils. These categories have been broken down into their individual soil units below (see Map 2-8):

Flooding Soils: Lowland areas along waterways are naturally subject to flooding. The following soil types indicate that flooding does occur frequently or occasionally in these specific areas.

- Ho - Holly silt loam, hydric and frequently flooded. Lowest and wettest part of the floodplain.
- Or - Orrville silt loam, frequently flooded.
- Tg - Tioga loam, occasionally flooded.

Hydric Soils (survey for wetlands):

- Cb - Canadice silty clay loam, hydric.
- Ct - Condit silt loam, hydric.
- Ho - Holly silt loam, hydric and frequently flooded. Lowest and wettest part of the floodplain.
- Lp - Lorain silty clay loam, loamy substratum, hydric.
- Sb - Sebring silt loam, hydric.

Shallow Depth to Bedrock:

- LyB - Loudonville silt loam, 2 to 6 percent slopes.
- MtA - Mitiwanga silt loam, 0 to 2 percent slopes.
- MtB - Mitiwanga silt loam, 2 to 6 percent slopes.

Steep Slopes:

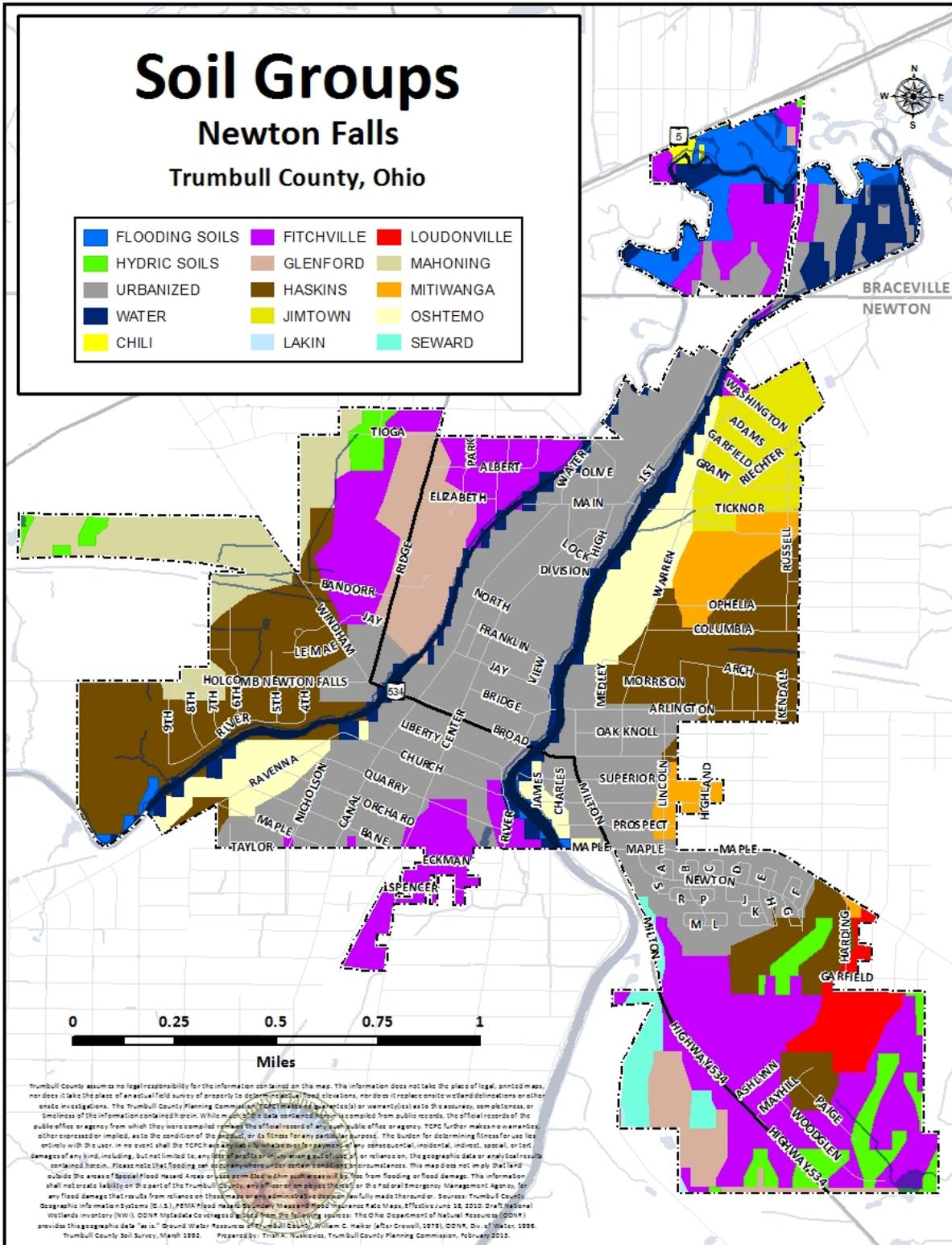
There are no soils in Newton Falls with slopes greater than 12 percent.

Urbanized Soils (have been altered from their original characteristics by human activities):

- CsB - Chili-Urban land complex, 2 to 6 percent slopes.
- Du - Dumps.
- FdA - Fitchville-Urban land complex, 0 to 3 percent slopes.
- HbB - Haskins-Urban Land Complex, 2 to 6 percent slopes.
- Pg - Pits, gravel.
- Ud - Udorthents, loamy.
- Ur - Urban land.

Source: Soil Survey of Trumbull County, Ohio, USDA, Natural Resources Conservation Service, Ohio Agricultural Research and Development Center, and Ohio Division of Natural Resources, Division of Soil & Water Conservation, March 1992. Grouping into categories and summarization of soil characteristics by the Trumbull County Planning Commission, April 2000/Updated December 2011.

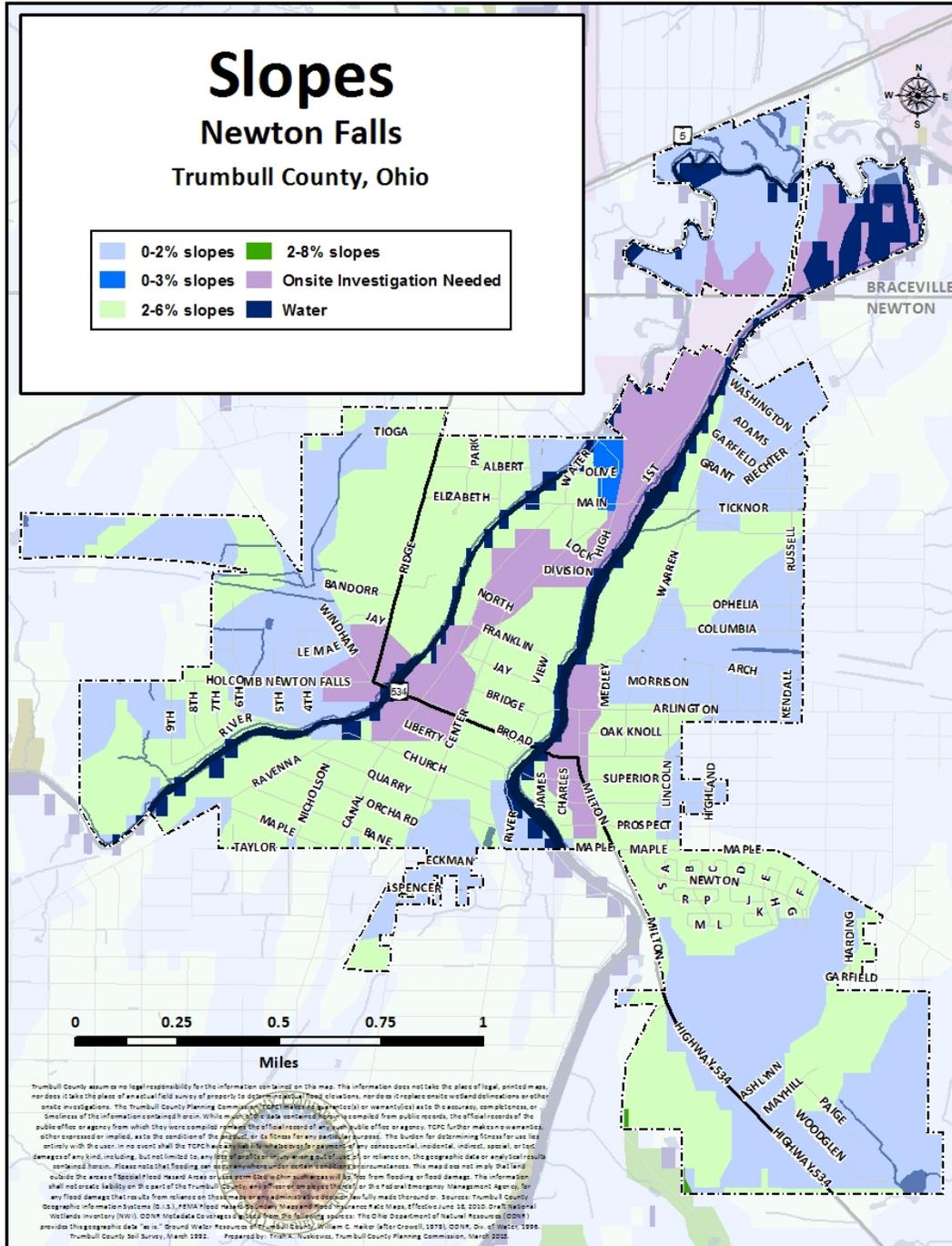
Map 2-8 Soil Groups



Slopes

The specific soil types that are listed on the previous pages were determined, in part, by the slope. The slopes in Newton Falls range from 0-8%, with no steep slopes, except along the river. The area ranges from nearly flat to gently rolling. See the Slopes map below.

Map 2-9 Slopes



Wetlands

The presence of hydric soils, hydrophytic vegetation and hydrology make up the three criteria necessary for an area to be considered a wetland. Different soils with similar characteristics form the soil pattern for hydric soils. Wetlands occur throughout the area in areas that have been left as open space areas or along creek corridors.

Wetlands provide many benefits including: food and habitat for fish and wildlife; flood protection; shoreline erosion control; natural products for human use; water quality improvement; and opportunities for recreation, education, and research.

Non-point source pollution is the nation's leading source of surface water and ground water quality impairment. When properly managed, wetlands can help prevent non-point source pollution from degrading water quality.

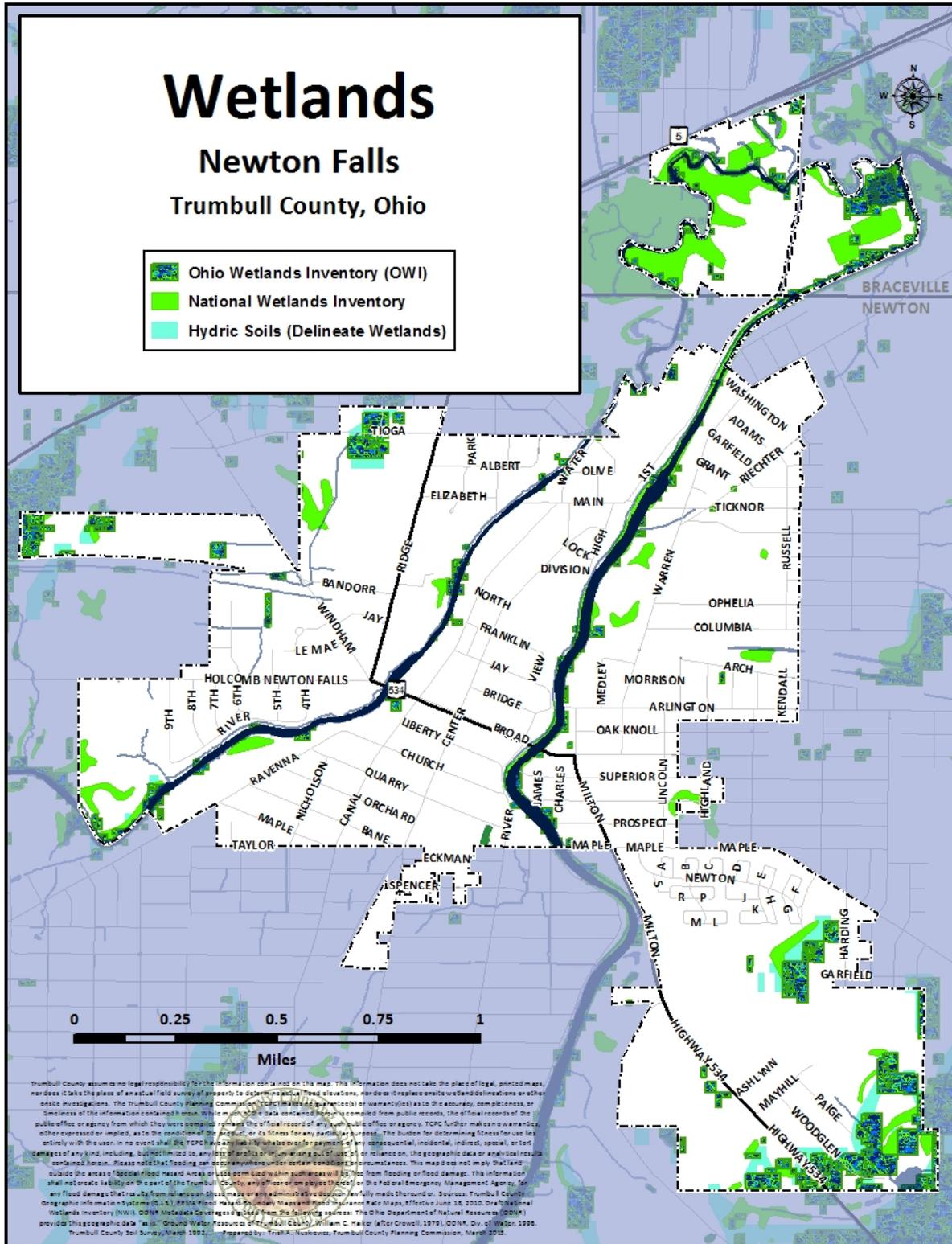
Wetlands produce great volumes of food as leaves and stems break down in the water. This enriched material is called detritus. Detritus is food for insects, shellfish, and forage fish, and it provides nutrients for wetlands plants and algae. Recreational fish such as bluefish and striped bass, as well as mammals, reptiles, and amphibians, eat aquatic invertebrates and forage fish. Wetland plants provide shelter and food to diverse species.

Wetlands are among the most biologically productive natural ecosystems in the world. They can be compared to tropical rain forests and coral reefs in the diversity of species they support. Wetlands are vital to the survival of various animals and plants, including threatened and endangered species. The U.S. Fish and Wildlife Service estimates that up to 43% of the threatened and endangered species rely directly or indirectly on wetlands for their survival. For many species, wetlands are primary habitats. For others, wetlands provide important seasonal habitats where food, water, and cover are plentiful.

Wetlands often function like natural tubs or sponges, storing water (floodwater, or surface water that collects in isolated depressions) and slowly releasing it. Trees and other wetland vegetation help slow flood waters. This combined action, storage and slowing, can lower flood heights and reduce the water's erosive potential. Wetlands help improve water quality, including that of drinking water, by intercepting surface runoff and removing or retaining its nutrients, processing organic wastes, and reducing sediment before it reaches open water. Wetlands provide opportunities for popular activities such as hiking, fishing, and boating. For example, an estimated 50 million people spend approximately \$10 billion each year observing and photographing wetlands-dependent birds.

In summary, wetlands reduce the likelihood of flood damage, help control increases in the rate and volume of runoff in urban areas, and buffer lands against erosion. Because wetlands are so productive and they greatly influence the flow and quality of water, they are valuable to us. It can be concluded that wetlands perform critical functions. The costs of losing the functions this critical resource provides outweigh alternative uses. It is therefore a recommendation that wetlands and hydric soils are avoided and/or protected from destructive activities and that wetlands are restored in appropriate areas. These areas are perfect for providing natural storm water retention (see Map 2-10).

Map 2-10 Wetlands



FEMA Special Flood Hazard Areas

Floodplains play an integral part in the function of our river systems. The alteration or development of a floodplain eliminates or degrades these vital functions and resources. By planning wisely and affording protection to natural floodplains, communities can balance economic growth and urbanization. We can protect a floodplain's functions and processes to create and maintain a better quality of life and living environment for the future generations that will work and live here.

Natural events such as heavy precipitation during storms or snow/ice melt in the spring produce large volumes of water that are released onto the land surface. Once the soil becomes saturated and excess water can no longer be absorbed into the ground, it then becomes surface runoff. This runoff then accumulates in streams and rivers. Sometimes this volume of water is so large that it actually exceeds the capacity of the stream or river channel. It is at this point that flooding occurs. The water spills over the banks onto the land, which outlines the course of the channel. This land is referred to as the floodplain, a natural safety valve to relieve the channel of its excess burden. In other words, the floodplain is the nearly flat plain along the course of the stream that is usually dry and naturally subject to flooding.

Floodplains are found in valley and lowland areas along the major streams and stream tributaries. The stream and its adjacent land (riparian area) together form the most vital and diverse feature of our landscape. Without trees in this land-water transition zone, streams typically become wide and shallow, habitat is degraded and water quality drops.

According to the Ohio Department of Natural Resources, riparian ecosystems with forest vegetation:

- remove pollutants from stream flows during periods of over-bank flow;
- reduce water temperatures by sheltering and shading;
- provide wildlife habitat and protect and create aquatic habitat;
- provide detritus (leaves and woody debris), which is the basic source of energy for the stream ecosystem; and
- reduce stream bank erosion through the high durability of tree root mass.

Riparian areas are definitive landforms. They are transition zones between channels and uplands where the land influences the stream and the stream influences the land. It is in this zone that 'buffer strips' of forest vegetation have special importance for the quality of streams. Riparian areas correspond very well with the active floodplain. Estimations of riparian area boundaries may also be based on floodplains identified on Federal Flood Insurance Rate Maps (FIRMs).

Lastly, county soil survey reports list soils 'subject to frequent flooding' and 'steep slopes' which may help delineate some riparian areas. It is not always feasible to base buffer strip width on the riparian area. For example, highly entrenched channels may have a riparian area hardly wider than the channel itself and in other places, floodplains and riparian areas may be so extensive that encroachment is inevitable. For these conditions, a generic minimum standard may be useful. One such standard, according to the Ohio Department of Natural Resources, is based on a dimension equal to two and one-half times the bank full channel width or 50 feet.

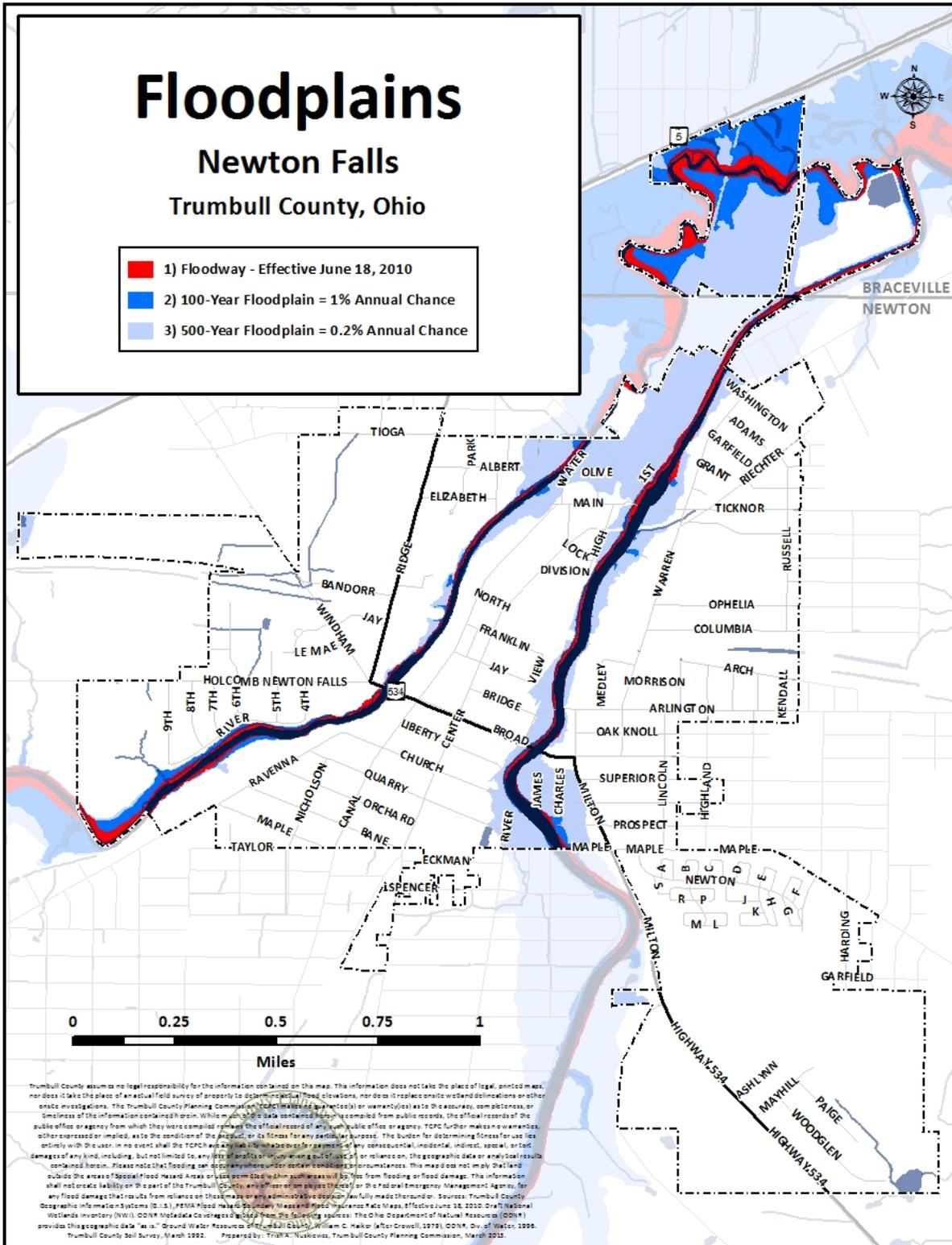
Flood warning and forecasting are provided by the Cleveland Office of the National Weather Service. This information is put on a statewide wire service. At the local level, residents of low-lying areas are warned of impending floods by civil defense authorities, state and local police, the Trumbull County Sheriff's Office and fire officials. Local television and radio stations also broadcast flood warnings to local residents giving them warning to try to minimize damage losses.

Flood maps tell us where the flood risks are based on local hydrology, topology, precipitation, flood protection measures and other scientific data. Newton Falls has areas mapped by FEMA as special flood hazard areas along the Mahoning River and the West Branch of the Mahoning River. It should be noted that the soils surrounding nearly every creek in Newton Falls flood by definition. This means that areas around these creeks are naturally subject to flooding, and although they do not appear on the Flood Insurance Rate maps, flooding will occur (see Map 2-11).

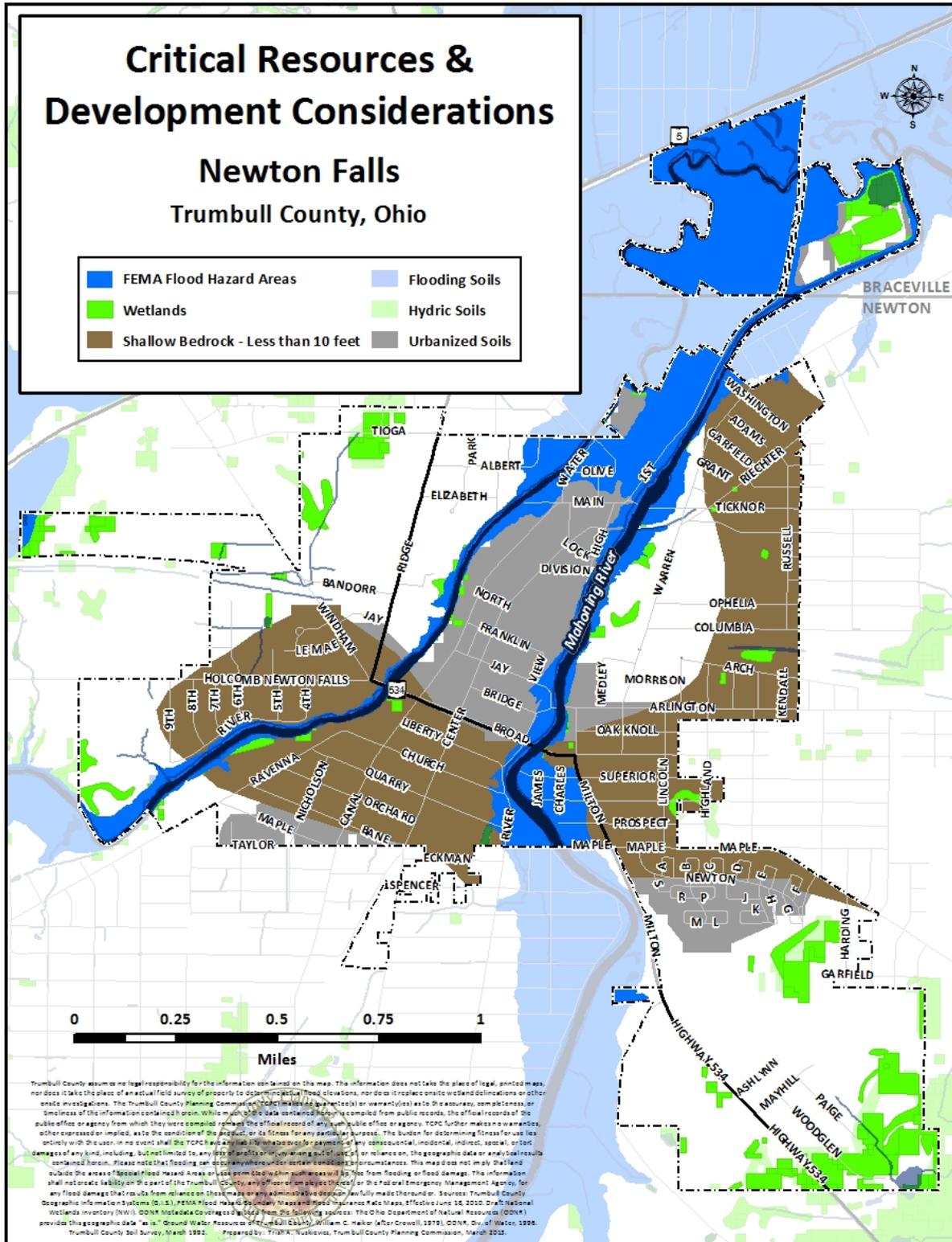
Due to both direct and indirect safety hazards associated with building in flood hazard areas, as well as water quality issues, it is a recommendation to avoid any development along drainage ways that eliminates or degrades these vital functions and resources. It is also a recommendation that wherever possible, Newton Falls try to re-establish a healthy buffer of trees along stream and river corridors for reasons mentioned in this section.

Map 2-12 *Critical Resources and Development Considerations*, brings together multiple critical features in one snapshot. This map includes surface water, floodplains, wetlands, hydric soils, flooding soils, steep slopes and shallow depth to bedrock. This map will also be a very useful tool in determining future land uses.

Map 2-11 Floodplains



Map 2-12 Critical Resources Composite Map



Chapter 3: Population & Demographics

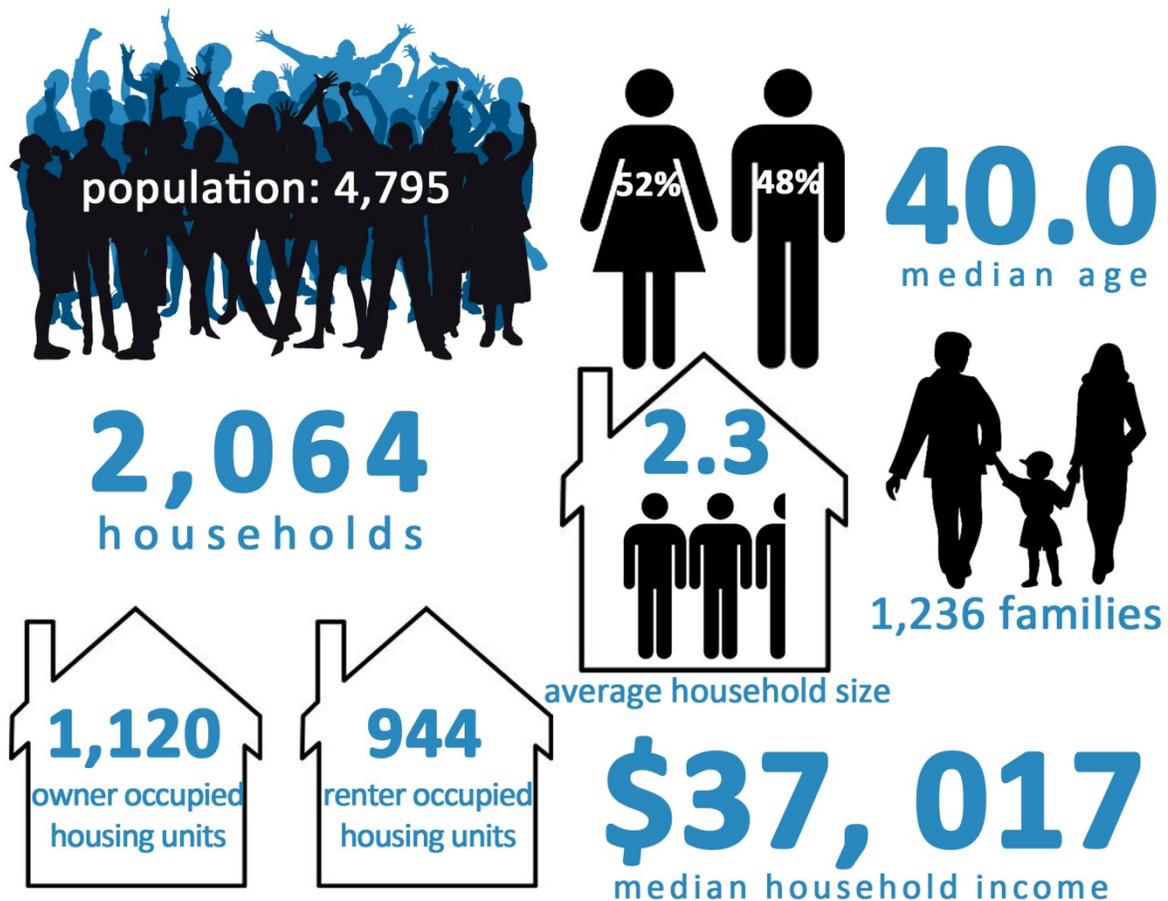


POPULATION & DEMOGRAPHICS

One of the most important elements in a comprehensive plan is a profile of the population within the community. Such a profile should be completed by considering the past, present, and future population. Gathering and analyzing this information can identify growth and development trends. These trends can help to predict conditions of the future. The information presented in this section will aid in developing a proper plan to assist in meeting the anticipated future needs of the Village of Newton Falls. The information provided below was collected from the United States Decennial Census as well as the American Community Survey.

As shown in the figure below, Newton Falls has a population of 4,795. Of the 2,395 housing units in Newton Falls, 1,120 are owner occupied, 944 are renter occupied and 331 are vacant. The population has slightly more females than males, with females totaling 52.5 percent and males totaling 47.5 percent of the population.

Figure 3-1 Snapshot of Newton Falls

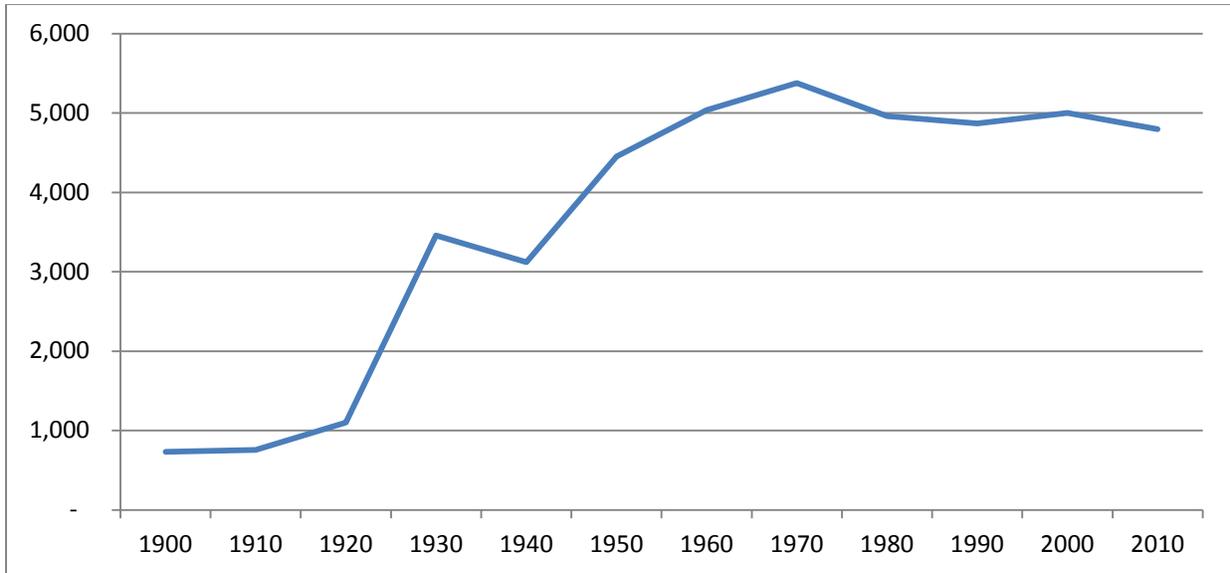


Sources: 2010 Decennial Census SF-1 and 2008-2012 American Community Survey, 5-Year Estimates

Population Trends

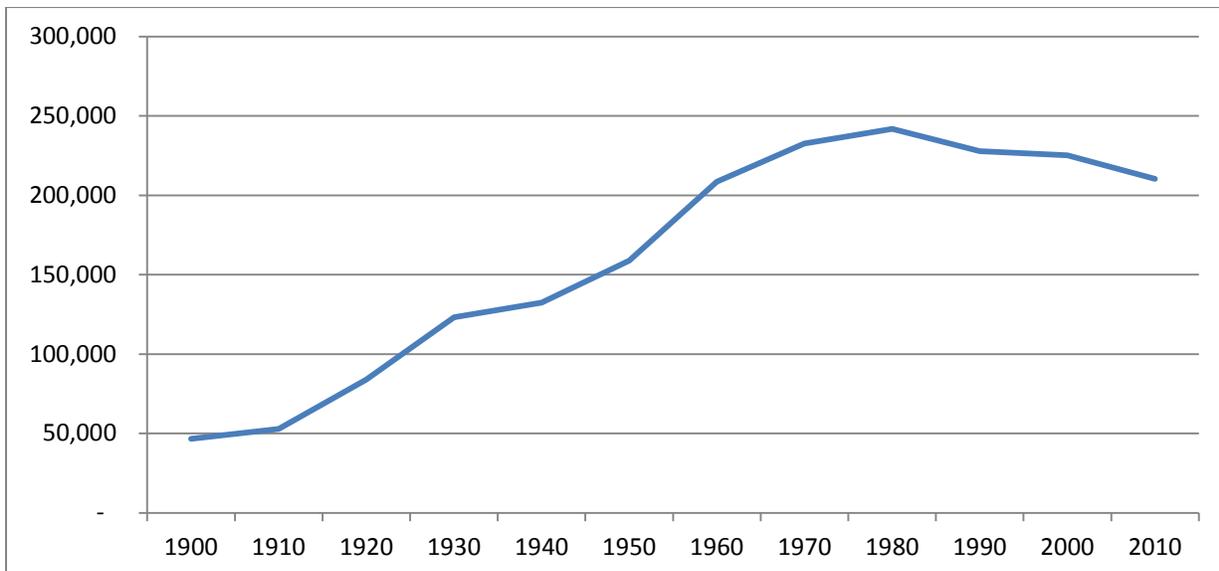
The population of Newton Falls has grown from 732 in 1900 to 4,795 in 2010. This is almost a 555 percent growth increase in 110 years. Newton Falls' greatest population growth occurred during the 1920s. The population peaked in 1970 at 5,378. Overall, Newton Falls follows a similar growth pattern as Trumbull County.

Figure 3-2 *Population Growth in Newton Falls*



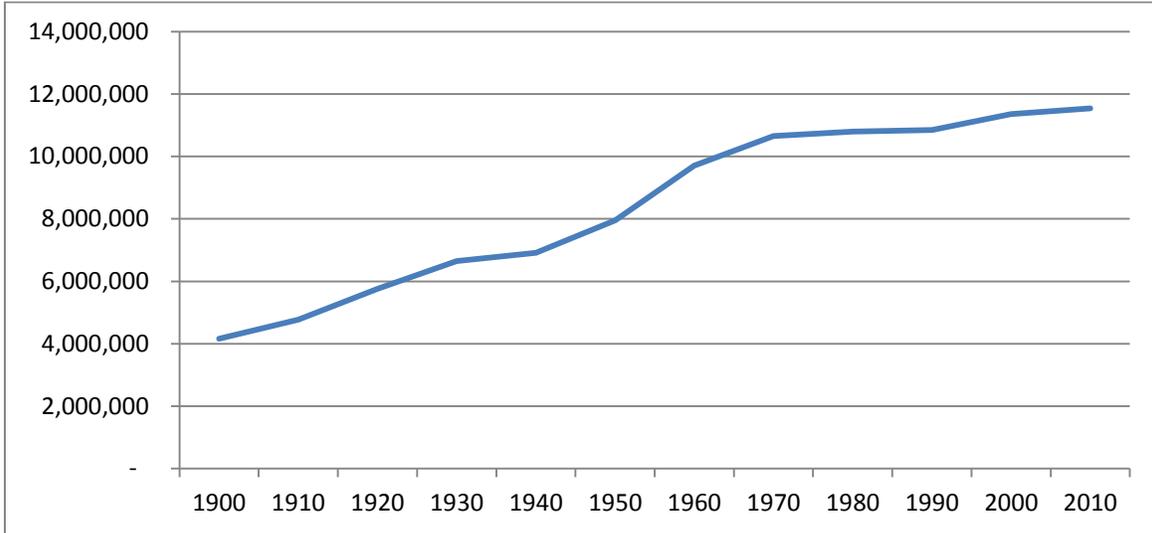
Sources: 1972 Population Study prepared by the Trumbull County Planning Commission, 1980-2010 Decennial Census SF-1

Figure 3-3 *Population Growth in Trumbull County*



Sources: 1972 Population Study prepared by the Trumbull County Planning Commission, 1980-2010 Decennial Census SF-1

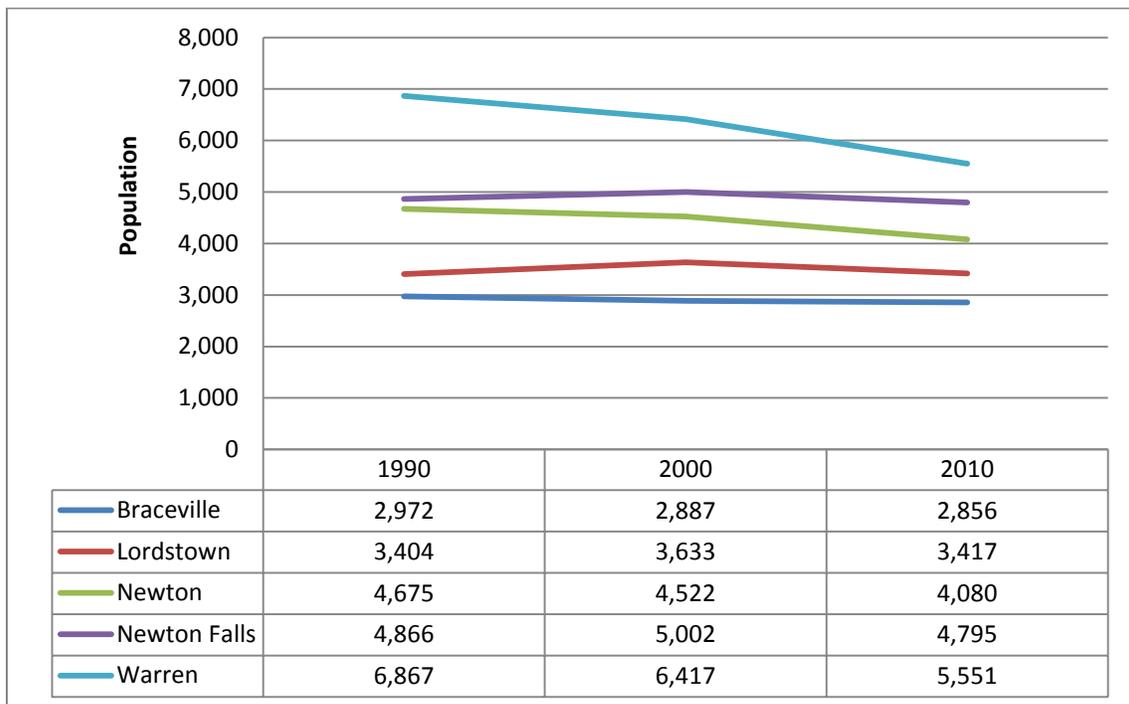
Figure 3-4 *Population Growth in State of Ohio*



Sources: 1972 Population Study prepared by the Trumbull County Planning Commission, 1980-2010 Decennial Census SF-1

Comparing Newton Falls with three neighboring townships: Braceville, Newton, and Warren, and with Lordstown Village, indicates that Newton Falls has followed a pattern of population change similar to Braceville and Warren Townships.

Figure 3-5 *Population Comparison of Selected Community Populations*

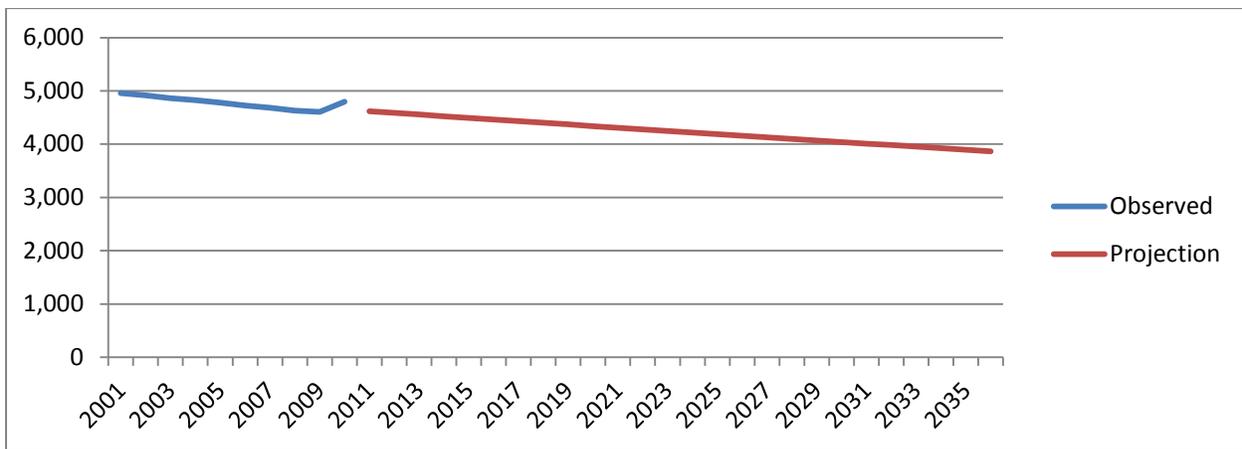


Sources: 1990-2010 Decennial Census, SF-1

Projected Population Trends

Projected population models forecast a continued slow decline in the population of Newton Falls, which although is significantly slower than the population losses projected in the other urban areas of the county, is still a loss in population nonetheless. Population projections are based upon past trends within Newton Falls. As the models that produce projections depend upon a minimum of the most recent ten years of data to formulate trends, it is important to note that eight of the ten years of data collection are in the form of Annual Census Estimates. Estimates are simply that, estimates, and not entirely accurate, which is represented in the dispersion between 2001-2009's estimates and the actual counts taken in 2000 and 2010 during the Decennial Census. Regardless, the data does indicate a slow loss in population through 2035.

Figure 3-6 *Population Projections*



| Year | Observed | Optimistic | Moderate | Conservative |
|------|----------|------------|----------|--------------|
| 2000 | 4,795 | | | |
| 2005 | 4,780 | | | |
| 2010 | 4,795 | | | |
| 2015 | | 4,497 | 4,493 | 4,488 |
| 2020 | | 4,349 | 4,340 | 4,326 |
| 2025 | | 4,205 | 4,189 | 4,162 |
| 2030 | | 4,066 | 4,041 | 3,998 |
| 2035 | | 3,932 | 3,896 | 3,834 |

Source: 2001-2009 Annual Population Estimates, 2010 Decennial Census, Modified Exponential Projection Model, Gompertz Projection Model, and Geometric Projection Model – OKI Regional Council of Governments

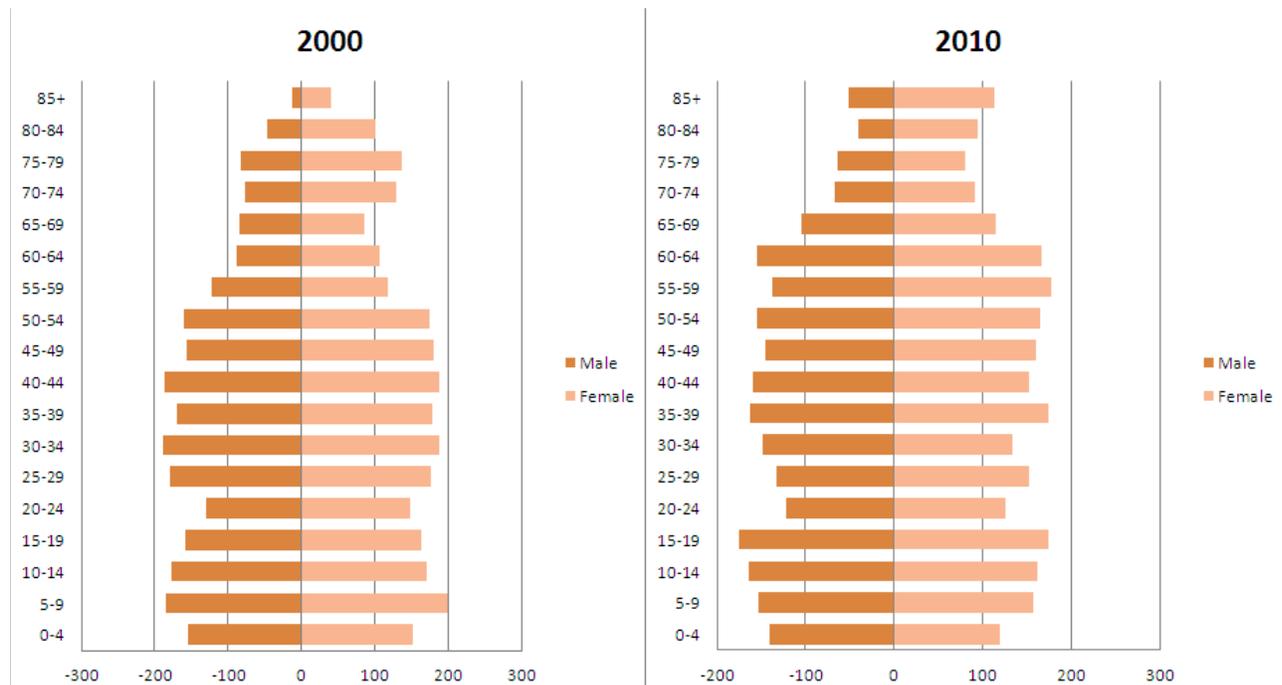
Age and Gender

The following figures illustrate the age and gender distribution of the population in Newton Falls. Newton Falls' population has been fairly steady in terms of numbers since 1980, but the ages within the population have changed. In 2000, the largest age group was 5-9 years. Ten years later in 2010, the largest age group was 15-19, indicating that the largest age group remained the same, but aged ten years. The second largest age group in 2010 was 35-39 years and the third largest was 10-14 years. Having a significantly sized youth population is atypical from the surrounding areas, but indicates vibrancy in the community.

Even though Newton Falls has a large youth population, the median age in Newton Falls increased from 36.9 in 2000 to 40 in 2010. It should be noted that from 2000-2010, Newton Falls' overall population decreased by 207 people, but some age groups increased in size. The biggest increase in population was ages 60-64 and 85+ years.

Newton Falls' population is fairly evenly spread across age groups, which is more common of populations that are growing rather than the more common "upside down pyramid" found in the charts of an aging and dying population. The total population consists of slightly more females than males. Males total 47.5 percent of the population in Newton Falls, while females total 52.5 percent.

