

LAKE ROAD RESIDENCES

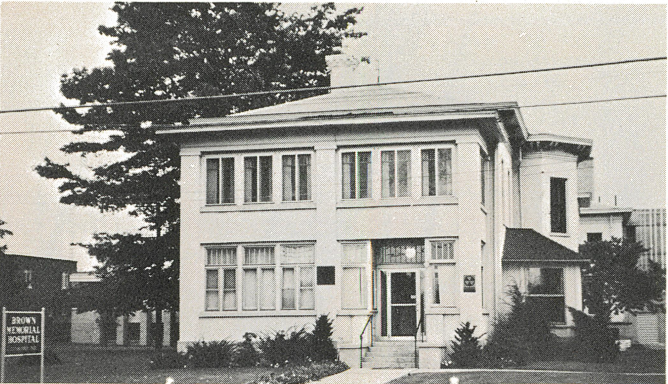


HISTORIC RESIDENCE

CONNEAUT has excellent residential areas with a wide variety of settings. Underdeveloped areas of the city offer equally fine settings which have been designated by the Plan. Their development should be predicted on logical expansion of existing areas and the economical provision of community services.

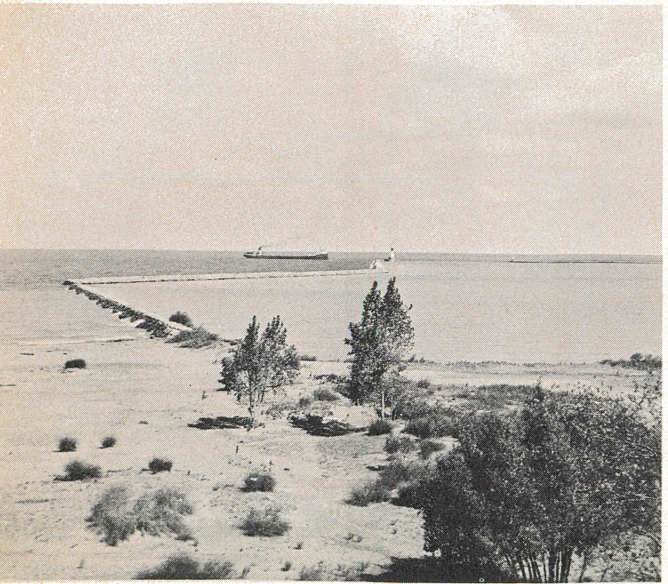
CONNEAUT'S citizens are proud of their community. They maintain their homes within their capabilities. They support the schools and churches and have helped to build the new wing at Brown Memorial Hospital.

CONNEAUT is a community at work. It is a fine place to live, to work, and to enjoy a livelihood.



BROWN MEMORIAL HOSPITAL

# CONNEAUT'S COMPREHENSIVE PLAN A BLUEPRINT FOR YOUR FUTURE



Prepared by the  
CONNEAUT CITY PLANNING COMMISSION  
in Cooperation with  
CARROLL V. HILL & ASSOCIATES  
Community Planners

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## THE COMPREHENSIVE PLAN CAN BE REALIZED

### BY USING PLANNING CONTROLS

- THE ZONING ORDINANCE protects dwellings, businesses and industries. It reserves land for new industries and recreational needs. It helps to maintain property values.
- SUBDIVISION REGULATIONS insure attractive and efficient neighborhoods by setting development standards.
- OTHER CODES insure the safe and sound construction of buildings and eliminate substandard and unsafe structures.

### THROUGH SOUND FISCAL PLANNING FOR PUBLIC IMPROVEMENTS TO ACHIEVE PROJECTS IDENTIFIED IN THE PLAN

Community improvements will be realized in proportion to the imagination and efforts of people in the city. Planning for CONNEAUT has presented concepts and guidelines toward the desirable development of the total community based upon the interrelation of economic, social and physical aspects of the City. These elements have been used to prepare for future actions. Programs of this nature succeed only if they are supported by citizens, civic organizations and officials. Won't you help to make CONNEAUT an even better place to live and raise a family?

## THIS IS THE PLAN

Comprehensive planning for Conneaut's future began in 1962, at the time the consolidation of the city and the Village of Lakeville was under consideration. With the merger of the two municipalities, the City of Conneaut now encompasses 27½ square miles of widely diversified land. The formal preparation of the Comprehensive Plan began in 1965 when the city received financial assistance for urban planning from the federal government.

