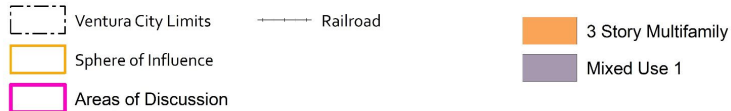
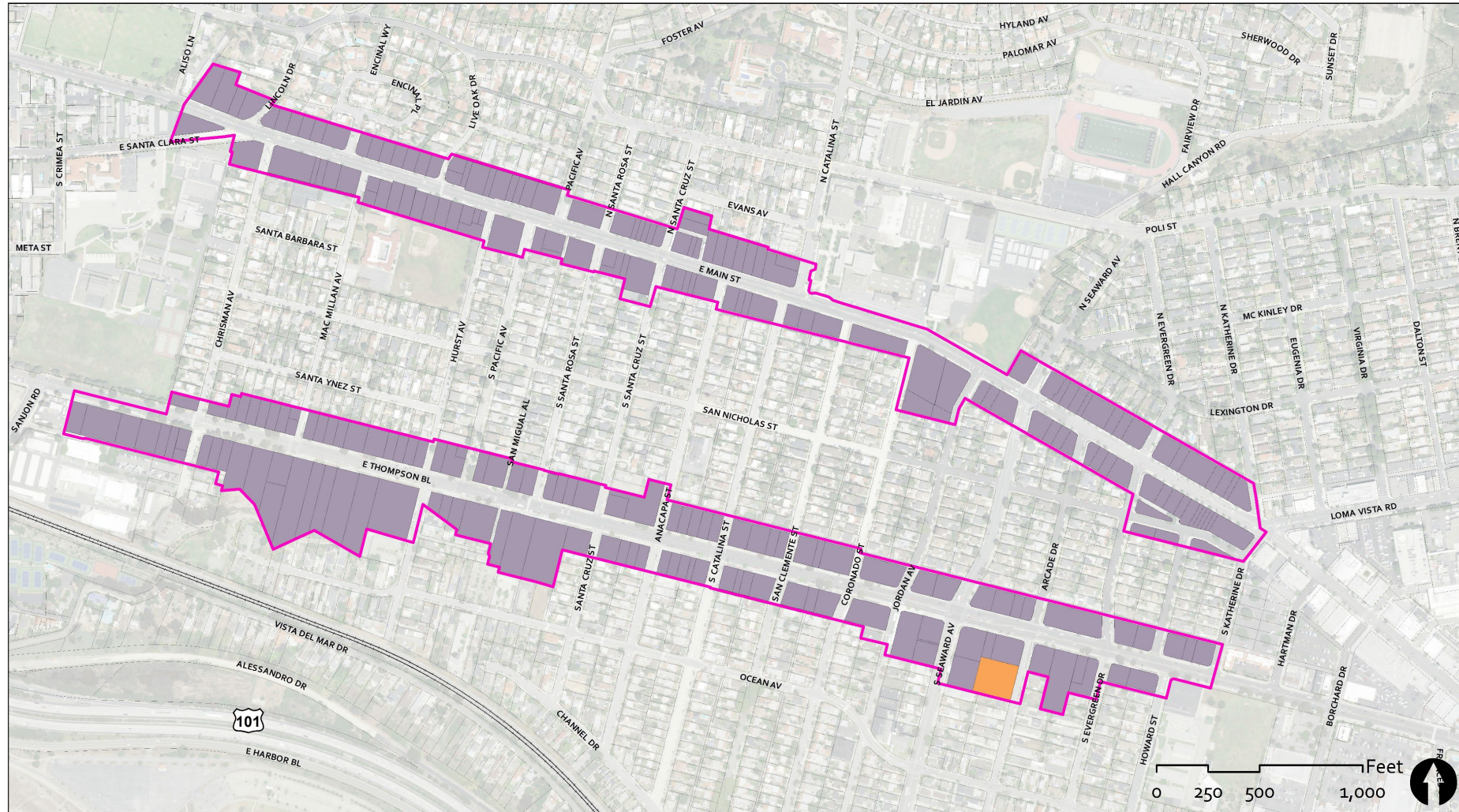