Figure 3-7 Age and Gender, 2000 vs. 2010



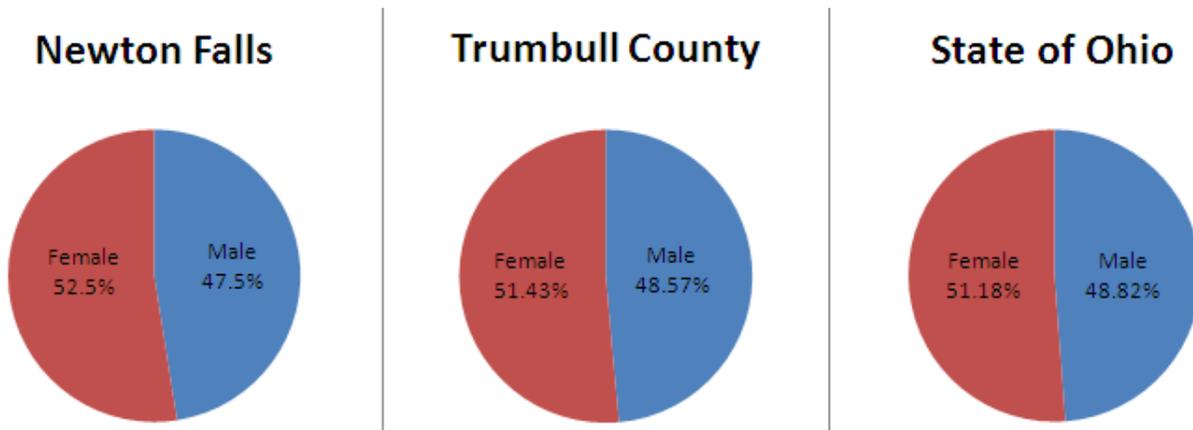
Source: 2000-2010 Decennial Census, SF-1

Figure 3-8 *Median Age*

| 2000 | | 2010 | |
|------------|--------|------------|--------|
| Both Sexes | | Both Sexes | |
| 36.9 | | 40 | |
| Male | Female | Male | Female |
| 35.2 | 38.4 | 38 | 42.2 |

Source: 2000-2010 Decennial Census, SF1

Figure 3-9 *Gender Comparison*

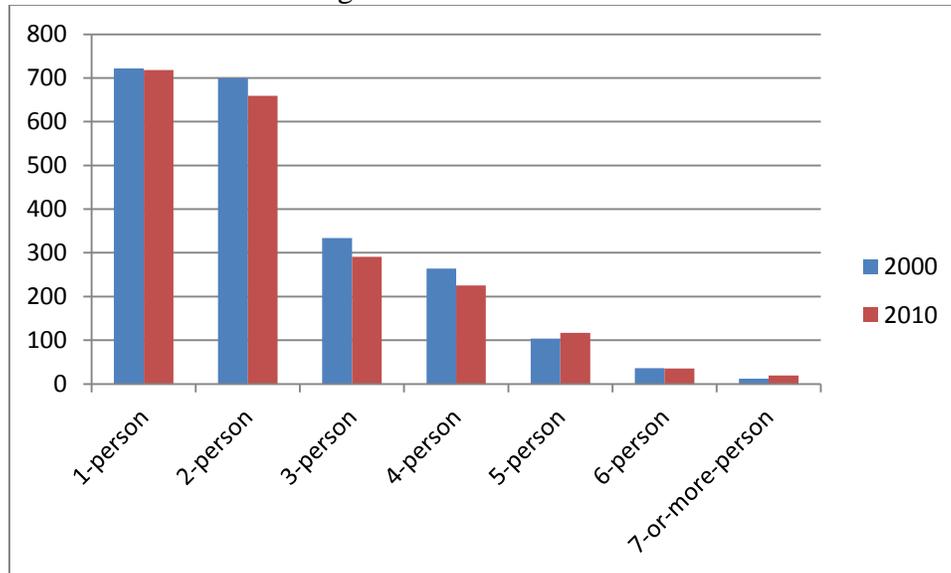


Source: 2010 Decennial Census, SF-1

Household Composition

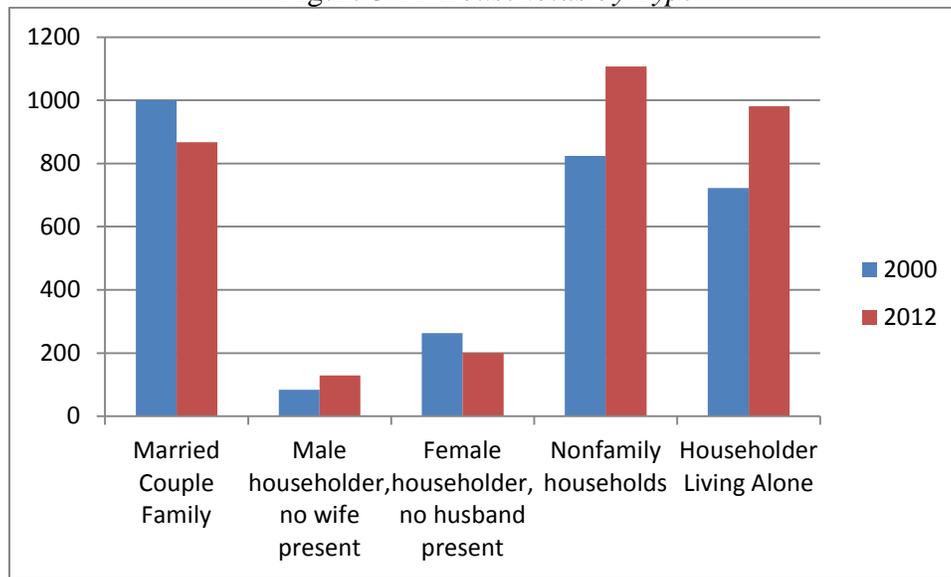
The following figures provide information on the makeup of Newton Falls' households. In 2000, Newton Falls had 2,171 households with an average household size of 2.3. In 2010, the number of households increased to 2,304 households. Household size declined to 2.05. In addition to a decrease in household size, household composition also changed from 2000 to 2010. Married couple families and female-headed households decreased, whereas male households with no wives present increased as did non-family households. Householders living alone increased from 722 to 981.

Figure 3-10 *Household Size*



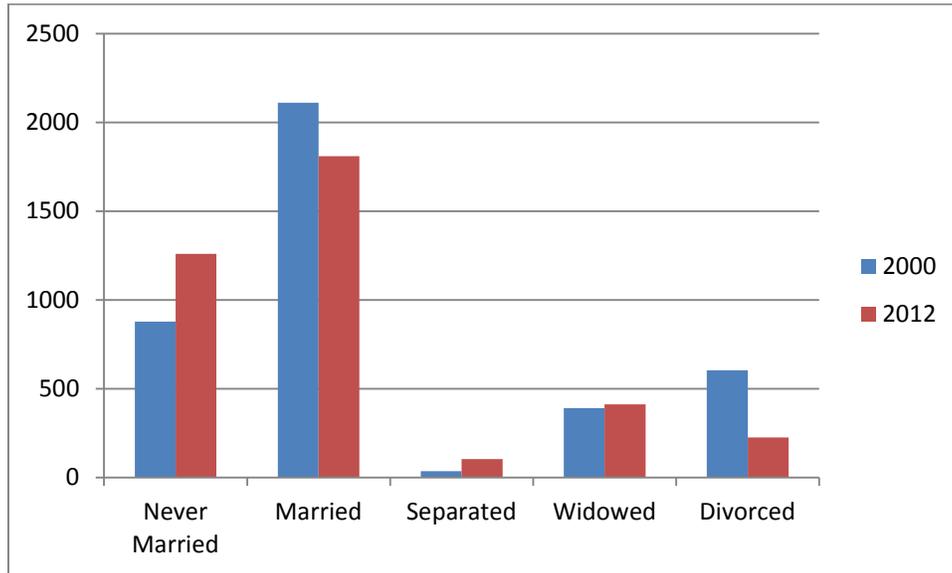
Source: 2000-2010 Decennial Census, SF-1,

Figure 3-11 *Households by Type*



Source: 2000 Decennial Census, SF-3, 2008-2012 American Community Survey 5-Year Estimates

Figure 3-12 *Marital Status*



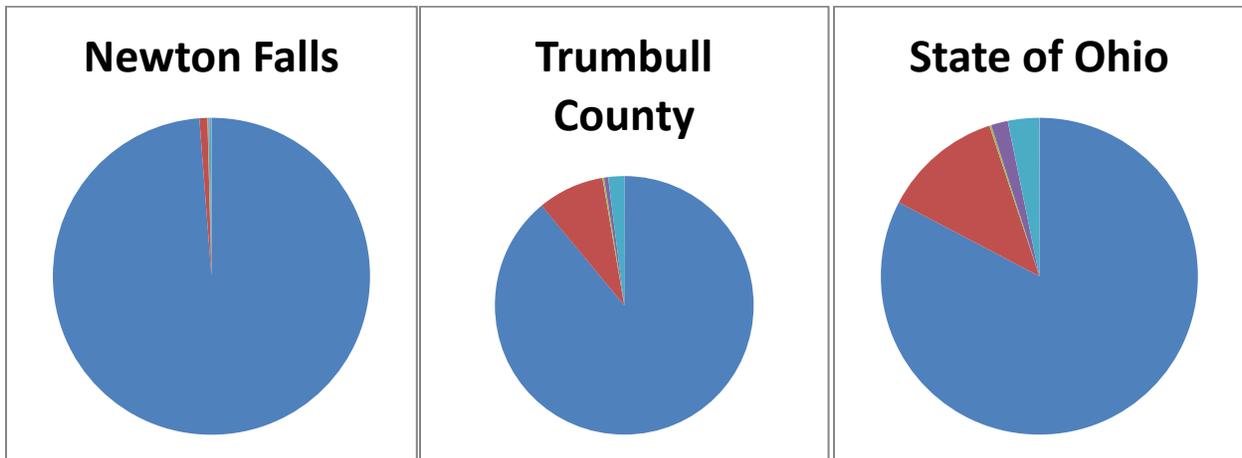
2000 Decennial Census, SF-4 2008-2012 American Community Survey 5-Year Estimates

Race

As reported by the 2010 Census, Newton Falls is 97.6 percent white. This indicates that a mere 2.4 percent of the population is a minority. This is significantly lower than the percentage of minorities in Trumbull County, the State of Ohio, and the United States.

Figure 3-13 *Race*

| Race | Newton Falls | Trumbull County | State of Ohio |
|-------------------------------|--------------|-----------------|---------------|
| White | 97.6% | 89.0% | 82.7% |
| Black/African-American | 0.8% | 8.3% | 12.2% |
| Asian | 0.1% | 0.2% | 0.2% |
| American Indian/Alaska Native | 0.1% | 0.5% | 1.7% |
| Other race | 0.2% | 2.0% | 3.2% |

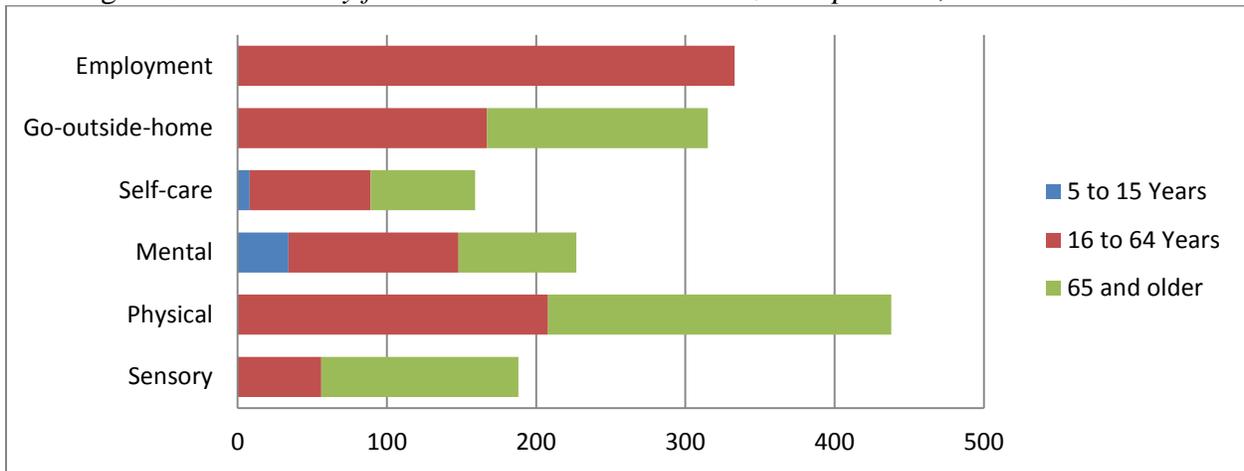


Source: 2010 Decennial Census, SF-1

Disabilities

The most recent data that was collected for specific disability type was for the 2000 Decennial Census. In 2000, 33 percent of the population in Newton Falls reported a disability of some kind. Disabilities that prevent employment total 3.4 percent of the population. Physical disabilities totaled 4.49 percent of the population.

Figure 3-14 *Disability for Civilian Non-institutionalized Population, 5 Years and Over*

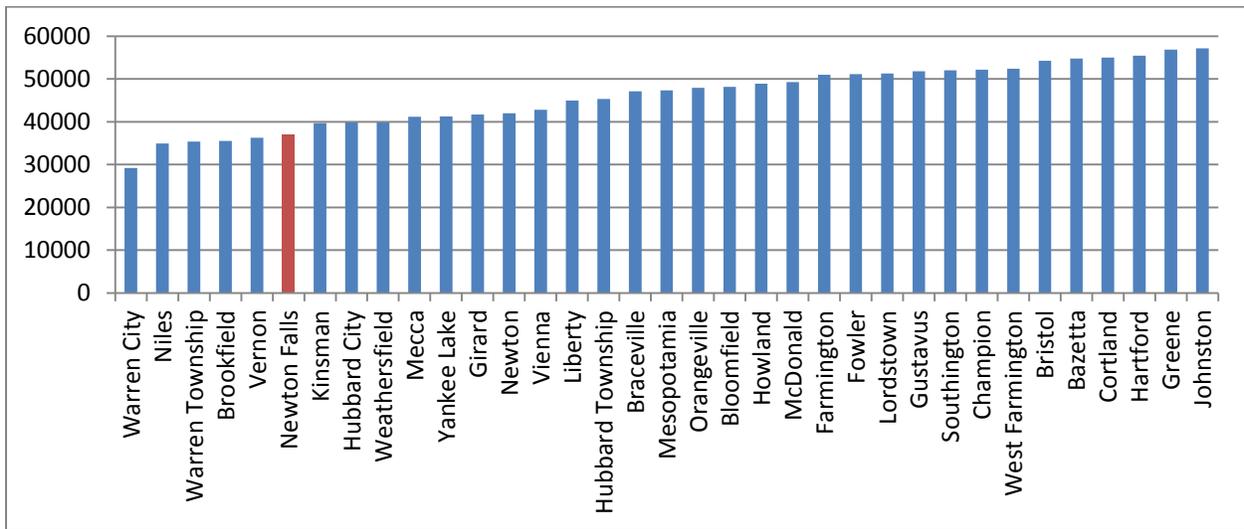


Sources: 2000 Decennial Census SF-3

Median Household Income

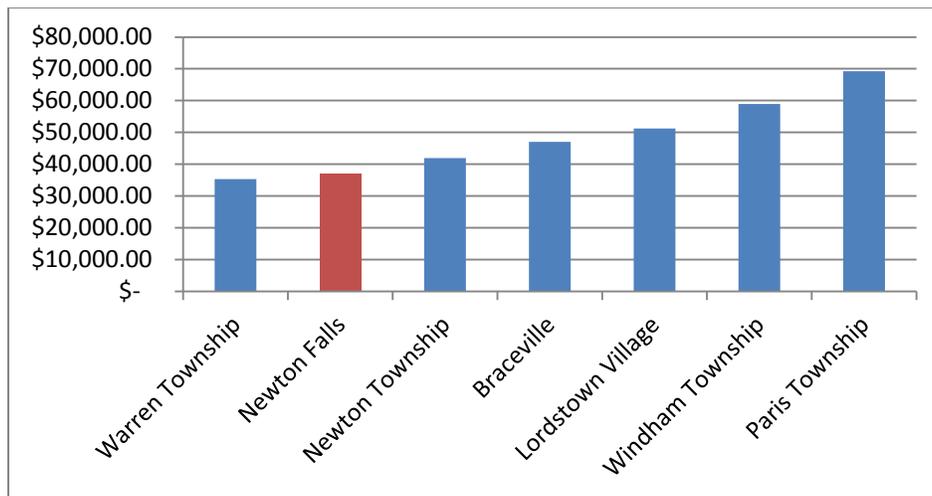
Median household income describes income levels of households in a given area. If all incomes of all households were listed from lowest to highest, this figure is the income in the middle. In Trumbull County, the median household income in 2012 was \$42,448. There is a wide range of household income in Trumbull County that often depends on the neighborhood or community for which data are presented. Newton Falls had a median household income of \$37,017, which is below Trumbull County's median. In comparison to the communities in Trumbull County, Newton Falls has one of the lowest median household incomes. Compared to the surrounding communities, Braceville, Warren Township, Lordstown, Newton Township, Paris Township, and Windham Township, Newton Falls has the second lowest median household income.

Figure 3-15 2012 Median Household Income – Comparison of Trumbull County



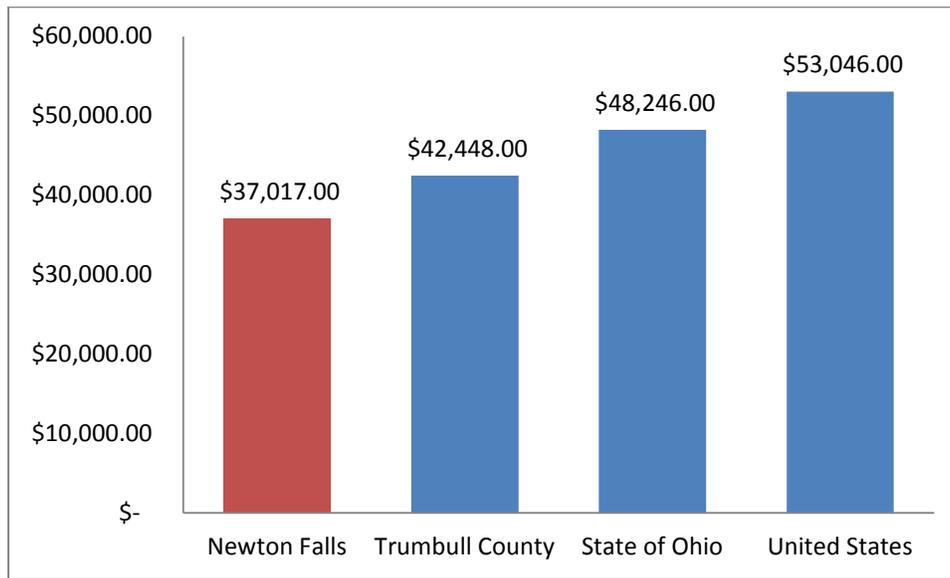
Source: 2008-2012 American Community Survey 5-Year Estimates

Figure 3-16 2012 Median Household Income – Comparison of Surrounding Communities



Source: 2008-2012 American Community Survey 5-Year Estimates

Figure 3-17 2012 Median Household Income

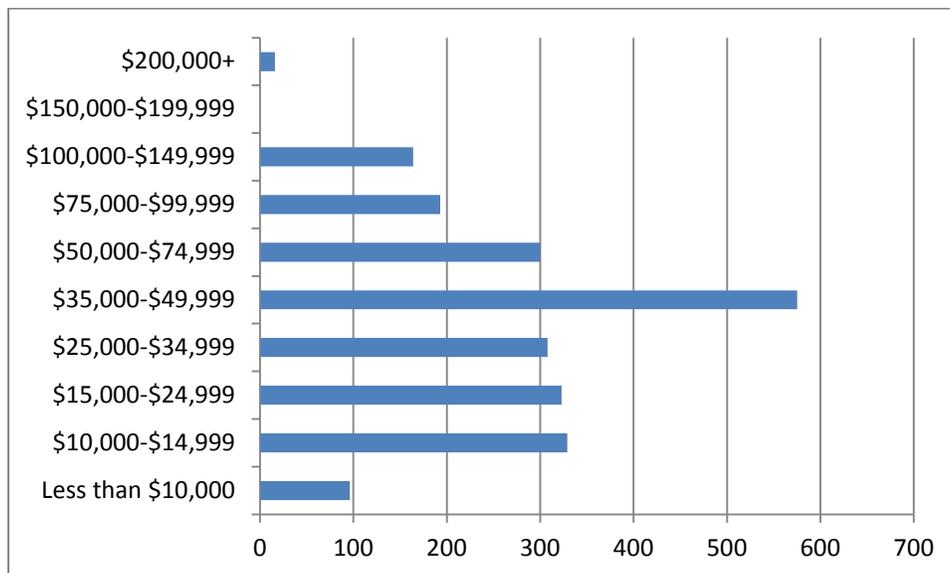


Source: 2008-2012 American Community Survey 5-Year Estimates

Individual Household Income

Household income data reveals that over 75 percent of households in Newton Falls earn less than \$50,000 per year. The income range with the highest percentage of households is \$35,000 to \$49,999 with 25 percent of the population.

Figure 3-18 Household Income in Newton Falls



Source: 2008-2012 American Community Survey 5-Year Estimates

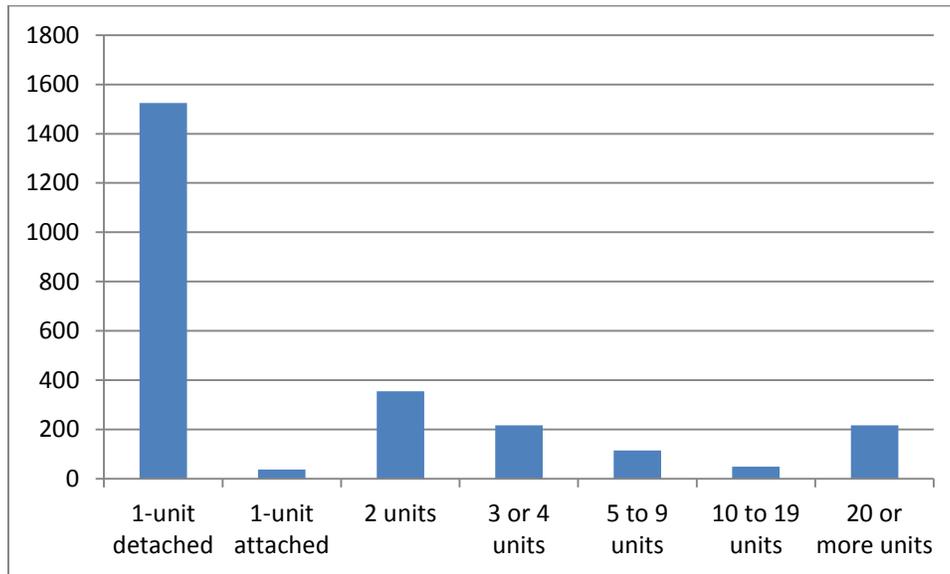
Chapter 4: Housing Characteristics



HOUSING CHARACTERISTICS

This chapter describes Newton Falls' housing stock, housing costs, and housing programs available to the residents in Newton Falls. The 2010 Census revealed that there are 2,395 housing units in Newton Falls. Of these homes, over 60 percent are single-family homes.

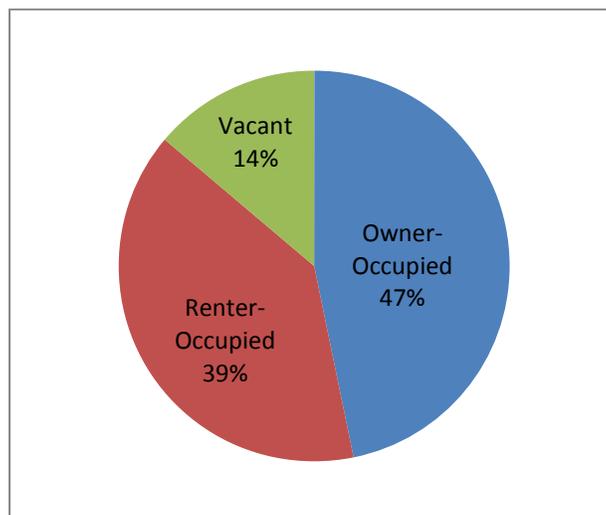
Figure 4-1 *Housing Type*



Source: 2008-2012 American Community Survey, 5 Year Estimates

Of the housing units in Newton Falls, 47 percent are owner occupied, 39 percent are renter occupied and 14 percent are vacant.

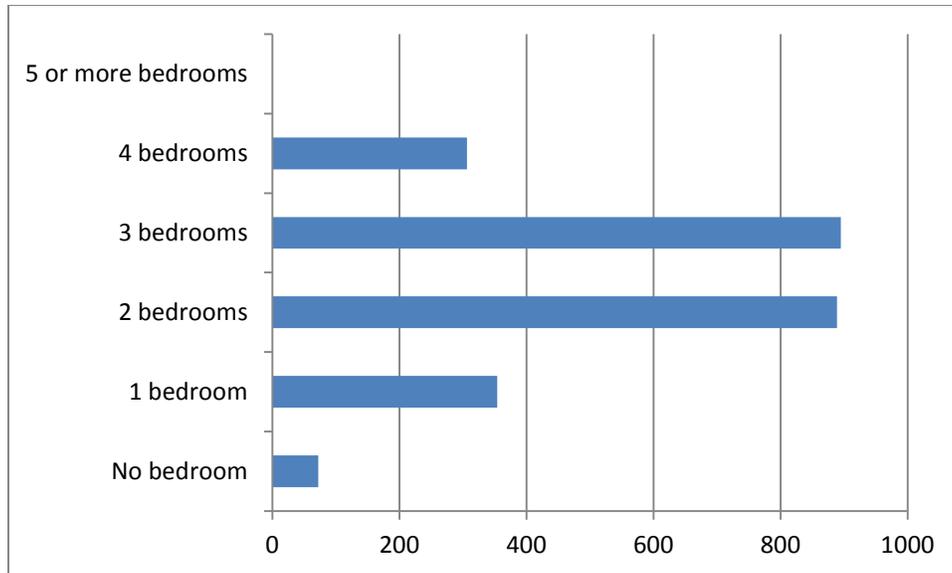
Figure 4-2 *Housing Occupancy*



Source: 2010 Decennial Census, SF-1

As shown in the figure below, the majority of housing units in Newton Falls have either 2 or 3 bedrooms. This correlates with Newton Falls' average household size of 2.3 people.

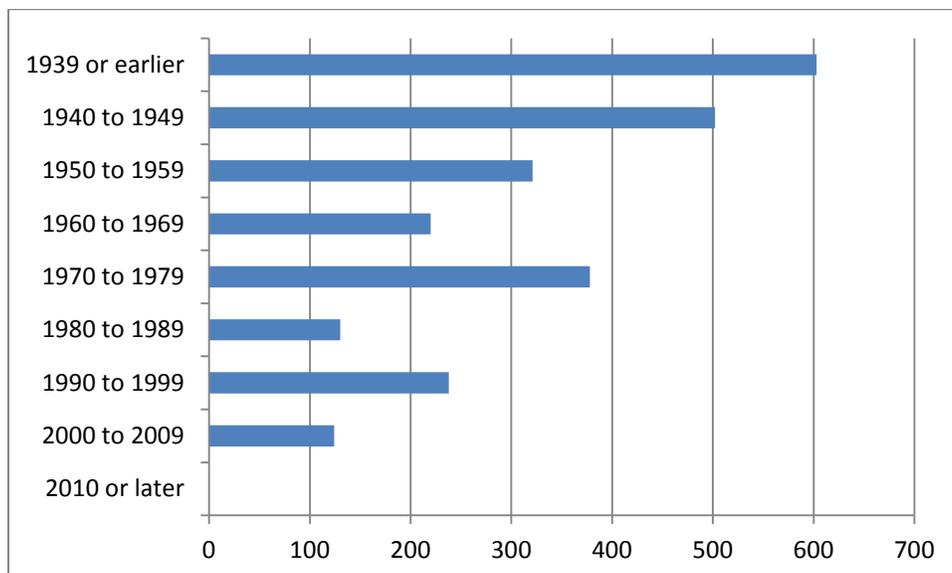
Figure 4-3 *Number of Bedrooms*



Source: 2008-2012 American Community Survey, 5 Year Estimates

Newton Falls has experienced a decline in new housing construction since the 1980s. The vast majority of the homes in the village were constructed prior to 1980 with the peak in construction occurring prior to 1939 and a secondary peak in the 1970s.

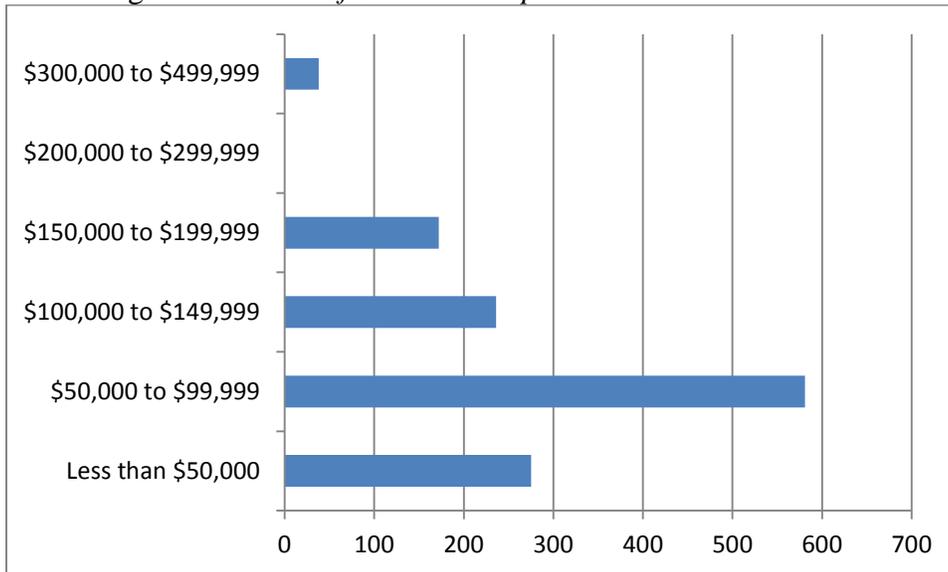
Figure 4-4 *Year Structure Built*



Source: 2008-2012 American Community Survey, 5 Year Estimates

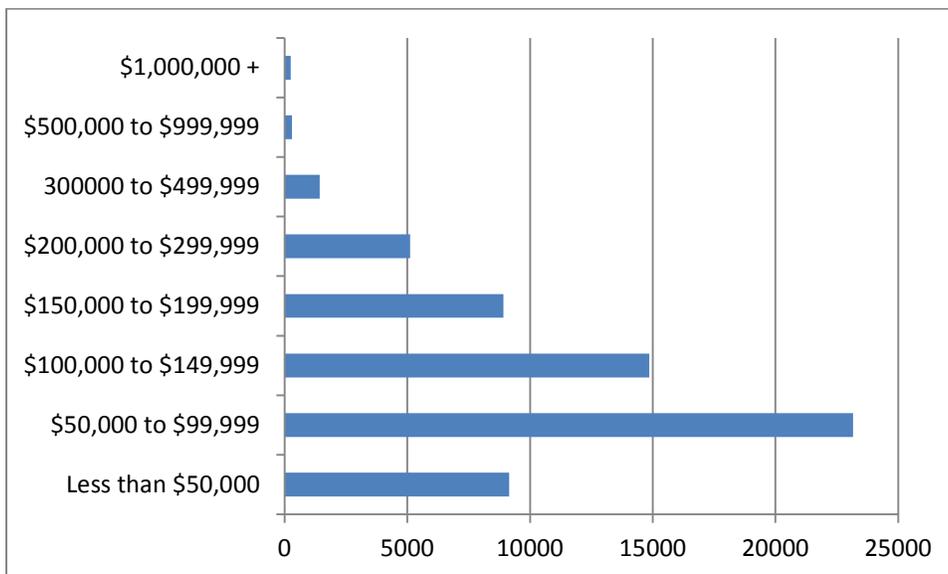
The majority of owner-occupied homes in Newton Falls range in value between \$50,000 and \$99,999. Nearly 45 percent of owner-occupied homes in the Village are valued in this range. The majority of homes in Trumbull County also fall into this range. The median owner-occupied home value in Newton Falls is \$85,400, which is lower than that of Trumbull County at \$102,500.

Figure 4-5 Value of Owner-Occupied Units in Newton Falls



Source: 2008-2012 American Community Survey, 5 Year Estimates

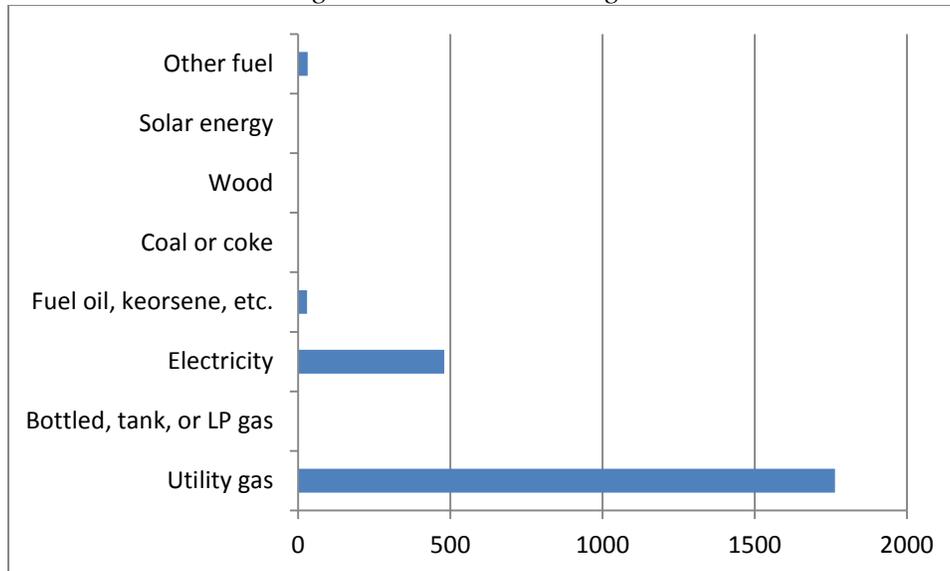
Figure 4-6 Value of Owner-Occupied Units in Trumbull County



Source: 2008-2012 American Community Survey, 5 Year Estimates

The number one most common source of house heating fuel in Newton Falls is gas provided by utility lines. Electricity is the second most common type of house heating fuel, but still utilized significantly less than utility gas.

Figure 4-7 House Heating Fuel



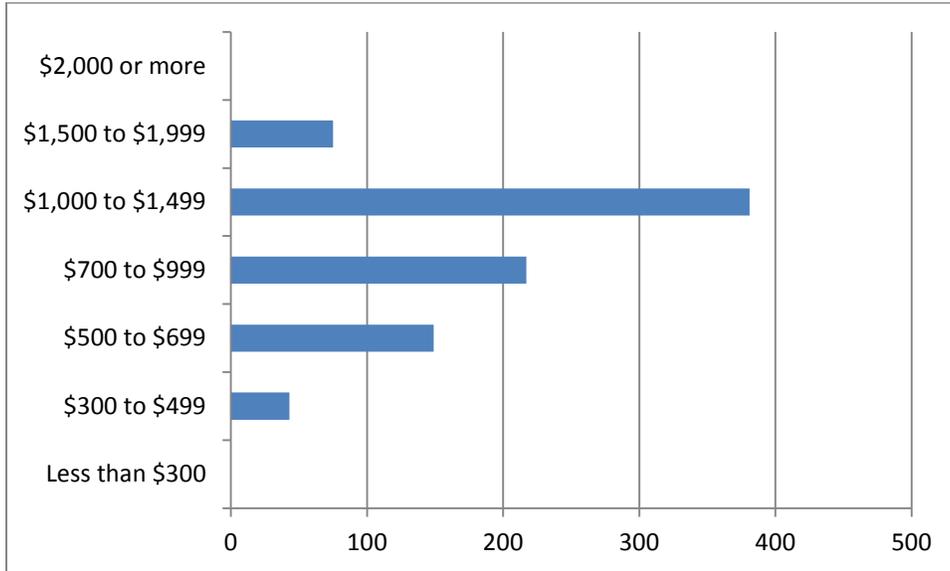
Source: 2008-2012 American Community Survey, 5 Year Estimates

Additional housing characteristics related to monthly rents and mortgage costs are imperative when considering the overall health of the housing stock in a location. The long-term ramifications of a housing market crash and irresponsible lending and borrowing are still emerging. In order to assess the viability of the housing stock, it is important to review the data of the current condition in the Village.

The industry standard of what is considered a healthy or appropriate mortgage loan amount is set by the Federal Housing Administration (FHA). The FHA adheres to the guidelines determined by the United States Department of Housing and Urban Development (HUD). HUD mandates that the debt-to-income ratio is reviewed when a lender undergoes the loan application and underwriting process. Monthly mortgage payments should not exceed 31 percent of the gross household income and when combined with non-housing expenses, should not exceed 43 percent of this income. The Census Bureau collected data on monthly owner costs, which include utilities, taxes, insurance, mortgage payments, and second mortgage and/or home equity credit line payments.

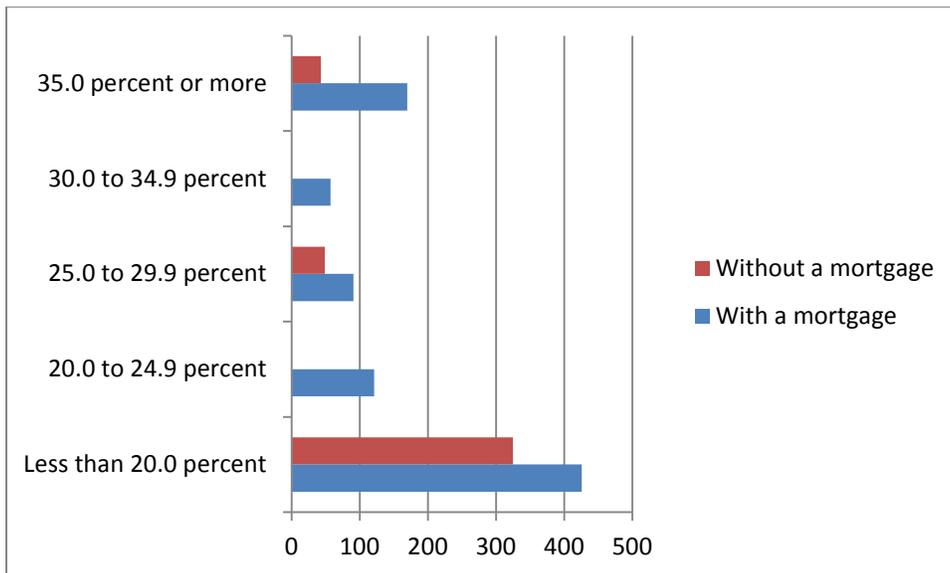
Of the 1,302 owner-occupied housing units in Newton Falls, 66 percent of households have a mortgage associated with their property. The median monthly owner costs for a housing unit with a mortgage is \$1,023 and for a housing unit without a mortgage is \$397. The median rent paid for a rental unit is \$604 a month.

Figure 4-8 Selected Monthly Owner Costs as a Percentage of Household Income for Households with a Mortgage



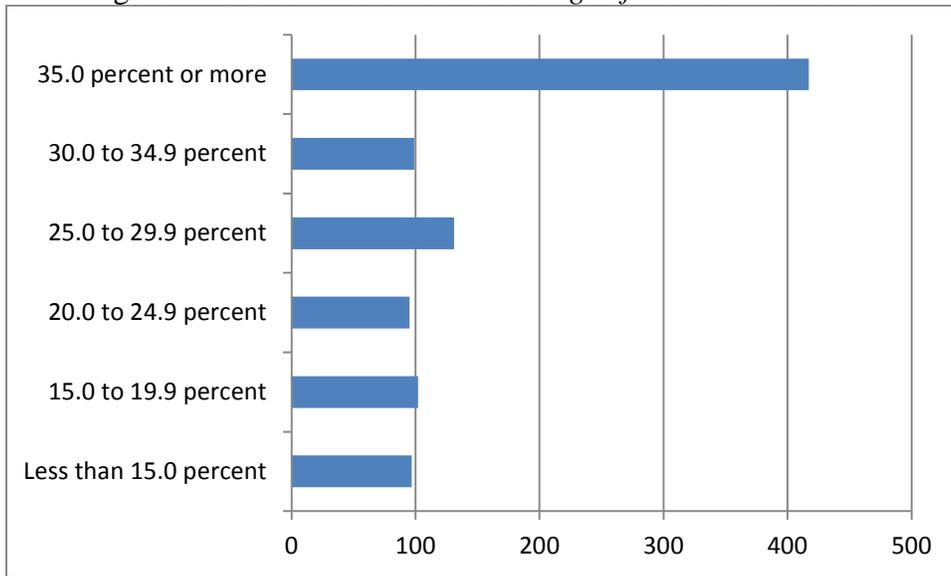
Source: American Community Survey 2008-2012, 5 Year Estimates

Figure 4-9 Selected Monthly Owner Costs as a Percentage of Household Income



Source: American Community Survey 2008-2012, 5 Year Estimates

Figure 4-10 *Gross Rent as a Percentage of Household Income*



Source: American Community Survey 2008-2012, 5 Year Estimates

Foreclosures

As the United States is still in the midst of a mortgage crisis, largely begun in the mid-2000s, it is important to recognize the dramatic impact this is having and will continue to have on the housing stock. First, a homeowner struggling with making mortgage payments is likely to cease paying property taxes. The loss of property taxes in significant enough numbers can be debilitating to a village dependent on this income for maintaining services to the community. Further compounding this particular problem is the fact that homeowners who are served foreclosure papers tend to abandon the home. Abandoned homes are beacons for trouble. Unfortunately, it is not uncommon to have an abandoned home stripped and destroyed, which aside from the dramatic reduction in the home's worth, it also poses a major safety risk. Pipes can be damaged and cause gas leaks that could very likely trigger an explosion. Such problems create more work for the village police and fire departments.

Aside from the safety issues and the strain placed on local government, a single foreclosed and abandoned home in a neighborhood is likely to affect the home values of neighboring houses. Additionally, these homes are often placed on the market by the bank after the sheriff's sale, creating a saturated market. Although having a wide variety of homes available for purchase is an asset to a village, a balance must be struck to keep the housing market stable.

Education and prevention are the keys to helping the foreclosure problem striking the market. Efforts with Trumbull County are well underway and are available to residents of Newton Falls. It is in the best interest of the Village to keep track of abandoned homes so that the police and fire station can better monitor them for problems. Both foreclosure filings and sheriff sale results are public record and can be very helpful in assisting the Village in this process. Being proactive is imperative when attempting to preserve the current housing stock and when protecting the neighbors surrounding a foreclosed and abandoned home.

Housing Programs

Newton Falls is a participant in the Warren-Trumbull HOME Consortium, which was created to administer an annual allocation of funds from HUD dedicated to the development and rehabilitation of safe and affordable housing for low-and-moderate income households. As a result of this participation, down-payment assistance is available to first-time homebuyers. Should the prospective homebuyer meet the eligibility requirements, among which include income and property standards, he/she would be able to receive a deferred loan for \$5,000 or 20 percent of the purchase price, whichever is less.

Chapter 5: Economic Characteristics



ECONOMIC CHARACTERISTICS

The purpose of this chapter is to provide guidance to strengthen the economic base of Newton Falls through well-planned development of all business sectors. This chapter includes inventory and analysis of economic conditions of the Village and descriptions some of the socio-economic characteristics of the population and the potential for economic development.

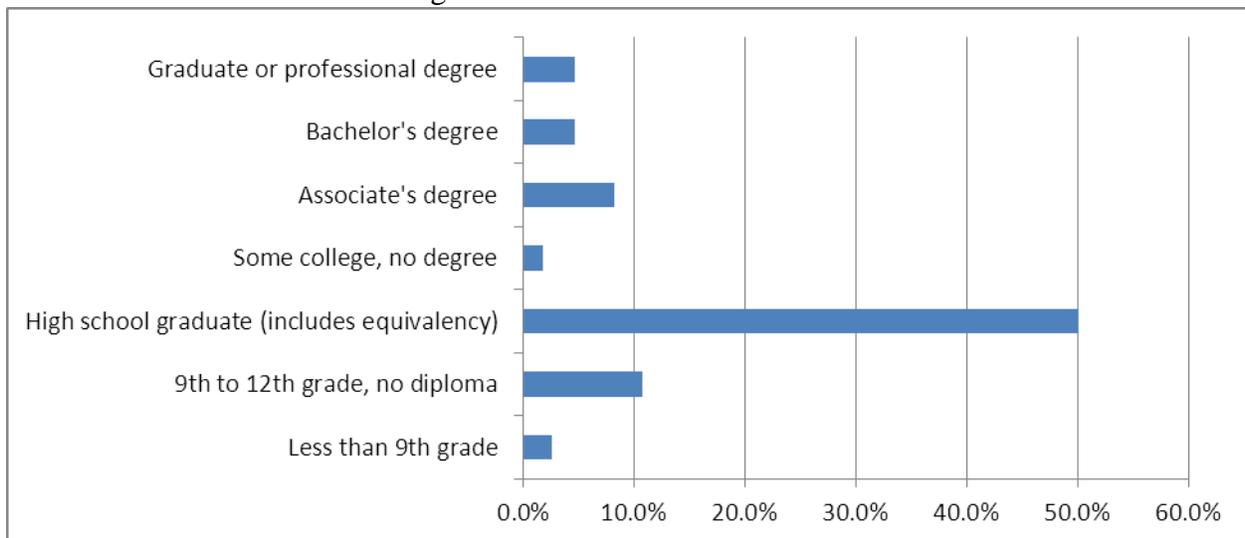
Unemployment Indicators

For the last few decades, the unemployment rate in Ohio, and especially in Trumbull County, has been higher than the national rate. The overall decline in employment in Trumbull County and surrounding areas can be attributed to the fall of the steel industry in the late 1970s and early 1980s. In the late 1990s, a stronger national economy and increased diversification in local industry began to slow this trend, but a severe recession starting in 2008 dramatically affected the employment rates. From July 2007 to June 2010, the U.S. Bureau of Labor Statistics said the unemployment rate in Trumbull County doubled from 6.1% to 12.2%. This rate was higher than the 9.5% national rate and the 10.5% state rate. Trumbull County's unadjusted August 2013 unemployment rate was 7.6%, while the state's comparable rate at that time was 6.9%.

Educational Attainment

Educational attainment is an indicator of the level of skills and training that the residents of an area have. Approximately 86.6% of the residents of Newton Falls over the age of 25 have at least a high school diploma (or equivalent). Approximately 17% of this same population group has graduated from a level of higher education. Please note that the American Community Survey groups doctoral degrees in with graduate and professional degrees.

Figure 5-1 *Educational Attainment*

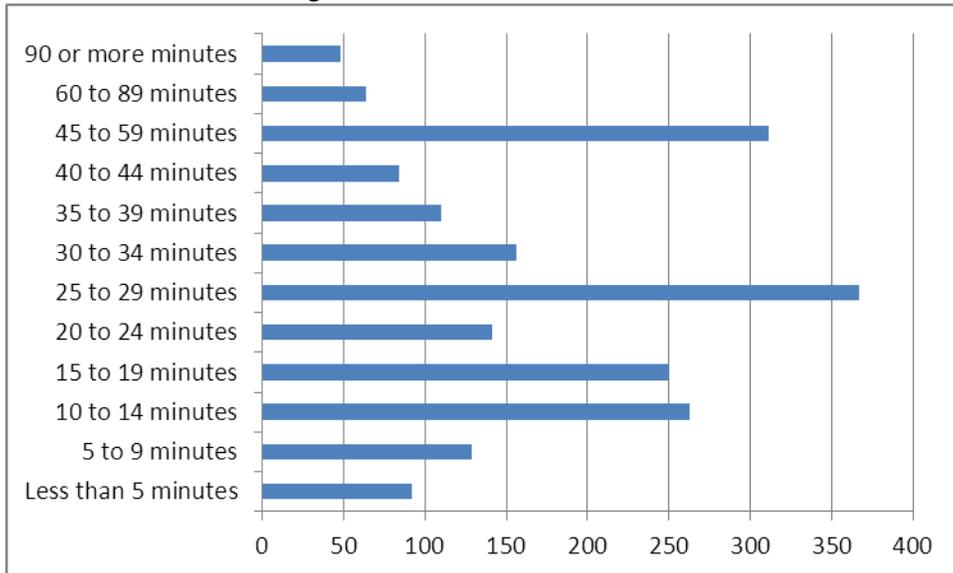


Source: 2008-2012 American Community Survey, 5 year estimates

Travel Time to Work

In Newton Falls, approximately 18% of the population travels between 25 and 29 minutes to work. Newton Falls is a small urban center located in a relatively rural area. Residents unable to find work within Newton Falls face a significant commute time to work.

Figure 5-2 *Travel Time to Work*

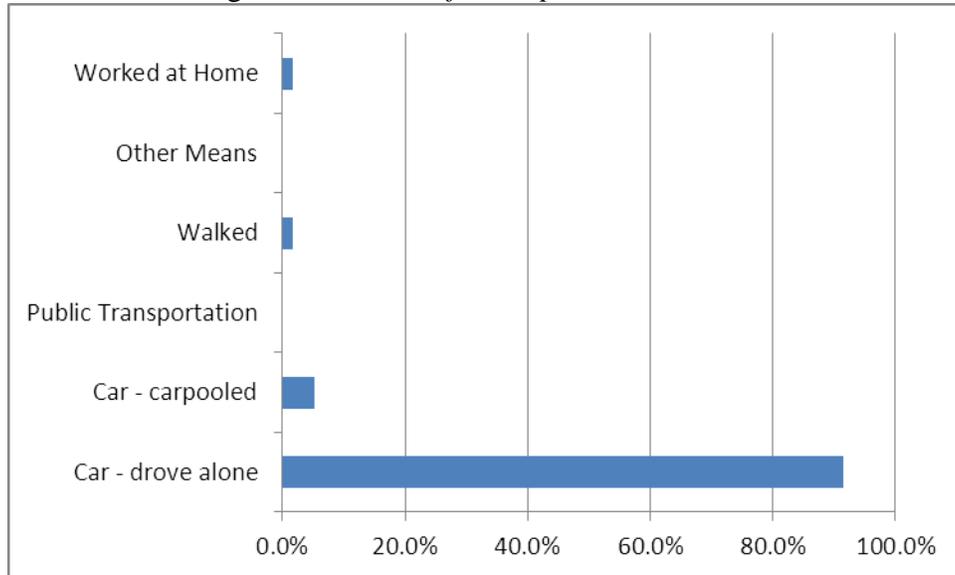


Source: 2008-2012 American Community Survey, 5 year estimates

Method of Travel to Work

Due to Newton Falls' isolated geographic location and a commute time that exceeds 25 minutes for the majority of the population, it is not surprising that most drive alone to work. Public transportation is very limited. A smaller number of residents work from home, eliminating a need for regular transportation to work. However, if a resident lives and works in Newton Falls, walking to work is an option as much of the city has sidewalks readily available.