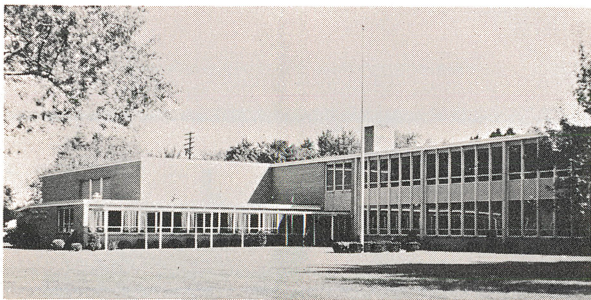
PLANNING IS A MEANS FOR PREPARING FOR THE FUTURE. BY FOLLOWING A PLAN, WE CAN REALIZE THE GOALS WE HAVE SET FOR OUR CITY AND PREVENT UNDESIRABLE THINGS FROM HAPPENING. THIS IS WHAT WE WANT OUR PLAN TO DO:

- PROTECT OUR RESIDENTIAL NEIGHBORHOODS AND IMPROVE THEM
- ENCOURAGE PROPER USAGE OF LAND. THUS MAKING ALL TYPES OF LAND DEVELOPMENT ATTRACTIVE AND INVITING
- PROVIDE SCHOOLS, PARKS AND RECREATIONAL FACILITIES FOR THE CITIZENS OF TODAY AND TOMORROW
- IMPROVE THE CITY'S THOROUGHFARES TO FACILITATE INTERNAL CITY MOVEMENTS
- UPGRADE AND EXPAND THE PUBLIC SERVICES
- PROMOTE THE HIGHEST USE OF THE CITY'S LAKEFRONTAGE
- ENCOURAGE THE IMPROVEMENT OF OUR DOWNTOWN AREA

## WHAT THE PLAN MEANS FOR YOUR NEIGHBORHOOD

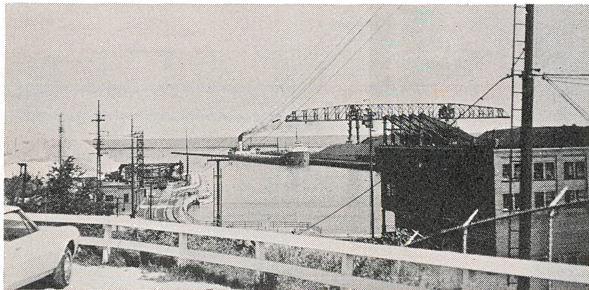
- PROTECT AND ENHANCE PROPERTY VALUES
- IMPROVEMENT OF STREETS AND WATER AND SEWER SERVICES
- CONVENIENTLY ACCESSIBLE AND ATTRACTIVE RECREATION FACILITIES
- ELIMINATION OF DISRUPTING TRAFFIC
- RECOGNIZABLE NEIGHBORHOOD IDENTITY
- HELPING BUILD A BETTER FUTURE FOR YOU AND YOUR FAMILY





SOUTHEAST ELEMENTARY SCHOOL

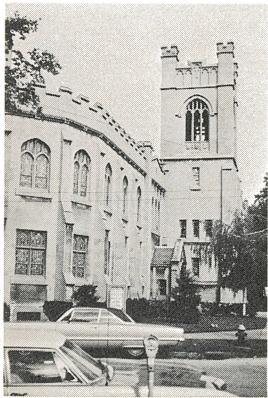
While the schools provide the cultural base, the churches minister to the spiritual needs of the citizens. CONNEAUT is fortunate to have churches of all denominations, many of which are expanding. More park and recreation facilities are needed in the community and the Plan shows where they should be provided. The Conneaut Creek Valley must be retained as growth occurs, providing both recreation and beauty.