# Midtown Corridors

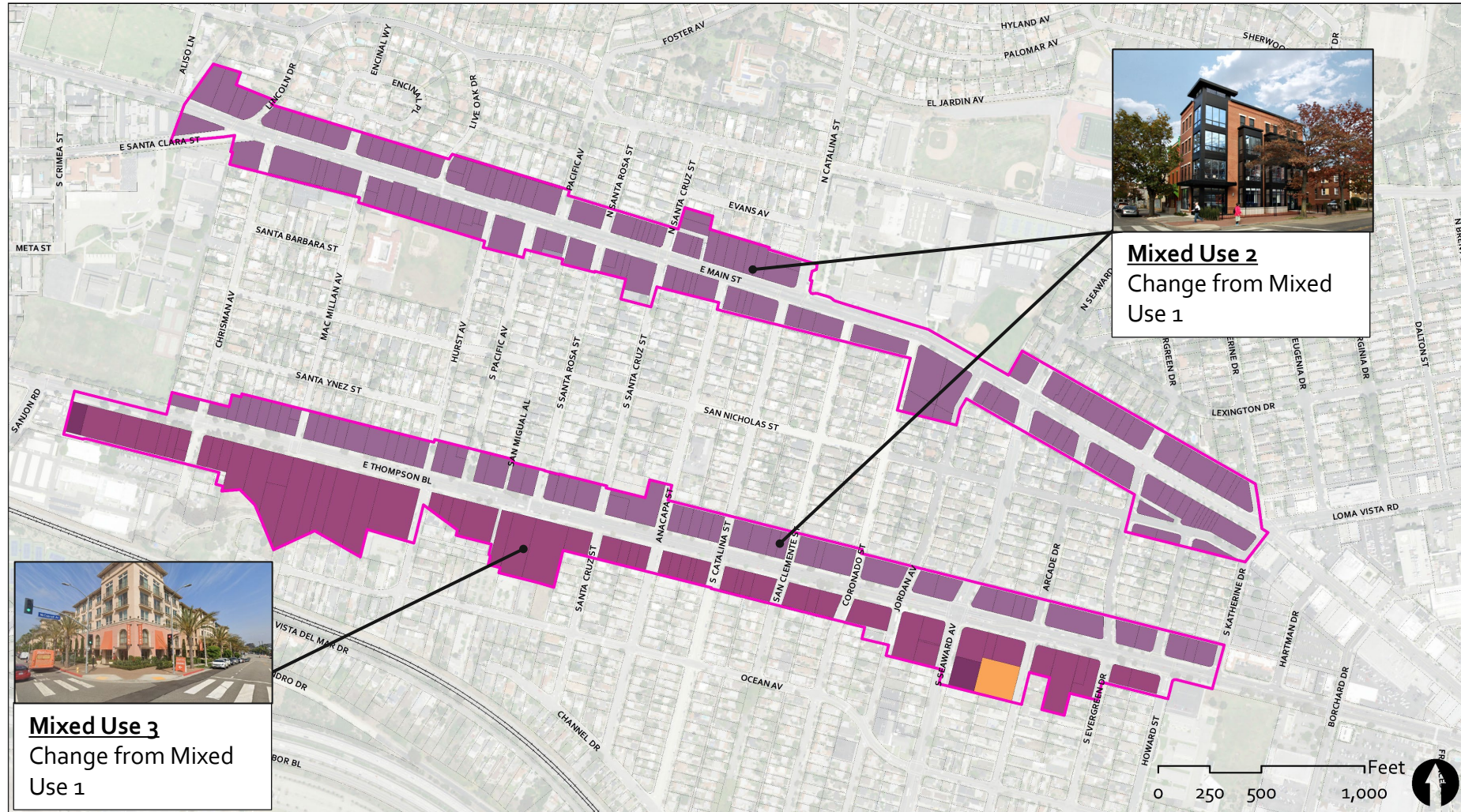
# Midtown Corridors - "Base" Designations

- Implements the Midtown Corridors Development Code, which has a vision of creating vibrant, mixed use, walkable corridors along Thompson and Main Streets.
- Normalizes all zoning districts into the Mixed Use 1 land use designation (3 stories).
- Note: existing height restrictions in zoning would remain in place.