Figure 5-3 Means of Transportation to Work

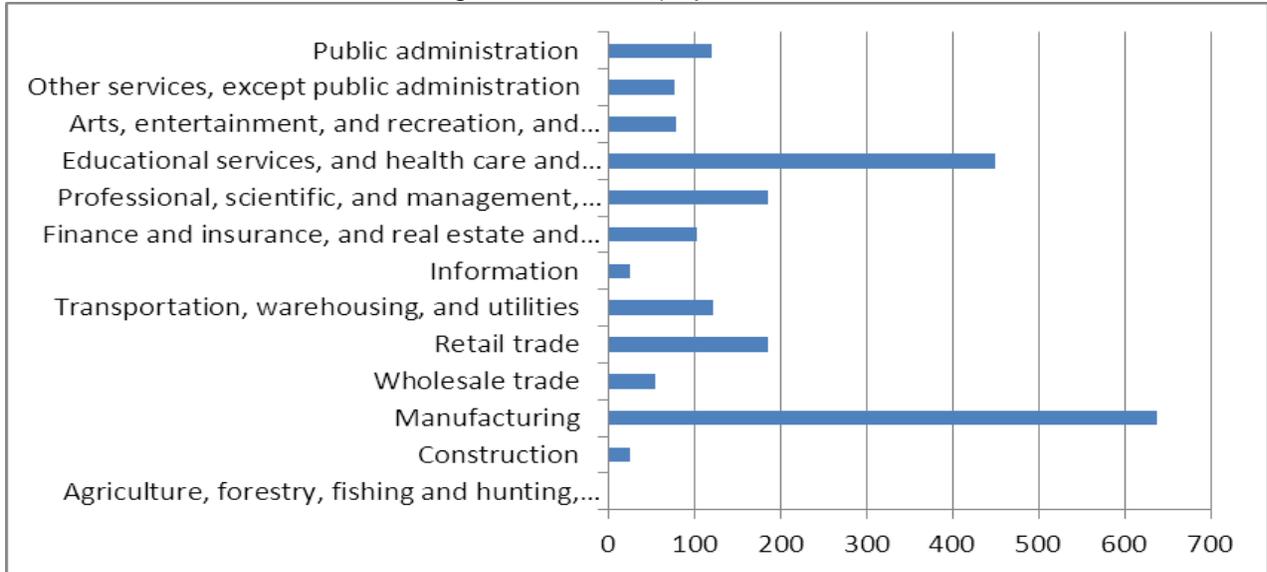


Source: 2008-2012 American Community Survey, 5 year estimates

Industry of Workers

Type of employment is also considered when analyzing demographic data about a place. The following figure shows the top categories of industry for employed persons over the age of 16. The largest percentage of workers in Newton Falls are employed in the manufacturing industry. The second largest employing industry is education, health and social services. This classification is a broad range of employment, most of which are in professional skilled work environments.

Figure 5-4 *Industry of Workers*



Source: 2008-2012 American Community Survey, 5 year estimates

Economic Development Strategic Plan

Members of the Newton Falls Planning Commission participated in an exercise with Economic Development Data Services, LLC. to identify and prioritize an economic development strategic plan for the Village of Newton Falls. A SWOT analysis was used as an interactive facilitated goal setting process whereby the participants identify the strengths and weaknesses of an organization/community. The process complements the identification of the opportunities and threats facing the organization/community. The Economic Development Strategic Plan was completed in the spring of 2012 and identified a prioritized list of goals to accomplish:

- Resist privatization of Newton Falls' public utilities
- Police and fire departments
- Great utilities (and staff): water, sewer, electric
- JEDDs
- Park Upkeep
- Natural resources potential (falls, Mahoning Rivers)
- Lack of youth opportunities
- Working with the National Guard
- Youth sports organizations
- Outside perceptions

The Economic Development Strategic Plan noted a main theme from the ten priorities. Specifically, that Newton Falls *has a rich and diverse economic development environment*. The plan goes on to explain the features of this environment. First, the Village has control of the three utilities (i.e. water, wastewater and electric) which are key to economic development. Secondly, the Ohio National Guard Base, though located outside of Newton Falls, is a community anchor from which many economic and business relationships may be built. Third, not only is Newton Falls in a central location to Cleveland, Akron, Canton and Youngstown, it is in a central location to develop tourist markets. The East and West waterfalls, Mahoning River and Community Center Park are key assets with economic development potential for drawing tourists for fishing, canoeing, kayaking, and regional and statewide baseball and softball tournaments. As bike and hike trails are constructed through the area, Newton Falls will be able to link up to the many state parks in the area, making Newton Falls a natural destination for cyclists and hikers.

Newton Falls Community Survey

The Trumbull County Planning Commission collected public opinion to help shape the Newton Falls Comprehensive Plan. One method used was a community survey administered online and in locations throughout the community in January and February of 2013 (see Appendix). "Economic development" was the number one response to the open-ended question about why Newton Falls needs a comprehensive plan. Nevertheless, in a later question, economic development was tied for fourth with code maintenance and enforcement when the public was asked about the types of improvements they would like to see in their community. The top three responses were improvements to the police department, local government personnel and recreational opportunities, respectively.

Just over half of the people wanted restaurants as the type of business to come to Newton Falls. The complete list of businesses desired by the survey respondents was:

- Restaurants – 51%
- Retail Stores – 20%
- Recreation/ Entertainment – 13%
- Service Businesses – 7%
- Professional/ Medical Offices – 5%
- Industry – 4%

The last question relating to economic development dealt with the location of retail and commercial businesses. The top location of choice from the survey results was on State Route 534, south of town. The complete list of business location preferences by the survey respondents was:

- State Route 534 (south of town) – 54%
- Downtown – 29%
- State Route 5 – 12%
- Intersection of Milton and Broad – 5%

Newton Falls Business Survey

The Trumbull County Planning Commission engaged the business community directly with a business-specific survey (see Appendix). The brief survey was distributed in person to every business in the Village of Newton Falls in the spring of 2014. Businesses had the option to complete the survey online or fax/ mail the completed survey. The main (open-ended) question asked to identify any issues in the community that prevent their business from being more successful. The issues identified were:

- Current sign code too restrictive
- Inconsistent zoning enforcement
- Inadequate parking
- Need stronger zoning restrictions and enforcement
 - Desire well-planned community with architectural restrictions

The application of the analysis from this Economic Characteristics section appears in Chapter 10: Future Land Use Plan, Chapter 13: Community Facilities Plan and Chapter 14: Plan Implementation.

Chapter 6: Transportation



TRANSPORTATION

Introduction

This element focuses on the roadway network in the Village of Newton Falls. It provides an inventory and description of the existing improvements within the dedicated and accepted rights of way, evaluates the characteristics of the existing roadways, and identifies deficiencies. The age, type, condition, and capacity of the roadways and bridges can affect land usage and can determine the level of development and economic activity in the Village. The transportation network influences and is influenced by land use and development.

Existing Conditions

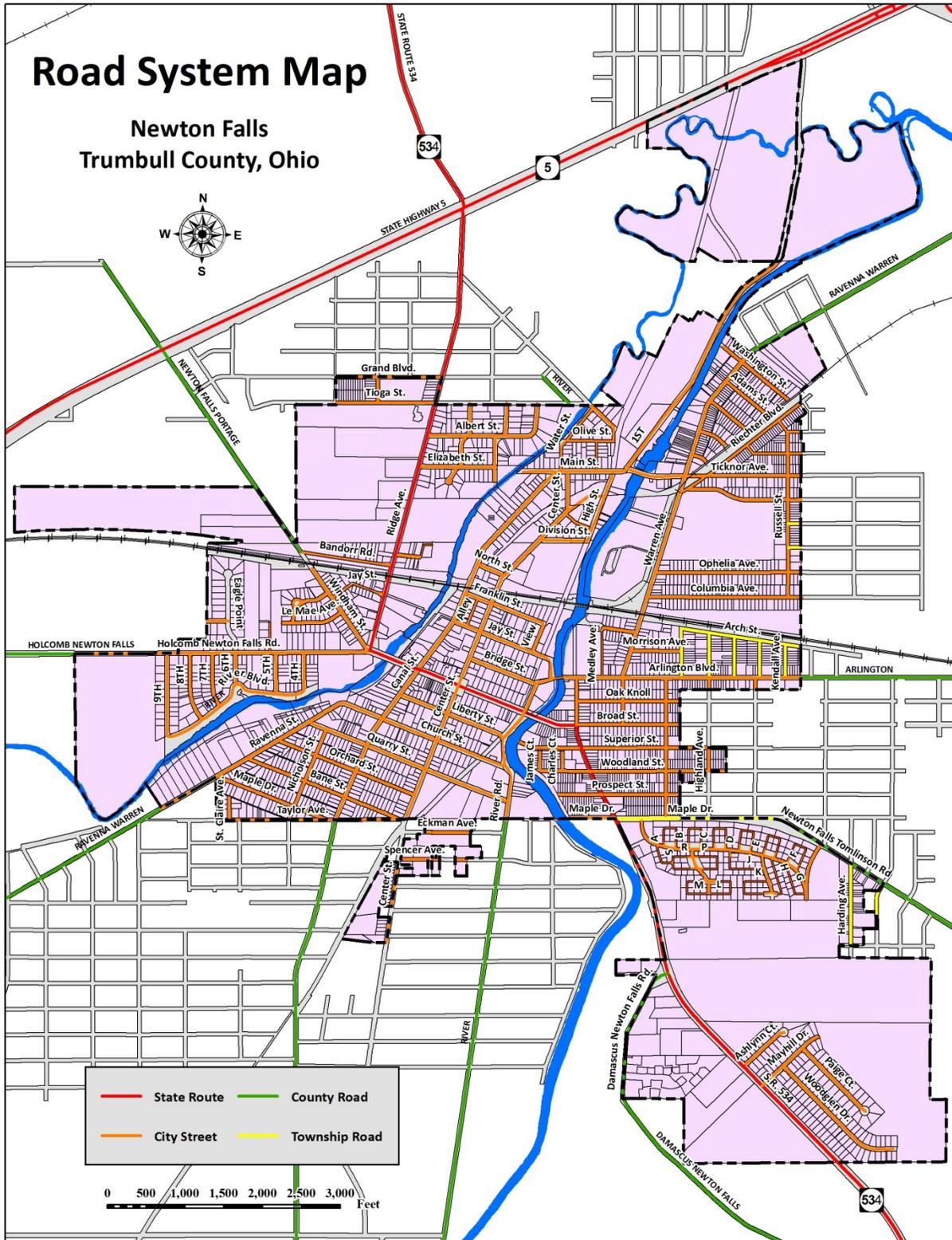
Roadway System

The Village of Newton Falls is in close proximity to major regional and interstate highway systems. The northern corporate limits are approximately ½ mile from SR 5, a major arterial road linking the City of Warren in Trumbull County and the City of Ravenna in Portage County and within 2 miles from the SR 5/Ohio Turnpike (Interstate 80) interchange. This provides easy access to Cleveland and other points west and Pennsylvania and New York City to the east. The southern corporate limits are within 5 miles of the SR 534/ Interstate 76 interchange in Mahoning County providing access to and beyond Akron and Pittsburgh, Pennsylvania. These major road systems provide an important east/west linkage to local and other regional metropolitan areas. SR 534 is the main arterial corridor that extends north and south through the central business section of Newton Falls, intersecting SR 5 in the north and Interstate 76 in the south. There are several other minor collector roads that extend outward from the Village providing access to these and other County collector roads. The primary access corridors, apart from SR 534, include Arlington Boulevard and Warren Avenue in the eastern part of the Village, Newton Falls Portage Road and Holcomb Newton Falls Road in the western part of the Village and Canal Street in the south. This section will address issues related to the access corridors with the major focus along SR 534 and other primary routes. This roadway system is shown on Map 6-1.

The total roadway network in the Village consists of approximately 28 miles of two lane dedicated and accepted improved roadways and approximately 2 miles of unimproved, dedicated rights-of-way as shown on Map 6-2. Overall the condition of the roadway network is good. In a community survey several streets (i.e. South Canal, River, Grant and Ticknor) were identified as needing attention though and the Road Department faces challenges that will be discussed later.

Right-of-way widths vary according to the laws in place at the time the particular road was established. Approximately 24.6 miles or 88% of roads have a right of way width equal to or greater than 50 feet. The current street design standards specified in Newton Falls Subdivision Regulations require a minimum 60-foot wide right of way for all new and proposed roads. Exact pavement and right-of-way widths can be found in Table 6-1 Roadway Data.

Map 6-1 Road System



Map 6-2 Road Infrastructure

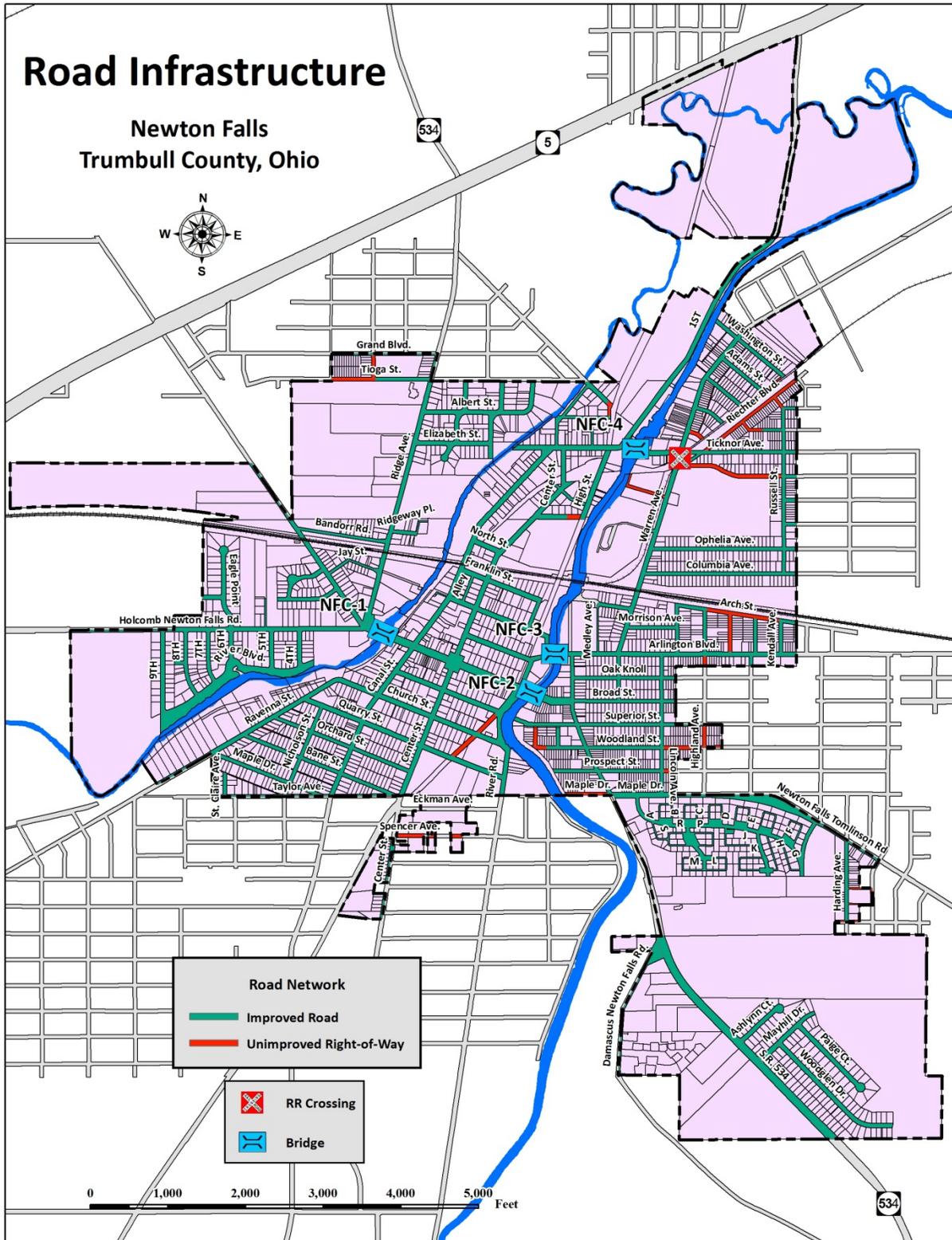


Table 6-1 Roadway Data

| Road Name | Segment | R/W Width | Pavement Width | Surface Type |
|---------------------|------------------------------------|-----------|----------------|--------------|
| Adams Street | Full Length | 50 | 24 | Asphalt |
| Albert Street | Full Length | 60 | 27 | Asphalt |
| Arch Street | Full Length | 50 | 10 | Asphalt |
| Arlington Boulevard | Full Length | 20 | 23.5 | Asphalt |
| Artesian Street | Full Length | 60 | 17 | Asphalt |
| Ashlyn Court | Full Length | 60 | 26 | Asphalt |
| Bandorr Road | Full Length | 40 | 20 | Asphalt |
| Bane Street | Full Length | 50 | 26.5 | Asphalt |
| Bridge Street | Full Length | 66 | 23.5 | Asphalt |
| Canal Street | Maple Street to North Street | 66 | 27 | Asphalt |
| Center Street | Quarry Street to North Street | 66 | 24 | Asphalt |
| Charles Street | Full Length | 50 | 20 | Asphalt |
| Church Street | Canal Street to Center Street | 66 | 26.5 | Asphalt |
| Circle Avenue | Full Length | 60 | 24 | Asphalt |
| Columbia Avenue | Full Length | 50 | 20 | Asphalt |
| Diamond Street | Full Length | 40 | 12 | Asphalt |
| Division Street | Full Length | 66 | 20 | Asphalt |
| Eagle Ridge Run | Full Length | 60 | 26 | Asphalt |
| East Broad Street | Milton Boulevard to Lincoln Avenue | 50 | 24 | Asphalt |
| East Broad Street | Lincoln Avenue to City Limits | 50 | 24 | Asphalt |
| Eighth Street | Full Length | 50 | 27 | Asphalt |
| Elizabeth Street | Full Length | 60 | 27 | Asphalt |
| Fairport Street | Full Length | 60 | 16 | Asphalt |
| Fifth Street | Full Length | 60 | 27 | Asphalt |
| First Street | Full Length | 60 | 24 | Asphalt |
| Fourth Street | Full Length | 60 | 27 | Asphalt |
| Franklin Street | Canal Street to Center Street | 66 | 26 | Asphalt |
| Franklin Street | Center Street to Vine Street | 66 | 19 | Asphalt |
| Freedom Street | Full Length | 50 | 22 | Asphalt |
| Garfield Street | Full Length | 50 | 18 | Asphalt |
| Grant Street | Full Length | 50 | 14 | Asphalt |
| Harding Avenue | Full Length | 50 | 20 | Asphalt |
| High Street | Full Length | 66 | 18 | Asphalt |
| Highland Street | Full Length | 50 | 16 | Asphalt |
| Jay Street | Canal Street to Center Street | 60 | 24 | Asphalt |
| Jay Street | Center Street to Vine Street | 66 | 21 | Asphalt |
| Jay Street | Vine Street to Bridge Street | 66 | 15 | Asphalt |
| Jay/Franklin Alley | Full Length | 26 | 15 | Asphalt |
| Kendall Avenue | Full Length | 50 | 12 | Asphalt |
| Lafrance Street | Russell Street to City Limits | 50 | 14 | Asphalt |
| LeMae Street | Full Length | 50 | 24.5 | Asphalt |
| Liberty Street | Full Length | 66 | 26.5 | Asphalt |
| Lincoln Avenue | Full Length | 50 | 28 | Asphalt |
| Lock Street | Full Length | 40 | 17 | Asphalt |
| Locust Street | Full Length | 26 | 12 | Asphalt |
| Mahoning Court | All Loops | 20 | 10 | Asphalt |

Table 6-1 Roadway Data (cont.)

| Road Name | Segment | R/W Width | Pavement Width | Surface Type |
|---------------------|--------------------------------------|-----------|----------------|--------------|
| Mahoning Court | Full Length | 50 | 24 | Asphalt |
| Main Street | Canal Street to RR Tracks | 70 | 22 | Asphalt |
| Main Street | RR Tracks to Bridge | 70 | 28 | Asphalt |
| Main Street | Canal Street to the River | 65 | 19 | Asphalt |
| Maple Drive | Full Length | 70 | 22 | Asphalt |
| Maple Street | Full Length | 50 | 27 | Asphalt |
| Marshall Avenue | Full Length | 50 | 17 | Asphalt |
| McKinley Avenue | Full Length | 50 | 15 | Asphalt |
| Medley Avenue | Full Length | 25 | 16 | Asphalt |
| Milton Boulevard | Arlington Boulevard to Broad Street | 50 | 24 | Asphalt |
| Milton Boulevard | Broad Street to Southern City Limits | 100 | 28 | Asphalt |
| Morrison Avenue | Full Length | 50 | 18 | Asphalt |
| Newton Drive | All Loops; Not Main Drive | 20 | 10 | Asphalt |
| Newton Drive | Full Length; Main Drive Only | 50 | 25 | Asphalt |
| Nichols Street | Full Length | 50 | 15 | Asphalt |
| Ninth Street | Full Length | 60 | 27 | Asphalt |
| North Canal Street | North Street to Main Street | 66 | 27 | Asphalt |
| North Center Street | North Street to Main Street | 66 | 21 | Asphalt |
| North Street | Full Length | 66 | 20 | Asphalt |
| Oak Knoll Street | Milton Boulevard to Lincoln Avenue | 50 | 24 | Asphalt |
| Oak Knoll Street | Lincoln Avenue to City Limits | 50 | 24 | Asphalt |
| Olive Street | Full Length | 40 | 13 | Asphalt |
| Ophelia Avenue | Warren Road to Russell Street | 50 | 16 | Asphalt |
| Ophelia Avenue | Russell Street to City Limits | 50 | 15 | Asphalt |
| Orchard Street | Center Street to Canal Street | 50 | 27 | Asphalt |
| Orchard Street | Canal Street to Ravenna Street | 50 | 27 | Asphalt |
| Paige Court | Full Length | 60 | 26 | Asphalt |
| Park Avenue | Full Length | 60 | 26 | Asphalt |
| Phillips Street | Russell Street to City Limits | 40 | 15 | Asphalt |
| Police Alley | Full Length | 10 | 16 | Asphalt |
| Prospect Street | Full Length | 50 | 19 | Asphalt |
| Quarry Street | River Street to South Center Street | 66 | 20 | Asphalt |
| Quarry Street | South Center to Ravenna Street | 66 | 26 | Asphalt |
| Rambler Avenue | Russell Street to City Limits | 50 | 14 | Asphalt |
| Ravenna Road | Full Length | 60 | 20 | Asphalt |
| Red Hawk Point | Full Length | 60 | 26 | Asphalt |
| Richmond Avenue | Russell Street to City Limits | 50 | 15 | Asphalt |
| Ridgeway Place | Full Length | 50 | 16 | Asphalt |
| River Street | E. Broad to City Limits | 60 | 22 | Asphalt |
| River Street | East Broad to Bridge Street | 60 | 29 | Asphalt |
| Riverview Street | Full Length | 50 | 17 | Asphalt |
| Russell Street | Columbia Avenue to Ticknor Avenue | 40 | 17 | Asphalt |
| Russell Street | Ticknor Avenue to Phillips Street | 40 | 15 | Asphalt |
| Seventh Street | Full Length | 50 | 17 | Asphalt |
| Sixth Street | Full Length | 60 | 27 | Asphalt |
| South Center Street | Quarry Street to Bane Street | 66 | 21 | Asphalt |

Table 6-1 Roadway Data (cont.)

| Road Name | Segment | R/W Width | Pavement Width | Surface Type |
|---------------------|------------------------------------|-----------|----------------|--------------|
| South Center Street | Bane Street to Scott Street | 60 | 21 | Asphalt |
| St. Clair Avenue | Full Length | 50 | 14 | Asphalt |
| Superior Street | Milton Boulevard to Lincoln Avenue | 50 | 27 | Asphalt |
| Superior Street | Milton Boulevard to the River | 50.5 | 18 | Asphalt |
| Superior Street | Lincoln Avenue to City Limits | 50 | 15 | Asphalt |
| Taylor Avenue | Maple Street to City Limits | 50 | 18 | Asphalt |
| Ticknor Avenue | Warren Road to City Limits | 50 | 20 | Asphalt |
| Tioga Street | Full Length | 50 | 20 | Asphalt |
| Trumbull Court | All Loops | 20 | 10 | Asphalt |
| Trumbull Court | Full Length | 50 | 23 | Asphalt |
| Vine Street | Full Length | 50 | 15 | Asphalt |
| Washington Street | Warren Road to RR Tracks | 50 | 24 | Asphalt |
| Washington Street | Warren Road to the River | 50 | 15 | Asphalt |
| West Broad Street | Ridge Road to City Limits | 60 | 22 | Asphalt |
| West Church Street | Canal Street to Ravenna Street | 66 | 20 | Asphalt |
| West Jay Street | Full Length | 40 | 15 | Asphalt |
| West River Road | Full Length | 80 | 15 | Asphalt |
| Windham Road | RR Tracks to City Limits | 60 | 20 | Asphalt |
| Windham Road | West Broad Street to RR Tracks | 60 | 20 | Asphalt |
| Woodglen Drive | Full Length | 60 | 30 | Asphalt |
| Woodland Street | Full Length | 50 | 18 | Asphalt |

Bridges

There are four vehicular bridges located in the Village as indicated on the Roadway Infrastructure Map 6-2. All four carry traffic over the Mahoning River or West Branch of the Mahoning River. Two are located on SR 534 just east and west of the downtown area and are the responsibility of the State of Ohio for major work. The Village is still responsible for routine maintenance of these spans, however. Another bridge carries Main Street over the river in the northern part of the Village. The fourth bridge connects Arlington Road with Bridge Street over the river near downtown. This particular bridge is the historic wooden Newton Falls Covered Bridge. It is the second oldest covered bridge in Ohio and is maintained by Trumbull County. Bridge data can be found in Table 6-2.

Table 6-2 Bridge Data

| VILLAGE OF NEWTON FALLS ROAD SYSTEM BRIDGE DATA | | | | | |
|--|-------------------|----------------------------------|------|------------|---|
| RE: TRUMBULL COUNTY ENGINEER | | | | | |
| Bridge No. | Road Designation | Structure Type | Span | Year Built | Comments |
| NFC 1 | W. Broad (SR 534) | Steel Beam | 158' | 1943 | |
| NFC 2 | E. Broad (SR 534) | Steel Beam | 172' | 1943 | |
| NFC 3 | Arlington | Wood Covered Bridge | 121' | 1831 | Ohio Historical Marker Covered Bridge HIS-1 |
| NFC 4 | Main St. | Galvanized Steel Beam Continuous | 197' | 1976 | |

Railroads

Despite Newton Falls’ location on a busy rail line both historically and currently, there is only one at-grade railroad crossing in the Village. It is located near Warren Road just north of Ticknor Avenue. The crossing is owned by CSX Transportation and sees less than one train per day but has a set of traffic control devices. Historically there were two at-grade crossings; however, the one on Windham Street was closed due to the steep hill and limited visibility causing accidents. Other rail crossings within the Village are on elevated trestles, two of which pose a substantial impediment for access into the center of the Village. Vehicular traffic on SR 534 must pass under a trestle that is 14 feet high and 16 feet wide. Likewise, on Warren Road, another major conduit into and out of the Village, traffic must pass under a trestle only 12 feet high and 16 feet wide. There are elevated crossings at Canal and Center Streets also, but these are less constricting with clearances of approximately 13 feet 6 inches on both and pavement widths of approximately 27 feet on Canal Street and 24 feet on Center Street. There is a closed, at-grade crossing on Windham Road in the eastern part of the Village as well.

Airports

The Youngstown-Warren Regional Airport is located approximately 24 miles northeast of the Village. Cleveland Hopkins International Airport is 59 miles to the northwest and Pittsburgh International Airport is 73 miles to the southeast.

Road Department

The Newton Falls Road Department is responsible for the maintenance of all of the streets in the Village with the exception of SR 534 (all major work is performed by the State; however, the Village is responsible for most routine maintenance). In addition to road repairs, snow plowing and routine maintenance, the Road Department is responsible for mowing and general

maintenance at all Village parks as well as keeping storm water catch basins clean and in good repair. The Road Department currently employs three people, which is a reduction from five in the past, and as a result they've had to compensate accordingly due to not having the staffing to complete all but the most important projects.

Main Routes

In this section we will look at the deficiencies that exist in the primary routes in to and out of the Village from all directions. Routes chosen to be looked at include: SR 534 (i.e. Ridge, Broad, and Milton), Warren Avenue, Main Street and Canal Street.

State Route 534

SR 534 is classified as an urban collector and is the major north/south arterial through the Village. It provides access to SR 5 and the Ohio Turnpike (Interstate 80) to the north and Interstate 76 to the south. SR 534 is called Ridge Road as it enters the Village from the north and it travels 0.69 miles, narrowing to pass under a railroad trestle, before meeting Broad Street at a signaled intersection. This section of road has a right-of-way width of 60 feet and pavement width of approximately 25 feet except where the road passes under the trestle. This railroad trestle is a restrictive 16 feet wide and only 12 feet tall. This is an impediment for larger vehicles and it forces them to use alternate, less direct, routes.



Through the downtown area of Newton Falls, SR 534 assumes the Broad Street moniker and continues in a southeasterly direction for 0.41 miles before meeting with Milton Boulevard at another signaled intersection. Through the downtown area the right of way increases to 99 feet. Pavement width is approximately 40 feet between Ridge Road and Canal Street. Between Canal and Center Streets, where there is on-street diagonal parking, width increases to 65 feet. Between Center Street and Milton Boulevard the pavement width decreases to about 40 feet with no on-street parking. After crossing the Mahoning River, SR 534 (now called Milton Boulevard) heads more sharply southeast and runs 1.27 miles to the Village limits. Here the right of way decreases to 55 feet and pavement width narrows to approximately 25 feet. SR 534 is the primary commercial corridor in the Village so maintaining appropriate traffic flow and access is particularly important for this road.

In 2011, a section of SR 534 through Newton Falls was subject to a signal upgrade project through the Transportation Improvement Program (TIP). The project aimed to lower vehicle emissions (through improving signal coordination), improve traffic flow, improve Level of Service and improve Volume to Capacity ratio. The section of SR 534 chosen began just north of Broad Street on Ridge Road and extended to just south of Broad Street on Milton Boulevard. This area was evaluated by Eastgate Regional Council of Governments prior to and following the installation of new traffic signals to determine the effectiveness of the signal upgrade. Prior to

the signal upgrade, SR 534 had ‘B’ Level of Service for northbound traffic and ‘C’ level of service for the southbound traffic. Following the signal upgrade, SR 534 through the downtown area maintains ratings of ‘B’ at all times in both north and southbound lanes. These rating indicate reasonable traffic flow and a level that is very acceptable to metropolitan planning organizations and the Ohio Department of Transportation (ODOT). An explanation of the service levels is found below:

The Highway Capacity Manual and American Association of State Highway and Transportation Official’s Geometric Design of Highways and Streets ("Green Book") list the following levels of service:

- A= Free flow
- B=Reasonably free flow
- C=Stable flow
- D=Approaching unstable flow
- E=Unstable flow
- F=Forced or breakdown flow

Warren Avenue

Warren Avenue extends northeast approximately 0.8 miles from Arlington Blvd. to the Village limits then continues another 2.7 miles as Warren Ravenna Road (C.H. 848) to SR 5. This roadway is considered an urban collector and a major link to the City of Warren. The pavement width is approximately 22 – 24 feet and has a right-of-way width of 60 feet. Upon entering the Village, the speed limit is reduced from 40 mph to 25 mph due to the higher density residential dwellings and commercial businesses that are encountered.



Building set-backs are in the range of 10 – 30 feet. A single track, at-grade, CSX Transportation railroad crossing is located at Ticknor Avenue with less than one train movement per day. Traffic control devices at the crossing include crossbucks, advanced warning, pavement markings, mast-mounted lights and gates. Continuing toward the Village center, passing the Water Pollution Control facility, an overhead railroad, single lane underpass is encountered with a maximum overhead clearance of 12 feet and a width of approximately 16 feet. The road terminates at the intersection of Arlington Boulevard as a four-way stop in the heart of a residential area. At this point the motorist would have several options to gain access to SR 534 and/or the central business district. This termination of a main road into a dense residential area places a lot of traffic into an otherwise quiet place.

Main & Canal Street

Another frequently used access to the central business district is the Main Street/Canal Street corridor. This route connects the central business district to State Route 5 by way of 1st Street and Warren Ravenna Road. Pavement widths are approximately 22 – 24 feet and right-of-way widths vary from 66 to 70 feet. Traffic counts along this corridor currently have an average daily traffic count of 2,466 vehicles per day. Toward the Village center, an overhead railroad, two lane underpass is encountered with a maximum overhead clearance of 13 ½ feet. Land uses include a mixture of residential and commercial uses. Due to the low, narrow trestles located on Warren Avenue and State Route 534, this is the route for semis and other larger vehicles as they enter the Village from the north.



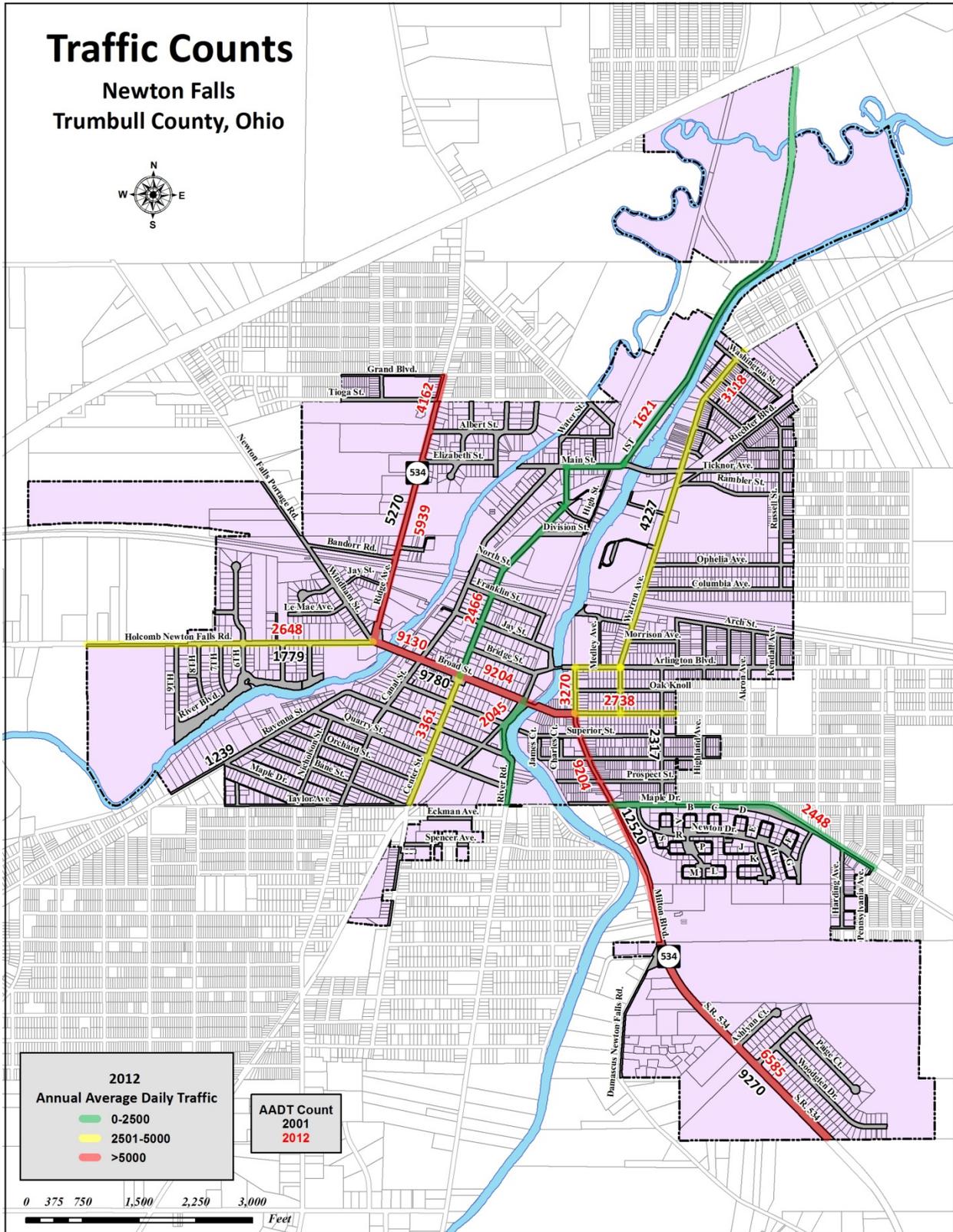
Traffic Counts

All traffic counts were obtained from the Ohio Department of Transportation and the Eastgate Regional Council of Governments. The traffic counts for the 2001 Average Daily Traffic (ADT) were obtained from 1997 to 2001; the traffic counts for the 2012 ADT were obtained from 2008 to 2012. Twenty-four-hour traffic counts for roads in the study area are shown on the Traffic Counts map (see Map 6-3).

The busiest road in Newton Falls is SR 534. Traffic along the southern portion of SR 534 between the Village limits and Broad Street showed a decrease in the ADT volumes for the last ten-year period (12,520 vs. 9,704). Traffic on SR 534 north of Broad Street to the Village limits rose between 2001 and 2012 (5,270 vs. 5,939). Finally, traffic on SR 534 in the central business district rose slightly (9,780 vs. 10,831) from 2001 to 2012. With the reduction of traffic reflected in the traffic count numbers and the completion of the Transportation Improvement Program signal installation project in 2011, traffic flow is reasonable and likely to remain that way for a while.

The second busiest route in Newton Falls is Warren Avenue where it enters the Village from the northeast. Traffic along the Warren Avenue corridor has decreased in the last ten years (4,227 vs. 3,117), though it still remains a major gateway in the Village from Warren and points east. The principal western gateway to the Village, Holcomb Newton Falls Road, saw an increase (1,779 to 2,648) in traffic from 2001 to 2012 and a count of 2,448 on Newton Falls Tomlinson Road which indicates that this is the primary corridor for travelers entering the Village from the southeast.

Map 6-3 Traffic Counts



Accident Statistics

Accident data was obtained from the Eastgate Regional Council of Governments. The location and number of accidents for the years of 2010, 2011 and 2012 are indicated on Map 6-4. Accident details are listed in Table 6-3.

In the Village, there were 35 accidents reported in the three-year period, involving 56 vehicles and resulting in six injuries. The majority of these accidents occurred during the daylight hours when the weather condition was clear, the pavement dry and the road contour was straight and level. There were three encounters with deer with one accident each on SR 534, SR 5 and Holcomb Newton Falls Road. The top three contributing factors to accidents during this time period can be traced to an unsafe speed, going left of center and a failure to yield. Due to the reasons for the accidents, it appears that operator error can be blamed for most of the accidents.

The distribution of the accidents is dispersed throughout the Village; however, there were a few clusters of accidents which may indicate a deficiency in the road infrastructure at that particular location. The largest concentration of accidents in one area occurred on SR 5 in the far northern part of the Village. SR 5 reduces from four lanes down to two lanes in this area and the occurrence of accidents here could indicate the need for some type of traffic control improvement that would properly alert drivers of the lane reduction.

There was a cluster of three accidents on Maple Drive, east of SR 534 just after a gradual turn in the road. In the vicinity of this curve are several residential driveways, a bar and its parking lot and an intersection with Akron Avenue. There are no recommended speeds posted for the curve; however, there is a sign indicating the upcoming turn for vehicles traveling in either direction. Sight lines look good around the curve and to the east from the intersection. The presence of the bar, driveways near a turn and the intersection with Akron Avenue may be factors contributing to the occurrence of a number of accidents here.

Finally, there was a cluster of three accidents on SR 534 at its intersection with East River Road and north of the driveway to the school campus. SR 534 curves at this intersection and unsafe speed was a factor in two of these crashes. There is a sign indicating the presence of the intersection for the travelers heading south on SR 534 but not for those traveling north and there is no traffic signal. During the morning before school and in the afternoon following school, this busy intersection becomes even busier.

Map 6-4 Accident Sites

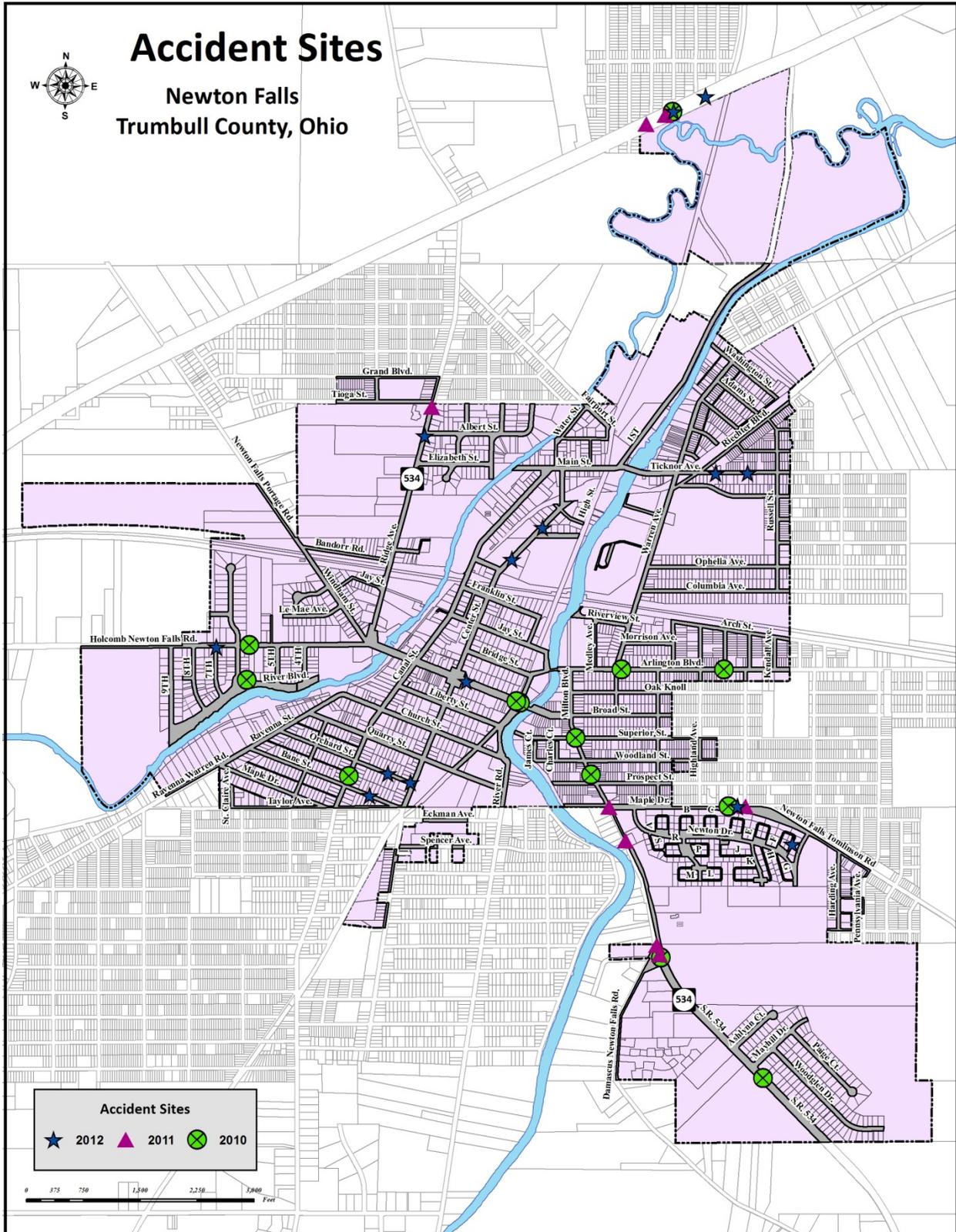


Table 6-3 Accident Statistics

| Newton Falls Total Accidents | | | | |
|---|-------------|-------------|-------------|--------------|
| | 2010 | 2011 | 2012 | Total |
| January | 5 | 1 | 1 | 7 |
| February | 3 | 3 | 1 | 7 |
| March | 0 | 0 | 0 | 0 |
| April | 1 | 1 | 2 | 4 |
| May | 0 | 0 | 0 | 0 |
| June | 0 | 0 | 1 | 1 |
| July | 0 | 1 | 1 | 2 |
| August | 0 | 1 | 0 | 1 |
| September | 1 | 0 | 1 | 2 |
| October | 1 | 0 | 3 | 4 |
| November | 1 | 1 | 3 | 5 |
| December | 1 | 0 | 1 | 2 |
| Total | 13 | 8 | 14 | 35 |

| Newton Falls Injuries/Fatalities | | | | |
|---|-------------|-------------|-------------|--------------|
| | 2010 | 2011 | 2012 | Total |
| Injuries | 0 | 5 | 1 | 6 |
| Fatalities | 0 | 0 | 0 | 0 |
| Total | 0 | 5 | 1 | 6 |

| Newton Falls Accident Conditions | | | | |
|---|-------------|-------------|-------------|--------------|
| | 2010 | 2011 | 2012 | Total |
| Light | | | | |
| Day | 6 | 6 | 10 | 22 |
| Night | 7 | 2 | 4 | 13 |
| Weather | | | | |
| Clear | 5 | 6 | 9 | 20 |
| Cloudy | 3 | 1 | 3 | 7 |
| Snow | 5 | 1 | 1 | 7 |
| Rain | 0 | 0 | 1 | 1 |
| Pavement | | | | |
| Dry | 2 | 3 | 12 | 17 |
| Wet | 3 | 1 | 1 | 5 |
| Snow | 0 | 2 | 1 | 3 |
| Ice | 1 | 1 | 0 | 2 |
| Sand | 0 | 1 | 0 | 1 |
| Not Stated | 7 | 0 | 0 | 7 |
| Contour | | | | |
| Straight/Level | 9 | 6 | 11 | 26 |
| Straight/Grade | 0 | 0 | 3 | 3 |

Table 6-3 Accident Statistics (cont.)

| | 2010 | 2011 | 2012 | Total |
|----------------|------|------|------|-------|
| Contour | | | | |
| Curve/Level | 4 | 1 | 0 | 5 |
| Curve/Grade | 0 | 1 | 0 | 1 |

| Newton Falls Motorist Factors | | | | |
|--|-----------|----------|-----------|-------|
| | 2010 | 2011 | 2012 | Total |
| Follow too Close | 0 | 0 | 1 | 1 |
| Ran a Red Light | 1 | 0 | 1 | 2 |
| Fatigue, Failure to Control | 0 | 0 | 2 | 2 |
| Left of Center | 4 | 0 | 1 | 5 |
| Unsafe Speed | 1 | 3 | 1 | 4 |
| Improper Backing | 0 | 0 | 3 | 3 |
| Failure to Yield | 0 | 2 | 2 | 4 |
| Improper Lane Change | 0 | 1 | 2 | 3 |
| Reckless Operation | 0 | 0 | 0 | 0 |
| Unknown | 4 | 0 | 0 | 4 |
| None | 3 | 2 | 0 | 5 |
| Other Improper Action | 0 | 0 | 1 | 1 |
| | | | | |
| Total | 13 | 8 | 14 | |

| Newton Falls Animal Encounters | | | | |
|---|------|------|------|-------|
| | 2010 | 2011 | 2012 | Total |
| Deer | 2 | 1 | 0 | 3 |

Public Transportation

Newton Falls has a Senior Citizens Van program offered through the Senior Citizens Transportation Organization. The van operates weekdays during the daytime only and does not charge a fee, however donations are encouraged. Citizens are able to use the van for appointments and to attend programs. Also, Trumbull County has a transportation service called Trumbull Transit that is available to anyone at any location in Trumbull County. The service will take a customer anywhere in the County during daytime hours for a variable fee.