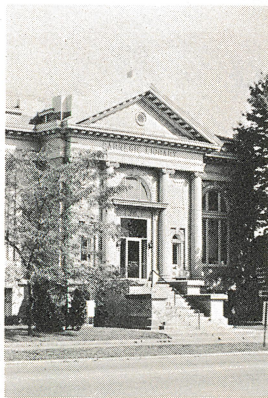
CONNEAUT HARBOR

## SCHOOLS, PARKS AND RECREATION, AND CHURCHES

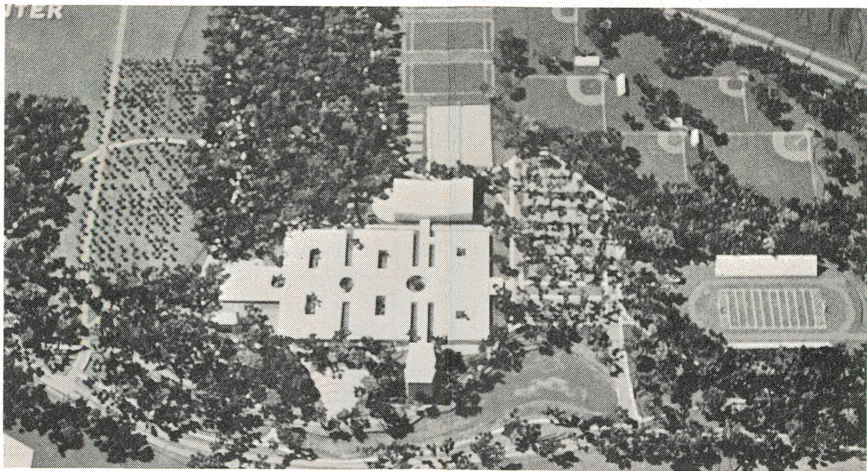
In communities such as ours with new industries and a growing population, schools are becoming the centers for neighborhood and social gatherings. CONNEAUT has been meeting these demands by providing new classroom space. It is anticipated that a new high school and 95 new elementary classrooms will be required by the year 2000 in addition to the most recently provided facilities.



CONGREGATIONAL-CHRISTIAN CHURCH



CARNEGIE LIBRARY



HIGH SCHOOL — COMMUNITY CENTER MODEL

## INDUSTRY AND THE ECONOMY

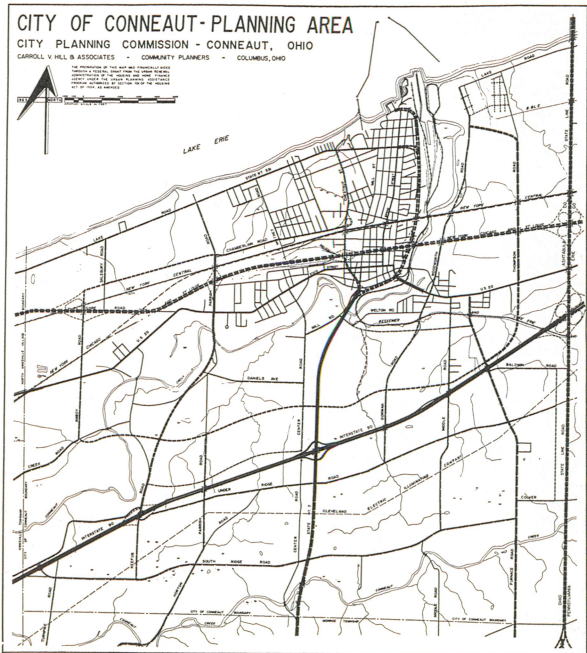
Growth at the fine natural harbor gave birth to the city and has sustained CONNEAUT throughout its history. Shipping to worldwide ports is now possible via Lake Erie and the St. Lawrence Seaway. Rail connections to all parts of the nation are facilitated by the city's three railroads. The Seaway Industrial Park is developing with new plants and there is room for many more. CONNEAUT is also blessed with several other fine industrial locations which are designated by the Plan. Local residents are largely responsible for reversing the economically depressed situation of the early 60's to the point of full employment today.