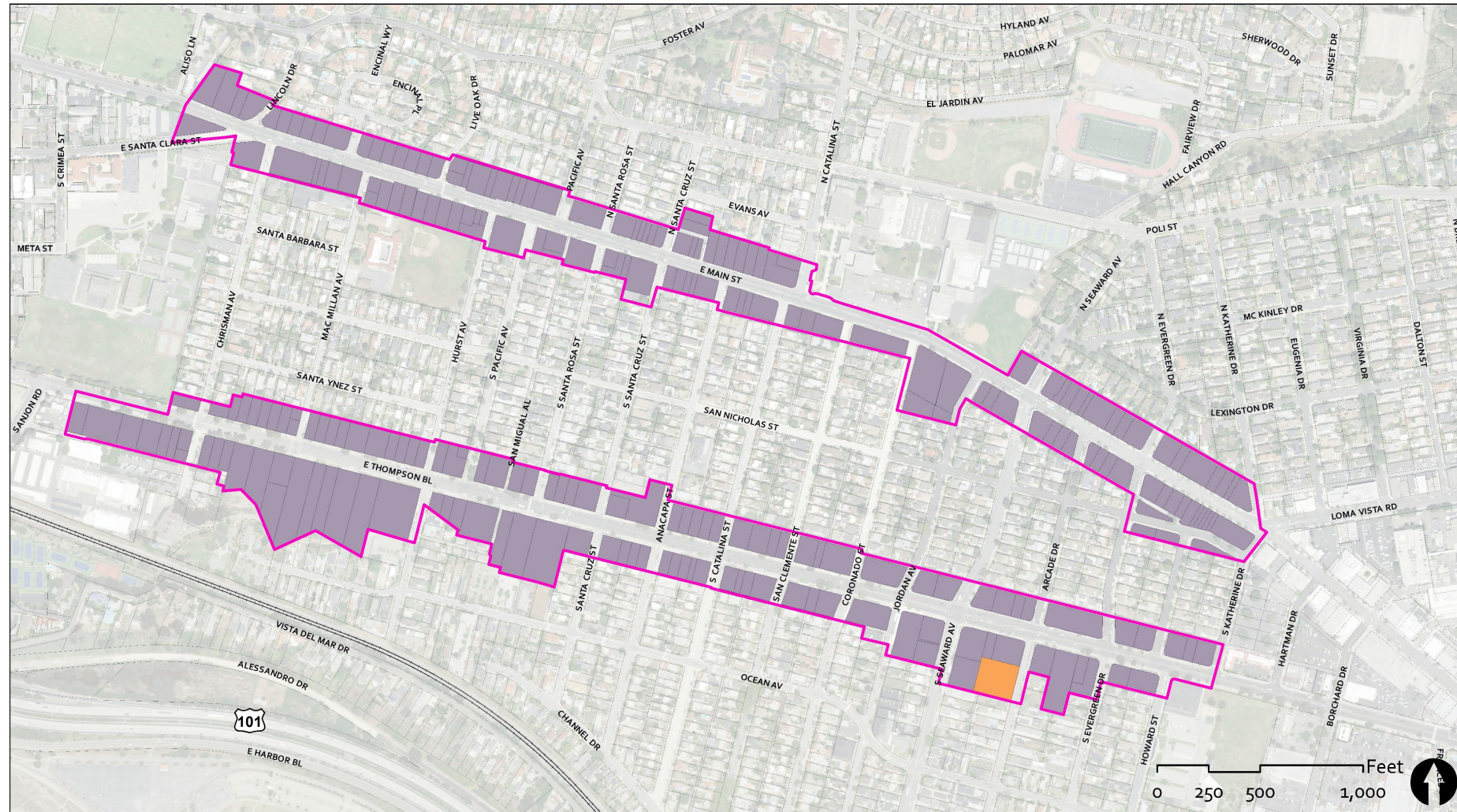
# Midtown Corridors - Core

- Targets additional development in this area by increasing building height limits by 1 or 2 stories.
- Increase heights on Main Street and the north side of Thompson from Mixed Use 1 (3 stories) to Mixed Use 2 (4 stories).
- The south side of Thompson would increase from Mixed Use 1 (3 stories) to Mixed Use 3 (5 stories).