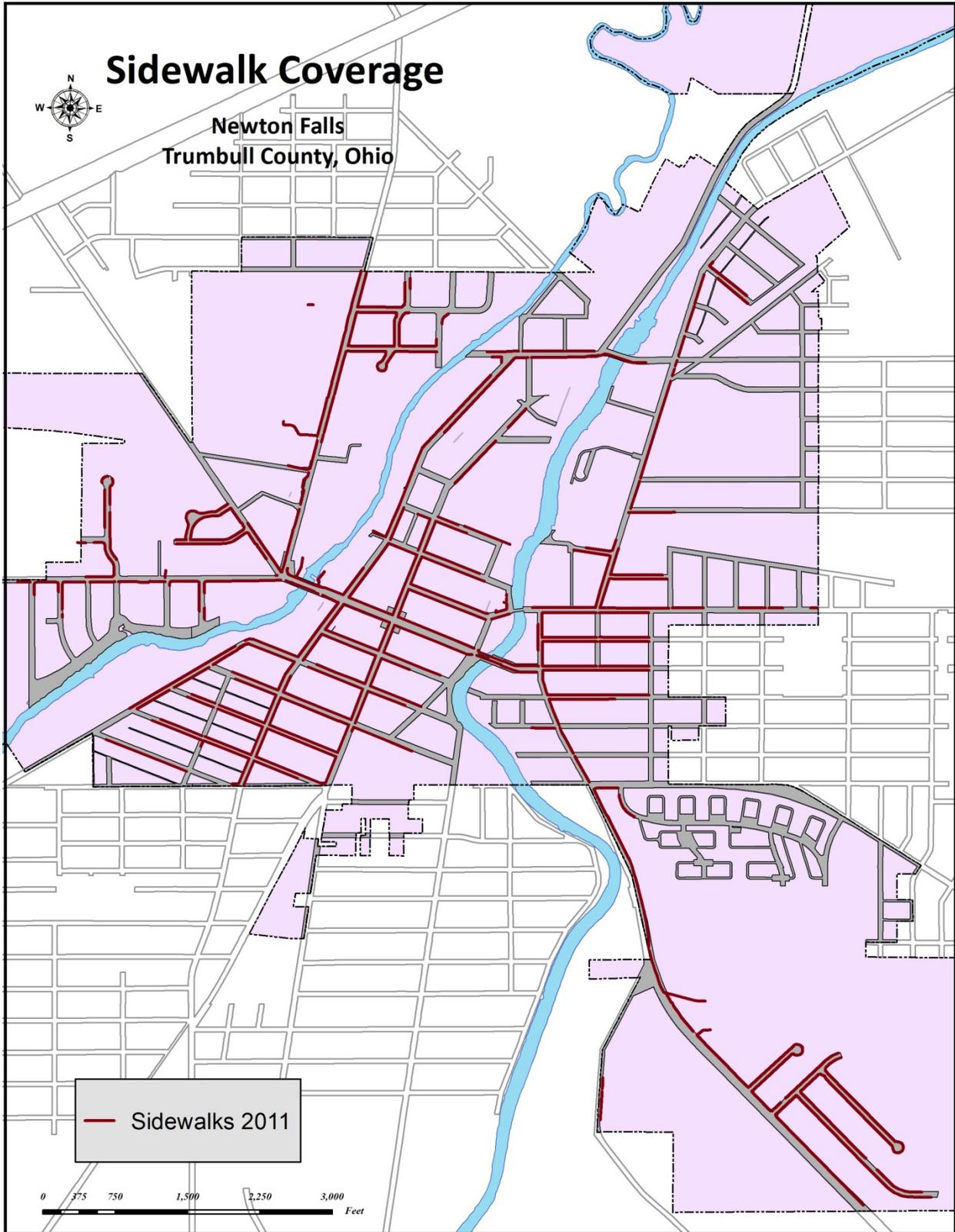
Biking and Walking Connectivity

Pedestrian and bicycle connectivity are an increasingly important factor when choosing a place to live for many people. These are attributes that are important for maintaining a livable community and are attractive amenities in a compact community, like Newton Falls, that promote healthy lifestyles and quality of life which can attract new residents and businesses.

Newton Falls is fortunate to have a few of these amenities. One such amenity is the Newton Falls Trail. It travels through the Village from the south side of Community Park, paralleling the Mahoning River, to around Main Street. This concrete multi-purpose recreational trail is constructed on a former railroad bed. It offers a scenic place to walk or bike although its width is fairly narrow and true bike trails are wider. Trail users are afforded views of the covered bridge, the river and the waterfall along its $\frac{3}{4}$ mile length. Plans are to extend this trail further north in the future.

The sidewalk network in Newton Falls is quite developed. They are located along the entire length of SR 534 in the Village as well as along much of the length of other major roads such as Warren, Canal, Center and Arlington. The concentration and completeness of the network varies somewhat but coverage is extensive. Some sections are in good condition; others are old and nearly grown over with grass. Many of the residential neighborhoods have sidewalks, although the distribution of them is somewhat haphazard and the condition varies here too. The Village is actively involved with maintaining its sidewalk system. There is a sidewalk repair program and it targets a few streets each year in an effort to keep the system in good condition. Map 6-5, prepared with data from the Eastgate Regional Council of Governments, provides a view of sidewalk coverage in the Village.

Map 6-5 Sidewalk Coverage

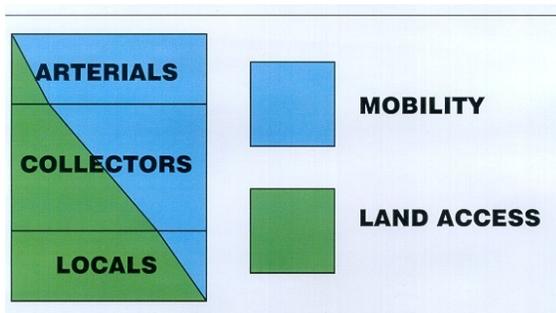


Roadway Functional Classification

Roadway functional classification is divided into rural and urban systems. Urban functional classifications cover all streets, roads and highways in the urban boundaries designated by the U.S. Census Bureau. As might be expected, the rural functional classification system covers all other streets, roads and highways that are not located within the urbanized area. Roadway functional classification for Newton Falls is indicated on Map 6-6.

While urban and rural areas differ, for example, in terms of the density of land use and intensity of traffic and travel, the same general functional concepts apply to both systems. Streets and roads are ranked according to their purpose or function in meeting the demands for mobility and land access. The principal difference between the two systems is the length of trips both in time and in distance.

Functional classification is the grouping of roads, streets, and highways in a hierarchy based on the type of highway service they provide. Streets and highways do not operate independently. They are part of an interconnected network, and each one performs a service in moving traffic throughout the system. Generally, streets and highways perform two types of service. They provide either traffic mobility or land access and can be ranked in terms of the proportion of service they perform as shown in this diagram.



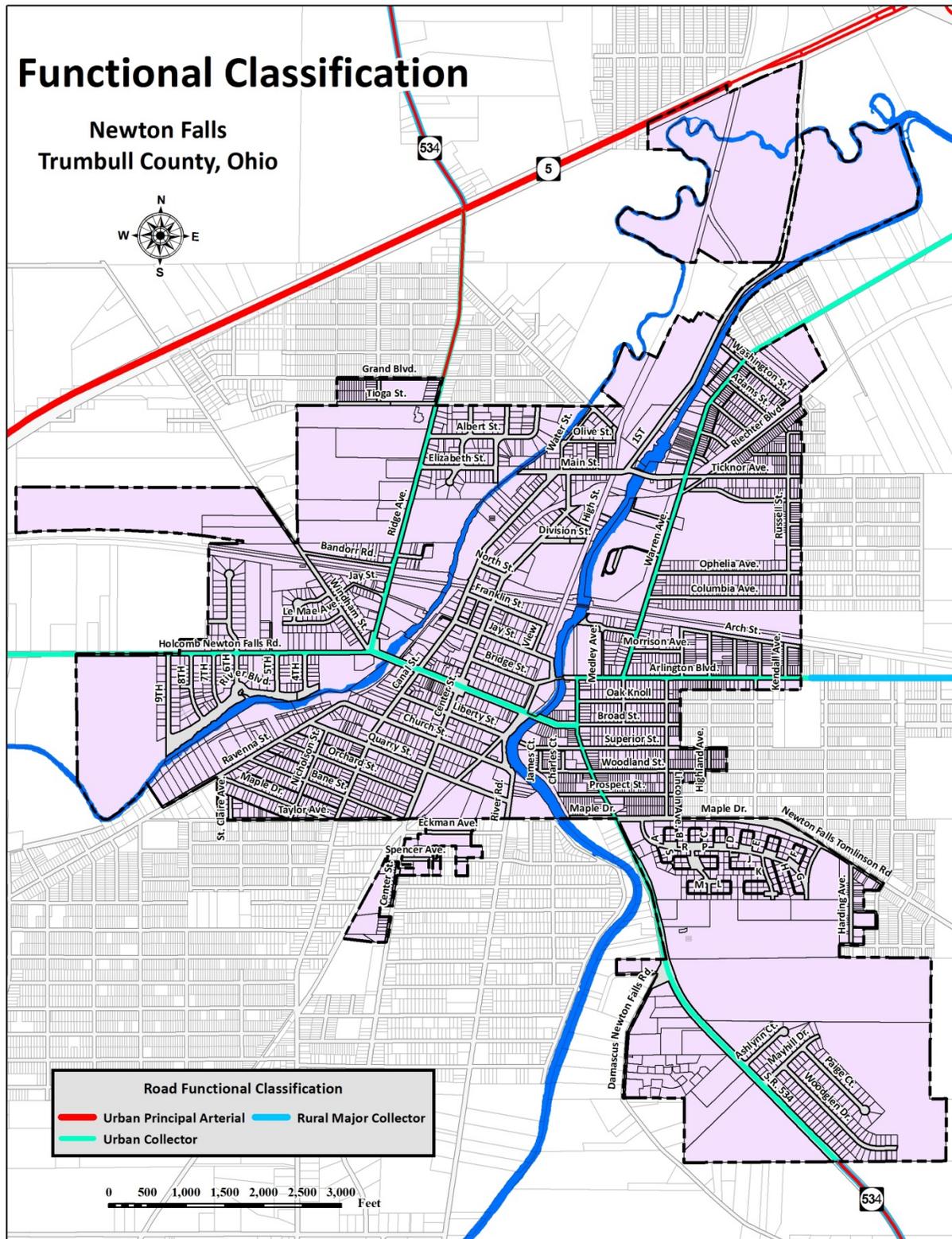
At the top are arterial highways emphasizing a high level of mobility for the through movement of traffic. Land access is subordinate to this primary function. Generally, travel speeds and distances are greater on these facilities compared to the other classes. The highest classes of arterials - interstates and freeways - are limited access to allow the free flow of traffic.

Collectors are roads whose classification describes their function. They collect traffic from the lower facilities and distribute it to the higher. Collectors provide both mobility and land access. Generally, trip lengths, speeds and volumes are moderate.

At the bottom are local streets and roads. Their primary function is to provide land access. Travel speeds, distances and volumes are generally low, and through traffic is usually discouraged.

One of the most important uses of functional classification is to identify those streets and roads that are eligible for federal funds. The functional classification concept is a measure of transportation efficiency in ranking and scoring proposed projects and along with other criteria, it is used to help set priorities for expenditures and to make capital improvement investment decisions.

Map 6-6 Roadway Functional Classification



Transportation Improvement Program

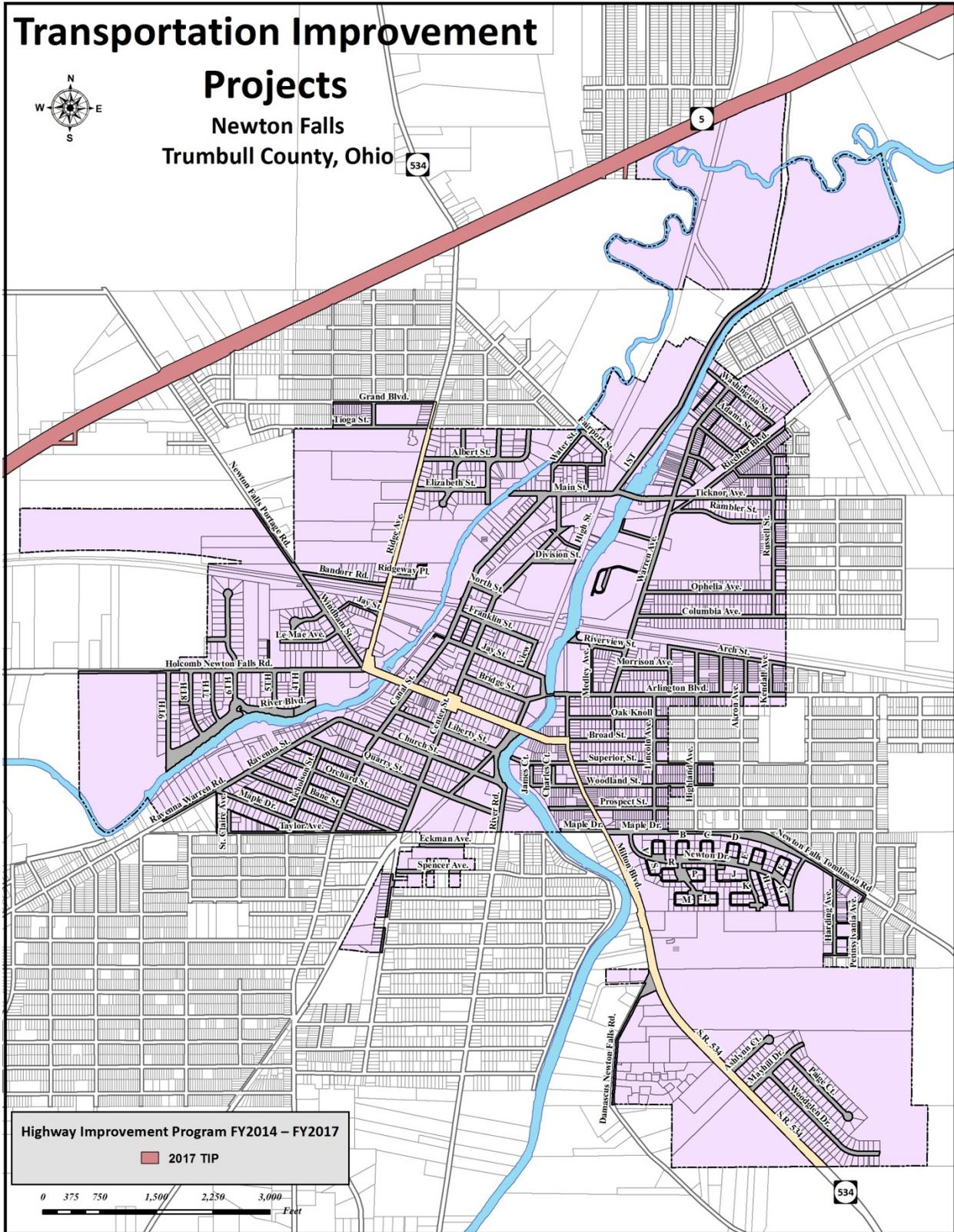
The next scheduled Transportation Improvement Program (TIP) project in the area is indicated on Map 6-7. Resurfacing and bridge work will take place on State Route 5 by 2017.

The region's TIP provides a comprehensive list of transportation improvements within our planning area. These improvements will use federal and/or state funding over the next four years. The primary focus of the FY2014-FY2017 TIP is a list of transportation improvements for our area's highway, bridge and transit systems. These improvements are developed to promote and safeguard the environment and overall public health and safety by maintaining clean air standards and providing transportation improvements and enhancements geared to improve the quality of life throughout our area. Specifically, the TIP consists of improvements developed within the overall goals and objectives of the transportation plans and transportation planning process. It reflects the priorities of the implementing agencies, while staying within the funding constraints for the programming period. TIP projects are drawn directly from the Eastgate Regional Council of Governments 2040 Long Range Transportation Plan.

The Eastgate Regional Council of Governments, as the designated metropolitan planning organization for Mahoning and Trumbull Counties, is required to prepare a Transportation Improvement Program (TIP) every two years in conjunction with ODOT and local transit operators. The TIP provides comprehensive listings of highway, bridge and transit system improvements within the planning area that will be utilizing federal and state funding and are scheduled for implementation over the next four years.

Preparation of the TIP involves cooperation from all levels of governments in addition to citizen participation. Eastgate's Technical Advisory Committee and Citizens Advisory Board recommend the TIP to the General Policy Board for final approval. Eastgate holds regular project review meetings with representatives from ODOT, local transit operators and officials from the two counties, cities and villages to review and discuss the status of individual highway and transit projects within the Eastgate's planning area.

Map 6-7 Transportation Improvement Projects



Chapter 7: Water & Wastewater Facilities



WATER AND WASTEWATER

Water and wastewater services in the Newton Falls area are provided by Village owned and operated facilities that serve not only the Village but a few areas in the vicinity, notably portions of Braceville Township and Newton Township. Nearly the entire Village is serviced by water and sanitary sewer; the exceptions being rare and sporadic.

Wastewater Division

Treatment Plant

Sewage treatment is handled by the Newton Falls Wastewater Treatment Plant. The facility is located off Warren Road adjacent to the East Branch of the Mahoning River. The current facility was built in 2007 in front of the original treatment plant from the 1950's. The original plant currently serves as a back-up facility for the new primary plant. The plant serves Newton Falls



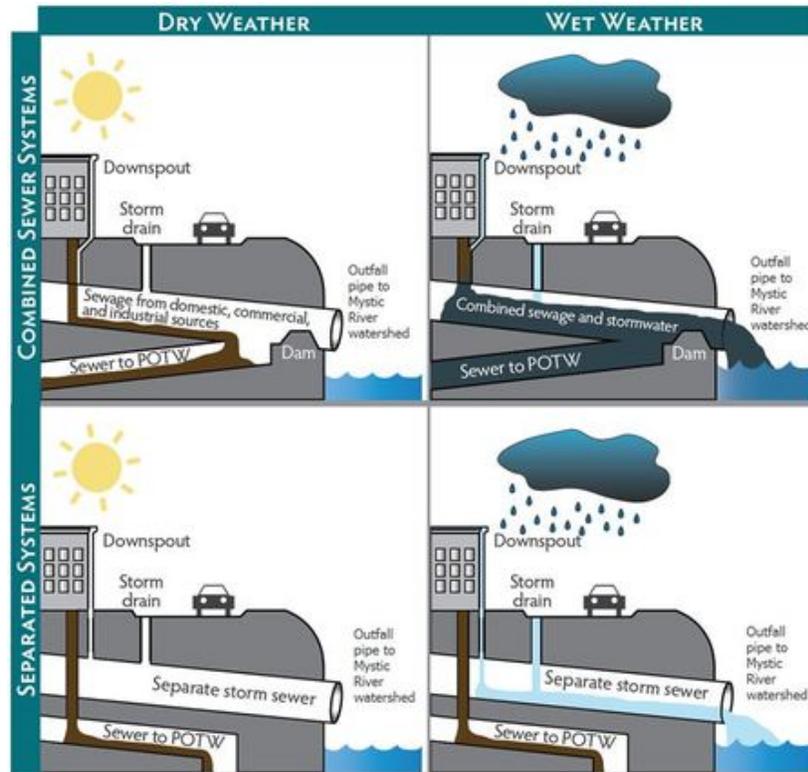
as well as parts of Newton and Braceville Townships. It currently processes between 500,000 and 1,000,000 gallons per day. Peak capacity is about 6.5 million gallons per day. The water is treated through an activated sludge process and ultraviolet disinfection before being discharged to the Mahoning River. The solids that settle out of the water during the treatment process are taken to a landfill. The coverage of the sanitary sewer system is shown on Map 7-1.

Collection System

The collection network is comprised of 70% combined sewers. Overflow into the Mahoning River and Mahoning West Branch River, flooding of streets and homes and water treatment plant bypass are issues during heavy rain. There are 25 combined sewer outfall points on the Mahoning River (see Map 7-2) and during the heaviest rain storms, water in the system mixes with sewage in the combined sewers and flows into the rivers before it can get to the treatment facility. This is a common problem especially in older areas in the northeastern United States.

The capacity of the treatment facility is not the limiting factor for combined sewer overflow events. Since the construction of the new plant in 2007, there have been no bypasses at the plant itself. The problem occurs when the wastewater cannot reach the plant fast enough. This is attributable to several factors including: water entering the system from outfall points on the Mahoning River when its level raises significantly; insufficient sewer line size; the inability of gravity to move the wastewater to the treatment plant quickly enough; and the inability of pumps to get all of water inundating the system to the treatment plant fast enough. The most flood

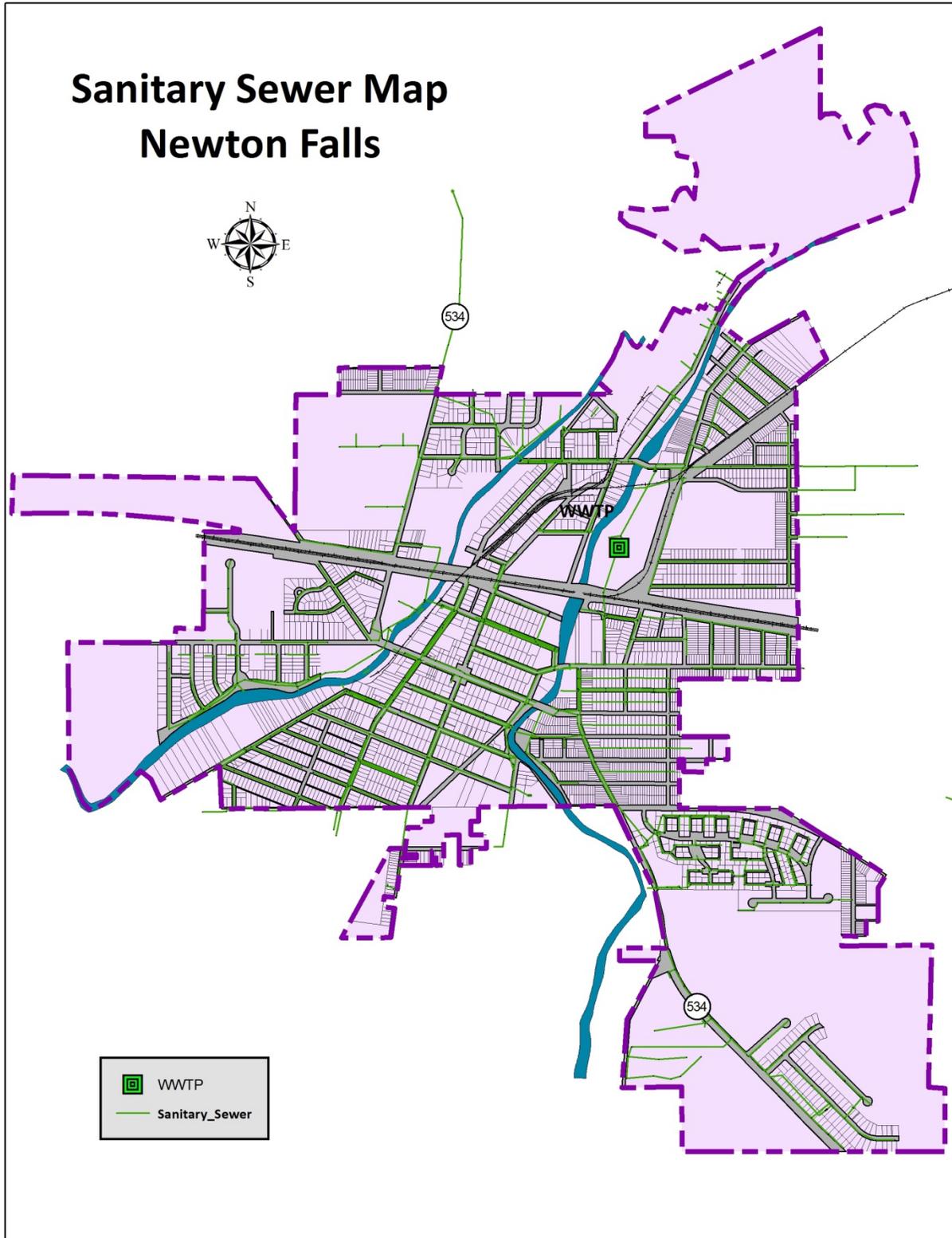
prone area of the Village is the southwest due to the topography and the water that comes from locations in South Canal.



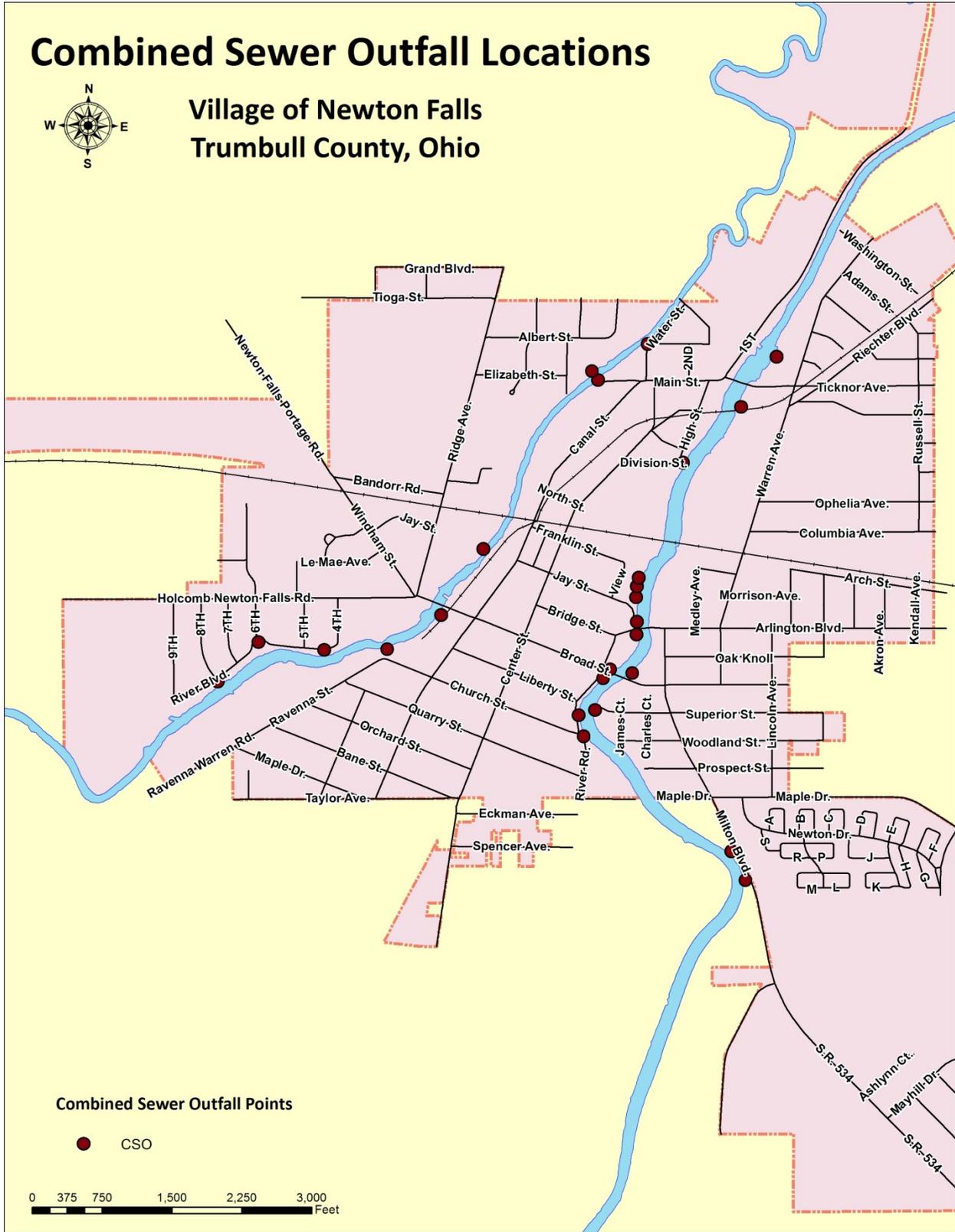
There are improvements planned and underway that will attempt to alleviate the systems shortcomings. Recently completed is Phase I of line extensions south of the Village into South Canal. Also known as the Scott Street Extension, this project added a sewer line from the Village limits to Scott Street along South Canal Street. There are two more phases to this project. Phase II will sewer the area between South Center, Oak Knoll and West River Roads. Phase III will add sewers to the area between Oak Knoll and Bright Baldwin Roads. These expansion projects add customers that provide needed revenue to maintain and upgrade facilities.

Other capital improvements include sewer separation projects to alleviate outfall events into the Mahoning River and the flooding of streets and houses during severe wet weather events. Two of these projects aim at eliminating some of the inflow into the system. The department would like to eliminate the downspouts on houses that tie into the sewer system, as this is a major contributor to water in the system during heavy rain and removal of the catch basins along Broad Street, downtown. Other separation and line replacement work is recognized as necessary but planned for further into the future.

Map 7-1 Sanitary Sewers



Map 7-2 Combined Sewer Outfall Locations



Potable Water Facilities

Water Distribution

The Water Distribution Division is responsible for the testing and delivery of water to approximately 1,900 customers in Newton Falls and approximately 600 customers in Braceville Township and Newton Township. Braceville Township purchases about 242,000 gallons of water from Newton Falls each month. To accomplish this, they maintain 44.5 miles of pipe that is between 2" to 12" in diameter. The Distribution Division is also responsible for the maintenance of over 375 fire hydrants. The Village has emergency connections to Lordstown and Trumbull County water supplies. Map 7-3 indicates the coverage of the water supply system.

Water Treatment

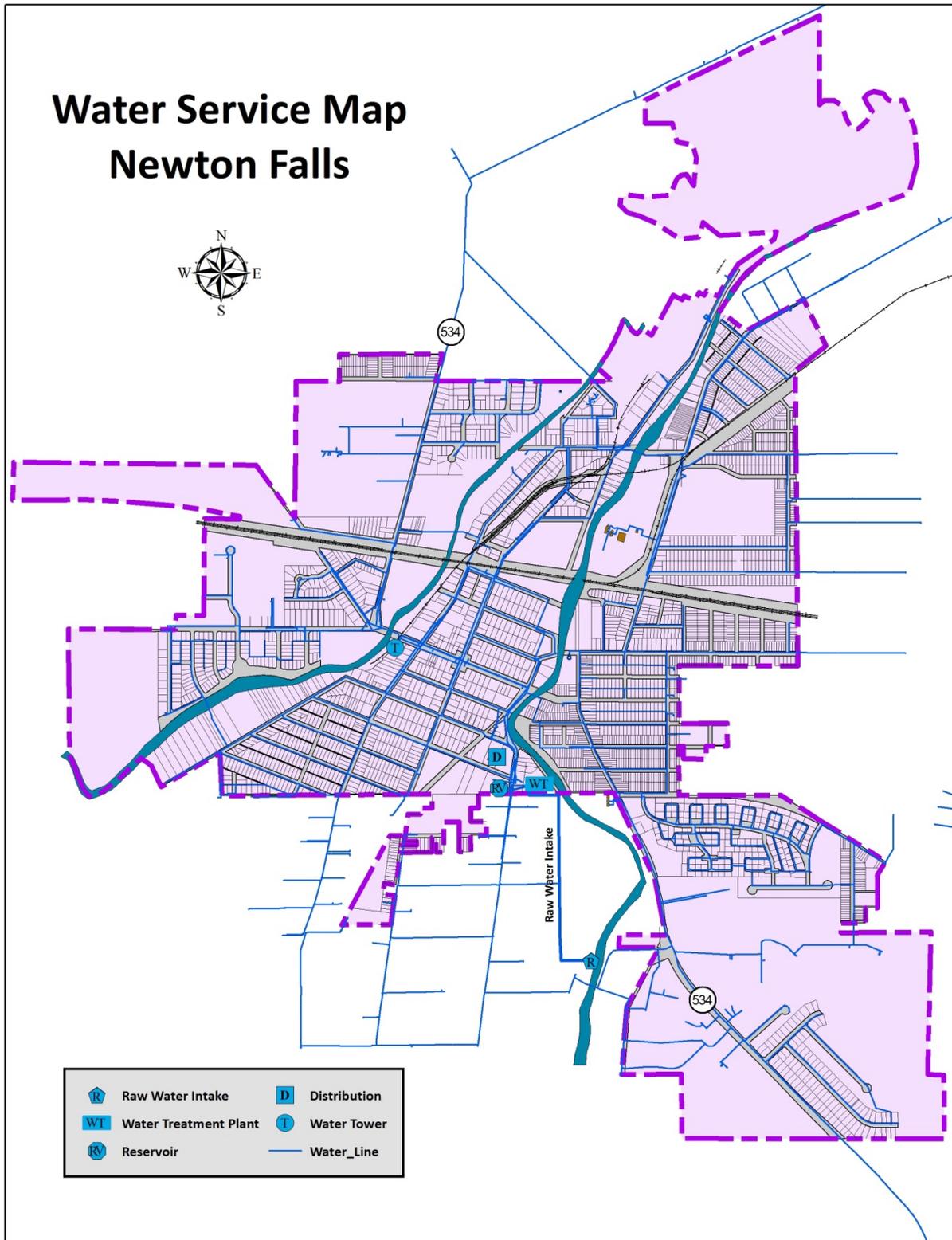
The Village receives its potable water from the Mahoning River. Because the water is from a surface source, it requires extensive treatment to be safe to drink and this is accomplished by the Newton Falls Water Treatment plant located adjacent to the river on West River Road. The plant is staffed with a superintendent and three additional employees. There are very few water wells in the Village. Most of the water is supplied by the public facility.

The Village has a permit to take up to 1.8 million gallons per day from the river and the plant has the ability to process up to 1.4 million gallons per day. Typically water usage is around 550,000 gallons per day in the winter and 1 million gallons per day in the summer. The plant currently operates at about 53% capacity overall. In the past, the plant supplied around 1.2 million gallons per day but that figure has dropped over the years leaving the facility over-built for the community it currently serves.

The water intake is located at Starr Street and Riverside Drive, south of the Village in South Canal. Water is pumped from here to the treatment plant where it is treated in settling tanks and with chlorine. Following treatment, treated water is stored in the clear tank in the basement of the plant, in a 250,000 gallon reservoir across the street and the 500,000 gallon water tower on Broad Street. The 135 foot height of this water tower allows water pressure to be as high as 75psi at the bottom. This is enough pressure for the distribution of water throughout the area and, in fact, during the nighttime hours it is the only pressure supply for the system. At night the pumps at the plant are shut off. The pumps can also provide enough pressure for the community if the water tower is off line as it was in May 2014 for interior and exterior painting.

The treatment plant itself is in good condition; however, there are issues with the water lines in certain areas of the Village. According to a Hydraulic Water Model Update prepared by Arcadis in 2008, substandard fire flow is problematic throughout the Village due to old, tuberculated and undersized water mains. Water flow is restricted further in the already narrow mains by the tuberculation process. Chlorine residuals are deficient in the area around Lamae Street and Circle Avenue, as well as Jay Street near Vine Street. In the southeast area of the Village, there are substandard one inch copper lines serving some residences. The overall performance of the system was given a fair rating by Arcadis.

Map 7-3 Water Service Coverage



There have been recent improvements to the system. All water meters in the Village were replaced in 1996. A larger (12") water main was installed along South Canal between Broad Street and Bane Street to increase the water pressure in an area of the Village that contains some of the oldest, most constricted lines. Beginning in the fall of 2015, this new line will be extended further south to Scott Street, along South Canal Street. In 2014, the elevated water tank was painted inside and out. According to the Arcadis report, unaccounted for water was reduced significantly from 1998 to 2008 (from 17% to 6.5%) due to pipe replacement, valve replacement, more accurate metering, and overall improvements in water distribution operation.

For the future, the most commonly cited desire is the improvement of fire flow. Both the water treatment plant superintendent and officials with the Fire District as well as the 2008 Arcadis study stated this as a priority. Since in recent times funding for water projects is scarce, (available funding usually goes to wastewater projects) the best thing that could happen to the Newton Falls Water Department would be the addition of a large consumer to the service area to provide additional revenue to fund improvements.

Chapter 8: Community Facilities



COMMUNITY FACILITIES

This element addresses parks and recreation, public safety systems and facilities, and other government facilities. A community's facilities and services should be correlated to future land use projections.

Parks and Recreation

One purpose of this element is to assist the Village of Newton Falls in providing for and protecting recreation and open space sites to meet current and future public demand. This element assesses the Village's existing recreation and open space system and analyzes future needs to assist Newton Falls in providing adequate recreation and open space.

Recreational sites are frequently classified as resource based or activity based. Resource-based sites and facilities are defined as sites and facilities centered on particular natural resources and may provide opportunities for picnicking, hiking, hunting, water sports, fishing or simply enjoying nature. Activity-based recreational sites and facilities are defined as sites developed for the enjoyment of particular activities such as baseball, soccer, football, basketball, recreation programs such as aerobics and painting, senior citizen activities and other spectator sports. The distinction between these two types is not clear-cut since many resource-based recreation sites often contain activity-based facilities.

Parks

There are numerous public parks and open spaces located throughout the Village (see Map 8-1). The Village owns all of these parcels. There are 37 acres, or about 3% of the total land in Newton Falls used for park and recreational purposes. Also worth mentioning, not far west of the Village, is West Branch State Park with 5,379 acres of various recreational opportunities.

The largest single component of recreational land in the Village is Community Park, located on Quarry Road in the south-central part of the Village. It contains 19 acres which represents about half of the total recreational space available in the Village. This park offers baseball diamonds, a tennis court, a basketball court, and playground equipment. This park is the site of many events that occur throughout the year in the Village, including the popular 4th of July fireworks show. A community center, which is also host to many events, is located on the property, as well.

The remaining parks in the Village vary in terms of the amenities they offer. 6th Street Park, Veterans Park, Elizabeth Park and Rotary Park are located along the Mahoning River. 6th Street Park contains playground equipment, a pavilion and grills. Veterans Park contains a memorial, gazebos and benches. Elizabeth Park contains playground equipment, a basketball hoop and benches. Rotary Park contains picnic tables and grills. Rotary Park is also a launch point for canoes and kayaks on the Mahoning River Water Trail. Four Corners Park, located at the intersection of Broad and Canal Streets, contains benches and greenspace in the middle of downtown. Newton Drive Park, on the southeast side, contains playground equipment, picnic tables and a grill. Apache Park/Everett Greathouse Memorial Playground contains playground equipment and a basketball court. Maple Drive Park contains a baseball diamond and picnic

table. Finally, Swiss Park is simply a vacant lot. The park facilities are distributed fairly well throughout the small Village and many are easily accessed via foot due to the presence of sidewalks in the Village. The complete inventory of park facilities is located in the Appendix.

Trails

The Newton Falls Trail follows the route of a former rail line along the Mahoning River in the Village for approximately $\frac{3}{4}$ of a mile. Starting at Community Park, it travels northeast to the Village limits. There are parking areas at the Community Center and on West River Road. Though not officially a multi-purpose trail, it offers a good place to walk, jog or bike and to view the historic Newton Falls Covered Bridge and the Mahoning River. It has the future potential to be connected to a larger trail network via a trail that Braceville Township could construct along the same abandoned rail right of way. The trail is not technically a multipurpose trail because the width is not great enough at only 4 feet wide. The Trumbull County MetroParks is collaborating with Newton Falls to further develop the city's existing walking trail and to create a connection with the proposed Warren-to-Mid-Portage Route and Western Reserve Heritage Trail. This trail would traverse the center of Braceville Township.

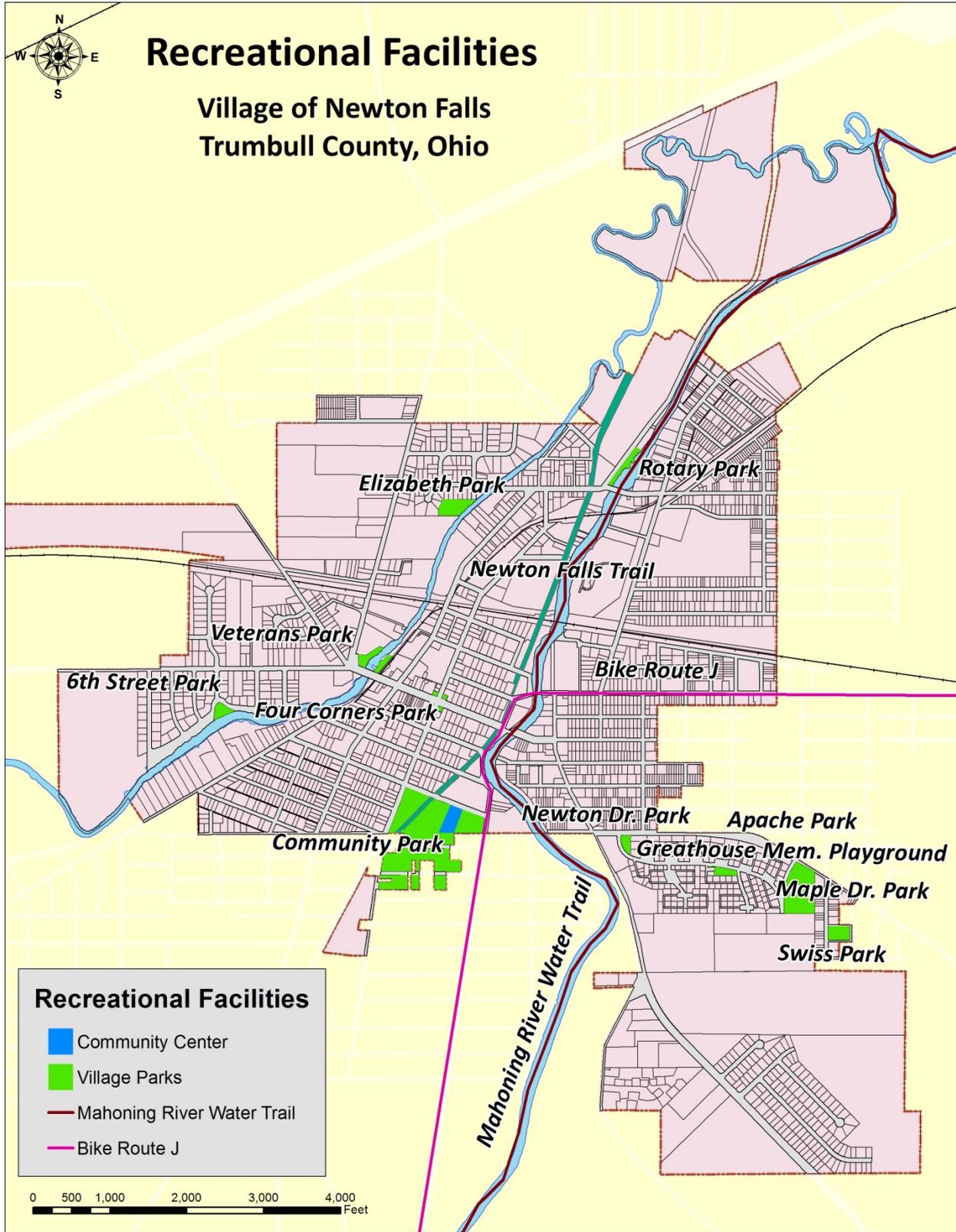


Several of Newton Falls' streets host Bike Route J as it makes it way from Marietta to Conneaut. This route is one of several that traverse the State of Ohio. The route is marked with signs along roads that have light traffic volumes.

Newton Falls boasts a unique recreational feature with the presence of a water trail. The Trumbull County MetroParks Mahoning River Water Trail is a 23-mile-long stretch of the Mahoning River that can be used by people to canoe or kayak. It travels through the County from Foster Park MetroPark in Newton Township to Packard Park in the City of Warren. There is an access point with parking in the Village at Rotary Park, though it will not be completely finished until sometime in the future. In Newton Falls, users of the water trail can get a good view of the covered bridge as they travel underneath it.



Map 8-1 Recreational Facilities



Community Center

The Newton Falls Community Center is located at 52 East Quarry Street at Community Park. It occupies one parcel of approximately 1.5 acres. The building was built in 1942 and is in need of many repairs or replacement. It is host to a variety of activities that take place in the Village and rooms within the building can be rented for events.

Cemeteries

There are two Village-owned parcels in the community occupied by a cemetery. Newton Township Cemetery, totaling approximately 15 acres, was established in 1813. The two parcels straddle the West Branch of the Mahoning River north of the railroad tracks in the northwestern area of the Village. The two sections are known as Newton Falls-West Side, with access from Ridge Road and Newton Falls-East Side, with access from North Canal Street. There is a

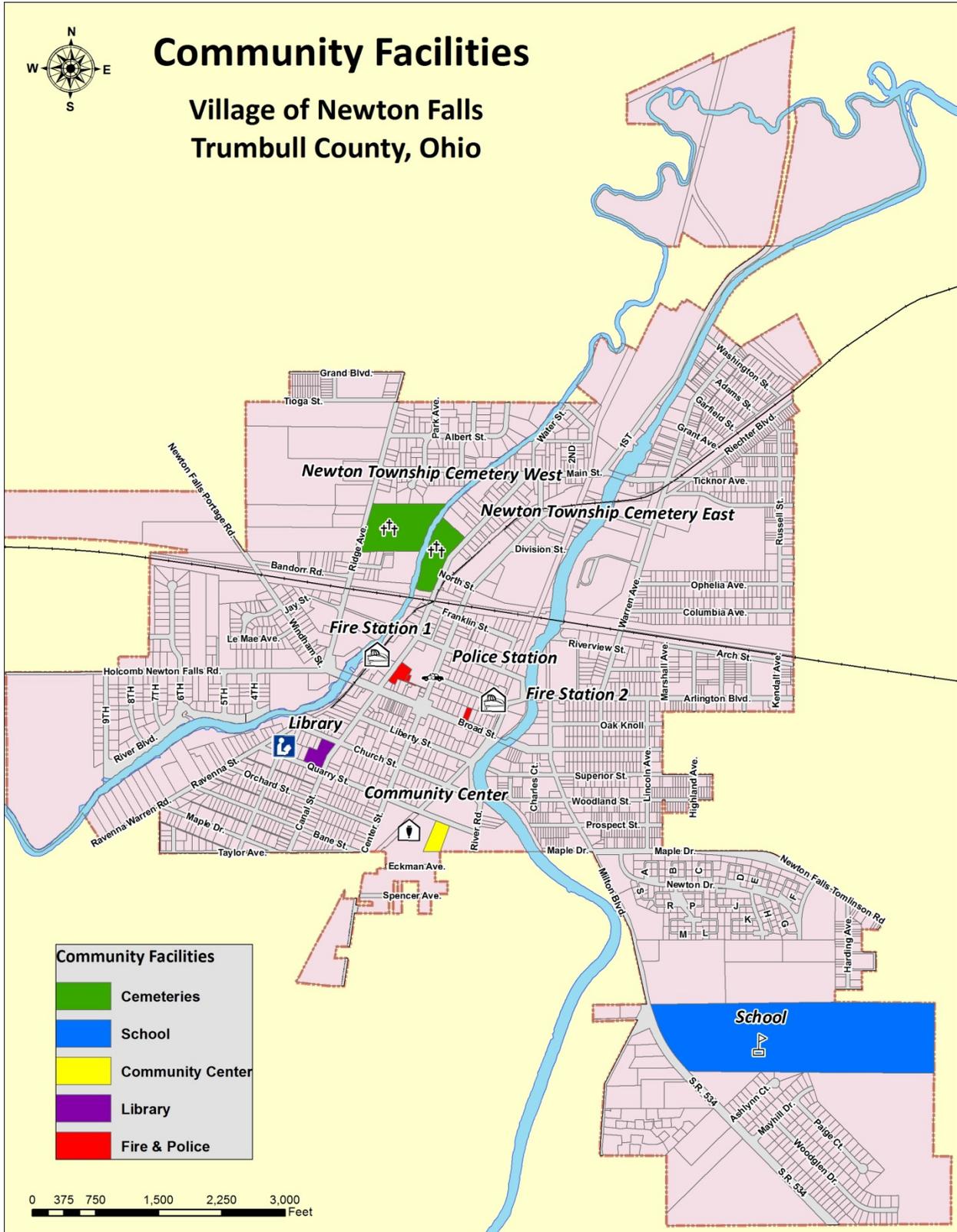


pedestrian bridge crossing the river to join the two cemetery sections. The cemetery is maintained and operated by Newton Township, which also maintains and operates five other cemeteries in Newton Township. A non-profit, volunteer organization, called the Newton Township Cemetery Association, is dedicated to the restoration of the cemetery headstones, and verification of grave sites and markers. This all-volunteer group is committed to the restoration of every Newton Township cemetery, including the two in the Village of Newton Falls.

Public School System

The Newton Falls Exempted Village Schools occupies a campus on a 60-acre parcel in the southeastern part of town. Elementary, middle, junior high and high schools are all located here and approximately 1,300 students attend. Following the tornado of 1985, the relocation of the school to the area in the southern part of town was initiated. The Board of Education owns a 42-acre vacant parcel to the south of the school as well as two other vacant parcels; one on the north side of Arlington Boulevard and the other property north of Broad Street downtown.

Map 8-2 Community Facilities



Public Library

Newton Falls Public Library is located at 204 South Canal Street on a 1.5 acre parcel. The library is host to many community events throughout the course of the year and offers a number of services and programs for both adults and children. Friends of the Newton Falls Public Library is a non-profit organization dedicated to helping the library through fundraising and advocacy efforts.

Public Safety Services

The purpose of this section is to identify existing public safety services and to plan for public safety for the Village of Newton Falls' future. At the Village level, public safety involves mutual aid agreements and services provided by other jurisdictions such as the County.

Fire and Emergency Services

The Newton Falls Joint Fire District is a collaboration between the Village and Newton Township. It has facilities located at 45 East Broad Street and 19 North Canal Street. The district provides fire, rescue, and emergency services to both the Village and the Township. The services of Newton Falls and Newton Township were separate until 1994 when they were merged under the management of a five member board.

The district has one full-time firefighter, four part-time firefighters and 24 volunteer firefighters. Emergency Medical Service (EMS) consists of 2 Advanced Life Support Squads that are staffed by part-time personnel seven days a week from 7am until 3pm and 11pm until 7am. There are mutual aid agreements with surrounding communities. The service area for the district is 25 square miles and response times are six to nine minutes for volunteers and one to three minutes for part-time employees. Total call volume in 2013 was 866. Major equipment includes an engine truck, tanker truck, ladder truck, brush truck, rescue truck and the Chief's car.