SEAWAY INDUSTRIAL PARK

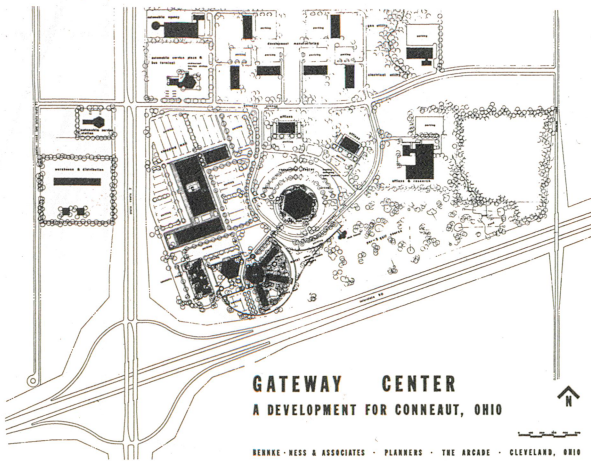
## THE THOROUGHFARE SYSTEM

In order to move goods and people safely and efficiently to places of work, shopping, residence and recreation, an up-to-date thoroughfare system is required. Planning for the development of such a system is provided by the Plan, CONNEAUT has excellent ingress and egress and the potential for high quality internal routes. Priorities designated by the Plan will help to realize this potential.



CENTRAL BUSINESS DISTRICT MODEL

## CONNEAUT'S COMMERCIAL DEVELOPMENT



PROPOSED GATEWAY CENTER PLAN

By following the recommendations in the Downtown Development Plan phase of the Comprehensive Plan, business can be returned to CONNEAUT. The Plan for business district revitalization provides the guide to new and rehabilitated stores and shops, separation of pedestrian and vehicular movements, eating and lodging facilities, a cultural center, a civic center, new office facilities, and high quality downtown residential locations.



MAIN STREET BUSINESSES



SR 7 — GATEWAY TO CONNEAUT

The city's commercial establishments are beginning to recognize the need to meet the competition of businesses located in the region. The Gateway Center Plan proposed by local people will help to attract business to the city and will at the same time provide an attractive entrance feature at Interstate 90 and State Route 7.

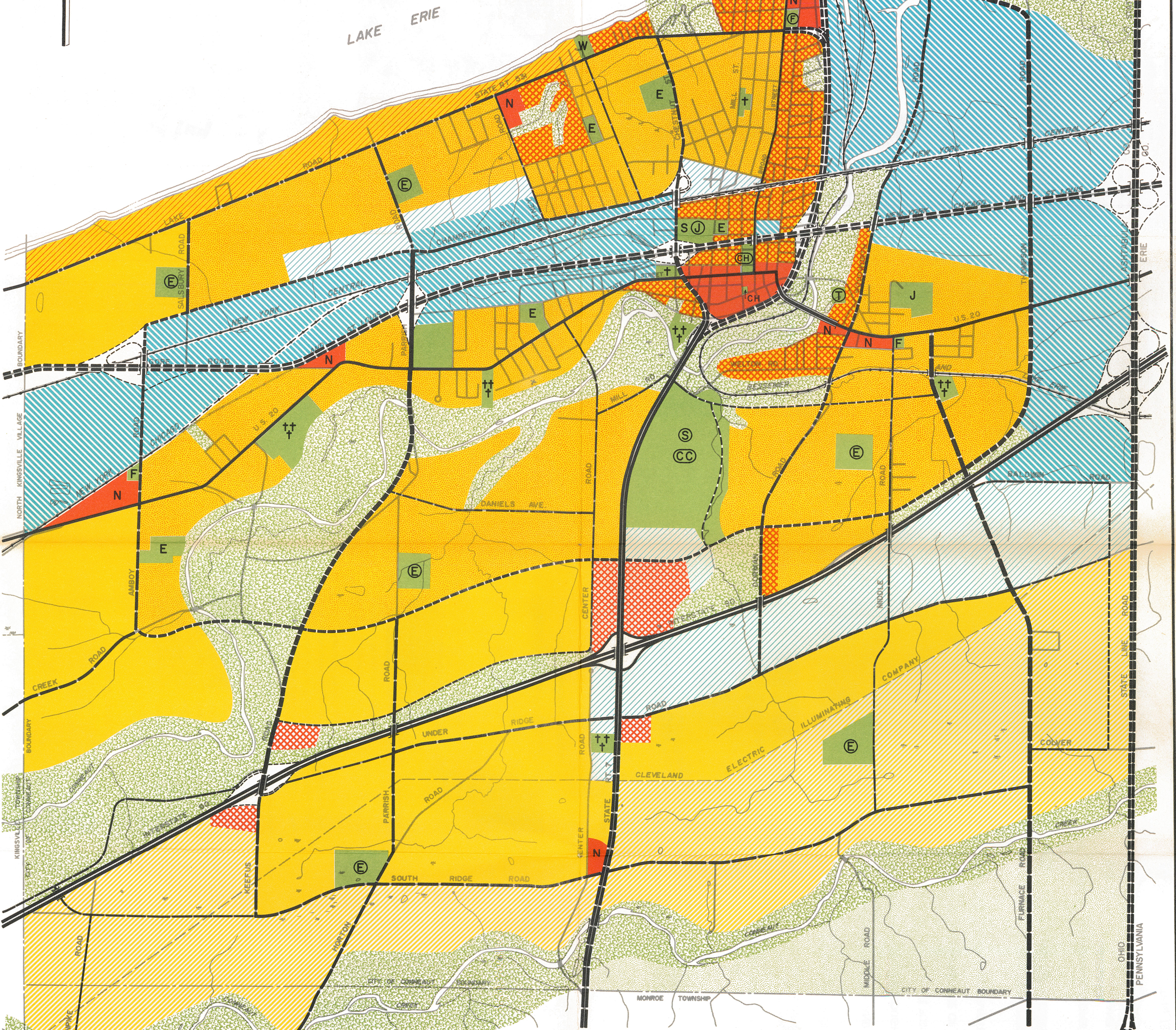
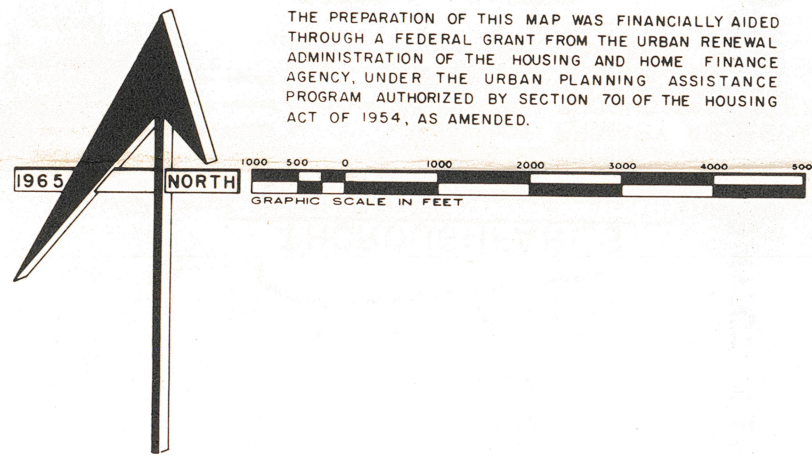