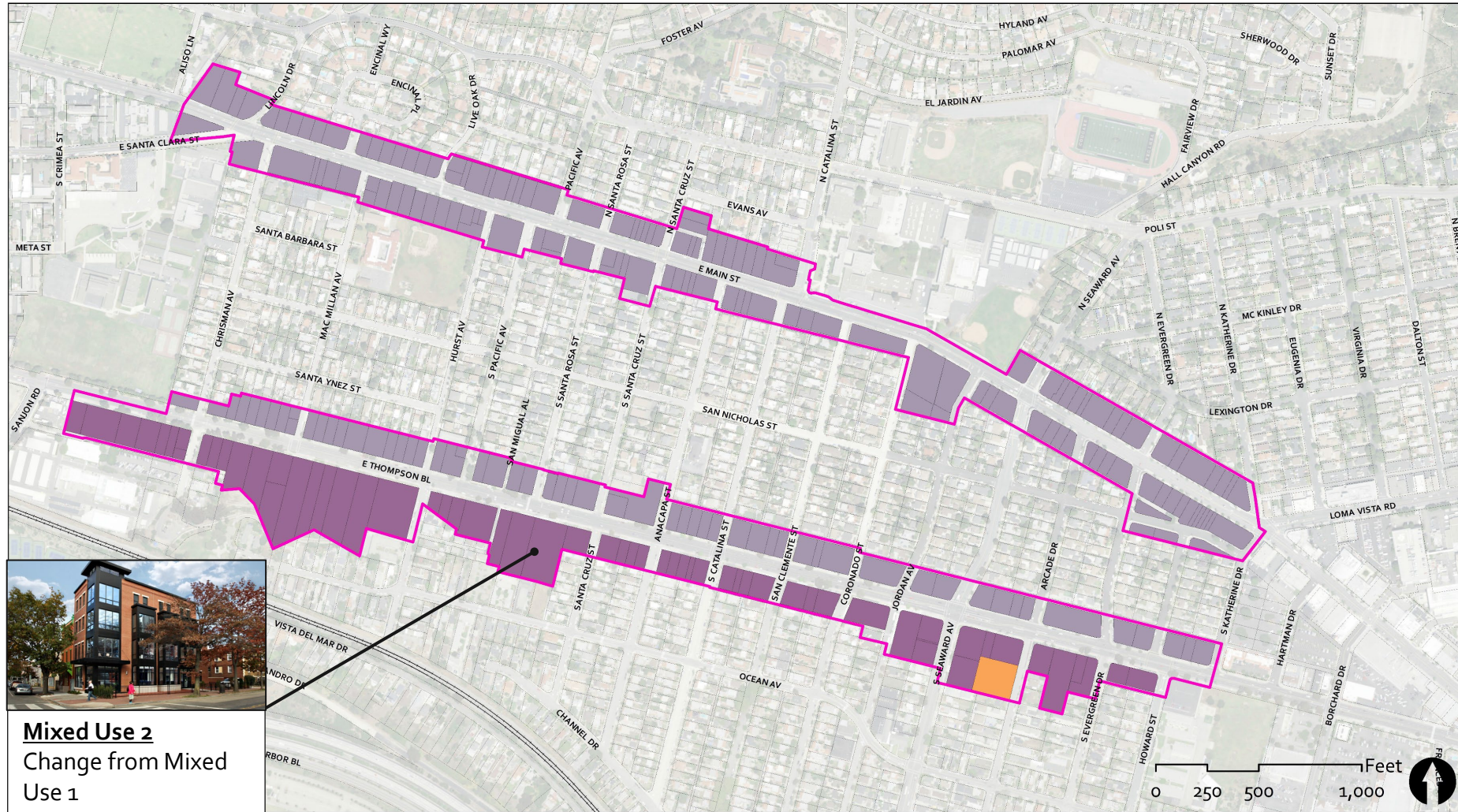
# Midtown Corridors – Expansion (same as base)

- Maintains land use designations in the Base (Mixed Use 1).



# Midtown Corridors - Distributed

- Maintains most of the land use designations as the Base except for the south side of Thompson, which would increase from Mixed Use 1 (3 stories) to Mixed Use 2 (4 stories).



**Mixed Use 2**  
Change from Mixed Use 1

- Ventura City Limits
- Railroad
- 3 Story Multifamily
- Mixed Use 1
- Areas of Discussion
- Mixed Use 2

Data Sources: City of Ventura (2020), County of Ventura (2020), ESRI (2020)