The Fire District has an Insurance Services Office (ISO) rating of 6/9. The ISO is a leading source of information about risk, supplies data, analytics and decision-support services for professionals in many fields. The Fire Suppression Rating Schedule (FSRS) is the manual ISO uses in reviewing the fire-fighting capabilities of individual communities. The schedule measures the major elements of a community's fire-suppression system and develops a numerical grading called a Public Protection Classification. ISO assigns a Public Protection Classification from 1 to 10. Class 1 represents the best public protection, and Class 10 indicates no recognized protection.

These ratings are based on many factors. ISO evaluates a number of components: how well the fire department receives fire alarms and dispatches its fire-fighting resources; service aspects including the number of operators at the communications center; the telephone service; the listing of emergency numbers in the telephone book; the dispatch circuits and how the center notifies firefighters about the location of the emergency.

A large percentage of the grade is based on the number of engine companies and the amount of water a community needs to fight a fire. ISO reviews the distribution of fire companies throughout the area and checks that the fire department tests its pumps regularly and inventories each engine companies' nozzles, hoses, breathing apparatus and other equipment. ISO also reviews the fire company records to determine the type and extent of training provided to fire company personnel, the number of people who participate in training, firefighter response to emergencies and maintenance and testing of the fire department's equipment.

Another large part of the rating is based on the community's water supply. This part of the survey focuses on whether the community has sufficient water supply for fire suppression beyond daily maximum consumption. ISO surveys all components of the water supply system, including pumps, storage and filtration. To determine the rate of flow the water mains provide, fire-flow tests at representative locations in the community are observed. Finally, the distribution of fire hydrants is evaluated. Split ratings are generally assigned in areas with different levels of water availability.

The Trumbull County Emergency Management Agency also receives help from the Ohio Emergency Management Association, such as technical assistance, training, administration of federal grants and back-up. When an emergency exceeds the capacity of local government, they request the assistance of the state through the Ohio EMA. If an emergency response exceeds the capacity of the Ohio EMA, aid is requested from the president through the Federal Emergency Management Agency.

Police Service

The Newton Falls Police Department is located at 19 North Canal Street in the administration building. It operates full time with three full-time officers and 15 part-time officers.

The department's service area is 2.4 square miles and the average response time is four minutes. The service area includes approximately 4,700 people. Dispatch service is provided by Trumbull County 911 services. The department provides security checks for residents who are out of town, senior citizens and local business.

The Ohio Highway Patrol provides the following services: statewide police traffic services; statewide emergency response services and support services to the public and the criminal justice community (such as administering exams for state drivers licenses and commercial driver's licenses); investigation of criminal activities on state-owned and leased property throughout Ohio; and traffic accident investigation on state highways. In addition, mutual agreements are in place with all Ohio jurisdictions for Amber Alerts and the Law Enforcement Automated Database System.

Chapter 9: Existing Land Use



EXISTING LAND USE

Introduction

This inventory of existing land use gives a unique picture of how Newton Falls functions. It indicates how land is used in the community as well as displaying underutilized land that may have future potential for development to meet residential, commercial, recreational or industrial needs. Existing land use, along with other factors such as zoning, utilities and physical characteristics have a large impact on future land use decisions. The purpose of this chapter is to look at past and current conditions and to use this information as a guide to positively shape the future of the Village by encouraging appropriate development or the lack of development.

Existing Land Use and Zoning

Land use as discussed in this plan is different from zoning. Zoning refers to the division of a jurisdiction into districts for the primary purpose of regulating land use, preventing land use conflicts and allowing growth to occur in an orderly manner in the interest of promoting and protecting the health, safety, morals and general welfare of the community. A zoning resolution and zoning map are tools to help implement the comprehensive plan to ensure that the community's desired future land use patterns are achieved. In contrast to a comprehensive plan, which addresses the timing and location of land uses across a jurisdiction, zoning addresses the following *within* parcels, per unique and specific development standards: building location, height, bulk, number of stories and size; setback lines; percentage of lot coverage; size of yards; and densities. Zoning districts are classified by similar and/or compatible types of land uses, such as residential, commercial, industrial and agricultural.

Land use reflects the natural and man-made environment that evolved over time and that influence the timing, location, type and intensity of the use of land. The natural environment includes rivers, floodplains, watershed, wetlands, ground water resources, soil type and elevation contours, described and depicted in the Physical Characteristics section of this plan. The man-made environment includes residential, commercial and industrial structures, roadways, public water and sanitary sewer systems, electrical lines, gas lines and other utilities. Beyond these influences are social factors such as demographics. The mapping of existing land uses provides a snapshot of the Village's current condition and the spatial distribution of the different uses of land.

Existing Land Use

This chapter's inventory and analysis of current land uses was a basis for current issues, land use and zoning decisions; and for the timing and location of public improvements. This analysis will enable Newton Falls' residents and elected officials to better understand current and future land use needs and establish measurable goals, objectives and policies to enhance the Village. These goals and policies will enable action on the community's vision for the use of land and resources over the next 20 years. Data sources for this land use inventory were obtained from the Trumbull County GIS/Tax Map Department, Trumbull County Auditor, a visual survey of the Township and analysis of aerial photography.

The Village of Newton Falls is predominately a residential community located on the western edge of the Youngstown-Warren-Boardman OH-PA Metropolitan Statistical Area. About 35% of the land is used for residential purposes. The Village occupies approximately 2.36 square miles or 1,508 acres including the Mahoning River. This total area is divided into 2,932 parcels (2,367 combined parcels when uses occupy more than one parcel) that total approximately 1,313 acres. The remaining 195 acres are areas within rights of way of the Village roads. Parcels are categorized according to the land use code of the Trumbull County Auditor which includes Agriculture, Residential, Commercial, Industrial, Public/Institutional, Public/Institutional/Church and Public/Private Recreational. Each of these categories are further subdivided and discussed further in this section to provide a more realistic outlook of the Village.

The Existing Land Use table (see Table 9-1) details the distribution of land uses and the Existing Land Use map (see Map 9-1) illustrates the distribution within the Village. Figure 9-1 graphically displays the land uses by acreage. The existing land use for each parcel was mapped based on the land use classification code of the Trumbull County Auditor for the entire taxed parcel. The Parcel Size table (see Table 9-2) provides the acreage and percentage of land contained in each land use classification.

Table 9-1 *Land Use*

| <i>Land Use Category</i> | <i>Parcels</i> | <i>Acres</i> | <i>% of Total Acres</i> ① |
|------------------------------------|----------------|--------------|---------------------------|
| <i>Vacant Land</i> | | | |
| <i>Vacant (All Categories)</i> | 617 | 461 | 35% (100%) |
| <i>Sub-Total</i> | 617 | 461 | 35% |
| <i>Residential Uses</i> | | | |
| <i>Residential Single Family</i> | 1320 | 348 | 27% (77%) |
| <i>Residential Two Family</i> | 176 | 34 | 3% (7%) |
| <i>Residential Three Family</i> | 4 | 1 | <1% (<1%) |
| <i>Residential Multi-Family</i> | 41 | 71 | 5% (16%) |
| <i>Sub-Total</i> | 1541 | 454 | 35% |
| <i>Commercial Uses</i> | | | |
| <i>Comm/Res Mixed Use</i> | 24 | 4 | <1% (6%) |
| <i>Commercial</i> | 106 | 67 | 5% (94%) |
| <i>Sub-Total</i> | 130 | 71 | 5% |
| <i>Industrial Uses</i> | | | |
| <i>Industrial</i> | 11 | 52 | 4% (100%) |
| <i>Sub-Total</i> | 11 | 52 | 4% |
| <i>Public/Institutional</i> | | | |
| <i>Village of Newton Falls</i> | 27 | 43 | 3% (40%) |
| <i>United States</i> | 1 | 2 | <1% (2%) |
| <i>Board of Education</i> | 1 | <1 | 0% (0%) |
| <i>Private School</i> | 1 | 2 | <1% (2%) |
| <i>Public School</i> | 1 | 60 | 5% (56%) |
| <i>Sub-Total</i> | 31 | 107 | 8% |

Table 9-1 *Land Use (cont.)*

| <i>Land Use Category</i> | <i>Parcels</i> | <i>Acres</i> | <i>% of Total Acres</i> ① |
|---|----------------|--------------|---------------------------|
| <i>Public/Institutional/Church</i> | | | |
| <i>Churches</i> | 15 | 51 | 4% (100%) |
| <i>Sub-Total</i> | 15 | 51 | 4% |
| <i>Public/Private Recreational</i> | | | |
| <i>Community Center/Quarry Park</i> | 1 | 19 | 1% (51%) |
| <i>Recreational Trail</i> | 4 | 5 | <1% (14%) |
| <i>Community Service Building</i> | 1 | 1 | <1% (3%) |
| <i>Newton Drive Park</i> | 1 | 1 | <1% (3%) |
| <i>Maple Drive Park</i> | 1 | 5 | <1% (14%) |
| <i>Apache Park/Greathouse Memorial</i> | 1 | 1 | <1% (3%) |
| <i>Rotary Park</i> | 1 | 1 | <1% (3%) |
| <i>Elizabeth Park</i> | 1 | 2 | <1% (5%) |
| <i>Veterans Park</i> | 2 | 1 | <1% (3%) |
| <i>Four Corners Park</i> | 1 | <1 | |
| <i>6th Street Park</i> | 1 | 1 | |
| <i>Swiss Park</i> | 1 | 1 | <1% (3%) |
| <i>Sub-Total</i> | 14 | 37 | 3% |
| <i>Utilities</i> | | | |
| <i>Commercial Utilities</i> | 4 | 1 | <1% (100%) |
| <i>Sub-Total</i> | 4 | 1 | <1% |
| <i>Railroad</i> | | | |
| <i>CSX Railroad</i> | 3 | 31 | 2% (100%) |
| <i>Sub-Total</i> | 3 | 31 | 2% |
| <i>Natural Resource</i> | | | |
| <i>Mahoning River</i> | 1 | 51 | 4% (100%) |
| <i>Sub-Total</i> | 1 | 51 | 4% |
| <i>Total</i> | 2367 | 1313 | 100% |

① (% of Category Total Acres)
 (% of Township Total Acres)

Figure 9-1 Existing Uses by Acreage

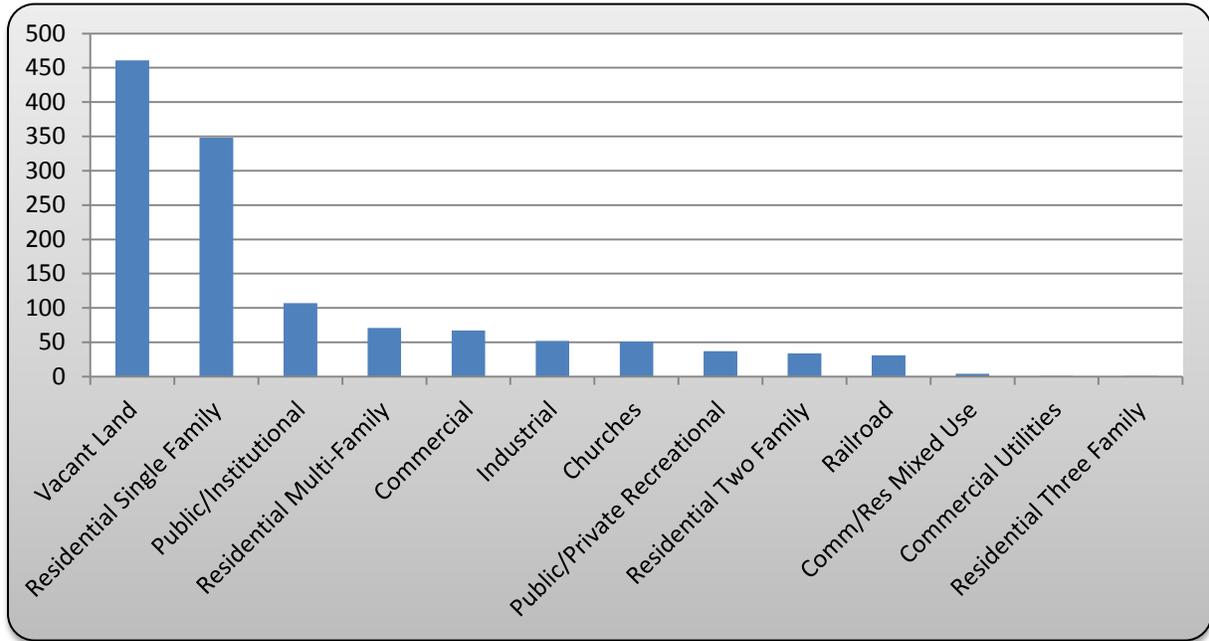
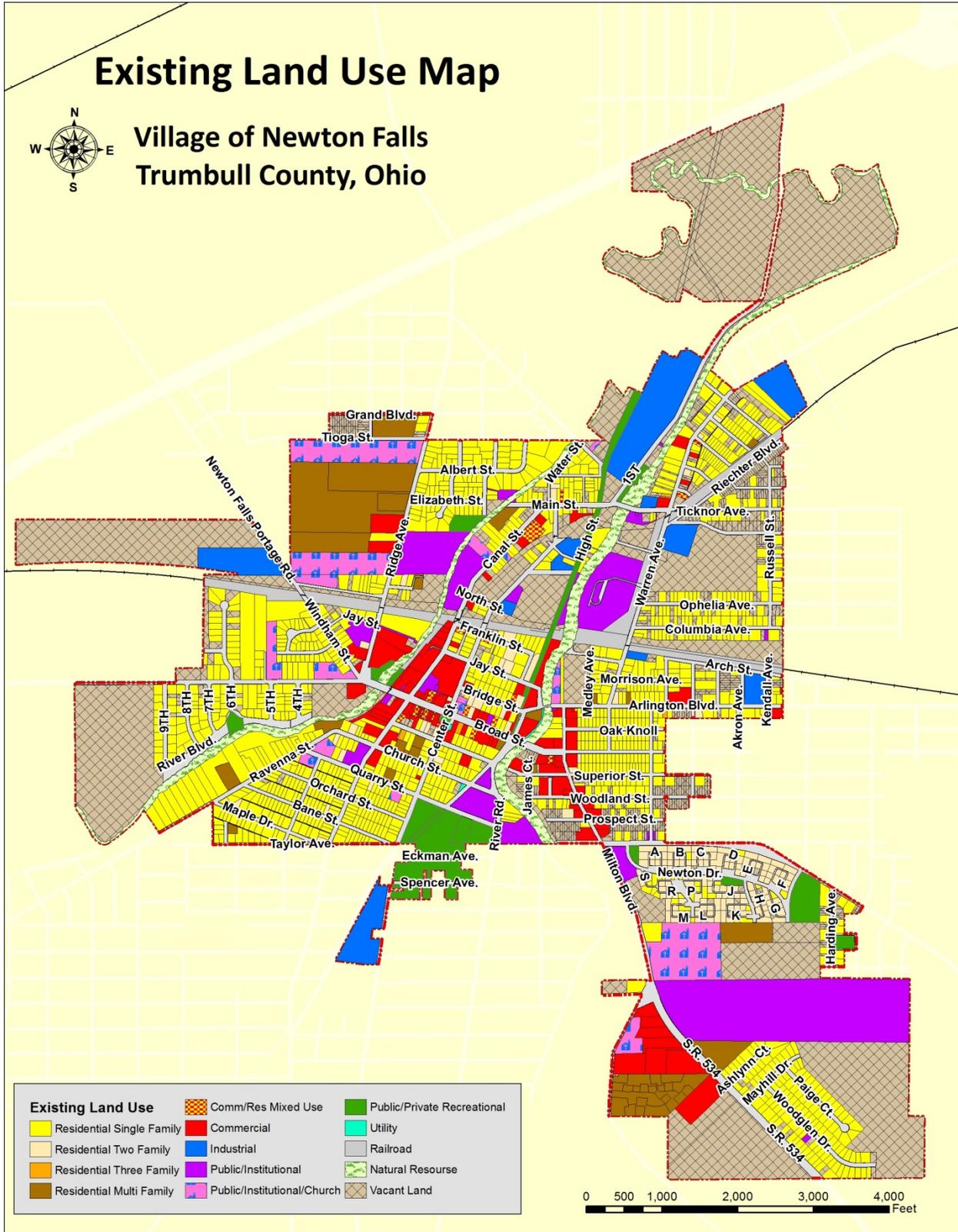


Table 9-2 Parcel Statistics

| <i>Village of Newton Falls Parcel Statistics</i> | | | | |
|--|------------------------------|-------------------|----------------|-------------------|
| <i>Parcel Size (acres)</i> | <i>Number of Parcels</i> | <i>% of Total</i> | <i>Acreage</i> | <i>% of Total</i> |
| $\leq \frac{1}{2}$ | 2136 | 90% | 407 | 31% |
| $> \frac{1}{2} \leq 1$ | 110 | 5% | 75 | 6% |
| $> 1 \leq 5$ | 84 | 4% | 180 | 14% |
| $> 5 \leq 10$ | 17 | 1% | 119 | 9% |
| $> 10 \leq 20$ | 10 | <1% | 158 | 12% |
| $> 20 \leq 50$ | 8 | <1% | 261 | 20% |
| $> 50 \leq 100$ | 2 | <1% | 111 | 8% |
| $> 100 \leq 150$ | 0 | 0% | 0 | 0% |
| > 150 | 0 | 0% | 0 | 0% |
| Totals | 2367 | 100% | 1311 | 100% |

Map 9-1 Existing Land Use



Residential

The residential use classification includes single-family, two-family, three-family and multi-family residential uses as shown on the Existing Land Use map. This classification appears to dominate land use, but in fact residential uses occupy only 454 acres or 35% of the total acreage in Newton Falls. Table 9-3 indicates the number of parcels and the associated acreage of each of the residential categories. In addition to this acreage, there are a number of vacant residential lots within the platted subdivisions and larger vacant parcels that have the potential for future development depending on the location and the existing improvements or availability of utilities needed to service those lots.

Newton Falls Village was established in 1876 between the Mahoning and West Branch Rivers with the recording of the Newton Village Plat. The Village expanded to the south, east and west across the Mahoning and Mahoning West Branch Rivers in the 1920's with the recording of a number of major subdivision plats. The majority of the original lots within these subdivisions had frontages of 30, 40 or 50 feet and lot areas in the range of 5,000 to 7,000 square feet. Additional subdivision plats were recorded in the 1950's and more recently in 2003. The majority of these newer residential lots have frontages in the range of 60-80 feet and lot areas from 6,000 to 8,000 square feet and upwards of 14,000 square feet in the newest subdivision. Map 9-2 indicates the major subdivisions within the Village and the year each subdivision was recorded. Map 9-3 indicates the location and range of lot sizes for the residential land uses including the vacant lands. These parcels were grouped together based on the size of the lot as shown in Table 9-3 and Figure 9-2 providing a general perspective of residential and vacant parcels in Newton Falls.

For the purposes of this residential land use discussion, the Village was divided into sections by the CSX Railroad and the Mahoning and Mahoning West Branch Rivers.

The northwest section of the Village along Ridge Avenue (SR 534) contains a variety of land uses including 105 single-family residential dwellings on platted lots within developments that were primarily constructed in the 1950s and the highest concentration of multi-family residential uses in the Village that include a 250 unit apartment complex and a 74 unit senior housing development. Vacant lands include three acres along Tioga Street, a three acre parcel on Ridgeway Place and a thirty eight acre parcel along Newton Falls Portage Road.

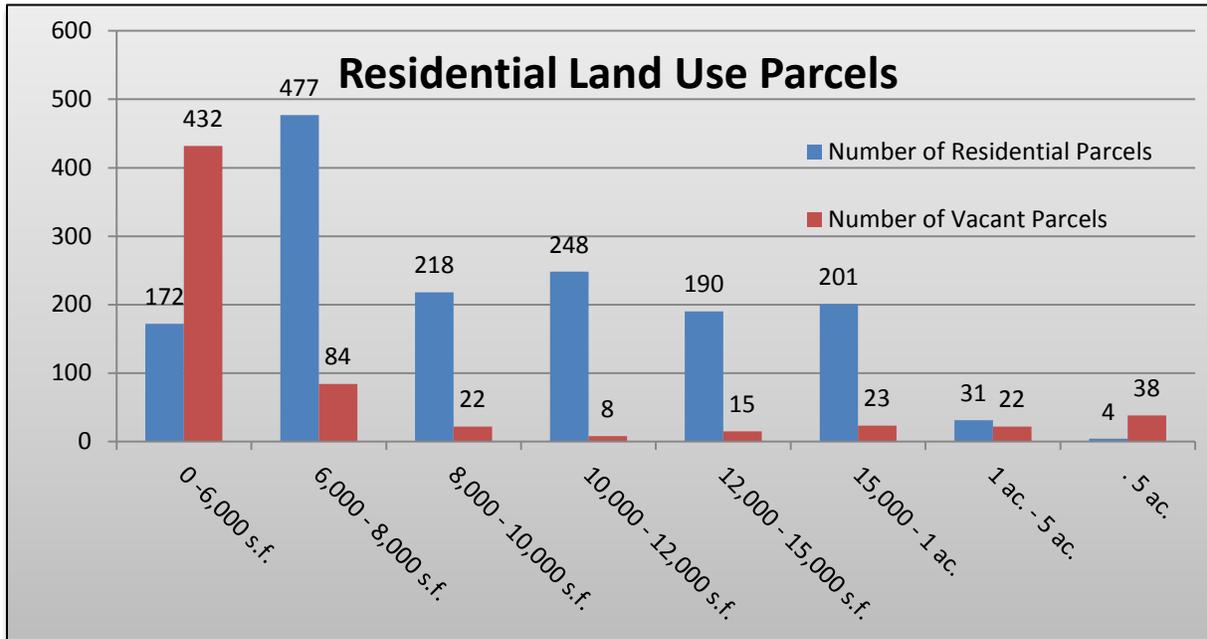
The southwest section of the Village consists primarily of single family residential developments that were recorded in the 1920's, the 1950's and more recently in 2003. Lot areas are in the range of 6,000 square feet and upwards to 14,000 square feet. There are approximately 173 single-family residential dwellings that are situated on these lots, together with twenty two vacant lots within the subdivisions. Vacant lands include a forty four acre parcel and a five acre parcel located along Holcomb Newton Falls Road.

The north-central area situated north of the CSX Railroad is the oldest area of Newton Falls, originally established by plat in the 1830's as Earlsville. The area contains approximately 77 single-family residential dwellings, two duplex dwellings and three multi-family apartment buildings intermixed with public/institutional uses, a few commercial uses along Canal and Main

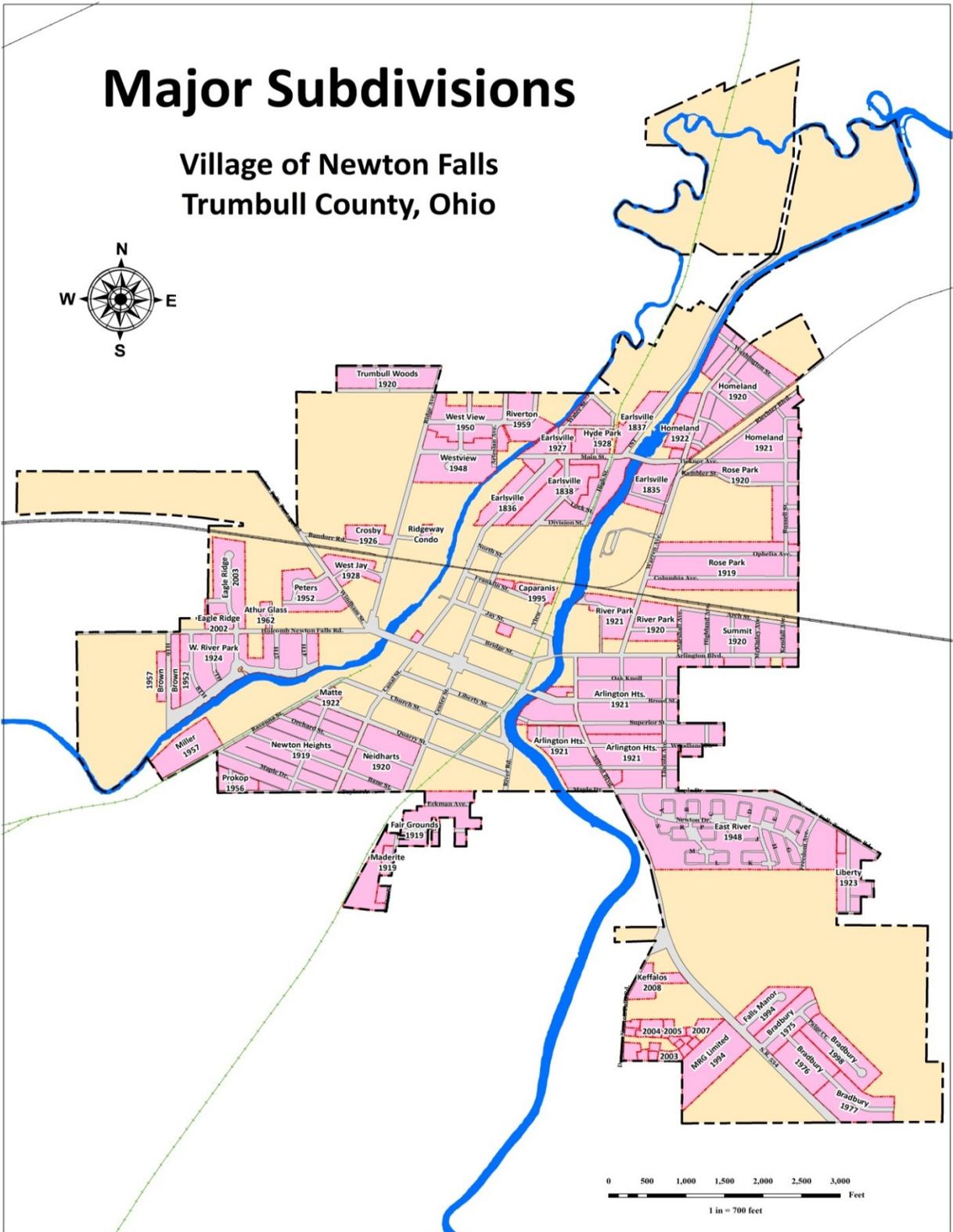
Table 9-3 Residential and Vacant Parcel Size

| Village of Newton Falls | | | | |
|--------------------------------|------------------------------|--------------|------------------------------|--------------|
| Parcel Size (s.f.) | Residential Parcels | | Vacant Lands | |
| | Number of Parcels | Acres | Number of Parcels | Acres |
| 0 – 6,000 | 172 | 20 | 432 | 39 |
| 6,000 – 8,000 | 477 | 76 | 84 | 13 |
| 8,000 – 10,000 | 218 | 44 | 22 | 5 |
| 10,000 – 12,000 | 248 | 62 | 8 | 2 |
| 12,000 – 15,000 | 190 | 58 | 15 | 5 |
| 15,000 – 1 ac. | 201 | 96 | 23 | 13 |
| 1 ac. – 5 ac. | 31 | 58 | 22 | 54 |
| > 5 ac. | 4 | 40 | 38 | 380 |
| Total | 1541 | 454 | 644 | 511 |

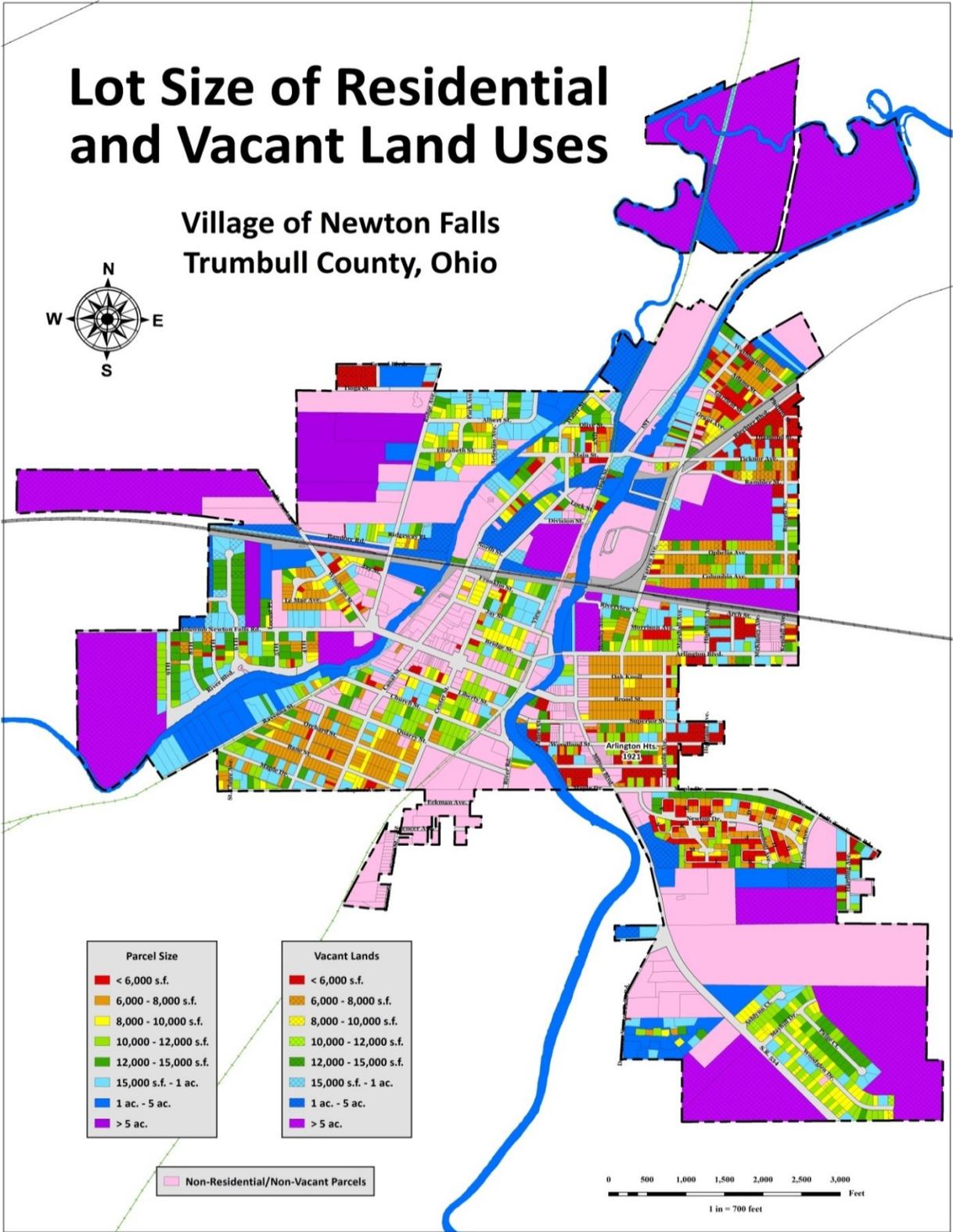
Figure 9-2 Residential Land Use Parcels



Map 9-2 Major Subdivisions



Map 9-3 Lot Size of Residential and Vacant Land Uses



Street, light industrial uses located along Center Street and a heavy industrial use along 1st Street. There are a few vacant platted residential lots and approximately 57 acres of vacant land that could be used for redevelopment.

The south-central area contains the central business district and the majority of the residential uses. There are approximately 346 single-family residential dwellings located on 94 acres or 54% of the 175 acres in this section of the Village. Most of these dwellings are situated on lots with 50 feet of frontage and lot areas of 7,500 square feet or greater. There are twenty duplex dwellings, six multi-family apartment buildings, sixteen commercial/residential mixed use buildings and a mobile home park.

The northeast area contains residential developments that were originally recorded in the 1920's. Lots within these subdivisions have frontages of 30, 40 or 50 feet with the majority of the lot areas in the range of 5,000 to 7,000 square feet. There are approximately 195 single-family residential dwellings that are situated on these lots, together with 137 vacant lots along improved roadways, 66 vacant lots along unimproved roads and 47 acres of larger vacant parcels. Three duplex, one multi-family and three residential/commercial mixed use structures are also located in this area.

The southeast area, north of Maple Drive, is another area containing residential developments that were originally recorded in the 1920's. Lots within these subdivisions have frontages of 30, 40 or 50 feet with the majority of the lot areas in the range of 5,000 to 7,000 square feet. There are approximately 254 single-family residential dwellings that are situated on these lots, together with 106 vacant lots along improved roadways, 91 vacant lots along unimproved roads and a five-acre vacant parcel along Arlington Boulevard. Five duplexes, three multi-family and one residential/commercial mixed use structure are also located in this area.

The southeast area, south of Maple Drive, contains multiple types of residential developments that include single-family, two-family, multi-family, condominiums, apartments and a senior living facility. The single-family residential dwellings are concentrated in the Bradbury and Falls Manor subdivisions developed in 1976 – 1994. All are situated on lots in excess of 8,000 square feet. The two-family dwellings are located within the East River Gardens subdivision, developed in 1948, on various sized lots, many of which are less than 6,000 square feet. There are approximately 95 acres of vacant lands.

Industrial

There is a presence of manufacturing within the Village. Industrial parcels account for 52 acres or approximately 4% of the total land in Newton Falls. The largest parcel to be used for industrial is the site of Falls Recycling and Direct International Inc. located in the northern part of the city along the Mahoning River in a large building. Industrial uses in the northeastern part of the Village include light manufacturing/machine shop and a wholesale floral shop. Other notable industries include: Transcon Railway Products on South Center Street in the south end of the Village; Bar Processing on Newton Falls Portage Road in the northwest corner of town, that provides metal processing of steel bars, sheets and strips; Quality Switch Company, a light manufacturing company on Arlington Road on the east side of town; and Brainard Steel Machinery Inc. on East Main Street in the north-central part of town.

There is no clearly defined industrial area and there are no industrial uses in the immediate downtown area. There are remnants of industry in the north central area that are mixed in with residential areas. Industry located on the periphery has good access to major routes for large trucks with the northern half of the Village easily connected with SR 5 and Interstate 80. There is a very active CSX Railroad that runs through the Village which could benefit industrial businesses, but also, presents a hindrance in the form of low clearance, narrow trestles. There are 21 vacant industrial parcels that total about 160 acres.

Commercial

This category includes occupied and vacant commercial buildings including the entire parcel surrounding such buildings. There are 130 commercial parcels in Newton Falls amounting to 73 acres and about 5% of the total land area. The bulk of the commercial activity is located on SR 534 which is known as Ridge Avenue, Broad Street and Milton Boulevard through Newton Falls.

Businesses on SR 534, north of Broad Street, are located in buildings more suburban in design. These include a grocery store, a strip plaza, a car dealership, restaurant and banquet center, a medical clinic and, at the intersection with Broad Street, a drug store and a funeral home. Most parking here is off street with large lots and no connection to the street on a pedestrian level. Upon moving into downtown, there is an older bank building and fast food restaurants and more off street parking.

Between Canal Street and North Center Street, the commercial buildings are older, front directly to the sidewalk and there is on-street parking. Between North Center and River Road there are mainly commercial uses with a few single-family residential lots mixed in. The feel of this stretch of Broad Street is urban and the area between Canal and North Center Streets is a reasonably intact example of a historic downtown main street, especially on the south side. The feel is pedestrian friendly and walkable. The lack of intense commercial uses contributes to this desirable atmosphere. Unfortunately, there are a few larger commercial lots (mainly parking space) located in the downtown, just beyond the core on Broad Street, that detract from the smaller, pedestrian-oriented feel of the area. These larger areas are indicated on Map 9-2. Here, there are numerous businesses catering primarily to residents (e.g. jeweler, flower shop, AMVETS, a tobacco shop, and café). Over half of the Villages mixed-use commercial is found in this area, as well. Other mixed uses are primarily located on Canal Street and Warren Avenue, north of downtown.

After crossing the Mahoning River, where Broad Street intersects with Milton Avenue, there is another concentration of commercial businesses. These are, again, more suburban in form and include a convenience store, hardware store, video store, car repair shop, restaurants, a gas station, a grocery store, a bank, and other retail and services related commercial uses. The final cluster of commercial activity on SR 534 occurs in the southeastern corner of the Village, along the western side of the street at the corner of Damascus Newton Falls Road and includes a multi-tenant commercial building, grocery store, bowling alley and a medical clinic.

Besides the commercial areas mentioned on SR 534, there are a few scattered commercial uses in other areas of the village, most noticeably on Warren Avenue, Arlington Boulevard, Center Street and River Road. Most of the commercial uses in the Village are located on parcels smaller than one acre. All of the largest commercial uses (greater than one acre) share a boundary with 534 except for three. Commercial development in the northeastern part of the Village is very limited and is comprised of one bar/grill and a few service garages. Commercial businesses in Newton Falls likely serve a regional, as well as local, population due to the Village's relative isolation on the far end of the metropolitan area and the rural character of the surrounding townships. There are 32 vacant commercial parcels totaling 40 acres in the Village.

Public/Institutional

Public/Institutional includes state, federal, or local government uses, and institutional land uses. Public uses include city halls and government building complexes, police and fire stations, libraries, post offices, schools, etc. Examples of institutional land uses include cemeteries, nursing homes, group homes, hospitals, public utilities, water treatment facilities and solid waste facilities. Facilities that are publicly owned, but would be classified more accurately in another land use category, such as parks, are not included in this category. The location of these lands is indicated on Map 9-4, Public Lands. The Board of Education has two vacant parcels that total 47 acres. The Village owns a 5-acre vacant parcel.

Thirty-one parcels and 107 acres are devoted to public/institutional uses in the Village of Newton Falls. This equates to approximately 8% of the land in the Village. The biggest contributors to this particular section of land use are the school in the southeast of the Village, the waste water treatment plant located along the Mahoning River in the northern half of town, and the cemetery, also in the northern section of town. Other public/institutional uses can be found throughout the Village and include the police and fire facilities downtown, a fresh-water treatment facility on West River Road, utility equipment, the library, and the post office on SR 534. Public/Institutional uses in the central business district include three churches, public parks, and Village-owned buildings and facilities including the administration building, library, maintenance garage and water treatment plant.

About 4% of land in Newton Falls is use occupied by places of worship. There are 15 parcels that amount to 51 acres for this land use. Church uses can be found in all areas of the city except the northeast and east-central areas of the Village. There is one 16 acre, vacant church owned parcel in the Village.

Public/Private Recreational

Public/Private Recreational lands include those areas designed for active or passive recreational uses, such as parks, golf courses, camp grounds and/or bike paths and trails. There are 14 parcels totaling 37 acres, or about 3% of the total land area, dedicated to recreational facilities in Newton Falls. Four of these parcels make up the recreational trail that runs along the Mahoning River and is built along an abandoned railroad right of way. The Community Center building on Quarry Street is in front of Community Park. Community Park is the largest and is equipped

with the widest variety of amenities. Park locations are indicated on Map 9-4, Public Lands. Signage at many of these locations is poor or does not exist.

Railroad

There are approximately 30 acres of active railroad right of way in Newton Falls. About 2% of Newton Falls land is occupied by the CSX railroad. The rail runs through nearly the center of town east to west. There is a little-used spur of rail that travels northeast/southwest through the Village which, at its intersection with Warren Road is the only open at-grade railroad crossing in the Village. The other, closed, at-grade rail crossing is on Windham Street. There are abandoned rail lines that have since been paved over for streets or, in the case of the Newton Falls Trail, a walking and biking path along the Mahoning River. The railroad owns one, three acre parcel of vacant land in addition to the right-of-way areas.

Utilities

The category includes commercial utilities that are not owned by the Village. Four parcels occupy approximately one acre between them; three of which are located along the Mahoning River downtown. The fourth is near the intersection of Broad and Center. Two of these are owned by East Ohio Gas, one by United Telephone and one by Ohio Water Service Company.

Agriculture

Due to the relatively built-up nature of the Village, there are three parcels classified with an agricultural land use code by the auditor. These are all located on the western edge of the Village. Two of the parcels are wooded and the third is currently being farmed.

Vacant Land

Vacant Land accounts for a sizable portion of Newton Falls' land use. There are 617 vacant parcels that amount to 461 acres. Thirty five percent of the Village consists of vacant land; as much as accounts for residential uses. There are more acres of vacant parcels than there are acres of occupied parcels. This includes all vacant land in all of the categories (industrial, commercial, residential, etc.). There are vacant lots in all areas of the city and in all categories. The northeastern area of the Village contains the most vacant residential parcels. Some of the largest vacant lots are located on the periphery of the Village in areas that are zoned residential, industrial and commercial. There are large areas of residential land that is unoccupied in both the northeast and southeast areas of the city. A large, very wet, industrially zoned area in the northeast area of the Village, between the Mahoning River and the Mahoning West Branch River with frontage along SR 5, is the largest single piece of vacant land.

Chapter 10: Future Land Use Plan



Future Land Use

Future land use patterns are reflected not only in the Future Land Use Map but also in the goals, objectives and policies of the comprehensive plan. The Future Land Use Map should not be used separately from the context of this chapter relating to timing and location of development.

The key component of a community's comprehensive plan is its designations of *future* land uses, depicted on a Future Land Use map (see Map 10-1) and described by the comprehensive plan's text and goals, objectives and policies. The Village's vision for its future is derived from analyses of existing land use patterns, natural systems, demographics and population projections, public services/facilities, transportation facilities and traffic patterns, housing issues and infrastructure discussed throughout the comprehensive plan.

The comprehensive plan should guide the Village's decision-making for the future growth, development and redevelopment when issues such as development proposals, zoning map and text amendments or any other planning and development concerns arise. Decisions that conflict with the future land use map could undermine the community's long-term goals, objectives and policies and therefore should be avoided.

The future land use strives to reduce or eliminate incompatible land use relationships existing in the Village, providing a transition and/or buffer between land uses, especially those with certain conflicting characteristics. The map designates areas for uses that are considered most appropriate for the community's long-term objectives, with the understanding that suggested changes to the zoning resolution are intended to provide transitions and buffers between incompatible uses.

The Future Land Use map depicts the vision for Newton Falls as expressed by the entirety of this comprehensive plan and the land use goals, objectives and policies that follow.

The following text describes the Future Land Use map, the general locations recommended for each type of land use and Table 10-1 identifies the approximate proportion of land designated to each future land use category.

The future growth and development of Newton Falls, given its unique geographical location within Trumbull County, is highly dependent on an efficient transportation network to provide for the delivery of goods and services within the Village. Newton Falls provides sanitary sewer and water service throughout the Village and maintains several public parks for the enjoyment of its citizens. The convenience and small town atmosphere including its natural physical characteristic of the Mahoning River offer an excellent place for families to enjoy a certain quality of life.

Most of the land uses projected for the future in Newton Falls already exist and are expected to continue into the future. However, existing development patterns can be altered in favor of the Future Land Use map through the implementation of the goals and policies stated herein, including some modifications to the existing zoning ordinance.

Map 10-1 *Future Land Us*

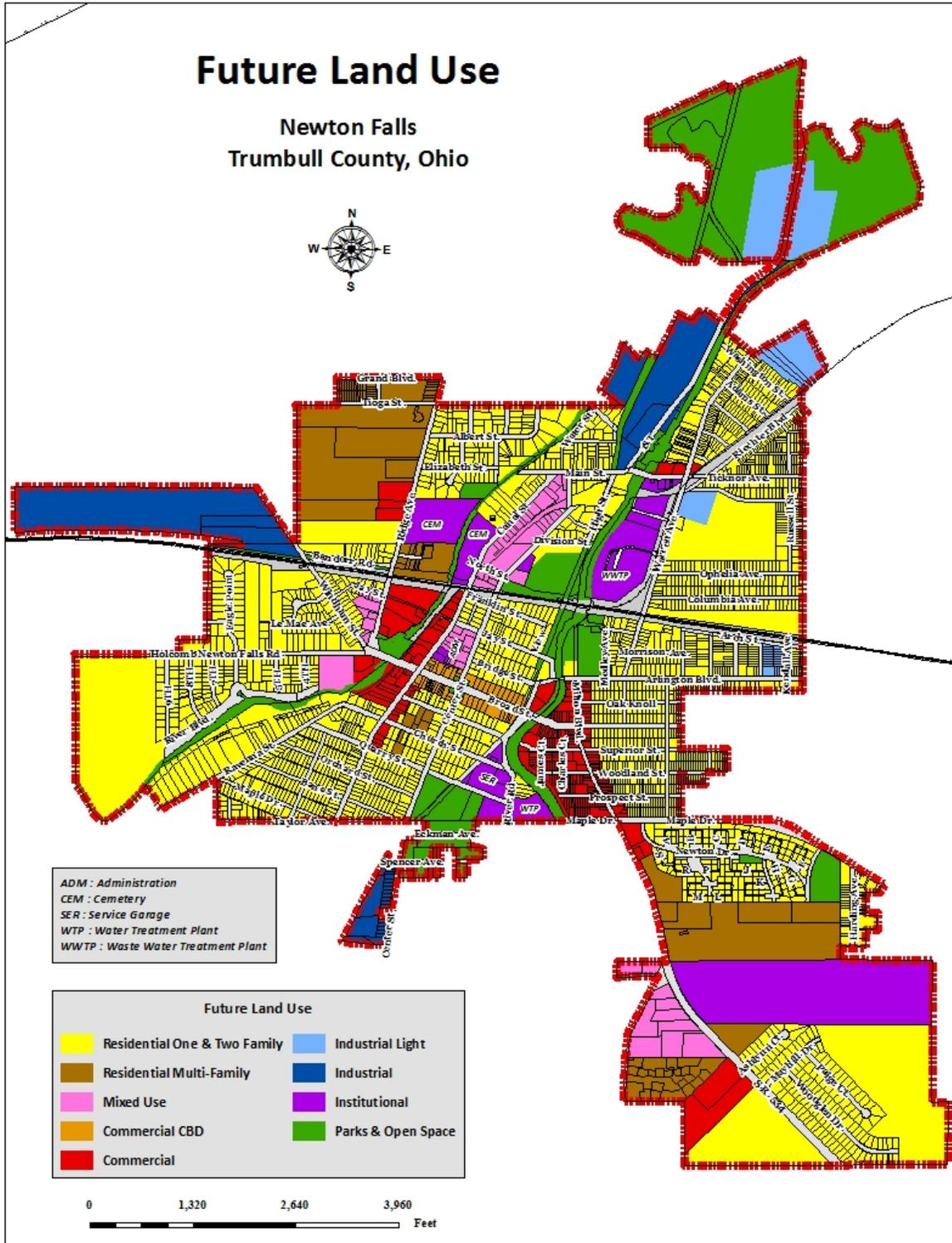


Table 10-1 *Future Land Uses*

| <i>Future Land Use</i> | | |
|---|--------------|-------------------------|
| <i>Land Use Category</i> | <i>Acres</i> | <i>% of Total Acres</i> |
| <i>Residential One & Two-Family</i> | 606 | 47 |
| <i>Residential Multi-Family</i> | 127 | 10 |
| <i>Mixed Use</i> | 43 | 3 |
| <i>Commercial CBD</i> | 9 | 1 |
| <i>Commercial</i> | 68 | 5 |
| <i>Industrial Light</i> | 41 | 3 |
| <i>Industrial</i> | 84 | 6 |
| <i>Institutional</i> | 105 | 8 |
| <i>Parks and Open Space</i> | 199 | 15 |
| <i>Railroad</i> | 31 | 2 |
| <i>Total</i> | 1,313 | 100 |

Residential Single & Two Family

Areas identified for single and two-family residential uses are for the most part existing residentially developed areas. The residential land use designation is intended to accommodate single-family and two-family residential development. Accessory and support uses may be permitted, such as churches, parks, schools and small-scale care facilities, provided they maintain the scale and character of the surrounding area. In order to accommodate the diversity of design and size of the existing residential areas, the residential category may be further defined in the zoning ordinance by housing density to ensure that proposed developments do not adversely affect the nearby existing residential areas. Density is intended to be the major control of residential development and therefore the actual number of units that could be accommodated in these areas will vary depending on the development standards specified in the zoning ordinance. Smaller individual lots that are located within existing subdivisions may accommodate infill development, provided density and lot size correspond to the surrounding residential area. Larger tracts of vacant land have been identified for development in the northeast near the Rose Park Allotment, in the southwest near the West River Park Allotment and in the southeast adjacent to the Bradbury Subdivision. These areas are situated on the outskirts of the Village adjacent to existing single-family residential developments. The lands are characterized by woodlands and grasslands, all of which have a gradual 1% slope in ground

contour. In general, new subdivisions in these areas should include an interconnected street system (where feasible) and sidewalks/trails to make connections with commercial areas, parks and other activity areas. Access Management techniques are recommended to maintain good levels of service and ensure safety.

The northeast area, near Rose Park Allotment, is adjacent to larger home sites along Ticknor Avenue and Russell Street, and smaller home sites along Ophelia Avenue. This area is characterized by woodlands and grasslands with a gentle 1% slope to the west. Access can be gained from Warren Avenue with connections to any one of the previously mentioned roads.

The southwest area, along Holcomb Newton Falls Road, is situated in an area of lower density residential and agricultural lands. The land has a gentle 1% slope to the south terminating into the West Branch Mahoning River.

In the north/central area of the Village, to the east of Center Street, there is another area suitable for residential development. The area is currently home to scattered houses, wooded areas and abandoned industrial uses. Since the industrial uses are no longer existent and there are many areas for infill housing, this area is ideal for additional residential should it be needed in the future.

Residential Multi-Family

Land classified as multi-family is either used presently or is recommended to be used as such for various types of housing (e.g. apartments, townhouses, condominiums) and other mixed-use housing. Currently only 7% (85 acres) of the land is devoted to multi-family residential development in Newton Falls. Multi-family housing offers seniors and young adults more choices in living arrangements as well as decent housing at an affordable price.