# CITY OF CONNEAUT-PLANNING AREA

CITY PLANNING COMMISSION - CONNEAUT, OHIO

CARROLL V. HILL & ASSOCIATES - COMMUNITY PLANNERS - COLUMBUS, OHIO

THE PREPARATION OF THIS MAP WAS FINANCIALLY AIDED THROUGH A FEDERAL GRANT FROM THE URBAN RENEWAL ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY, UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.



## THOROUGHFARES

EXISTING	UPGRADE ON PRESENT ALIGNMENT	IMPROVEMENT PLANNED	PROPOSED
			EXPRESSWAY
			PRIMARY ARTERIAL
			SECONDARY ARTERIAL
			COLLECTOR
			RAILROAD

## SYMBOLS

EXISTING	PROPOSED
E	E
J	J
S	S
NONE	CC
CH	CH
N	N
+	+
+	+
F	F
W	W
T	T

ELEMENTARY SCHOOL  
JUNIOR HIGH SCHOOL  
SENIOR HIGH SCHOOL  
COMMUNITY CENTER  
CITY HALL  
NEIGHBORHOOD BUSINESS  
PAROCHIAL SCHOOL  
CEMETERY  
FIRE STATION  
WATER TREATMENT  
SEWAGE TREATMENT

## LAND USE LEGEND

	VERY LOW DENSITY RESIDENTIAL		RETAIL COMMERCIAL
	LOW DENSITY RESIDENTIAL		CIVIC & SCHOOLS
	MEDIUM DENSITY RESIDENTIAL		PARKS, OPEN SPACE & RECREATION
	HIGH DENSITY RESIDENTIAL		AGRICULTURE
	SEASONAL RESIDENTIAL		RESEARCH & DEVELOPMENT
	SERVICE COMMERCIAL		MANUFACTURING

# THE COMPREHENSIVE PLAN