The future land use plan calls for most of the current multi-family areas to remain as they are. A few of the more scattered multi-family areas are recommended to become used for something else in the future, though. Also, there is an addition of a large residential multi-family area in the southeast section of the Village along SR 534 in an area where there is currently an abandoned school.

Commercial Central Business District

Land use in the downtown area of Newton Falls should promote a vibrant district and contribute to a historic, compact and pedestrian-friendly feel. These attributes should be maintained and improved upon for the future as the Village continues to serve as a center and destination for the entire Township. The Village has a distinct downtown and this is an asset that not all of Trumbull County's townships can claim. The historic appearance and mixed-use nature of the area should be maintained and encouraged to be utilized. This land use classification is only found immediately downtown to account for the unique attributes of this particular location.

As stated, the downtown provides a strong identity for the Village and should contain a variety of uses. The commercial central business district will accommodate a variety of things that would typically be found in a downtown: commercial, residential, institutional, etc. The overall purpose should be to provide a functional, aesthetically pleasing place in which the town center becomes the focus of the community. This area should be the centerpiece for the Village and all of Newton Township. The variety of uses may overlap and provide for change, all with the long-range goal of providing a central sense of place for the Village and Newton Township. The location of this district is along the north and south sides of Broad Street between Canal and River Roads.

Commercial

For this particular land use plan, the definition of a commercial land use category is that of the more intense and car-dependent type of commercial areas (such as suburban style shopping centers). Mixed-use areas and the downtown central business district are classifications that include lighter commercial uses. Uses in the commercial areas, due to their more intense nature, should be located in areas where they have minimal impact on sensitive adjacent properties. The intentions of the future land use recommendations for this category are to reduce the scattered distribution of this land use and mitigate sprawl. The future land use map, while considering what is already in existence, attempts to consolidate and relegate this use to its most appropriate locations.

In the future, as now, most of the commercial uses should be accessed via SR 534 outside of the central business district. This is the busiest road in the Village so it makes the most sense to place businesses that cater to passing motorists here. Ridge Avenue (SR 534), between SR 5 and Broad Street, contains a few commercial areas and this area is primarily car dependent. Just before entering the downtown, there are more car-oriented commercial areas located north of Broad Street before transitioning into the downtown central business district area. The largest continuous area of heavy commercial is centered on Milton Boulevard (SR 534), south of Broad Street. This area will remain a major commercial center for the Village and outlying areas but with the intention of limiting its sprawl. Additional commercial development in this area should be contained within these boundaries and not move southward along Milton Boulevard.

Mixed Use

Land so classified as mixed use is characterized as areas containing a mixture of residential and non-residential uses. This classification includes residential developments containing a variety of housing densities to accommodate duplex, condominium and townhouse development and public and small scale business uses in close proximity to each other. Mixed-use areas should maintain a traditional neighborhood scale that is pedestrian friendly with minimal impact on adjacent properties. Several areas in Newton Falls Village have been identified for classification in the mixed-use category because of their existing land use patterns that include a variety of residential, commercial and public uses.

The areas west of Ridge Road at Broad Street and the vacant parcel along Holcomb Newton Falls Road have been selected for this classification because of its central location along an urban collector road providing a transition between the more intense commercial activities to the east and the residential areas to the west.

The areas along Canal Street and Warren Avenue have also been identified as being a mixed-use area which is considered to be transitional corridors into the central business district. The areas located south along Milton Boulevard (SR 534) are identified for mixed-use development. This area currently contains existing commercial development and vacant lands that could be used for future mixed-use development. Development should include a mix of uses – retail, office and residential – in a compact, walkable area that can be easily accessed by those within the redevelopment area and the existing developed areas. Connectivity between development and redevelopment areas should be required, and the use of access management techniques along Milton Boulevard (SR 534) will help improve levels of service and ensure safety.

Industrial Light

The industrial light classification includes industrial uses that are on the lower end of the intensity spectrum. Since Newton Falls is a compact, (mostly) residential village, having a classification for lighter industrial uses is useful. The activities that fall into the industrial light classification are those that will be found closer to the center of town or adjacent to other, less intense, uses. Light industrial uses have less impact on the environment and on the properties around them than do heavy industrial uses.

There are a few areas of light industrial indicated on the future land use map. These areas are primarily where there are currently light industrial uses in place. The designation of land for light industrial uses was kept to a minimum because it is simply not necessary. The future success of the Village is not likely to be based in light manufacturing jobs.

Industrial

Industrial uses are more intense industrial than industrial light. These types of uses make more sense to be located away from other uses as they can be offensive. Industrial activities, although a huge part of this region's past success, represent a dwindling segment of the American and local economy. Manufacturing and other industry on the scale of 40+ years ago is not likely to return to this region again and certainly not in the 20 or so years that this plan looks to address.

As a result of the reduction in industry-related jobs and activities in general, there is a reduction of land devoted to heavy industrial usage. There will not be much change in the location of industrial areas in the Village in the foreseeable future. The areas that are currently used for industry will remain but no other land is devoted to this use on the Future Land Use Map. Current industrial uses are located on the periphery of the Village which incidentally is the best place for them.

Institutional

The institutional category contains both public and private institutional uses. Typical areas found in this category include utilities such as water and wastewater treatment plants, pumping stations, cemeteries, schools, police, fire, government offices and churches.

The areas devoted to this classification on the future land use map are similar to what currently exists. Over the course of the next 20 years, the location of the schools, utilities and cemeteries will not likely change. Due to the adequacy of these facilities and the population trends, the need for additional facilities will not be necessary. The location of institutional facilities, including churches, is spread around the entirety of the Village.

Parks and Open Space

It is important for communities to maintain appropriate park and open space areas for the well-being and enjoyment of the citizens. Newton Falls is already endowed with robust park and recreational amenities. The future land devoted to parks in the Village is to remain similar to existing conditions. The consolidation, however, of a few small parks in the southeast into one larger one will change the landscape somewhat. A greenspace connection to the Mahoning River from Center Street is also a possibility north of the railroad tracks.

Open space is plentiful throughout the Village. Open space is environmentally favorable and when appropriate should be conserved. Undeveloped open land should not be developed simply because it is empty. There are many infill opportunities within the Village and sprawl is an undesirable attribute that should be avoided. The population of the Village is expected to decline slowly in the future and infill areas can accommodate any future construction needs. The major changes in this category include land in the northeast and southeast corners of the Village. The large wet area that abuts SR 5 is currently zoned industrial. However, due to the site conditions here and the lack of demand for industrial land, this area would be best if it were to remain open space for the foreseeable future. The southeast and north-central contain areas that are recommended to be reserved for park and open space uses in the future as well.

Goals, Objectives & Policies

The following goals, objectives and policies are based upon relevant and appropriate data and analyses gathered throughout the comprehensive planning process. These goals, objectives and policies set forth the long-term, intermediate and measurable short-term ends toward which the Village of Newton Falls' programs and activities should ultimately be directed. Goals, objectives and policies for transportation, water/ waste water and community facilities are listed in the subsequent sections (see Section 11 – Section 13).

Future Land Use Goal:

Promote the public health, safety and welfare through land use decision-making that achieves and maintains a high quality living environment with a well-planned, well-timed and well-placed mix of land uses.

Objective LU1: Take into consideration the following land use classifications in Newton Falls for the purpose of managing growth: Residential (One & Two Family), Residential (Multi-Family), Industrial (Light), Industrial, Commercial, Commercial (Central Business District), Institutional, Mixed Use and Parks & Open Space. Make uses of land consistent with these Future Land Use classifications as they are portrayed on the Village of Newton Falls Future Land Use Map.

Policy LU1.1:

Apply the Future Land Use Map in conjunction with the policies of this plan and other elements of this plan. Future Land Use designations are intended to: a.) coordinate land use with the natural environment, including soils, topography, and other resources; b.) appropriately mix and distribute residential, commercial, industrial, recreation, public and preservation land uses; and c.) encourage an efficient pattern of development and discourage sprawl.

Objective LU2: Provide for residential land uses with a variety of densities and housing types to meet the needs and desires of a range of family sizes, age groups and income levels, and to accommodate different needs and desires of the population.

Policy LU2.1:

Residential land uses to include two sub-categories:

ONE & TWO FAMILY RESIDENTIAL

Areas so designated are to be the less dense of the two residential categories. The majority of the Village's residential falls into this category.

RESIDENTIAL, MULTI-FAMILY

Areas so designated include multi-family residential uses at a density in the range of six (6) to ten (10) units per gross acre that are generally provided with higher levels of urban services, such as public sewers.

Policy LU2.2

The density of development proposed for undeveloped land should be based on considerations such as: a.) the density of adjacent developed areas for which the undeveloped land would be a logical extension; b.) access to major transportation facilities; c.) the nature of adjacent activities; and d.) residential development in more rural areas on the fringe of the Village should be designed to maintain existing rural character of open space and the appearance of low density.

Policy LU2.3:

Encourage revitalization, redevelopment and rehabilitation of residential uses.

Objective LU3: Encourage the location and design of facilities providing goods and services to serve the unique needs and desires of different types of consumers.

Policy LU3.1:

Use two categories for commercial land uses, as follows:

COMMERCIAL CENTRAL BUSINESS DISTRICT

Areas so designated include moderate commercial retail, office and service business development serving the needs of local residents and beyond. This classification accommodates neighborhood-scale community business, general business and office uses. In Newton Falls, this category should include the downtown Broad Street corridor.

COMMERCIAL

Areas so designated include moderate-to-highly-commercialized retail, office and service business development serving the needs of a local and regional market.

Policy LU3.2:

Encourage the provision of centers for goods and services that are conveniently accessible to the population and in a variety to serve the unique needs and desires of different types of consumers, such as: commercial areas oriented to serving immediately surrounding residents with daily convenience needs, commercial areas intended to serve the transient public, and commercial centers offering both convenience and comparison goods and services to customers from a large service area.

Policy LU3.3:

Ensure that new or redeveloped commercial facilities providing goods and services have adequate off-street parking facilities, reasonable control of ingress and egress, landscaping, reasonable separation of vehicular and pedestrian traffic, and similar amenities. Encourage such facilities to be located and designed to minimize any adverse environmental effects.

Policy LU3.4:

Locate proposed commercial uses on the basis of: (a) adequate service population according to population distribution; (b) access via good transportation facilities; and (c) relationship to surrounding areas.

Policy LU3.5:

Discourage undesirable characteristics of sprawl such as spot and strip commercial development.

Policy LU3.6:

Establish a central business district (CBD) that will preserve the unique assets of the historic downtown and encourage additional design of this nature in this area if it is needed. A compact, walkable Village should be the future goal for decisions regarding the type of commercial to be located downtown.

Policy LU3.7:

Provide for a mix of land uses in the Village center to facilitate the efficient use of land, to promote a community center, and to provide for varying densities and intensities to serve a diverse population.

Objective LU4: Provide for industrial employment that presents a variety of opportunities for various segments of the labor force and their skills.

Policy LU4.1:

Use two categories for industrial land uses, as follows:

INDUSTRIAL, LIGHT

Areas designated industrial light include those of a less intense manner than Industrial. The uses are less offensive to surrounding activities and industrial light uses may or may not be located in areas that are designated industrial.

INDUSTRIAL

Areas so designated include businesses involved in manufacturing, warehousing, assembling or handling of goods or commodities. Industrial activities can create unappealing visual effects, noise or smells, and therefore should be separated from residential or retail business areas; however, non-retail commercial uses are permissible in this classification. Industrial development shall not exceed a floor area ratio of 0.5, and shall not exceed impervious lot coverage of 60%. Industrial development shall meet all applicable local and state regulations.

Policy LU4.2:

Attract the types of employment that appear to have the greatest potential for success in this region and are least susceptible to fluctuations in the economy, according to the most current economic studies.

Policy LU4.3:

Provide for an adequate amount land for the location of industrial uses to meet anticipated industrial employment needs.

Policy LU4.4:

Locate areas planned for employment centers so as to shorten the work trip from residential areas and reduce energy consumption.

Policy LU4.5:

In considering the development of employment centers, give priority to land that exhibits the following characteristics: a.) good access to major transportation facilities; b.) good proximity to employment sources; c.) relatively flat land; and d.) a full range of urban services.

Objective LU5: Provide for mixed use development that can promote density and walkability as well as provide a buffer zone between two incompatible uses.

Policy LU5.1:

Include one category in the mixed land use classification, as follows:

MIXED USE

This classification provides for a mix of less intense commercial uses and residential uses within the same area. This classification can accommodate the numerous areas in the Village where this scenario exists. It can also work as a buffer zone between areas that commercial and residential would otherwise abut. This classification can also accommodate mixed-use buildings. Residential development is permissible, not to exceed a density of ten (10) dwelling units per gross acre, subject to all applicable local regulations. Residential uses shall not exceed forty (40) percent of the mixed-use district. Commercial uses which serve the daily needs of nearby residents may be permitted so as to be compatible with the character of the area. Such commercial uses should not create strip and disorganized patterns of commercial development. Commercial uses shall not exceed impervious surface lot coverage of seventy (70) percent; and shall be consistent with the access management policies contained in this plan and the access management procedures established by ODOT. Commercial uses shall not exceed sixty (60) percent of total land uses in the Commercial Central Business District classification. Industrial uses are not permissible in the mixed-use classification. Agricultural uses and community gardens are permissible within the mixed-use area, subject to all applicable local regulations.

Policy LU5.2:

Modify the Village zoning resolution to include a mixed-use zoning district.

Policy LU5.3:

Plan and integrate mixed-use development with surrounding areas.

Policy LU5.4:

In setting forth mixed-use development requirements in the zoning resolution, pay special attention to use mix and dimensional requirements, off-street parking needs/requirements, the compactness of development, connectivity, and the use of public open spaces.

Objective LU6: Provide for parks that are accessible and adequate for the current and future population and maintain adequate open space to be environmentally beneficial, to reduce sprawl and encourage infill development.

Policy LU6.1

Accommodate park and open space uses in the one category as follows:

PARKS & OPEN SPACE

Areas so designated should consist of public and semi-public recreational land use including active and passive recreation, open space, parks, golf courses, playgrounds and other similar facilities as well as vacant lands that would best stay that way for the foreseeable future.

Policy LU6.2

When considering the location and design of recreation and open-space facilities, allow for both region-oriented spaces, containing a variety of active and passive recreation pursuits, and neighborhood-oriented spaces, primarily aimed at satisfying the day-to-day desires and needs of immediately surrounding residents.

Policy LU6.3

Evaluate potential recreational areas to ensure the most efficient and reasonable utilization of the area's physical resources and that any short-term uses of man's environment will be to the long-range benefit of all.

Policy LU6.4

Encourage appropriate authorities and private developers to incorporate designs for recreational facilities into the early stages of land development projects.

Objective LU7: Provide for conveniently located public facilities such as schools, government offices, libraries and other governmental uses.

Policy LU7.1:

Include one category in the public uses classification, as follows:

INSTITUTIONAL

Areas designated should provide for public purposes such as schools, cemeteries, churches, libraries, government offices and utility facilities.

Policy LU7.2:

Make public uses accessible by multiple modes of transportation whenever possible and include sidewalks, bicycle access, public transit access as well as automobile access.

Policy LU7.3:

Except for conservation areas, locate public uses where development exists or where new development is anticipated. In areas where intensive development patterns are not established or planned, do not locate public uses other than conservation areas.

Objective LU8: Preserve and protect natural, cultural and historic resources in the Village.

Policy LU8.1:

Implement procedures to evaluate development proposals in terms of goals, objectives and policies set forth in this comprehensive plan that address the conservation, appropriate use and protection of natural resources.

Policy LU8.2:

Protect floodplains, wetlands, natural ground water aquifer recharge areas, native vegetative communities and wildlife habitats by evaluating proposals for development and redevelopment activities for their impacts on natural resources and source water, and apply appropriate land development regulations.

Policy LU8.3:

Adopt and enforce standards that conserve, appropriately use and protect natural, cultural and historic resources.

Policy LU8.4:

Protect natural resources by regulating land use in proximity to environmentally sensitive lands, and by the managing stormwater runoff and drainage.

Policy LU8.5:

Separate incompatible land uses and protect natural resources through the use of buffers as appropriate. Set forth the size, composition and location of buffers in the appropriate land development regulations, based on the proposed land use or development activity, and ensure their consistency with the policies of this Comprehensive Plan.

Policy LU8.6:

Encourage the protection of scenic views.

Policy LU8.7:

Develop standards for the use of alternative energy.

Objective LU9: Establish a balance between development and growth management, maintaining the desired community character.

Policy LU9.1:

Make decisions affecting the development of land consistent with the Future Land Use Element and Future Land Use Map.

Policy LU9.2:

Coordinate proposed future land uses with the appropriate soil conditions, topography and the availability of public facilities and services.

Policy LU9.3:

Encourage a variety of land use intensities within established urban service areas.

Policy LU9.4:

Promote compact development patterns and encourage types of development which by their nature incorporate preservation of private or public open space. Common labels include conservation subdivisions, planned residential communities and condominium developments.

Policy LU9.5:

Promote a “Town Center” and implement a unified physical identity for this community asset, providing roadway connectivity, crosswalks and pedestrian access between land uses.

Policy LU9.6:

Encourage density incentives for in-fill cluster housing development on existing undeveloped lots with architectural guidelines to ensure compatibility with the surrounding neighborhood.

Policy LU9.7:

Encourage infill development by providing for: a.) the direction of public expenditures to areas of higher intensities and densities of use, thereby encouraging development to locate where public facilities are more readily and more economically available; b.) coordination of uses with county and state transportation facilities to provide adequate levels of service that support higher densities and intensities of development within or adjacent to currently developed areas.

Policy LU9.8:

Work with the Trumbull County Planning Commission to promote innovative land development techniques, which mix and distribute land uses that use public facilities in the most efficient manner possible.

Policy LU9.9:

Update development regulations where necessary to be consistent with the adopted Comprehensive Plan.

Objective LU10: Establish systems to reduce or eliminate existing land use and zoning districts that are inconsistent with the Land Use Element and Future Land Use Map.

Policy LU10.1:

Ensure that land use existing at the time of adoption of this Comprehensive Plan that is inconsistent with the Future Land Use Element or Future Land Use Map will not be expanded, and that if the use of such development is discontinued for a period of more than two years, that it will not be reestablished.

Objective LU11: Ensure that suitable land is available for public facilities and utility facilities to support proposed development.

Policy LU11.1:

Work with the appropriate agencies to ensure that adequate land or facilities are available to meet the needs of new development in the following areas:

- a.) Drainage
- b.) Storm water management
- c.) Parking
- d.) Open space
- e.) Road right of way
- f.) Public utility sites
- g.) Schools

Policy LU11.2:

Require the set-aside, by dedication or easement, of land suitable to accommodate public utility facilities needed to service a proposed development.

Policy LU11.3:

Permit public utilities needed to service existing and future land uses in all future land use classifications.

Physical Characteristics Goal:

Promote the conservation and protection of natural resources and balance the protection of these natural resources with the need for use and development.

Objective PC1: Conserve and protect current and projected water sources for both quality and quantity.

Policy PC1.1:

Educate residents on the Trumbull County Health Department Household Sewage Treatment System (HSTS) requirements.

Policy PC1.2:

Encourage site design plans that protect and improve water quality, including requirements for streets, parking lots, curbs and gutters, subdivision design, setbacks, sidewalks, driveways, rooftop runoff, riparian buffer systems, clearing and grading, landscaping and stormwater outfalls.

Policy PC1.3:

Encourage the use of best management practices for stormwater management - such as maintaining vegetative buffers along streams, lakes and wetlands, instituting erosion control measures for new development and planting native species.

Policy PC1.4:

Work with the Trumbull Soil and Water Conservation District, the Ohio EPA and the Ohio Department of Natural Resources to maintain good water quality in area streams.

Policy PC1.5:

Support other local, state and federal agencies, such as the Trumbull Soil and Water Conservation District and the Natural Resources Conservation Service, as they work with agricultural landowners to use best management practices for pesticides, fertilizers and erosion control to improve water quality.

Objective PC2: Provide for the appropriate use, conservation and protection of soils, minerals, wildlife habitat, fisheries, unique native vegetative communities, forests and wetlands.

Policy PC2.1:

Work with appropriate agencies to identify potentially unsuitable soils for development types through the development review process.

Policy PC2.2:

Work with the appropriate agencies to require a development project to demonstrate, through geo-technical studies or other means, that potential damage to properties will be minimized through appropriate construction techniques.

Policy PC2.3:

Cooperate with the appropriate agencies on the protection of wetlands and their natural functions, including that land should be developed in a manner that minimizes or mitigates adverse effects on wetlands.

Policy PC2.4:

Work with the appropriate agencies to provide for the identification and protection of locally determined environmentally sensitive areas as part of the development review process. Consider the extent to which any development or redevelopment project is proposed to alter the natural functions of such resources and require modifications to the proposed development to ensure the protection, preservation or natural functions of the resource, such as specific setbacks, buffers or clustering of development away from site resources.

Policy PC2.5:

Work with the appropriate agencies to provide for the use of buffers to separate incompatible land uses and to protect natural resources. Buffers should be sized, composed and located based on the proposed land use or development activity and should be consistent with this Comprehensive Plan. Preserve natural vegetative cover in areas designated as buffers, except where drainage-ways and access paths are approved to cross the buffer. Supplement buffers only with non-invasive trees, shrubs and ground covers.

Policy PC2.6:

Minimize alterations to the natural function of natural riverine systems except to mitigate activities harmful to their continued natural function and productivity.

Objective PC3: Encourage population concentrations to locate away from areas known to flood.

Policy PC3.1:

Work with the appropriate agencies to mitigate, or replace infrastructure and development within floodplains or areas with frequent flooding.

Policy PC2.2:

Ensure adequate preservation of floodways and floodplains through the development approval process.

Policy PC3.3:

Work with the appropriate agencies to require that all new development maintain the natural functions of the 100-year floodplain of all blue-line streams so that the long-term environmental and economic impact and recreation value of these areas is maintained. Regulate the use or storage of hazardous materials or wastes within the 100-year floodplain.

Objective PC4: Make use of preservation strategies and environmentally sensitive development techniques to provide for appropriate and sufficient open space within proposed public and private developments.

Policy PC4.1:

Work with the appropriate agencies to identify and designate environmentally sensitive lands for protection based on locally determined criteria.

Policy PC4.2:

Work with the appropriate agencies to ensure that development in areas identified with steep slopes is adequately controlled.

Policy PC4.3:

Identify areas for restoration or enhancement of disturbed or degraded natural resources, including riparian areas, wetlands and drainage systems.

Policy PC4.4:

Consider amending the zoning resolution to permit and promote low impact development (use of bio-retention, reducing the amount of clearing and grading, reducing impervious surfaces, using permeable pavement, swales and other alternative approaches to storm water management) and conservation design techniques (clustering homes based on careful attention to unique, scenic, or significant natural features to be protected as open space).

Policy PC4.5:

Work with the appropriate agencies to encourage the design of open space areas to reduce stormwater runoff, using techniques such as landscaping features that support infiltration and water retention, pervious pavers, bio-retention areas or planting boxes.

Housing Characteristics Goal:

Maintain and improve the condition of the Village’s housing stock and plan for housing of appropriate type, size, location and cost with adequate supporting public facilities and services to meet current and future residential needs.

Objective H1: Identify, prevent and eliminate substandard housing conditions.

Policy H1.1:

Assess the condition of the Village’s existing housing stock.

Policy H1.2:

Through a Village or county program, replace two substandard housing units annually by rehabilitation or demolition.

Policy H1.3:

Refer potential violations of the building code to the county for enforcement.

Policy H1.4:

Pursue public and private funding and technical assistance to improve and maintain housing stock.

Policy H1.5:

Establish annual building inspections of rental properties throughout the Village with proper staffing levels to conduct the inspections.

Objective H2: Conserve standard-condition housing stock and improve the structure and aesthetics of existing housing as needed.

Policy H2.1:

Encourage property owners to make repairs before serious problems develop within the housing stock so that blight and decay of neighborhoods will be minimized, the value of housing and quality of life in the Village will be maintained and investment in residential areas will be maintained or increased.

Policy H2.2:

Make information available through Village and/or county offices to promote private reinvestment in housing.

Objective H3: Prevent the unnecessary loss of historically significant homes.

Policy H3.1:

Work with the State Historic Preservation office to identify and evaluate historically significant structures.

Policy H3.2:

Support programs to guide preservation or rehabilitation of locally significant historic homes.

Objective H4: Provide for adequate and affordable housing or housing sites to meet the needs of Village residents.

Policy H4.1:

Identify locations for new development contiguous to existing development and work with developers to encourage efficient use of land.

Policy H4.2:

Support principles and criteria to guide the location of housing for seniors and low-and-moderate-income households that includes assisted living, nursing home facilities and group homes.

Economic Characteristics Goal:

Balance economic development with the Village’s small town character.

Objective E1: Promote business retention and expansion in cooperation with other economic development partners at the county, regional, state and federal levels.

Policy E1.1:

Work with the County’s economic development partners to ensure that they are aware of and further the Village’s comprehensive plan.

Policy E1.2:

Work with existing businesses and economic development organizations to identify needs for public facilities and services and opportunities for business expansion.

Policy E1.3:

Encourage economic development and job creation that increases household incomes in the Village.

Policy E1.4:

Give priority for expansion and development to land with existing infrastructure capacity.

Policy E1.5:

Pursue Joint Economic Development Districts (JEDDs) where appropriate and in support with the affected township.

Objective E2: Promote a diverse Village economy.

Policy E2.1:

Identify types of businesses that the Village may be especially interested in because of their relative market stability, potential for growth, environmental responsibility and/or community involvement (e.g. recreational tourism).

Policy E2.2:

Work with economic development organizations to develop and implement effective marketing of sites for the desired types of businesses and industries.

Policy E2.3:

Help direct the location and scale of economic growth.

Policy E2.4:

Ensure that an appropriate amount of land is designated for agricultural, industrial, commercial and retail uses based on site characteristics, market demand, community need, population projections and available public facilities and services.

Policy E2.5:

Work with county, regional, state and federal agencies to enable redevelopment of any brownfields identified in the Village.

Chapter 11: Transportation Plan



TRANSPORTATION PLAN

The following plan will help the Village maintain existing infrastructure as well as allow for future upgrades to transportation facilities. The suggestions made in this section are the result of studying the information uncovered during the inventory process of this plan.

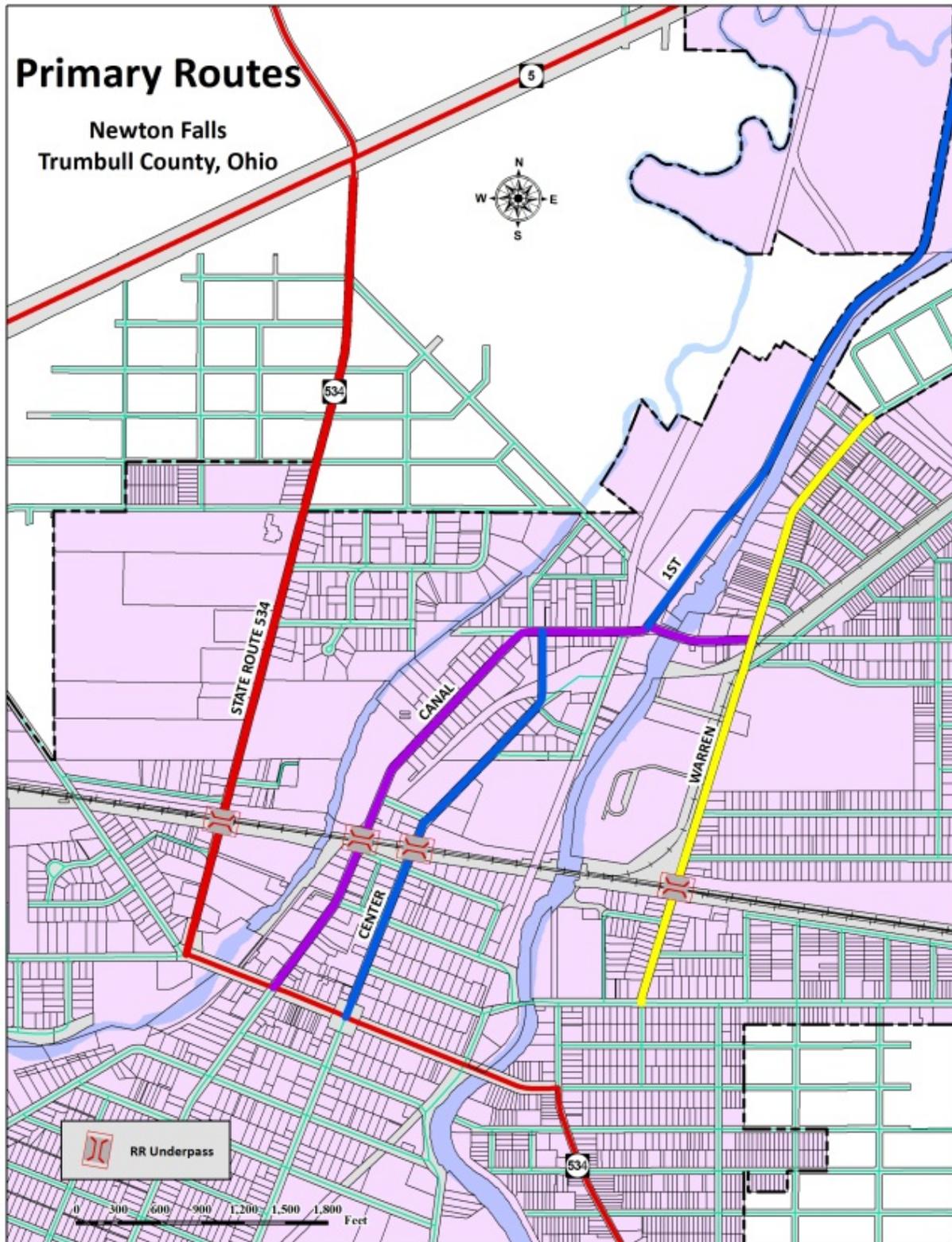
Newton Falls Transportation System & Development Issues

Newton Falls has a developed roadway system that integrates the community into the region via connections to major east/west and north/south routes. The total roadway network in the Village consists of approximately 28 miles of two-lane dedicated and accepted improved roadways and approximately two miles of unimproved dedicated rights of way. The condition of the road network is generally good. There are areas that can benefit from resurfacing. For example, Ticknor, Grant, and South Canal Streets were identified as being in particularly bad condition in a community survey. The Road Department has had to deal with staff reductions and a lack of funds for all but the most pressing issues. Patching, rather than paving, streets has become the normal method of operation in recent times.

The Village has the benefit of a busy rail connection that travels directly through the middle of town but at a cost of narrow and low clearance rail trestles that are restrictive to large commercial trucks and emergency vehicles on two of the major routes. The Existing Land Use map (see Section 9, Existing Land Use) indicates that the majority of commercial uses are located south of the railroad and the majority of the industrial uses are located on the edges of town. The main roads entering the center of town to service these areas from the north are Warren Avenue, Ridge Road, Newton Falls-Portage Road, 1st Street, Canal Street and Center Street. Warren Avenue and Ridge Road have direct access from the town center area to SR 5 whereas Canal and Center Streets are internally connected from Warren Avenue and 1st Street to the town center area as shown on Map 11-1. Sidewalks are very prominent for pedestrian travel but not always complete or in the best condition and alternative methods of transit are limited. There is a short, ¾-mile bike trail and public transit is non-existent.

Traffic flow is acceptable with modest increases on a few routes and modest decreases on others. There were 35 accidents reported in a three-year period in the Village, involving 56 vehicles and resulting in six injuries. The majority of these accidents occurred during the daylight hours when the weather condition was clear, the pavement dry and the road contour was straight and level. There are a few areas where traffic accidents are concentrated, such as on SR 5, Maple Street and at the south end of SR 534 north of the school complex. Though most accidents in the Village are attributable to operator error, these locations have characteristics that make them more accident prone and they would benefit from traffic control improvements.

Map 11-1 Primary Routes



The main impediment for the general flow of traffic is the narrow railroad underpasses, particularly at Warren Avenue and Ridge Road (SR 534), as shown below. Railroad underpasses at Center and Canal Street are of sufficient height and width.

Ridge Road



Warren Avenue



Existing and potential commercial and industrial areas need appropriate access and connectivity providing for the efficient flow of residential, commercial and industrial traffic. The following options are available to maintain and/or improve the levels of service to provide connectivity and ease of access for the delivery of goods and services thereby promoting the development of areas with similar types of land uses.

Ridge Road

The Ridge Road (SR 534) corridor extends through areas of medium-to-high-density residential and commercial uses most of which are located just north of the railroad underpass. The traffic volumes along this corridor are in the range of 6,000 vehicles per day creating a very real concern for the access of safety forces for these high-intensity land uses. The widening of the underpass would not only provide for the safety of the residents and patrons in the area but would also provide an easy-access additional route for truck deliveries to the town center businesses.

Warren Avenue

Warren Avenue is a major conduit into the Village and it possesses some undesirable attributes. There is a narrow and low clearance rail trestle crossing just north of the town center. Also, traffic entering the center of the Village, or points south, via this route are forced to pass through a high-density residential neighborhood resulting in more traffic, noise and other disruptions in an otherwise quiet part of town.

There are signs upon approaching the trestle to indicate the presence of the 12' high overpass and the lack of a truck turnaround prior to reaching it. Downtown-bound trucks too large to pass can take Main Street to Canal Street. All through traffic bound for downtown or points west, including automobile traffic, should be encouraged to take this route as it avoids potential problems with the overpass and keeps excessive traffic from flowing through the residential neighborhood at the terminus of Warren Avenue. Signage could be installed to indicate this preferred route to downtown and western locations in the Village. Widening of this underpass would also be beneficial for the same reasons stated for Ridge Road.

Traffic Accidents

The streets of Newton Falls are generally safe for motorists. There were 35 accidents reported in a three-year period (2010-2012) involving 56 vehicles and resulting in six injuries. The majority of these accidents occurred during the daylight hours when the weather condition was clear, the pavement dry and the road contour was straight and level which indicates operator error.

A few areas stood out as more accident prone than average, however. The intersection of SR 534 and East River Road north of the school parking lot entrance/exit is an area with a small cluster of accidents. This intersection is currently not signaled and can be busy in the morning and afternoons during the school year and may benefit from installation of a traffic light.

Additional accident-prone areas include SR 5 at the northeastern edge of the Village. Here the number of lanes reduces from four to two for west bound travelling motorists and there was a cluster of accidents at this location. Finally, on Maple Drive in the vicinity of Akron Avenue

where there is a gradual turn in the road and a bar and its parking lot, there was a cluster of accidents.

Access Management

Access Management is a program to avoid a proliferation of poorly located and closely spaced driveways, intersections and traffic signals to balance the competing demands for traffic mobility and land access. Standards are set for managing the frequency, location, and design of driveways, intersections, signals, medians, turn lanes, and other features are typically based on the functional classification of the road - more restrictive on the higher classes, less restrictive on the lower. The goal of Access Management is to protect the safety, capacity and traffic flow on the highway system while providing access to adjacent property as appropriate and necessary.

Poorly located and/or closely spaced driveways and intersections degrade the capacity of the roadway and result in more traffic crashes. The practice of Access Management brings a balance of mobility, safety and access to adjacent properties. The benefits of Access Management have been well documented and are reflected in the Transportation Research Board's Access Management Manual, and ODOT's State Highway Access Manual.

An Access Management policy is not established to discourage development, but is rather devised to encourage safe and planned access to developments so the roadways will better serve businesses wanting to locate along roadways. Both motorists and businesses benefit from access management. Motorists will have fewer traffic conflicts and accidents, less congestion and improved travel time. Businesses will experience increased market areas because of improved travel times and their business locations will remain attractive and easily accessible to customers.

Recommendations

To improve traffic flow and access to the center of the Village from the north:

- Potential widening of railroad trestles on Ridge Road (SR 534) and Warren Road
- Install signs to route through-truck and automobile traffic that is traveling south on Warren Road across the river on Main Street to avoid the narrow/short underpass and dense residential neighborhood at the southern terminus of Warren Road
- Resurfacing/patching of streets in poor condition
- Transportation improvements continue focus on road and bridge maintenance

To reduce the number of accidents in the Village:

- Investigate the appropriateness of the installation of a traffic light on SR 534 at East River Road north of the entrance to the school complex
- Investigate potential causes of and solutions for the cluster of accidents on SR 5
- Reduce traffic hazards by not allowing spot and strip-commercial development

To improve alternative methods of transportation available to Village residents:

- Sidewalks and/or pedestrian pathways will be incorporated where appropriate with new development
- Establish bicycle and pedestrian facilities and connections that provide local access to activity centers, employment centers, commercial areas and other public places

Other transportation improvements:

- Complete recreational trail and link to regional trails (as regional trails are developed)
- Continue sidewalk program to maintain and improve sidewalks in the Village
- Hire additional Road Department crew

Goals, Objectives and Policies

Transportation Goal:

Ensure that multiple modes of travel within and through the Village can occur safely and efficiently and that these modes meet existing and future transportation and development needs.

Objective T1: Address transportation system deficiencies and needs in the Village, with review and updates every 5 years or sooner, as necessary.

Policy T1.1:

On an ongoing basis, identify needed roadway improvements in the Village based on safety, condition, roadway capacity and efficient traffic flow.

Policy T1.2:

On an ongoing basis, rank proposed roadway improvements considering impacts on public safety, financing, cost, levels of service, condition and efficiency.

Policy T1.4:

Work with the Trumbull County MetroParks to identify needs and opportunities for sidewalks and bicycle facilities in conjunction with transportation projects in the Village, contingent on available funding.

Objective T2: Encourage planning for transportation facilities and services consistent with the comprehensive plan and coordinate with the plans and programs, when possible, with those of the Western Trumbull County Plan, Eastgate Regional Council of Governments and ODOT.

Policy T2.1:

Encourage the inclusion of projects consistent with the Village's comprehensive plan and the Western Trumbull County Plan in Eastgate's Long Range Transportation Plan and Transportation Improvement Program, and in ODOT's Six-Year Work Plan.

Policy T2.2:

Work to maintain the following peak hour level of service standards for arterial, collector and local facilities in the village:

| | |
|---------------------|-----|
| Principal Arterials | “C” |
| Minor Arterials | “C” |
| Collectors | “C” |
| Local Roads | “C” |

Objective T3: Coordinate with state, regional, and local jurisdictions and with the private sector, whenever possible, to provide funding for transportation improvements.

Policy T3.1:

Monitor funding available through public and private sector transportation providers.

Policy T3.2:

Annually prioritize and allocate Village funding to road maintenance according to 1.) impacts on public safety; 2.) impacts on system efficiency and costs; 3.) impacts on maintaining acceptable levels of service; and 4.) condition.

Objective T4: Coordinate new land development that is consistent with the Village's comprehensive plan with the provision of adequate transportation facilities, including connections to collector and arterial roads and alternate transportation methods.

Policy T4.1:

Adopt Access Management regulations, which meet or exceed ODOT standards to control access to arterial and collector roads by limiting new curb cuts and driveway permits.

Policy T4.2:

Adopt land development regulations which provide for safe and convenient on-site traffic flow, and for motorized and non-motorized parking.

Policy T4.3:

Adopt land development regulations which provide for extension of local streets to adjoining undeveloped properties and eventual connection with the existing street system.

Policy T4.4:

Adopt land development regulations which provide for street alignments that are sensitive to natural features, topography and the layout of adjacent development.

Policy T4.5:

Adopt land development regulations that encourage infill development and compact development patterns.

Policy T4.6:

Work with village, county, regional and state officials to expand the Senior Citizens Van Program and to expand alternative transit service options such as Trumbull Transit.

Policy T4.7:

Work with Trumbull County MetroParks and encourage the construction of pedestrian and bicycle facilities that enable connectivity with existing pedestrian and bicycling facilities.

Chapter 12: Water & Wastewater Facilities Plan



WATER AND WASTEWATER FACILITIES PLAN

Newton Falls has substantial assets with the water and wastewater facilities it operates. Public water and sewer make the Village a much more attractive place to develop than areas without these basic necessities. The following plan will assist with improving and keeping these assets performing optimally for the future of the Village.

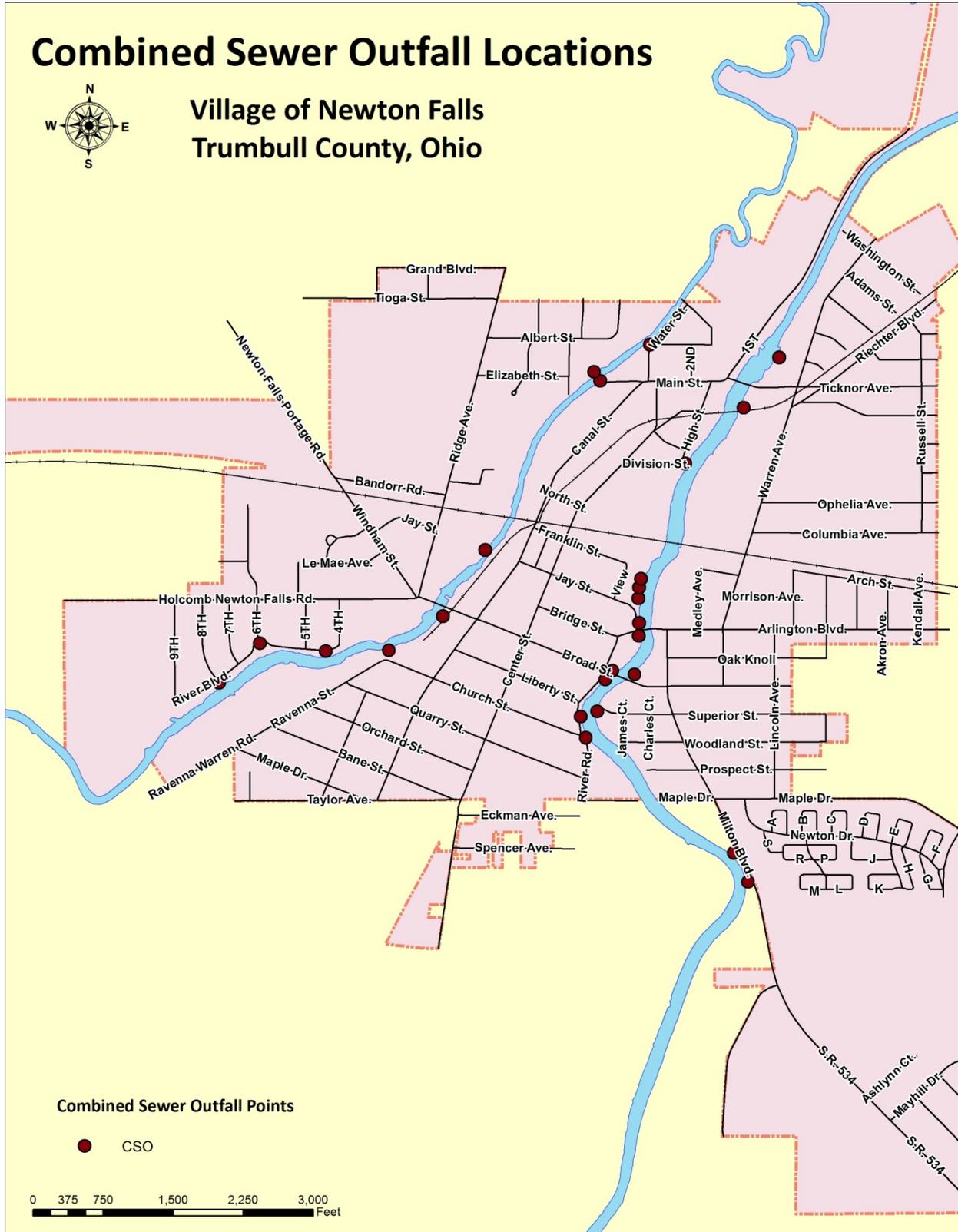
Current Conditions and Deficiencies

Both the wastewater treatment and fresh water treatment facilities are capable of providing adequate performance for the service area. Both water supply and wastewater treatment plants are operating well under capacity and with stagnant population growth projections it is not likely these services will need additional capacity in the foreseeable future.

There are no capacity issues with either system but both the water supply and the water treatment systems have other deficiencies that need to be addressed. The water treatment plant is in good condition but the delivery system of underground piping is not. Many of the older lines in the Village, as installed, were of substandard diameter for current requirements, and the passage of time has further constricted these pipes as they have become tuberculated with mineral and corrosion deposits. This affects water pressure in certain areas of the Village, most notably downtown where the water lines are the oldest. Not only is water pressure affected in homes and businesses, but it presents a serious problem for the fire district in the event they need large amounts of water to combat fires. Recent improvements include installation of a larger water main along South Canal Street. Extensions of this line will occur south in the near future.

Like the fresh water treatment and delivery system, the Village's wastewater system is effective but not optimal. The wastewater treatment plant was constructed in 2007 and is easily able to handle more volume than it currently does, but the collection system of sewer piping is old, outdated and problematic. During extremely wet weather, there are issues with flooding of streets and houses. There are combined sewer overflow points at 25 total separate locations on both branches of the Mahoning River (see Map 12-1). Though the sewage treatment plant is capable of processing much more than it currently does, the delivery system is not capable of getting the sewage to the plant fast enough during extreme events allowing overflows into the river. Recent improvements besides the new treatment plant include the extension of lines into South Canal and ongoing combined sewer overflow elimination and excess water elimination.

Map 12-1 Combined Sewer Outfall Locations



Recommendations

Fresh water treatment and delivery issues to address:

- Replace aging tuberculated and substandard 4” and 6” lines to increase pressure in problem areas
- Improve fire flow by replacing aging, tuberculated and substandard 4” and 6” lines to achieve a minimum of 500gpm
- Eliminate dead ends and improve reliability and redundancy by looping
- Eliminate small (2” or less copper) private water mains in the southeastern area of the Village
- Continue expansion of water service area to provide additional sources of operating and improvement revenue

Wastewater issues to address:

- Reduce flooding of streets and houses by gradually replacing substandard lines and components that are underperforming
- Reduce combined sewer overflow events by replacing combined sewers with separate systems
- Mitigate unnecessary water flow into the system at locations such as house downspouts and catch basins
- Increase amount of wastewater that actually flows to the treatment plant through pump improvements and sewer line separation
- Continue expansion of sewer service area to provide additional sources of operating and improvement revenue

Goals, Objectives and Policies

Water, Sewer and Drainage Goal:

Work to ensure that infrastructure for potable water, drainage and sewage treatment is adequate to serve the Village's existing and future residential, commercial and industrial land uses efficiently and in an environmentally responsible way.

Objective WSD1: Continue implementation of water line upgrades to increase pressure and fire flow ability.

Policy WSD1.1:

Replace undersized water mains and loop mains where possible to improve flow throughout the system.

Objective WSD2: Continue expansion of water service area.

Policy WSD2.1:

Expansion of service area provides needed revenue to operate and make improvements to the water treatment and wastewater treatment systems.

Objective WSD3: Continue sewer line upgrades to eliminate flooding and combined sewer overflow events.

Policy WSD3.1:

Continually upgrade the sewer system by completing sewer separation projects to eliminate combined sewer overflow events.

Policy WSD3.2:

Work to reduce the amount of unnecessary water flow into the system.

Policy WSD3.3:

Replace undersized, old lines that are inadequate to handle extreme wet weather events and cause flooding of streets and houses.

Objective WSD3: Evaluate existing and planned infrastructure for its adequacy to meet the needs of development or redevelopment projects.

Policy WSD3.1:

Ensure that all improvements for replacement, expansion or increase in capacity of facilities will be compatible with the established level of service standard for that facility.

Policy WSD3.2:

Give priority to areas of existing development where sewer and water exist or areas where extensions are being planned.

Policy WSD3.3:

Give priority to sewer and water line expansion to areas that are most dense or likely candidates for future development.

Policy WSD3.4:

Consult with water and wastewater treatment agencies operating near the Village on a regular basis to identify plans for facility upgrading or expansion, to maximize the use of existing facilities, and to coordinate efforts to manage water conservation during droughts or floods.

Chapter 13: Community Facilities Plan



COMMUNITY FACILITIES PLAN

The Community Facilities section (see Chapter 8) inventoried a variety of amenities in the community (i.e. parks, trails, community center, cemeteries, public schools, library and safety services). A number of factors influenced the analysis regarding the future of these amenities. The U.S. Census, future population projections, Newton Falls Community Survey, feedback from the Newton Falls Park and Recreation Commission and local leaders, public meetings with citizens, existing facilities and land, and past planning efforts all generated many recreational opportunities for the Village of Newton Falls. The Community Facilities Plan section outlines the recommendations that need to be implemented or developed further as Newton Falls looks to establish a system of recreational and safety services that meets the needs of Newton Falls residents far into the future.

Parks and Recreation

The Village of Newton Falls has an extensive park and trail system with ten designated parks and one walking trail. A summary of the park and trail system is located in the Appendix. The Trumbull County MetroParks has a presence with a portion of the 23-mile Mahoning River Water Trail in the Village.

The specific recommendations include proper signage of the existing and future trails and parks. Also, all existing and future trails and parks will need a more detailed design and amenities assessment beyond the scope of this comprehensive plan. This future assessment will cover topics from the type of amenity in the park (e.g. tennis courts, swing sets) to placement (and type) of plants and trees. Additional recommendations in this comprehensive plan include:

Elizabeth Park:

- Maintain as a neighborhood park
- Enhance entrance with signage and parking at intersection of Elizabeth Street and Artisian Avenue
 - acquire adjacent vacant lot to accommodate parking
 - vacate portion of Artisian Avenue south of intersection
- Create access to river
- Create access to cemetery pedestrian trail
- Reposition park amenities away from residential lots for buffer area
- Strengthen buffer between park and cemetery with additional foliage

Veterans Park

- Acquire adjacent vacant lot for park expansion
- Improve aesthetics of pipe along north side of bridge
- Establish shared parking agreement with adjacent property owner

6th Street Park

- Define park boundaries

Four Corners Park

- (No additional comments)

Rotary Park

- Expand park to adjacent vacant property
 - Define portage trail access

Community Park

- Expand park
 - Replat into single lot
- Add amenities
- Add parking
- Evaluate Community Center structure for renovation or demolition

Newton Drive Park

- Relocate park to Maple Drive Park; convert current lot to residential use

Apache Park/ Everett Greathouse Memorial Playground

- (No additional comments)

Maple Drive Park

- Expand park
 - Acquire adjacent vacant lot
 - Create access to Newton Falls Exempted Village Schools and Willow Glen Apartments

Swiss Park

- Relocate to Maple Drive Park; replat to residential lots

Newton Falls Walking Trail

- Complete trail (north of Main St.)
- Increase width of trail to accommodate two-way bicycle traffic

Mahoning River Water Trail

- Upgrade/add canoe launches along trail in collaboration with Trumbull County MetroParks

The recommendations suggest merging Swiss Park and Newton Drive Park with Apache Park/ Everett Greathouse Memorial Playground and Maple Drive Park. All four parks are in close proximity to one another.

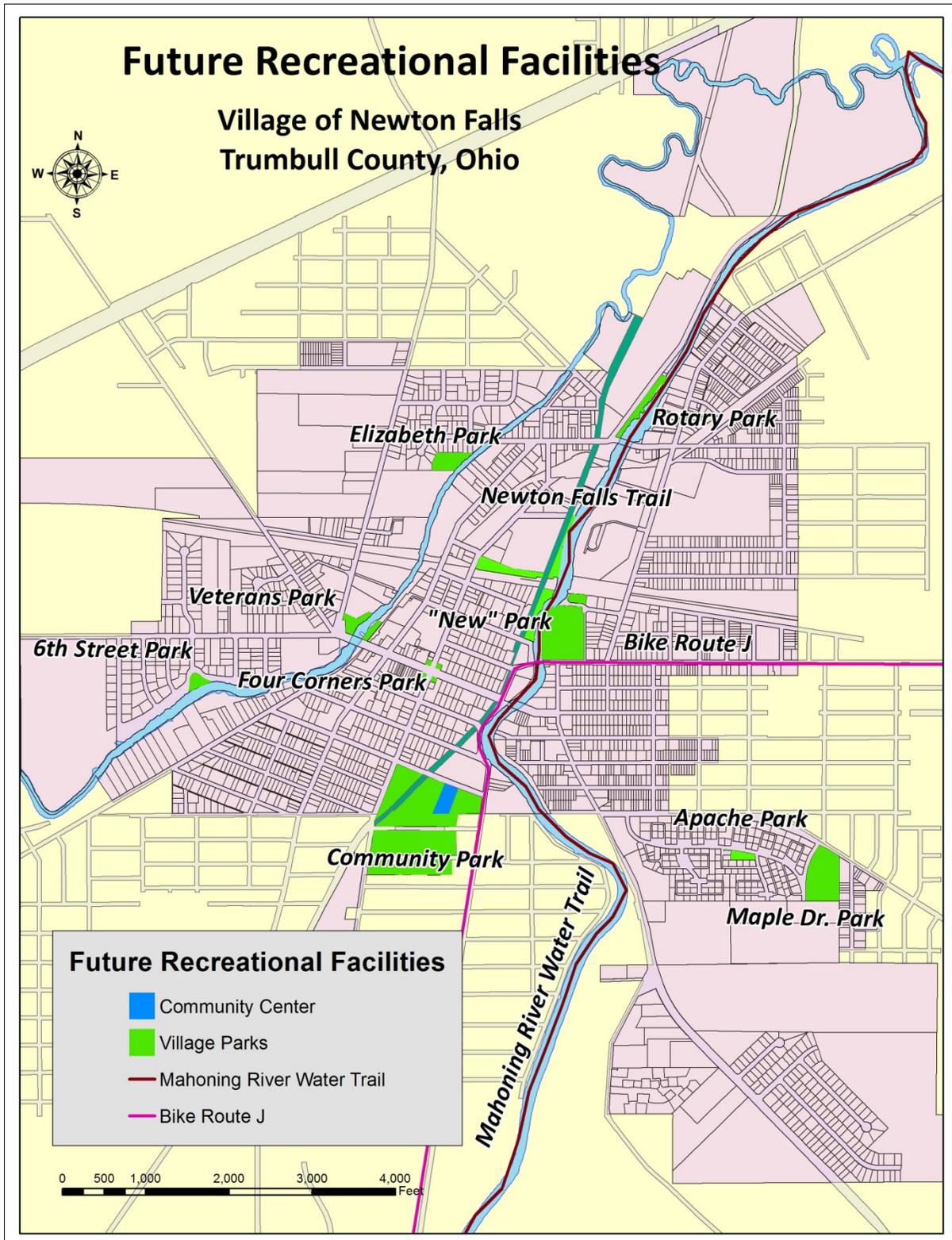
A new park location is proposed near the intersection of Arlington Blvd. and Milton Boulevard and a new trail between Center Street and the Mahoning River along the parcel immediately north of the railroad tracks (see Map 13-1). The future park next to the river and covered bridge

could serve as a canoe and kayaking launch/ pullout site (see Map 13-2). If the nearby dam is removed, more convenient travel downstream would be possible and encourage trips to start at Newton Falls. It would also increase safety along the water trail. Area businesses along Milton Boulevard and in the downtown could help support this recreational activity.

Images from the Canal Fulton Canoe Livery, Canal Fulton, Ohio



Map 13-1 Future Recreational Facilities



Proposed Covered Bridge Park

Newton Falls
Trumbull County, Ohio



Cemeteries

Newton Township does not foresee a need for expansion over the next several years. Nevertheless, acquiring property to meet the needs of future demand is always a consideration. Newton Falls-West Cemetery has vacant land available but Newton Falls-East Cemetery is at capacity. The now defunct railroad property across the street from the eastside cemetery along N. Canal Street would be an appropriate location for expansion.

Additional projects are recommended to enhance the appeal and function of the cemeteries in the Village of Newton Falls. They involve the restoration of the pedestrian bridge connecting the two existing cemetery properties over the Mahoning River, creating access to Elizabeth Park from the west cemetery and restoring the wrought iron fence along the east cemetery street frontage.

Public Safety Services

Fire and Emergency Services

The Newton Falls Joint Fire District has two facilities, both located within the downtown, to allow for easy access in any direction to respond to emergencies. Although the facility structures are in good condition, fire officials expressed that there is currently not enough money to fix or replace all of the equipment that requires repair or replacement. In addition, funding is needed to afford EMS personnel on staff 24 hours a day. Finally, it is hoped that the Village continues to upgrade its water distribution system. Many areas of the Village contain old, undersized and restricted water mains. A study by Arcadis in 2008 gave the water distribution system a fair rating in terms of functionality and service. The fire flow can be improved by increasing line size and looping waterlines. The Village has completed a few projects to accomplish this with more planned for the future.

Police Service

The Newton Falls Police Department expressed a few goals and desires during the planning process. First, the department would like to increase the number of full-time officers. Second, the department would like to continue to promote an image that is attractive to new businesses perhaps looking to locate in the Village. Finally, equipment upgrades are a continual concern, with extra emphasis currently placed on worn out vehicles and radios. Additional funding would provide for newer/upgraded equipment to meet the needs of the police department.

Goals, Objectives & Policies

Parks & Recreation Goal:

Maintain quality of life in the Village by providing an adequate number and variety of recreation spaces, facilities and opportunities for the existing and projected populations of all ages.

Objective P&R1: When possible, upgrade and improve existing park facilities.

Policy P&R1.1:

Improvements to Elizabeth Park include: Enhance entrance with signage and parking at intersection of Elizabeth Street and Artisian Avenue, acquire adjacent vacant lot to accommodate parking, vacate portion of Artisian Avenue south of intersection, create access to the river, create access to cemetery pedestrian trail, reposition park amenities away from residential lots for buffer area and strengthen buffer between park and cemetery with additional foliage.

Policy P&R1.2:

Improvements to Veterans Park include: Acquire adjacent vacant lot for park expansion, improve aesthetics of pipe along north side of bridge and establish shared parking agreement with adjacent property owner.

Policy P&R1.3:

Define 6th Street Park boundaries.

Policy P&R1.4:

Expand Rotary Park to adjacent vacant property and define portage trail access.

Policy P&R1.5:

Expand Community Park. Replat it into single lot, add amenities and add parking. Also, evaluate the Community Center structure for renovation or replacement.

Objective P&R2: Coordinate with Trumbull County MetroParks regarding continued development of land and canoe trails.

Policy P&R2.1:

Coordinate with Trumbull County MetroParks to complete the Newton Falls Walking Trail and potentially expand it in the future to accommodate two-way bicycle traffic.

Policy P&R2.2:

Communicate with Trumbull County MetroParks to improve and add canoe launch points in the Village along the Mahoning River.

Objective P&R5: Consider the consolidation of redundant parks.

Policy P&R5.1:

Apache Park, Swiss Park and Newton Drive Park should be eliminated and Maple Drive Park should be improved to take the place of Apache, Swiss and Newton Drive Parks.

Public Safety Goal:

Provide adequate fire, emergency response and police service to all of the existing and projected population in the Village.

Objective PS1: Ensure adequate public safety for all current and future Village residents through ongoing communication with county, state and neighboring emergency service agencies.

Policy PS1.1:

Determine methods, equipment and funding needed to improve the police and fire services including additional personnel and the future upgrading of equipment.

Policy1.2:

Periodically evaluate the current level of equipment, patrolling and the volume of police, fire, emergency and nonemergency calls handled by the Trumbull County Sheriff's Office.

Objective PS2: Establish a full-time EMS Service

Policy PS2.1:

Establish a full-time EMS staff that will eliminate the lag time with call response.

Chapter 14: Plan Implementation



PLAN IMPLEMENTATION

A comprehensive plan is not only the responsibility of the government entity to implement. Plan implementation comes from a number of people and organizations in the community, both public and private sector alike. Accountable implementation is a key component to ensure that the goals, objectives and policies outlined in the comprehensive plan are carried out in a timely manner. Identifying a project manager to help shepherd community involvement in carrying out the comprehensive plan over the years to come is highly recommended. The project manager position is the top responsible person to be held accountable for plan implementation. An executive level government position is probably best suited for this role because they have direct authority over department heads and are able to establish and follow through on partnerships in the community. The Village Manager position within the Village of Newton Falls organizational chart is identified as the project manager for the comprehensive plan.

Intergovernmental Coordination

Entities identified for intergovernmental coordination are other government units and agencies whose operations affect or are affected by the Village of Newton Falls. Because no unit of government exists in isolation, any comprehensive planning effort or decision making needs to identify and respond to a community's needs for coordination with adjacent local governments, with special districts, and with county, regional and state agencies. The following list indicates entities whose operations and decisions affect the Village of Newton Falls:

Adjacent Communities

Newton Township

4410 Newton Falls Bailey Rd.
Newton Falls, Ohio 44444
330-872-7412

Mailing Address: P.O. Box 298
Newton Falls, Ohio 44444

Braceville Township

586 Braceville-Robinson Rd.
Newton Falls, Ohio 44444
330-872-0085

Mailing Address: P.O. Box 582
Leavittsburg, Ohio 44430

The Village of Newton Falls lies almost completely within the borders of Newton Township, except for a small portion to the north. Newton Township has a population of approximately 4,000 people. The remaining northern section of Newton Falls abuts Braceville Township. The community of Braceville is smaller in population with only about 2,900 people.

Eastgate Regional Council of Governments

City Centre One, 100 E. Federal St., Suite 1000, Youngstown, OH 44503
330-779-3800

The Eastgate Regional Council of Governments is a voluntary association of local governments in northeast Ohio. The members include Ashtabula County, Mahoning County, Trumbull

County, and all cities, villages, and townships in the counties. Eastgate Regional Council of Governments is directly responsible for a variety of federal, state, and local planning and project implementation programs. As the Metropolitan Planning Organization and Areawide Water Quality Management Agency for Mahoning and Trumbull Counties and the designated Economic Development District, Eastgate continues to maintain required certifications and planning documents to qualify the region for federal and state funding.

Other major areas of responsibility include: air quality planning and air advisory day programs, State Capital Improvement Program administration for the District 6 Public Works Integrating Committee, Intergovernmental review, administration of the regional Rideshare program, administration of the Clean Ohio Conservation & Revitalization Funds, and administration of the Local Development District of the Appalachian Regional Commission.

Geauga-Trumbull Solid Waste Management District

5138 Enterprise Blvd., Warren, OH 44481
330-675-2673

The Geauga-Trumbull Solid Waste Management District provides a number of solid waste and recycling related services. Some of the services include household hazardous waste collection programs, tire drives, environmental and educational programs, appliance-recycling programs, recycling drop-off sites and illegal dump enforcement.

Natural Resources Conservation Service

520 W. Main St., Cortland, OH 44410
330-637-2046

The Natural Resources Conservation Service is the primary federal agency that works with private landowners to help them conserve, maintain and improve their natural resources. NRCS emphasizes voluntary, science-based conservation, technical assistance, partnerships, incentive-based programs and cooperative problem solving at the community level.

Newton Falls Exempted Village School District

909 1/2 Milton Blvd., Newton Falls, OH 44444
330-872-5445

The Newton Falls Exempted Village School District is comprised of an elementary, middle and junior/senior high school. In Ohio, school districts are classified as either city school districts, exempted village school districts or local school districts. City and exempted village school districts are exempted from county boards of education, while local school districts remain under county school board supervision. The District also offers an internet-based educational option for students in grades 7-12 called the Falls Learning Academy. Open enrollment is available to students in the immediate adjacent school districts.

Ohio Department of Natural Resources

2045 Morse Rd., Columbus, OH 43229
614-265-6860

The Ohio Department of Natural Resources (ODNR) owns and manages more than 590,000 acres of land including 74 state parks, 21 state forests, 134 state nature preserves and 138 wildlife areas. The department also has jurisdiction over more than 120,000 acres of inland waters, 7,000 miles of streams, 481 miles of Ohio River and 2-1/4 million acres of Lake Erie.

In addition, ODNR licenses all hunting, fishing, and watercraft in the state and is responsible for overseeing and permitting all mineral extraction, monitoring dam safety, managing water resources, coordinating the activity of Ohio's 88 county soil and water conservation districts, mapping the state's major geologic structures and mineral resources, and promoting recycling and litter prevention through grant programs in local communities.

Oil and gas programs were incorporated into ODNR in 1965. The Oil and Gas division's responsibilities include regulation of Ohio's oil and gas drilling operations, oil and gas production operations, brine disposal operations, solution-mining operations and underground injection operations. ODNR staff inspects the drilling, restoration, and plugging of all oil and gas wells in the state. It issues permits for all oil and gas, injection and solution mining wells. The ODNR Oil and Gas Well Search allow people to track information on oil and gas well permitting, project completion and production reports. In addition, the online emergency Oil and Gas Well Locator provides well locations, contact names, facility information and the location of nearby schools, hospitals, roads and bodies of water in the event of emergencies.

Ohio Department of Transportation

District 4 Office, 2088 S. Arlington Rd., Akron, OH 44306
330-786-3100

The Ohio Department of Transportation (ODOT) is the organization of state government responsible for developing and maintaining all state and federal roadways in the state of Ohio with exception of the Ohio Turnpike. In addition to highways, the department also helps develop public transportation and public aviation programs. ODOT is headquartered in Columbus, Ohio, and is part of the executive branch of the Ohio state government.

ODOT has divided the state of Ohio into 12 districts in order to facilitate regional development. Each district is responsible for the planning, design, construction, and maintenance of the state and federal highways in their region. Trumbull County is part of District 4, along with Ashtabula, Mahoning, Portage, Stark and Summit Counties.

Ohio Environmental Protection Agency

Northeast District Office, 2110 East Aurora Rd., Twinsburg, OH 44087
330-963-1200

The Ohio Environmental Protection Agency is a state agency whose goal is to protect the environment and public health by ensuring compliance with environmental laws. Those laws and related rules outline Ohio EPA's authority and what things they can consider when making decisions about regulated activities. Ohio EPA establishes and enforces standards for air, water, waste management and cleanup of sites contaminated with hazardous substances. They also provide financial assistance to businesses and communities, environmental education programs for businesses and the public, and pollution prevention assistance to help businesses minimize their waste at the source.

Ohio EPA has several regulatory divisions that play different roles in environmental protection. Each division issues permits to regulate industries that pollute in a specific area, like air emissions or wastewater discharges to rivers and streams. The permits include requirements for operating, monitoring and reporting compliance.

Ohio EPA's Central Office is located in Columbus. Five district offices manage the Agency's programs at the local level. They are located in Bowling Green, Twinsburg, Dayton, Columbus and Logan. The district offices review permit applications, investigate citizen complaints, investigate and oversee cleanups of spills and releases, monitor compliance with environmental standards, provide technical assistance to help regulated facilities understand and comply with environmental laws and permit requirements, initiate enforcement action against facilities that are not in compliance, provide environmental information and other assistance to the public, coordinate public records requests and give public presentations. Trumbull County is 1 of 15 counties served by the Northeast District (NEDO), along with Ashtabula, Carroll, Columbiana, Cuyahoga, Geauga, Holmes, Lake, Lorain, Mahoning, Medina, Portage, Stark, Summit and Wayne.

Ohio Highway Patrol

Warren Patrol Post, 3424 SR 422, Southington, OH 44470
330-898-2311

The Ohio Highway Patrol provides statewide police traffic services, statewide emergency response services and support services to the public and the criminal justice community (such as administering exams for state drivers' licenses and commercial drivers' licenses), investigation of criminal activities on state-owned and leased property throughout Ohio and traffic accident investigation on state highways. In addition, mutual agreements are in place with all Ohio jurisdictions for Amber Alerts and the Law Enforcement Automated Database System.

Ohio Historic Preservation Office

800 E. 17th Ave., Columbus, OH 43211
614-297-2300

The Ohio Historic Preservation Office nominates properties to the National Register of Historic Places, reviews rehabilitation work to historic buildings for tax credits, reviews federally assisted projects for effects on historic properties, qualifies communities for the Certified Local Government program and provides technical assistance and advice to the public.

Ohio State University Extension

Trumbull County Office, 520 W. Main St., Suite 1, Cortland, OH 44410
330-638-6783

The Ohio State University Extension is an outreach arm of The Ohio State University. The four major OSU Extension program areas are: 1.) family and consumer sciences, 2.) 4-H youth development, 3.) community development, and 4.) agriculture and natural resources. OSU Extension agents provide educational and technical assistance to area farmers, families and communities and can access the experts and informational resources of OSU's College of Food, Agricultural and Environmental Sciences for them.

Trumbull County Auditor

Trumbull County Administration Bldg., 160 High St., N.W., Warren, OH 44481
330-675-2420

The Trumbull County Auditor provides consumer, property transfer and tax administration and distribution services to all jurisdictions within the Trumbull County area. Consumer services include licensing (such as for business, dogs, cigarette sales and real estate), personal property and real estate searches, and administration of weights and measures. This department is responsible for the administration and distribution of tax revenues, accounting for all county funds, administration of county payroll and producing the official financial reports for county, state and federal governments.

The Trumbull County Auditor is in charge of transferring all real estate that changes ownership in the county and collecting fees and taxes on this activity. They maintain all ownership records, acreage changes, real estate splits and provide information for maintaining tax plat maps. The Auditor is also in charge of administering the Current Agricultural Use Value program, which allows farmland to be taxed at its value for that use. Agricultural districts and forest certification are other duties performed by this department.

Trumbull County Board of Commissioners

Trumbull County Administration Bldg., 160 High St., N.W., Warren, OH 44481
330-675-2451

The Trumbull County Board of Commissioners holds title to all county property, serves as the sole taxing authority for the county and controls county purchasing. It is the budget and

appropriating authority for the entire county government. All agencies, courts and elected office holders depend on the commissioners for their budgets. The County Commissioners also approve funding for special projects for townships. The County Commissioners must also sign off on potential annexations of township land.

Trumbull County Building Inspection

159 E. Market St., Suite 100, Warren, OH 44481
330-675-2467

Trumbull County Building Inspection is responsible for the enforcement of the provisions of the adopted building code and laws of Trumbull County relating to the construction, alteration, movement, enlargement, replacement, repair, equipment use, and occupancy, location, removal and demolition of buildings and structures.

Trumbull County Department of Job and Family Services

280 N. Park Ave., Warren, OH 44481
330-675-2000

The Trumbull County Department of Job and Family Services administers a wide range of programs related to job training, unemployment, Medicaid, food assistance, cash assistance, child support, protective services and child care. Applicants receive the full amount of aid or services to which they are legally entitled according to program regulations.

Trumbull County Engineer

650 N. River Rd., N. W., Warren, OH 44483
330-675-2640

The mission of the Trumbull County Engineer's Office is to design, build and maintain an efficient roadway network for the citizens of the county. They cover all facets of road and highway transportation and work to ensure motorist safety and a transportation system that serves citizens and businesses in the county.

Trumbull County Health Department

176 Chestnut Ave., N.E., Warren, OH 44483
330-675-2590

The Trumbull County Health Department works to protect public health and the environment throughout the county by providing inspections of sanitary and nuisance conditions, education and outreach, data collection and administering programs such as testing of privately-owned wells when contamination is suspected. In addition, the approval of the county health department is needed when a residence or business wants to install an onsite wastewater treatment system in areas where centralized sewage treatment is not available.

Trumbull County MetroParks

185 E. Market St., N.E., Warren, OH 44481
330-675-3072

Trumbull County MetroParks consists of seven parks open to the public and 10 properties in various stages of development. The total area is more than 1,700 acres located in 14 of Trumbull County's political subdivisions. The mission of the Trumbull County MetroParks is to conserve, manage, protect and promote Trumbull County's natural resources for the benefit of the public's recreational needs, environmental education, awareness, health and enjoyment.

Trumbull County Office of Elderly Affairs

2959 Youngstown Rd., S.E., Warren, OH 44484
330-675-2486

The Trumbull County Office of Elderly Affairs was established to serve as the administrative unit for two major programs funded by the Older Americans Act, 1978, as Amended: transportation and nutrition. A number of services and programs are offered to senior citizens of Trumbull County. An activity program is located in Newton Falls at the Community Center.

Trumbull County Office of Homeland Security and Emergency Management

1453 Youngstown-Kingsville Rd., Vienna, OH 44473
330-675-2666

The Trumbull County Office of Homeland Security and Emergency Management is tasked with planning, training and assisting with the coordination of disasters in Trumbull County. They assist local jurisdictions to manage natural disasters (i.e. tornado, flood, blizzard) and technological disasters (i.e. HAZMAT or nuclear). They are also the agency that coordinates damage assessment and is the access point for state and federal disaster aid.

Trumbull County Planning Commission

185 E. Market St., N.W., Suite A, Warren, OH 44481
330-675-2480

The Trumbull County Planning Commission is responsible for oversight and implementation of subdivision regulations, zoning and floodplain regulations. The Planning Commission also provides planning, demographics, mapping services and coordinates local, state, regional, and federal programs for businesses and industries expanding or locating in Trumbull County.

The Planning Commission administers Trumbull County's HOME Investment Partnership Program through the U.S. Department of Housing and Urban Development as well as the Ohio Development Service Agency's Community Housing Improvement Program and Fair Housing Program. These funds are used to help low-to-moderate income homeowners repair or replace non-compliant septic systems, tie into sewer lines, repair, or rehabilitate homes in Trumbull County, excluding the cities of Cortland, Girard, Niles and Warren. Funding is also used to provide down-payment assistance for homebuyers.

Trumbull County Recorder

Trumbull County Administration Bldg., 160 High St., N.W., Warren, OH 44481
330-675-2401

The Recorder's office is classified as a department of county government functioning for the protection of persons and property. The duties of the County Recorder are specified by the Ohio Revised Code and include the recording, filing and indexing of various legal documents pertaining to real estate or consumer goods.

Trumbull County Treasurer

Trumbull County Administration Bldg., 160 High St., N.W., Warren, OH 44481
330-675-2436

The County Treasurer collects taxes and is the Investment Officer for Trumbull County. The Treasurer also is a member of the County Budget Commission, the County Board of Revision and the Data Processing Board.

Trumbull Soil and Water Conservation District

520 W. Main St., Cortland, OH 44410
330-637-2056

The Trumbull Soil & Water Conservation District is a political subdivision of the State of Ohio. Trumbull SWCD is a local, state and federal partnership. The District provides information and technical guidance to residents of Trumbull County on natural resources conservation. Water Management Services include drainage, reservoir, land protection and flood protection. Soil Management Services include erosion and land use planning. Educational Services include conservation programs for adults and students, classroom presentations, school outdoor field days, teachers' workshops and conservation practices and resource management workshops.

Western Reserve Port Authority

240 N Champion Stl, Youngstown, OH 44503
234-228-9696

The Western Reserve Port Authority owns and operates the Youngstown-Warren Regional Airport. WRPA also administers or has the ability to access more than a dozen financing, funding and incentive programs offered by a variety of local, state, and federal agencies, including the Ohio Development Services Agency, the U.S. Small Business Administration, the U.S. Environmental Protection Agency and the U.S. Department of Housing and Urban Development. The WRPA oversees the four general-purpose foreign trade zones located in Mahoning and Trumbull counties as well as the Ohio Enterprise Zones located in Mahoning County.

Zoning Review & Recommendations

“Zoning” refers to the division of a jurisdiction into districts for the primary purpose of regulating land use, preventing land-use conflicts and allowing growth to occur in an orderly manner in the interest of promoting and protecting the health, safety, morals and general welfare of the community. Zoning districts are classified by similar and/or compatible types of land uses, such as residential, commercial, industrial and agricultural. Each zoning district is governed by unique and specific development standards which are specified in the zoning ordinance and which regulate the uses of land and buildings in each district, the intensity and density of such uses, building height, bulk and setbacks from property lines.

A zoning ordinance and zoning map are tools to help implement the comprehensive plan to ensure that the community’s desired future land use patterns are achieved. A zoning ordinance should be consistent with the community’s comprehensive plan in order to carry out the community’s vision and to avoid needless public expenditures. The value of a comprehensive plan is that it provides for the timing and location of development or redevelopment - something that a zoning ordinance by itself does not.

The purpose of a zoning review is to present the Village’s existing zoning regulations in an organized manner to provide insight for any amendment or regulation that may be beneficial to the Village.

The tables presented in this review provide a quick reference to the provisions of the existing zoning ordinance.

The District Area Table (see Table 14-1) indicates the total acreage of each zoning district and the percentage of land area as compared to the entire incorporated area of Newton Falls.

The District Use Table (see Table 14-2) lists all the permitted uses within each of the zoning districts indicated with the letter "P", as currently specified in the zoning ordinance. The table also includes additional uses and categories of uses that may be used for consideration by the Village.

The Development Standards Table (see Table 14-3) indicates the requirements for such standards as minimum lot area and width, minimum front, side, and rear-yard setback, maximum height of buildings and structures within each of the zoning districts as currently specified in the zoning ordinance.

Review

Trumbull County Planning Commission staff reviewed the entire zoning ordinance of Newton Falls for its effectiveness in addressing current residential, business and industrial trends and other related issues that may have an impact on the Village. This review is an essential part of the overall comprehensive planning process to ensure that adequate provisions are included in the zoning ordinance to further implement the Village’s comprehensive plan. The zoning map (see Map 14-1) was developed by projecting each zoning district boundary onto a base map of

the entire Village. The base map includes the most recent parcel inventory and configuration and roadway types and designations obtained from the Trumbull County Engineer, Auditor and Geographic Information System. The boundaries of the zoning districts were depicted using the best available information obtained from the Village's official zoning map and description of the zoning districts and amendments as outlined in the Newton Falls zoning ordinance.

Zoning Districts

The zoning ordinance for the Village of Newton Falls Zoning currently has twelve zoning districts. These zoning districts consist of five Residential Districts: Residential “R-15”, Residential “R-12”, Residential “R-8”, Residential Multi-Family “R-M” and a Residential Mobile Home Park “R-MHP” District; five Commercial Districts: Commercial Office District “O-D”, Commercial Neighborhood “C-1N”, Commercial Central Business “C-1”, Commercial Highway “C-2” and a Commercial Service “S-1” District; one Industrial “I-1” District and a Planned Development “PD” District. The boundaries of these zoning districts are depicted on the zoning map (see Map 14-1), which was developed as part of the comprehensive planning process using the best available information from the existing Village zoning map and any ordinance adopted by the Village Council amending the boundaries of such districts. These can be found in Section II: Zoning Districts.

Newton Falls consists of approximately 1,508 acres, which is comprised of 2,932 city parcels totaling about 1,313 acres. The remaining 195 acres is the area within the rights-of-way of the State and City roads. The difference between the 2,932 city parcels and the 3,011 district parcels is due to the fact that some of the city parcels are divided by the zoning districts.

Residential Districts: The five Residential Districts of Residential “R-8”, Residential “R-12”, Residential “R-15”, Residential Multi-family “R-M” and Residential Manufactured Home Park “R-MHP” Districts consist of 2,383 parcels, all or a portion of which, create a total residentially zoned land area of approximately 826 acres or 55% of Newton Falls Village total land area.

Commercial Districts: The Village’s five Commercial District of Commercial “O-D”, Commercial “C-1N”, Commercial “C-1”, Commercial “C-2” and Commercial “S-1” Districts consist of 607 parcels, all or a portion of which, create a total commercially zoned land area of approximately 344 acres or 23% of the Village’s total land area.

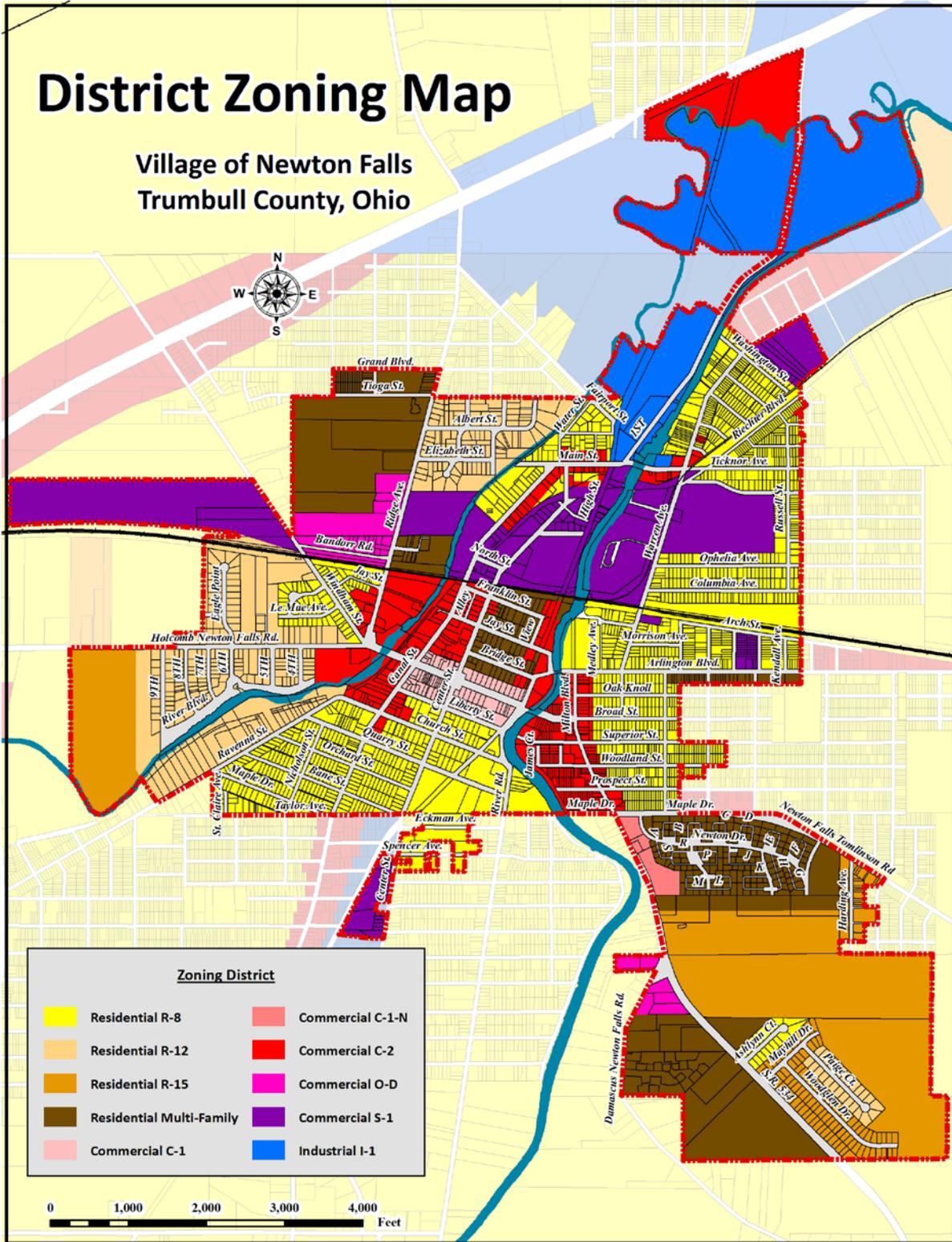
Industrial Districts: The Village’s one Industrial “I-1” District consists of 21 parcels, all or a portion of which, create a total industrially zoned land area of approximately 143 acres or about 10% of the Village’s total land area.

Planned Development District: There are currently no Planned Development “PD” Districts within the Village.

Table 14-1 *District Area*

| <i>Newton Falls Village District Area</i> | | | |
|--|--|---------------------|------------------------------------|
| <i>Zoning District</i> | <i>Number of District Parcels</i> | <i>Acres</i> | <i>% of Total Acres</i> |
| <i>Residential "R-8"</i> | 1,498 | 288 | 22 |
| <i>Residential "R-12"</i> | 367 | 144 | 11 |
| <i>Residential "R-15"</i> | 143 | 197 | 15 |
| <i>Residential "R-M"</i> | 375 | 198 | 15 |
| <i>Residential "R-MHP"</i> | -0- | -0- | -0- |
| <i>Commercial "O-D"</i> | 28 | 28 | 2 |
| <i>Commercial "C-IN"</i> | 4 | 6 | 1 |
| <i>Commercial "C-1"</i> | 80 | 13 | 1 |
| <i>Commercial "C-2"</i> | 356 | 122 | 9 |
| <i>Commercial "S-1"</i> | 139 | 175 | 13 |
| <i>Industrial "I-1"</i> | 21 | 142 | 11 |
| <i>Planned Development "PD"</i> | -0- | -0- | -0- |
| <i>Total</i> | 3,011 | 1,313 | 100 |

Map 14-1 District Zoning



Zoning District Regulations

Zoning district regulations can be found in Chapter 1149: Zoning District Regulations.

Residential District Uses: The principal uses and structures permitted in Residential “R-8”, “R-12” & “R-15” Districts as stated in the zoning ordinance are single-family dwellings and buildings accessory thereto, including sectional and modular homes. The principal uses and structures permitted in Residential Multi-family “R-M” District as stated in the zoning ordinance are single, two-family and multiple-family dwellings. Other uses that are permitted by right within these residential districts include a home occupation, a portable/temporary school classroom and a temporary building incidental to construction of a permitted use. “Uses Permitted on Review” include child care home, church, fire station and library to name a few. A complete listing of these “conditional uses” can be found in Section 1149.02 (b) and 1149.03 (b) of the zoning ordinance and in Table 14-2 of this review. Procedures for the review of “conditional uses”, including general provisions and specific standards can be found in Chapter 1155 of the zoning ordinance.

Uses Permitted on Review: “Uses Permitted on Review”, or “conditional uses” are those uses which may be considered compatible with the permitted uses in a particular zoning district. A particular district may also be considered an appropriate location for a “conditional use” that provides a community need. These uses possess unique or special characteristics relating to location, design, size, traffic generation, method of operation, intensity of use and/or public facility and infrastructure requirements. Those characteristics necessitate a higher level of review than would apply to a use that is permitted by right and an approval that requires certain conditions to be met. The conditions which dictate the issuance of a zoning certificate should minimize possible detrimental effects of the proposed use on the character, value and development of the adjacent area.

Commercial District Uses: The five commercial zoning districts in Newton Falls provide for the establishment of various intensities of commercial uses that are compatible with the specific purpose of each district as stated in the zoning ordinance as follows:

- Commercial “OD” Office District: The intent of the district is to provide for office uses such as accountant, advertising agency, bank, insurance and other professional offices.
- Commercial “C-1N” Neighborhood Commercial District: The intent of the district is to accommodate commercial development to meet the convenient shopping needs and designed to be in harmony with the surrounding residential area.
- Commercial “C-1” Central Business District: The intent of the district is to provide a concentrated area for office buildings, service establishments and retail stores for downtown shoppers and employees.
- Commercial “C-2” Highway Commercial District: The intent of the district is to accommodate commercial establishments that provide goods and services to the traveling public.
- Commercial “S-1” Services District: The intent of the district is to accommodate wholesaling, distribution, storage, processing, light manufacturing and general service uses.

The permitted and conditionally permitted uses within each of these districts can be found in Sections 1149.05 through 1149.10 and in Table 14-2.

The listing of permitted uses contains a wide variety of commercial uses that span the levels of commercial intensity. The uses should be compatible with the stated purpose of the district in which they are to be located to complement and enhance the character of such areas as the town center and the outreaches of the commercial district. A review of this listing revealed many uses that are inconsistent with the stated purpose of the district in which it is permitted, particularly in the Central Business “C-1” District where uses such as automobile sales and service, tire sales and service, drive-in theater and other general categories such as entertainment and amusement establishments are permitted. These inconsistencies can deteriorate the character of the district and therefore should be reviewed by the Village.

A comparison of the zoning map and the permitted uses questions the need for five commercial zoning districts as well as the size and location of the districts. The question of need arises from the fact that many of the permitted uses are duplicated in other districts. This in itself is not a problem, but when coupled with the size and location of the districts and comparing the permitted uses with the existing land uses, it becomes apparent that the district areas are either too small or too large or the location of the district is not harmonious with the surrounding area to have any positive effect.

Industrial Uses: The Industrial Zoning District provides for the establishment of manufacturing plants, assembly plant and warehouses. The permitted uses within the district include some of those which are permitted in the Commercial “S-1” Service District. The location of the district accommodates the existing industrial uses located on First Street and provides additional area for industrial development north along First Street. The northern area, however, has numerous environmental factors that must be overcome before any development can occur.

Table 14-2 *District Use*

| Village of Newton Falls District Use Table | | | | | | | | | | |
|---|-----|------|------|-----|-------|------|-----|-----|-----|-----|
| | R-8 | R-12 | R-15 | R-M | O-D | C-1N | C-1 | C-2 | S-1 | I-1 |
| “Residential” | | | | | | | | | | |
| Single Family | P | P | P | P | | | | | | |
| Two Family | | | | P | | | | | | |
| Multiple Family Dwellings | | | | P | | | | | | |
| “Commercial Wholesale” | | | | | | | | | | |
| Distributing Establishment | | | | | | | | | P | |
| Lumber and Building Supply | | | | | | | | | | |
| Storage/Supply | | | | | | | | | P | |
| Warehouse | | | | | | | | | P | P |
| Wholesale | | | | | | | | | P | P |
| Wholesale Shops | | | | | | | | | | |
| “Commercial Retail” | | | | | | | | | | |
| Adult Book Store | | | | | | | | | CP | |
| Air Conditioning Sales Service | | | | | | | P | P | | |
| Antique Shop | | | | | | | P | P | | |
| Apothecary (Pharmacist) | | | | | CP/AU | | | | | |
| Apparel Store | | | | | | | P | P | | |
| Appliance Sales & Repair | | | | | | | | P | | |
| Art Shop | | | | | | | P | | | |
| Automobile Parts | | | | | | | | P | | |
| Automobile Sales & Service (new or used) | | | | | | | P | | | |
| Automobile Sales Area | | | | | | | | P | | |
| Bakery | | | | | | CP | P | P | | |
| Battery Store | | | | | | | P | P | | |
| Boats Sales or Rental | | | | | | | | P | | |
| Book Store | | | | | | | P | P | | |
| Building Materials – Lumber, Electrical, Heating, Plumbing Supplies and Equipment | | | | | | | | P | P | P |
| Candy Store | | | | | | CP | | | | |
| Clothing Store | | | | | | | P | P | | |
| Confectionery Store | | | | | | CP | | | | |
| Convenience Store | | | | | | CP | | | | |

Table 14-2 District Use (cont.)

| Village of Newton Falls District Use Table | | | | | | | | | | |
|---|-----|------|------|-----|-------|------|-----|-----|-----|-----|
| | R-8 | R-12 | R-15 | R-M | O-D | C-1N | C-1 | C-2 | S-1 | I-1 |
| “Commercial Retail” | | | | | | | | | | |
| Dairy Store | | | | | | CP | P | P | | |
| Decoration Store | | | | | | | P | P | | |
| Dental Equipment & Supply | | | | | | | P | P | | |
| Department Store | | | | | | | | P | | |
| Drive-Thru Beverage Centers | | | | | | | | | | |
| Drug Store | | | | | | CP | P | P | | |
| Electric Appliance Sales | | | | | | | P | P | | |
| Farm Implement/Machinery Sales | | | | | | | | | P | P |
| Feed & Seed Store | | | | | | | | | P | P |
| Florist Shop | | | | | CP/AU | CP | P | P | | |
| Food Store | | | | | | CP | | | | |
| Furniture Store | | | | | | | P | P | | |
| Garden Supply Store | | | | | | | | P | | |
| Gas Station | | | | | | CP | | | | |
| Gift Shop | | | | | | CP | P | P | | |
| Greenhouse, Nursery | | | | | | | | P | | |
| Grocery Store | | | | | | | P | P | | |
| Gunsmith Store | | | | | | | | P | | |
| Hardware Store | | | | | | CP | P | P | | |
| Hobby Shop | | | | | | CP | P | P | | |
| Jewelry Store | | | | | | | P | P | | |
| Leather Goods Store | | | | | | | P | P | | |
| Liquor Store | | | | | | | P | P | | |
| Lumber Yard | | | | | | | | | P | P |
| Mail Order House | | | | | | | | P | | |
| Mattress Shop | | | | | | | P | P | | |
| Mobile Home Sales | | | | | | | | P | | |
| Monument/Tombstone Sales | | | | | | | | P | | |
| Music Store | | | | | | | P | P | | |
| News Stand | | | | | CP/AU | CP | P | P | | |
| Novelty Shop | | | | | | CP | P | P | | |
| Nursery (Flower, Plant, Tree) | | | | | | | | | P | |
| Office Supply & Equipment | | | | | | | P | P | P | |
| Optical Goods | | | | | | | P | P | | |
| Paint Store | | | | | | | P | P | | |
| Pawn Shop | | | | | | | | P | | |
| Pet Shop | | | | | | | | P | | |

Table 14-2 District Use (cont.)

| Village of Newton Falls District Use Table | | | | | | | | | | |
|---|-----|------|------|-----|-------|------|-----|-----|-----|-----|
| | R-8 | R-12 | R-15 | R-M | O-D | C-1N | C-1 | C-2 | S-1 | I-1 |
| “Commercial Retail” | | | | | | | | | | |
| Retail Establishments (Sales/Display) | | | | | | | P | | P | |
| Sewing Machine Sales | | | | | | | P | P | | |
| Shoe Store | | | | | | | P | | | |
| Shop Store | | | | | | | | P | | |
| Shopping Center | | | | | | | | P | | |
| Signs | | | | | | | P | P | P | P |
| Sporting Goods | | | | | | | P | P | P | |
| Stationery Shop | | | | | | CP | | | | |
| Tire Sales & Service | | | | | | | P | | P | |
| Toy Store | | | | | | | P | P | | |
| Truck Sales (new or used) | | | | | | | | | | |
| Tractor Sales (new or used) | | | | | | | | | | |
| Used Car Lot | | | | | | | | P | | |
| Video Rental | | | | | | | P | P | | |
| “Commercial Services” | | | | | | | | | | |
| Ambulance Service | | | | | | | | | CP | |
| Animal Shelters | | | | | | | | | P | |
| Appliance Sales & Repair | | | | | | | | P | | |
| Appliance Repair (Household) | | | | | | | | P | P | |
| Auction House | | | | | | | | | P | |
| Auto Body & Paint Shop | | | | | | | | | P | |
| Auto Wash | | | | | | | | P | P | |
| Automobile Garage | | | | | | | | P | | |
| Automobile Rental | | | | | | | | P | | |
| Automobile Repair Garages | | | | | | | | | P | |
| Automobile Service Station | | | | | | | CP | P | P | |
| Automobile Storage Area | | | | | | | | P | | |
| Automobile Upholstering | | | | | | | | P | | |
| Barber Shop | | | | | CP/AU | CP | P | P | | |
| Beauty Shop | | | | | CP/AU | CP | P | P | | |
| Bed & Breakfast | | | | | | | | | | |
| Bicycle Repair Shop | | | | | | | | P | | |
| Billiard Hall/Parlor | | | | | | | | P | | |
| Blueprint/Photo Stating | | | | | | | P | P | | |

Table 14-2 District Use (cont.)

| Village of Newton Falls District Use Table | | | | | | | | | | |
|---|-----|------|------|-----|-----|------|-----|-----|-----|-----|
| | R-8 | R-12 | R-15 | R-M | O-D | C-1N | C-1 | C-2 | S-1 | I-1 |
| “Commercial Services” | | | | | | | | | | |
| Bowling Alley | | | | | | | | P | | |
| Broadcasting Studio, Radio or Television | | | | | P | | | P | P | |
| Brokerage House | | | | | P | | | | | |
| Building Contractor & Related Activities | | | | | | | | | | P |
| Burglar Alarm Business | | | | | | | P | P | | |
| Business Service Establishments | | | | | | | P | | | |
| Cabaret (Adult) | | | | | | | | | CP | |
| Car Wash | | | | | | | | P | | |
| Child Care Home | CP | CP | CP | P | | | | P | | |
| Child Care Center | | | | CP | CP | | P | P | | |
| Collection Agency | | | | | | | P | P | | |
| Dancing Studio | | | | | | | P | P | | |
| Day Care | | | | | | CP | P | P | | |
| Dress Making | | | | | | CP | P | P | | |
| Drive-in Business (Theaters, Restaurants, etc.) | | | | | | | | P | | |
| Dry Cleaning | | | | | | CP | | | | |
| Electric Motor Repair | | | | | | | | P | | |
| Employment Center/Agency | | | | | P | | P | P | | |
| Engraver | | | | | | | P | P | | |
| Entertainment Establishments | | | | | | | CP | | | |
| Farm Implement/Machinery Storage | | | | | | | | | | P |
| Feed & Seed Storage | | | | | | | | | | P |
| Freight Terminals | | | | | | | | | P | |
| Gas Sales (Oxygen/Acetylene) | | | | | | | | | P | |
| Health & Fitness Center | | | | | | | P | P | | |
| Home Office | | | | | | | | | | |
| Hotel | | | | | | | P | | | |
| Interior Decorating | | | | | | | P | P | | |
| Karate Studio | | | | | | | | | | |
| Kennel | | | | | | | | P | | |
| Laboratories (Analytical) | | | | | | | | | P | |
| Landscaping | | | | | | | | | | |
| Laundry/Cleaning Establishment | | | | | | | | P | | |
| Laundry Pick-up Station | | | | | | CP | | | | |

Table 14-2 District Use (cont.)

| Village of Newton Falls District Use Table | | | | | | | | | | |
|---|-----|------|------|-----|-----|------|-----|-----|-----|-----|
| | R-8 | R-12 | R-15 | R-M | O-D | C-1N | C-1 | C-2 | S-1 | I-1 |
| “Commercial Services” | | | | | | | | | | |
| Laundry - Self Service | | | | | | | P | P | | |
| Linen & Towel Supply Service | | | | | | | | | P | |
| Lithographing | | | | | | | P | P | | |
| Locksmith | | | | | | | P | P | | |
| Mimeographing Service | | | | | | | P | P | | |
| Motel | | | | | | | P | P | | |
| Newspaper Establishment | | | | | | | P | P | | |
| Nurseries | | | | | | CP | P | P | | |
| Offices (Business) | | | | | P | CP | P | P | P | |
| Parking Lot/Garages | | | | | | | P | | P | |
| Passenger Terminals | | | | | | | | | P | |
| Personal Services Establishments | | | | | | CP | P | | | |
| Pest or Insect Control | | | | | | | | | P | |
| Photography Studio | | | | | | | P | P | | |
| Photo Development & Finishing | | | | | | | | | P | |
| Plumbing | | | | | | | | P | | |
| Printing | | | | | | | P | P | P | |
| Publishing | | | | | | | | | | |
| Radio Station | | | | | P | | P | | | |
| Recording Studio | | | | | | | | P | | |
| Repair Garages | | | | | | | | | | |
| Repair Shop - Radio | | | | | | | P | P | | |
| Repair Shop - Television | | | | | | | P | P | | |
| Service & Repair Establishments | | | | | | | | | P | |
| Sewing Machine Service | | | | | | | P | P | | |
| Shoe Repair | | | | | | CP | | | | |
| Sign Painting Shop | | | | | | | P | P | | |
| Station (Bus or Rail) | | | | | | | | | P | |
| Storage Facility (Self Service) | | | | | | | | P | | |
| Studios | | | | | | | P | | | |
| Taxidermist | | | | | | | P | | | |
| Telephone Office/Exchange | | | | | | | P | P | P | |
| Television Station | | | | | | | P | | | |
| Theaters (Adult) | | | | | | | | | CP | |
| Theaters (Drive-In) | | | | | | | P | P | | |
| Theaters (Indoor) | | | | | | | | P | | |
| Truck Terminals | | | | | | | | | P | P |
| Warehouses (Mini) | | | | | | | | CP | P | |

Table 14-2 District Use (cont.)

| Village of Newton Falls District Use Table | | | | | | | | | | |
|---|-----|------|------|-----|-------|------|------|-----|-----|-----|
| | R-8 | R-12 | R-15 | R-M | O-D | C-1N | C-1 | C-2 | S-1 | I-1 |
| “Entertainment” | | | | | | | | | | |
| Entertainment Establishments | | | | | | | P | | | |
| Billiard Hall/Parlor | | | | | | | | P | | |
| Bowling Alley | | | | | | | | P | | |
| Clubs/Lodges | | | | | | | P | | | |
| Theaters (Adult) | | | | | | | | | CP | |
| Theaters (Drive-In) | | | | | | | P | P | | |
| Theaters (Indoor) | | | | | | | | P | | |
| “Financial Services” | | | | | | | | | | |
| Banks | | | | | P | | P | P | | |
| Building & Loan Company | | | | | | | P | P | | |
| Contractors Credit Association/Union | | | | | | | P | P | | |
| Credit Union | | | | | | | | | | |
| Financial Institutions | | | | | | CP | P | | | |
| Loan Company | | | | | | | P | P | | |
| Savings & Loan | | | | | P | | P | P | | |
| “Food Services” | | | | | | | | | | |
| Banquet Centers | | | | | | | | | | |
| Bars | | | | | | | P | P | P | |
| Cafe | | | | | | | P | P | | |
| Cafeteria | | | | | CP/AU | | | P | | |
| Catering Service | | | | | | | | P | | |
| Cocktail Lounge | | | | | | | | P | | |
| Dairy Store | | | | | | | | | | |
| Delicatessen | | | | | | | P | P | | |
| Frozen Food Locker Rental | | | | | | | | P | | |
| Frozen Food Store | | | | | | | P | P | | |
| Ice Cream Parlor | | | | | | | | | | |
| Night Club | | | | | | | | P | | |
| Restaurant | | | | | CP/AU | | P | P | P | |
| Restaurant (Drive-In) | | | | | | | P/CP | P | | |
| Sandwich Shop | | | | | CP/AU | | P | P | | |

Table 14-2 District Use (cont.)

| Village of Newton Falls District Use Table | | | | | | | | | | |
|---|-----|------|------|-----|-------|------|-----|-----|-----|-----|
| | R-8 | R-12 | R-15 | R-M | O-D | C-1N | C-1 | C-2 | S-1 | I-1 |
| “Professional Services” | | | | | | | | | | |
| Accountant | | | | | P | | P | P | | |
| Advertising Agency | | | | | P | | | | | |
| Attorney | | | | | | | | | | |
| Detective or Police Agency | | | | | | | P | P | | |
| Funeral Home | | | | | | | | P | P | |
| Insurance Agency | | | | | P | | | | | |
| Offices | | | | | | CP | P | P | | |
| Optician | | | | | CP/AU | | | | | |
| Pharmacist | | | | | CP/AU | | | | | |
| Professional Offices | | | | | P | | P | | | |
| Real Estate Office | | | | | P | | | | | |
| Research Facility | | | | | P | | | | | |
| Veterinary Clinic | | | | | | | | CP | P | |
| Veterinary Hospital | | | | | | | | CP | P | |
| Veterinary Office | | | | | CP | | | CP | P | |
| “Health Care” | | | | | | | | | | |
| Ambulance Service | | | | | | | | | CP | |
| Dental Equipment & Supplies | | | | | | | P | P | | |
| Health Care Facility | | | | | | | | P | | |
| Home for Aged Persons | | | | | | | | CP | | |
| Hospital | | | | | CP | | | P | CP | |
| Outpatient Hospital | | | | | P | | | | | |
| Medical Clinic | | | | | P | | | | | |
| Medical Supplies/Prosthetic Devices | | | | | CP/AU | | | | | |
| Nursing Home | | | | | | | | P | | |
| Nursing Area Facility | | | | | P | | | | | |
| Offices | | | | | | CP | | | | |
| Rehabilitation Center | | | | | | | P | | CP | |
| Residential Treatment Center | | | | | CP | | | | | |

Table 14-2 District Use (cont.)

| Village of Newton Falls District Use Table | | | | | | | | | | |
|---|-----|------|------|-----|-----|------|------|-----|-----|-----|
| | R-8 | R-12 | R-15 | R-M | O-D | C-1N | C-1 | C-2 | S-1 | I-1 |
| “Social, Institutional” | | | | | | | | | | |
| Art School | | | | | | | P | P | | |
| Automobile Club | | | | | | | P | P | | |
| Cemetery | | | | | | | | | CP | |
| Churches, Places of Worship | CP | CP | CP | CP | CP | | P/CP | CP | CP | |
| Civic Uses/Organization | | | | | | | P | | | |
| Clubs/Lodges | | | | | | | P | | | |
| Community Centers | | | | | | | P | | | |
| Concert Hall | | | | | | | | P | | |
| Cultural Uses | | | | | | | P | | | |
| Dancing School/Studio | | | | | | | P | P | | |
| Educational Institution | | | | | CP | | CP | CP | CP | |
| Exhibition Buildings | | | | | CP | | CP | CP | | |
| Fairgrounds (Public) | | | | | | | | CP | CP | |
| Fraternal Organization | | | | | | | P | | | |
| Halfway House | | | | CP | CP | | | | | |
| Kindergartens | | | | | | CP | | | | |
| Library (Public) | CP | CP | CP | CP | CP | | P/CP | CP | CP | |
| Mission (Rescue) | | | | | | | | P | | |
| Museum | | | | | | | | CP | | |
| Music School/Studio | | | | | | | P | P | | |
| Schools (Private) | CP | CP | CP | CP | | | | CP | | |
| Schools (Public) | CP | CP | CP | CP | | | | | | |
| Schools (Parochial) | CP | CP | CP | CP | | | | | | |
| Public Buildings | | | | | | | | | | |
| Public Museum | | | | | | | | | | |
| Public Service Facilities | | | | | | | | | | |
| Trade or Commercial Schools | | | | | | | | | | |
| “Recreation” | | | | | | | | | | |
| Amusement Establishment | | | | | | | P | P | P | |
| Animal Farm “Class C” | | | | | | | | | | |
| Athletic Field | | | | | | | | | | |
| Auditorium | | | | | | | | | CP | |
| Baseball Park | | | | | | | | CP | CP | |
| Bowling Alley | | | | | | | | P | | |
| Camp Grounds | | | | | | | | | | |
| Driving Range (Golf) | | | | | | | | P | | |

Table 14-2 District Use (cont.)

| Village of Newton Falls District Use Table | | | | | | | | | | |
|---|-----|------|------|-----|-----|------|------|-----|-----|-----|
| | R-8 | R-12 | R-15 | R-M | O-D | C-1N | C-1 | C-2 | S-1 | I-1 |
| “Recreation” | | | | | | | | | | |
| Gymnasium | | | | | | | | CP | | |
| Golf Course & Clubhouse | CP | CP | CP | CP | | | | P | | |
| Hobby Center | | | | | | | | | | |
| Miniature Golf Course (Putt-Putt) | | | | | | | | P | | |
| Playground | | | | | | | P | | | |
| Private Recreation Area | CP | CP | CP | | | | | | | |
| Public/Semi-Public Uses | | | | | | CP | | | | |
| Public Park | CP | CP | CP | CP | | | P | | | |
| Public Playground | CP | CP | CP | CP | | | P | | | |
| Recreational Establishments | | | | | | | P | | | |
| Recreational Buildings | | | | | | | | P | | |
| Recreational Park | | | | | | | P | | | |
| Recreational Uses | | | | | | | P | | | |
| Skating Rink | | | | | | | | P | | |
| Sports Center | | | | | | | | | | |
| Stadium | | | | | | | | CP | CP | |
| Swimming Pool (Commercial) | | | | | | | | P | | |
| Tennis Courts | | | | | | | | | | |
| “Governmental” | | | | | | | | | | |
| Armory Auditorium | | | | | | | | CP | | |
| Health & Welfare Agencies | | | | | | | | | | |
| Fire Station | CP | CP | CP | CP | CP | | P/CP | CP | CP | |
| Police Station | CP | CP | CP | CP | | | CP | CP | CP | |
| Post Office | | | | | CP | | CP | CP | CP | |
| Public Utility | CP | CP | CP | | | | | | | |
| Village Hall | | | | | | | | | | |
| Utility Substation | | | | | | | | | P | |

Table 14-2 District Use (cont.)

| Village of Newton Falls District Use Table | | | | | | | | | | |
|--|-----|------|------|-----|-----|------|-----|-----|-----|-----|
| | R-8 | R-12 | R-15 | R-M | O-D | C-1N | C-1 | C-2 | S-1 | I-1 |
| “Industrial” | | | | | | | | | | |
| Automobile Impound Lot | | | | | | | | | | P |
| Automobile & Truck Repair & Rebuilding Shop | | | | | | | | | | P |
| Fabrication (Cloth, Wood, Leather, Paper, Plastic or Metal) | | | | | | | | | P | |
| Processing (Food Stuffs, Beverages) | | | | | | | | | P | P |
| Laboratories (Experimental, Testing or Industrial Processes) | | | | | | | | | P | |
| Laundry & Cleaning Plant | | | | | | | | | | P |
| Fabrication | | | | | | | | | | |
| Manufacturing (Apparel) | | | | | | | | | | P |
| Manufacturing (Chemicals & Allies Products) | | | | | | | | | | P |
| Manufacturing (Electrical Components) | | | | | | | | | | P |
| Manufacturing (Fabricated Metal Products) | | | | | | | | | | P |
| Manufacturing (Furniture & Fixtures) | | | | | | | | | | P |
| Manufacturing (Household & Industrial Cleaning Products) | | | | | | | | | | P |
| Manufacturing (Lumber & Wood Products) | | | | | | | | | | P |
| Manufacturing (Paper & Allied Products) | | | | | | | | | | P |
| Manufacturing (Plastic Products) | | | | | | | | | | P |
| Manufacturing (Stone, Slay & Glass Products) | | | | | | | | | | P |
| Manufacturing (Textile Mil Products) | | | | | | | | | | P |
| Petroleum & Refining | | | | | | | | | | P |
| Primary & Metal Industries | | | | | | | | | | P |
| Printing & Allied Industries | | | | | | | | | | P |
| Salvage Yard | | | | | | | | | | P |
| Scrap Metal | | | | | | | | | | P |
| Tire Recapping & Retreading | | | | | | | | | | P |
| Warehousing | | | | | | | | | P | P |
| Laboratories (Analytical) | | | | | | | | | P | |

District Development Standards

District development standards in the zoning ordinance are controls established to regulate within each of the zoning districts, the location, height, bulk, number of stories, size of buildings, percentages of lot areas that may be occupied, setback building lines, sizes of yards and the density of population, including reasonable landscaping and architectural standards, in the interest of public health and safety and for the public convenience, comfort, prosperity, or general welfare of the community.

The development standards for residential districts are intended to protect property values and maintain the integrity, aesthetics and wellbeing of the neighborhood and the surrounding area by regulating the dimensional aspects of lot area, frontage, width, building setbacks and yard requirements for reasons related to sewage, control of population density and ease of access for emergency vehicles.

The development standards for the commercial districts are intended to protect the character and social and economic stability of the community by regulating the permitted uses and the scales of operation in such a way as to ensure compliance with the intended purpose of each district. The quality and character of each commercial district is the direct result of the development standards established and can only be maintained if the district standards are unique for each of the commercial districts.

The development standards of the Newton Falls Village zoning ordinance are specified in Chapter 1149 “Zoning District Regulations”. Table 14-3 was created to indicate the dimensional requirements specified in the zoning ordinance for the different types of uses that are permitted within each of the Village’s zoning districts.

A comparison of the residential district standards and zoning map indicates that the residential districts tend to sectionalize the Village in an attempt to accommodate the existing residential lot sizes while providing for new residential development. A comparison of lot sizes in Chapter 9 of this plan indicates the difficulty in this venture where numerous non-conforming lots exist in each of the residential districts.

The commercial district development standards, as currently specified, do not address the development issues related to various intensities of commercial uses in Newton Falls business districts. A review of the development standards for the commercial districts would most certainly enhance the Village’s appeal, quality and character of the commercial districts and the Village as a whole.

The following table (see Table 14-3) indicates the development standards for each of the zoning districts within the Village of Newton Falls. These standards as listed in the table were obtained from the existing zoning ordinance. The designation (NA) “not applicable” was inserted when a specific use is not permitted within a particular district. The designation (NR) “not required” was inserted when a specific standard is not required within a particular district. The designation (NS) “not specified” was inserted when a specific standard is not specified within a particular district.

Non-Conforming Uses

Within zoning districts established by the zoning ordinance or by amendments, there exist lots, structures, uses of land and structures, and characteristics of uses which were lawful before the ordinance was adopted or amended, but which would be prohibited, regulated or restricted under the terms of the zoning ordinance or future amendments. Non-conforming uses must comply with the district uses and standards in which it is located if voluntarily discontinued for two years or more. Municipal corporations can shorten the term for discontinuance, or abandonment, to not less than six months. This information can be found in Section VII: Non-Conforming Uses.

To overcome future non-conforming uses, permitted and conditional uses should be stated in the zoning ordinance and evaluated in terms of the district's stated purpose as defined in the ordinance. Uses that are not specifically listed in the zoning ordinance but are similar to a permitted use that is listed should be reviewed by the Board of Zoning Appeals to determine if the proposed use is compatible with the stated purpose and is of the same general character as those uses permitted in that particular zoning district.

Table 14-3 *Development Standards*

| Newton Falls Development Standards | | | | | | | | | | |
|---|-------------------------|-------------|-------------|--|------------|-------------|------------|------------|------------|------------|
| | Zoning Districts | | | | | | | | | |
| | R-8 | R-12 | R-15 | R-M | O-D | C-1N | C-1 | C-2 | S-1 | I-1 |
| Lot Area (s.f.) | | | | | | | | | | |
| Residential | | | | | | | | | | |
| Single Family | 8,000 | 12,000 | 15,000 | 8,000 | NA | NA | NA | NA | NA | NA |
| Two-Family | | | | 11,000 | NA | NA | NA | NA | NA | NA |
| Multiple-Family | | | | 8,000 + 3,000 each additional unit | NA | NA | NA | NA | NA | NA |
| Non-Residential | 30,000 | 30,000 | 30,000 | Ⓢ | 5,000 | 5,000Ⓢ | 5,000Ⓢ | 5,000 | 5,000 | 1 acre |
| Industrial | NA | NA | NA | NA | NA | NA | NA | NA | NA | NS |
| Lot Width (ft.) | | | | | | | | | | |
| Residential | 50 | 60 | 65 | 100 + 20 each additional unit | NA | NA | NA | NA | NA | NA |
| Non-Residential | 100 | 100 | 100 | 100 | 60 | 60 | 60Ⓢ | 60 | 60 | NA |
| Industrial | NA | NA | NA | NA | NA | NA | NA | NA | NA | 60 |

Table 14-3 *Development Standards (cont.)*

| Newton Falls Development Standards | | | | | | | | | | |
|---|------------------|----------|----------|--------------------------------------|-----------|------|------|-----------|---------|-----|
| | Zoning Districts | | | | | | | | | |
| | R-8 | R-12 | R-15 | R-M | O-D | C-1N | C-1 | C-2 | S-1 | I-1 |
| Lot Frontage (ft.) (at Road R/W) | | | | | | | | | | |
| Residential | 50 | 60 | 65 | 100+20 each additional unit | NA | NA | NA | NA | NA | NA |
| Non-Residential | NS | NS | NS | NS | 100 | 100 | 100Ⓣ | 100 | 100 | 100 |
| Front Yard Setback (ft.) | | | | | | | | | | |
| Residential | 20 | 30 | 50 | 60 | NA | NA | NA | NA | NA | NA |
| Non-Residential ② | 20/30/50 | 20/30/50 | 20/30/50 | NS | 25 | 45 | Ⓣ | 35 | 45 | NA |
| Industrial | NA | NA | NA | NA | NA | NA | NA | NA | NA | 40 |
| Side Yard Setback (ft.) | | | | | | | | | | |
| Residential | 10 | 10 | 10 | 10③ | NA | NA | NA | NA | NA | NA |
| Non-Residential | 25 | 25 | 25 | 15 | 0/15 ④ | 25 | Ⓣ | 0/14 ④ | 25 ⑤ | NA |
| Industrial | NA | NA | NA | NA | NA | NA | NA | NA | NA | 25 |

Table 14-3 *Development Standards (cont.)*

| Newton Falls Development Standards | | | | | | | | | | |
|---------------------------------------|------------------|------|------|-----|------|------|------|------|------|-----|
| | Zoning Districts | | | | | | | | | |
| | R-8 | R-12 | R-15 | R-M | O-D | C-1N | C-1 | C-2 | S-1 | I-1 |
| Rear Yard Setback (ft.) | | | | | | | | | | |
| Residential | 20 | 20 | 20 | 20 | NA | NA | NA | NA | NA | NA |
| Non-Residential | 20 | 20 | 20 | 20 | 20 | 25 | ① | 20 | 25 ⑤ | NA |
| Industrial | NA | NA | NA | NA | NA | NA | NA | NA | NA | 25 |
| Building Height (ft.) | | | | | | | | | | |
| Residential | 35 | 35 | 35 | 60 | NA | NA | NA | NA | NA | NA |
| Non-Residential | 35 | 35 | 35 | 60 | 35 ⑥ | 35 | 35 ⑥ | 35 ⑥ | 35 ⑦ | NA |
| Industrial | NA | NA | NA | NA | NA | NA | NA | NA | NA | 75 |

- ① Adequate to provide for yard areas, off-street parking and loading areas and/or other requirements.
- ② Front Yard Setback as measured from the road right of way of residential service street/collector street/arterial street
- ③ Side Yard Setback shall be the greater of 10 feet or 10% of the average lot width.
- ④ No Side Yard is required/minimum side yard if adjacent to a residential district.
- ⑤ Except next to rail siding.
- ⑥ Public and Semi-Public Buildings may exceed the height limitations if the minimum depth of rear yards and width of side yards are increased one foot for each two feet of height the building exceeds the prescribed height limit.
- ⑦ Buildings adjacent to a residential district shall not exceed 35 feet unless the setback adjacent to the residential district is increased one foot for each one foot of height the building exceeds the prescribed 35 feet.

Table 14-3 *Development Standards (cont.)*

| Newton Falls Development Standards | | | | | | | | | | |
|---|------------------|-------|-------|-------------------------|-----|------|-----|-----|-----|-----|
| | Zoning Districts | | | | | | | | | |
| | R-8 | R-12 | R-15 | R-M | O-D | C-1N | C-1 | C-2 | S-1 | I-1 |
| Minimum First Floor Living Area (s.f.) | 1,200 | 1,200 | 1,200 | 1,000 per dwelling unit | | | | | | |

Outdoor Advertising

Newton Falls Village has its own unique location and business environment that rely on properly drafted and enforced sign regulations for continued growth and prosperity. When properly drafted, sign regulations can provide for an attractive business district reflective of the community’s desired image, or they can be seen as clutter.

The regulations should clearly specify the type of sign permitted in each zoning district and specific development standards associated with those signs that are unique to that particular district in order to maximize the sign visibility and the effectiveness to convey its message. The type of sign permitted in any one district may include projecting signs, roof mounted signs and free-standing post or ground-mounted signs, wall signs and window signs. Specific development standards associated with each type of sign may then be established, such as the size, height, lighting, setbacks, building materials and the number of signs permitted on each lot. Incentives for sign creativity may also be established to encourage the use of symbols, logos or pictorial representations of the products or services offered at the sign location.

Projecting signs have a visibility advantage, but without proper controls and restrictions can produce an image of clutter and disorder. Restrictions may include: overall size, height and number; a restriction on projection may also be included based upon its proximity to the center of the building facade with the maximum allowable projection at the center decreasing to a zero projection at the endpoint; the prohibition of unsightly mast arms and side guys in favor of cantilevered projection; and a size bonus provision for projecting signs utilizing symbolic rather than alphabetic or numerical message presentation.

Wall signs, also known as flat, fascia or parallel signs, are either painted on or directly attached to the exterior wall of an existing building. They may also include signs on mansards or pent eaves, and signs affixed or applied to architectural projections, canopies or marquees which project from a building facade. The head-on viewing angle of flat signs provides limited visibility in communicating its message to the motoring public and therefore would be most useful in locations that do not demand heavy consumer awareness. In order to overcome the viewing deficiency of flat signs, the regulations may include provisions to allow graphic presentations to integrate the sign with the building wall surface to improve the aesthetics and marketing potential of the location.

Roof signs have an advantage in commercial retail, business or any building whose facade would be adversely impacted by the installation of a flat sign. These roof signs, however, can create an unpleasant disruption of architectural harmony, particularly if they are placed at varying heights above the roof or parapet line of a row of individual businesses. In the cases of roof signs, the height of a sign above the roof and/or parapet can be made a function of building height and the size of the sign is made a function of building length. In industrial zones, both overall size and height above the roof are increased to allow for the generally more widespread positioning of the buildings and the much larger distances over which the messages must be visible.

Free-standing signs are the most frequently used sign specifically designed to communicate its message in high traffic areas to rapidly moving viewers. There are many types of free standing signs, some of which are post mounted, ground mounted, monument or pylon styles from which numerous variations are possible. The regulations must recognize the difference between the various types of free-standing signs and address their design, size, height and placement so as not to limit their effectiveness to convey its message while maintaining its character as an architectural or landscape element. The type of free-standing sign and its height requirement may vary according to the particular zoning district in which it is to be located. A low-level or ground-mounted free-standing sign may be both aesthetic and effective in low-density institutional, professional and industrial zones where traffic density and traffic speeds are at minimum levels. In zoning districts where areas of traffic density and speeds are higher, however, low level signage can be cluttered with other ground oriented objects such as pedestrians, shrubbery and roadside structures creating confusion and an unsafe environment for the motorist. The placement or setback requirement of the free standing sign, its legibility and letter form size are all components that influence the viewing time by which the message can be read and understood effectively.

Development Alternatives for Growth Management

Conservation Subdivisions

Conservation subdivisions represent an alternative approach to conventional lot-by-lot division of land in rural environs, which tends to spread development evenly throughout a parcel with little regard to impacts on the natural and cultural features of the landscape. This site design alternative may be suitable in a variety of settings, including urban areas, in transition vicinity between clearly rural and urban areas or in rural surroundings. Conservation subdivision may be defined as a residential development in a rural area that is characterized by compact lots and common open spaces and where the natural features of land are maintained or at least the impact mitigated. The conservation subdivision allows the landowners to develop parcels by clustering residences on smaller lots while protecting the remaining open spaces.

Generally, a conservation subdivision allows for an adjustment in the location of residential dwelling units on a parcel of land as long as the ultimate density does not exceed the number of units prescribed by the zoning ordinance for that district. The dwelling units are grouped or clustered on only a portion of the land to be subdivided. The balance of the site is preserved as open space, farmland, or as an environmentally and culturally sensitive area. This clustering of the dwellings into a small area is made possible by reducing the individual lot sizes. The open space is permanently protected and held in common ownership. The conservation subdivision concept

allows the developer to concentrate units on the most usable portion of the site, preserving natural drainage systems, open space and environmentally and culturally sensitive areas.

The conservation subdivision is not the solution to all development activities. The concept promotes and encourages the clustering of homes so as to create an interconnected network of permanent open spaces. A homeowners association, non-profit conservation organization such as a land trust, a unit of local government, or an individual who complies with the permanent conservation restrictions typically manage the open spaces and common facilities, such as joint septic and water systems. Advantages of the conservation subdivision concept include fostering a sense of community through carefully sited smaller lots and shared spaces, protecting and restoring significant resources such as prime farmland, historic buildings, archaeological sites, mature woodlands, streams, ponds, and scenic views and preserving the rural character with its external effect on land values.

Conservation subdivisions are not the best answer to saving large tracts of agricultural land nor are they the best measures to protect farming as a viable lifestyle. In order to sustain an agricultural community and ensure farming as a viable lifestyle, large blocks of contiguous land need to be protected. Conservation subdivisions can, however, protect small blocks of agricultural land and promote areas where agricultural and residential activities can co-exist. The minimum size of the conservation subdivision must be sufficiently large to accommodate the creative design and to protect the open space. The minimum size used by many communities for conservation subdivision is from 10 to 40 acres. The amount of open space requirements must be adequate to protect the natural resources and preserve the rural character in the conservation subdivision. In many models, the amount of open space is 40 to 50 percent of the total acreage. The Village should embrace the conservation subdivision concept and encourage homeowners associations as a tool to maintain the open space. In addition, the deed restrictions should include restriction on farm animals, kennels and keeping the open space open.

Planned Residential Communities

A Planned Residential Community is another term for a Planned Unit Development (PUD). The concept of a Planned Residential Community (PRC) is to encourage a variety of land uses, housing types and densities, including single-family detached dwellings, multiple-family dwellings, townhouses, cluster housing and apartments. PRC's are generally characterized by flexible standards for lot size, setbacks and street frontage allowing for the concentration of buildings on that portion of the site that is most suitable for building resulting in the preservation of open space and a decrease in development and maintenance cost for site improvements such as streets and utilities.

A Planned Residential Community (PRC) development may include within its boundaries an arrangement of conventional subdivision lots, cluster-sized lots that contain one residential unit or structure per lot and/or larger parcels in which more than one residential unit or structure is permitted. These larger parcels may accommodate an apartment complex, cluster housing or a condominium development or may consist of areas of open space for recreational facilities and for the preservation of the natural environment, all of which are required to conform to the standards set forth in the zoning ordinance. Because of the unique characteristics of planned residential community developments, specific provisions governing site plan approval and the development of land are required. These special provisions may be adopted as part of the zoning ordinance and include general and specific development standards and a process for the approval of the development plan.

The Newton Falls Village zoning ordinance established a Planned Development “PD” District in Section 1145.01 of the zoning ordinance. It specifies pre-established regulations within a “PRC” zoning district, similar to the Type A - procedure for the approval of a Planned Unit Development.

Local officials should be aware of the drawbacks of PUDs, relative to flexible by-right zoning such as mixed-use districts. Overuse of PUDs can lead to uncertainty and administrative problems because a PUD can be a unique zoning district based on a discrete site plan. Administratively, local officials have to deal with a mini-zoning district created for each PUD.

Condominium Development

A Condominium Development differs from a conventional subdivision in that it involves multiple dwelling units that are permitted to be located within the boundaries of a single parcel of land. Under condominium ownership, land is not actually divided; instead, the condominium units are owned individually and the common areas and facilities are owned by all the unit owners on a proportional, undivided basis.

Condominium property is regulated under Chapter 5311 of the Ohio Revised Code which specifically states that "neither the submission of property to the provision of Chapter 5311 nor the conveyance or transfer of ownership of a unit shall constitute a subdivision within the meaning of or subject to Chapter 711 of the Ohio Revised Code" (ORC 5311.02). Although not subject to the provisions of county subdivision regulations, condominium developments may be regulated under the Village zoning ordinance in the same manner as a conventional residential development. A condominium development can be limited to a specific residential use (i.e. single-family, multi-family) to that which is permitted within the district where the development is located.

As previously mentioned, condominium property is not subdivided into lots, and therefore no internal property lines exist to relate to the setback or area requirements as specified in the zoning ordinance. The condominium's existing lot area, frontline, sideline and rear line requirements would be referenced to the outside property line of the development rendering these development standards useless. The development standard therefore should be modified for such developments to include an overall density requirement, distance between buildings and setbacks from the access drive to name a few.

Summary

- The Residential district includes a list of non-residential uses that are “permitted on review” by the Planning and Zoning Commission under Chapter 1159 of the zoning ordinance, general and specific standards are specified in Chapter 1155.
- Many of the permitted commercial uses are inconsistent with the stated purpose of the district in which it is permitted.
- A comparison of the zoning map and the permitted uses questions the need for five commercial zoning districts.
- A comparison of the zoning map and district requirements for residential lot sizes indicates the numerous non-conforming lots in each of the residential districts.

- The commercial district development standards, as currently specified, do not address the development issues related to various intensities of commercial uses in Newton Falls business districts.
- District development standards are virtually the same in each of the zoning districts.

Recommendations for Zoning Resolution Amendments

- Review permitted uses within each of the zoning districts for compatibility with the stated purpose of the district.
- District development standards should be reviewed to ensure compliance with the intended purpose of each district.
- Develop a process for the determination of uses substantially similar to those permitted.
- Downsize existing commercial districts to accommodate existing and future planned commercial developments consistent with the comprehensive plan.
- New residential, commercial, industrial, or recreational developments, additions, and/or structures should be reviewed to ensure their compatibility with the comprehensive plan, zoning resolution, and zoning map.
- Include regulations and standards for roof, post mounted, monument and pylon style signs.
- In order to protect property rights, the enforcement of the zoning resolution should be consistent, fair, and equally enforced for every individual and property in Newton Falls.
- Revise the existing zoning districts to comply with the recommended Future Land Use Plan.
- Consider development alternatives such as condominium development, planned residential communities (PUDS) and conservation subdivisions.
- The following proposed zoning districts are herein offered for consideration;

RESIDENTIAL “R-1”

The purpose of the Residential “R-1” District is to permit the establishment of low/medium density single & two-family residential uses not to exceed four (4) single family dwelling units per acre (10,890 square feet per unit).

RESIDENTIAL “R-2”

The purpose of the Residential “R-2” District is to permit the establishment of medium density single & two-family residential uses not to exceed six (6) single family dwelling units per acre (7,260 square feet per unit).

RESIDENTIAL “R-MF”

The purpose of the Residential Multi-Family District is to permit the establishment of medium/high density multi-family residential uses not to exceed sixteen (16) units per gross acre.

MIXED USE

The purpose of the Mixed Use District is to provide for a mix of less intense commercial uses and residential uses within the same area. This classification can accommodate the numerous areas in the Village where this scenario exists. It can also work as a buffer zone between areas that commercial and residential would otherwise abut. This classification can also accommodate mixed-use buildings, apartment buildings and townhouses. Residential development is permissible, not to exceed a density of ten (10) dwelling units per gross acre. Commercial uses which serve the daily needs of nearby residents may be permitted so as to be compatible with the character of the area. Such commercial

uses should not create strip and disorganized patterns. Industrial uses are not permissible in the mixed-use classification. Agricultural uses and community gardens are permissible within the mixed-use area.

COMMERCIAL “CBD” CENTRAL BUSINESS DISTRICT

The purpose of the Commercial “CBD” District is to provide for moderate commercial retail, office and service business development serving the needs of local residents and beyond. This classification accommodates neighborhood-scale community business, general business and office uses. In Newton Falls, this category should include the downtown Broad Street corridor. Examples of compatible uses would include retail and service oriented businesses such as, Gift Shop, Jewelry Store, Business Offices, Restaurants and other such Retail and Personal Service Establishments.

COMMERCIAL “C”

The purpose of the Commercial “C” District is to provide for moderate-to-highly-commercialized retail, office and service business development serving the needs of a local and regional market. Examples of compatible uses would include retail and service oriented businesses such as, Convenience Store, Drug Store, Gas Station, Grocery Store, Shopping Center, Business Offices, Financial Institutions, Food Services, Professional Services, Health Care, Social and Recreational Services.

INDUSTRIAL, LIGHT “I-1”

The purpose of the Industrial Light “I-1” District is to provide for light industrial uses that are less offensive to surrounding activities characterized by warehousing, distribution and light fabrication which do not produce any level of noise, vibration, dust, smoke or pollution and do not include outdoor storage. Examples of compatible uses would include Electrical, Heating, Plumbing Supplies and Equipment, Lumber and Building Supplies, the Fabrication of Cloth, Wood, Leather, Paper, Plastic or Metal; and the Processing of Food Stuffs and Beverages.

INDUSTRIAL “I”

The purpose of the Industrial “I” District is to provide for industrial uses that include businesses involved in manufacturing and processing operations. Examples of compatible uses would include Manufacturing and Processing of Chemicals & Allied Products, Lumber & Wood Products, Paper & Plastic Products.

INSTITUTIONAL

The purpose of the Institutional District is to provide areas for public purposes such as schools, cemeteries, churches, libraries, government offices and utility facilities.

ENVIRONMENTAL REVIEW OVERLAY DISTRICT

The purpose of the Environmental Review District is to provide additional scrutiny of development in areas that are environmentally sensitive or have environment issues that may hinder development of the land. The permitted uses of the zoning district would apply but with possible restrictions on development.

Evaluation & Updates

A comprehensive plan serves as a guide to assist in shaping the Village's future over the next 20 years. The plan should be evaluated if major changes take place in the Village and updated every ten to fifteen years or more often as necessary. The process of modifying the plan should be similar to the process that led to its initial creation and adoption. The Newton Falls Planning Commission should be the body to evaluate and initiate any changes to the comprehensive plan.

The purpose in evaluating the Newton Falls Comprehensive Plan is to determine whether the plan has moved the community toward achieving the type and rate of development that local officials and citizens want. The comprehensive plan describes the way Newton Falls will develop and grow, lists goals and objectives for different aspects of the community and lists the Village's action strategies that will direct programs, budgets and decisions.

Over time, communities change. Some changes will be consistent with growth that has been anticipated and planned. Other circumstances may bring changes to Newton Falls that were not anticipated. The comprehensive plan will be relevant in guiding growth and development if it is brought up to date to reflect changes and new circumstances.

The process of preparing an evaluation and update provides an organized way to look at the plan and determine how well it fits the Village of Newton Falls' current and future needs and desires.

The Village should address the subjects within the plan that are important for the community. Involving many groups in a discussion of the plan's evaluation and update should be a very useful and important step in the process and is strongly recommended.

The evaluation and update can be most useful when it focuses on subject matter of local importance in the context of:

- the Village's existing and projected population and rate of population growth;
- the geography and size of the Village's jurisdiction and the extent or existence of undeveloped land;
- the existence of natural resource features including environmentally sensitive lands, such as wildlife habitats and areas subject to flooding;
- the scale of public facilities and services the Village provides or is projected to provide as it relates to the level of capital improvements planning required; and
- the Village's planning and implementation resources and associated local and regional public and private institutions.

Chapter 15: Glossary



GLOSSARY

Access Management - standards for managing the frequency, location and design of driveways, intersections, signals, medians, turn lanes, and other features that are typically based on the functional classification of the road; more restrictive on the higher classes and less restrictive on the lower.

American Community Survey – an ongoing statistical survey by the U.S. Census Bureau. It is a nationwide, continuous survey designed to provide communities with reliable and timely demographic, housing, social, and economic data every year.

Central Business District - The downtown section of a city, generally consisting of retail, office, hotel, entertainment, high density housing and the center point for transportation networks.

Combined Sewer – a sewer system that collects sanitary sewage and storm water runoff in a single pipe.

Combined Sewer Overflow (CSO) - the discharge of wastewater and stormwater from a combined sewer system directly into a river, stream, lake or ocean.

Decennial Census - a procedure of systematically acquiring and recording information about the population. In the United States, a decennial census has been conducted in years ending in "0" since 1790, as required by the U.S. Constitution.

Demographics - the statistical data of a population, especially those showing average age, income, education, etc.

Eastgate Regional Council of Governments - a voluntary association of local governments in northeast Ohio. Members include Ashtabula County, Mahoning County, Trumbull County, and all cities, villages, and townships in the counties. Eastgate brings them together to create a unified voice in areas such as transportation, water and air quality, land use planning, and local infrastructure projects.

Electorate - all the people in an area who are entitled to vote in an election.

Exempted School District - school districts in Ohio are classified as either city school districts, exempted village school districts, or local school districts. City and exempted village school districts are exempted from county boards of education, while local school districts remain under county school board supervision.

Geology - the science that deals with nature and Earth history.

Hamlet – a small village or group of houses.

Incorporated Area - a region of land that is self-governed under the laws of the State of Ohio.

Metropolitan Planning Organization – a federally mandated and federally funded transportation policy-making organization in the United States that is made up of representatives from local government and governmental transportation authorities.

Non-point Source (NPS) Pollution - pollution caused by rainfall or snowmelt moving over and through the ground. As the runoff moves, it picks up and carries away natural and human-made pollutants, finally depositing them into lakes, rivers, wetlands, coastal waters, and even our underground sources of drinking water.

Ohio Revised Code (ORC) – a collection of all current statutes of the Ohio General Assembly organized into provisions, titles, chapters and sections. The ORC is not officially printed but several unofficial but certified (by the Ohio Secretary of State) commercial publications exist.

Outfall – the point of discharge of wastewater into a body of water.

Potable Water - water which is fit for consumption by humans and other animals. It is also called drinking water, in a reference to its intended use. Water may be naturally potable, as is the case with pristine springs, or it may need to be treated in order to be safe. In either instance, the safety of water is assessed with tests which look for potentially harmful contaminants.

Right of Way - a strip of land occupied or intended to be occupied by transportation and public use facilities, such as roadways, railroads, and utility lines. The land is either owned outright or controlled by easement by the public agency.

Sprawl - the spreading of urban developments (as houses and shopping centers) on previously rural or undeveloped land near a city or village.

State Route (SR) – a road (usually numbered) that is owned and maintained by the state, except in cities.

Unincorporated Area – a region of land that is not governed by its own local municipal corporation, but rather is administered as part of a larger administrative division, such as a township.

Topography - the shape or configuration of the land, represented on a map by contour lines, shading etc.

Tuberculation – the accumulation of corrosion in piping, most often referring to municipal water supply pipes.

Tuberculation Process – the accumulation of deposits inside the piping that, over time, decreases the diameter and restricts the flow.

Wetland - a land area that is saturated with water, either permanently or seasonally, such that it takes on the characteristics of a distinct ecosystem. Wetlands include swamps, marshes and bogs.

Village - an incorporated or unincorporated community under the Ohio Revised Code with a population of less than 5,000 people.

Chapter 16: Appendix



Newton Falls Community Survey

The Newton Falls Planning Commission, Mayor and City Council and the Trumbull County Planning Commission are working on a comprehensive plan for the future of your city. The comprehensive plan will look at the current and future physical needs of the city.

Your response to this survey will help shape the city's comprehensive plan. Please take a few minutes to answer the questions and add any comments so your views are considered as the plan is written. The survey will be open to residents of the city and/or business owners in the city until February 1.

Please leave your completed survey where you picked it up, **or** hand it to the city clerk, **or** mail it to:

Ms. Lisa Ramsey
Trumbull County Planning Commission
347 North Park Avenue
Warren, Ohio 44481

You can also complete the survey online at: www.ci.newtonfalls.oh.us

Thank you very much for helping with the Newton Falls comprehensive plan!

Community Services and Facilities

Please offer your honest assessment and opinions on the community services and facilities offered in Newton Falls.

1. How do you rate the following services and facilities available in Newton Falls? (Please place an X in the appropriate box.)

| | Very Poor | Poor | Average | Good | Excellent |
|---------------------|-----------|------|---------|------|-----------|
| Utilities | | | | | |
| Police Department | | | | | |
| Fire District | | | | | |
| EMS (Ambulance) | | | | | |
| Streets Maintenance | | | | | |
| Snow Removal | | | | | |
| Parks/Recreation | | | | | |
| School District | | | | | |
| Other: | | | | | |

2. Please indicate your satisfaction with the overall quality of life in Newton Falls. (Place an X in the appropriate box.)

| | Very Poor | Poor | Average | Good | Excellent |
|---|-----------|------|---------|------|-----------|
| Overall quality of life in Newton Falls | | | | | |

3. Please indicate whether you agree or disagree with the following statements. (Place an X in the appropriate box.)

| | Strongly Disagree | Disagree | Agree | Strongly Agree |
|--|-------------------|----------|-------|----------------|
| Newton Falls is a friendly Place to live. | | | | |
| Newton Falls has an attractive appearance. | | | | |
| I speak well about Newton Falls to family and friends. | | | | |
| The city effectively deals with problems. | | | | |
| City officials do a good job of including the public in their decision making. | | | | |
| Crime is a problem in the city. | | | | |

Planning for the Future

1. What do you like most about Newton Falls?

2. I think Newton Falls needs to plan for....

3. What would you like to see improved in your community?

4. If there are streets that need improvement, please describe their location and condition.

5. If there are drainage areas that need improvement, please describe their location and condition.

6. What type of business establishments would you like to see in Newton Falls?

7. Where in the city would you like to see retail and commercial businesses located?

8. Would you be willing to pay for any additional service(s)? Please circle one.

Yes

No

If so, which service(s)?

9. Would you be in support of sharing additional services with Newton Township or any other neighboring community? Please circle one.

Yes

No

If so, which community(ies)?

10. How can the City better communicate with you? Please circle:

Notice(s) posted at City Hall

The City's website

Email

Facebook

City cable access channel

Newsletter

Other

11. Additional Comments?

Please tell us about yourself.

1. How old are you? Please circle one.

- Under 18
- 19 – 29
- 30 – 39
- 40 – 49
- 50 – 59
- 60 – 69
- 70+

2. Are you a resident of Newton Falls? Please circle one.

- Yes
- No

3. Are you a property owner in Newton Falls? Please circle one.

- Yes
- No

4. Are you a business owner in Newton Falls? Please circle one.

- Yes
- No

5. Where do you work? Please circle one.

- Newton Falls
- Trumbull County
- Outside of Trumbull County
- Not Employed

6. Are you retired? Please circle one.

Yes No

7. How many years have you lived in or owned property or a business in Newton Falls?

8. How many adults live in your household?

9. How many children under 18 years live in your household?

Optional Contact Information

You are **NOT** required to provide personal information to participate in this survey. Fill out the following **ONLY** if you choose to do so. Please print.

Name: _____

Company: _____

Address: _____

Address 2: _____

City/Town: _____

State: _____

Zip: _____

Email Address: _____

Phone Number: _____

Thank you for completing this survey and giving us your comments!

All surveys and comments received will be reviewed and considered as the Newton Falls Comprehensive Plan is written. A draft is anticipated to be available for review in early 2014.

5. How would you currently rank Newton Falls as a place to do business?

- a. ___ Excellent
- b. ___ Above Average
- c. ___ Average
- d. ___ Below Average
- e. ___ Poor

For more information about the planning process or to be notified about future meetings, contact:

Trumbull County Planning Commission

Anthony Kobak, Planner

330-675-2480

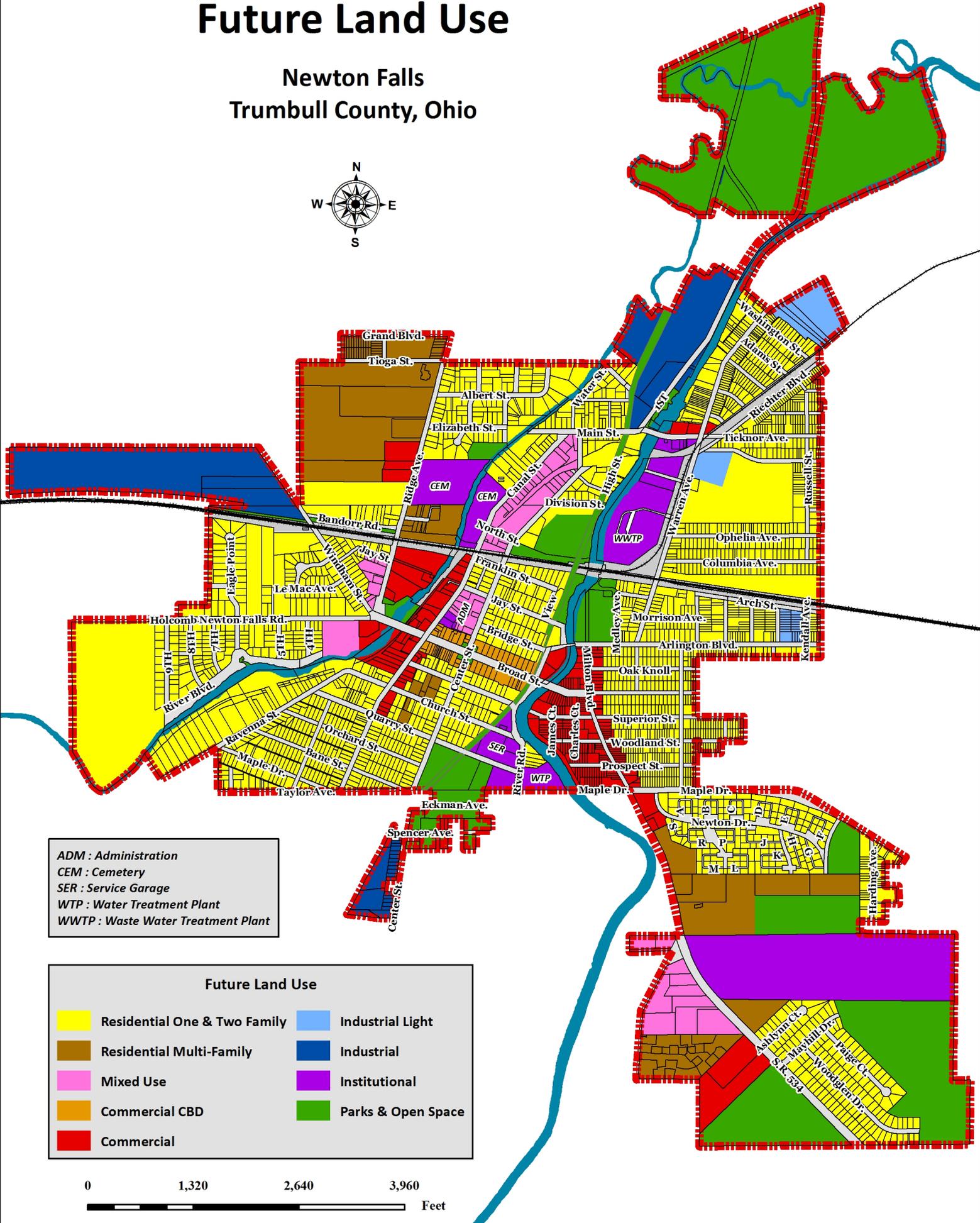
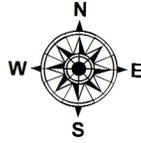
pckobak@co.trumbull.oh.us

Inventory of Parks, Trails & Facilities in Newton Falls

| Park/ Trail Name | Basketball Courts | Baseball Backstops | Baseball Diamonds | Benches | Bike Racks | Bleachers | Community/Recreation Center | Dugouts | Fields, Multi-Purpose | Gazebo | Goalpost, Soccer | Grills | Pavilions | Picnic Tables | Parking Lots | Playground Equipment, Children | Playground Equipment, Toddler | Restrooms | Trash Receptacles | Scoreboards | Swing Sets | Water Fountains |
|-------------------|-------------------|--------------------|-------------------|-----------|------------|-----------|-----------------------------|-----------|-----------------------|----------|------------------|-----------|-----------|---------------|--------------|--------------------------------|-------------------------------|-----------|-------------------|-------------|------------|-----------------|
| Apache Park | 1 | | | 1 | | | | | | | | 1 | | 1 | | 1 | | | 2 | | 1 | |
| Community Park | 2 | 6 | 6 | 26 | 1 | 12 | 1 | 12 | | | | 6 | 3 | 17 | 5 | 2 | 2 | 1 | 15 | 3 | 1 | 2 |
| Elizabeth Park | 1 | 1 | | 4 | | | | | 1 | | | 1 | | 2 | | | 1 | | 1 | | 1 | |
| Four Corners Park | | | | 17 | | | | | | | 1 | 1 | | 1 | | | | | | | | |
| Maple Drive Park | | | | | | | | | 1 | | | 1 | | 1 | | 1 | | | 1 | | | |
| Newton Drive Park | | 1 | | | | | | | | | | 1 | | 1 | | 1 | | | 1 | | | |
| Rotary Park | | | | | | | | | | | | 2 | | 3 | 1 | | | | 1 | | | |
| Swiss Park | | | | | | | | | | 1 | | | 1 | 1 | | | | | 4 | | | 1 |
| Veterans Park | | | | 25 | | | | | | | | | 1 | 1 | | | | | 1 | | | |
| Walking Trail | | | | | | | | | | | | | | | | | | | 1 | | | |
| 6th Street Park | | | | 4 | | | | | | | | 2 | 1 | 5 | | | 1 | | 1 | | 1 | |
| Totals: | 4 | 8 | 6 | 77 | 1 | 12 | 1 | 12 | 2 | 1 | 1 | 14 | 5 | 31 | 6 | 4 | 4 | 1 | 27 | 3 | 4 | 3 |

Future Land Use

Newton Falls
Trumbull County, Ohio



ADM : Administration
 CEM : Cemetery
 SER : Service Garage
 WTP : Water Treatment Plant
 WWTP : Waste Water Treatment Plant

| Future Land Use | |
|--|---|
| Residential One & Two Family | Industrial Light |
| Residential Multi-Family | Industrial |
| Mixed Use | Institutional |
| Commercial CBD | Parks & Open Space |
| Commercial | |

