

1. *Purpose.* The purpose of the Redevelopment Midtown - University Transition (RDM-4) district is to provide for major in education, and small-scale, low-intensity retail and service uses that support and complement Bethune Cookman Univ accommodates the growth of the BCU campus. Residential uses are encouraged on the upper floors of nonresidential
2. *Use Standards.* See use tables and use-specific standards in [Article 5](#) and any modified use standards for any overlay districts (Section [4.9](#)).
3. *Intensity and Dimensional Standards.* <sup>1</sup>

|                                       |                     | Single-Family Residential | Mixed Use and Nonresidential | Multifamily Residential |
|---------------------------------------|---------------------|---------------------------|------------------------------|-------------------------|
| Lot area, minimum                     |                     | n/a                       | n/a                          | n/a                     |
| Lot width, minimum                    |                     | 40 ft                     | 50 ft                        | n/a                     |
| Lot depth, minimum                    |                     | n/a                       | n/a                          | n/a                     |
| Density, maximum                      |                     | can/a                     | 40 du/ac                     | 40 du/ac                |
| Floor area ratio (FAR), maximum       |                     | n/a                       | 3.0                          | 3.0                     |
| Lot coverage, maximum (% of lot area) | Lot area <10,000 sf | 60%                       | 90%                          | 90%                     |
|                                       | Lot area ≥10,000 sf |                           | 80%                          | 75%                     |
| Structure height, maximum             |                     | 2.5 stories               | 4.5 stories                  | 4.5 stories             |
| Front yard setback, minimum           |                     | 10 ft                     | 10 ft                        | 10 ft                   |
| Front yard setback, maximum           |                     | 20 ft                     | 20 ft                        | 20 ft                   |
| Street side yard setback, minimum     |                     | 20 ft                     | 20 ft                        | 20 ft                   |
| Interior side yard setback, minimum   |                     | 5 ft                      | 5 ft                         | 5 ft                    |
| Rear yard setback, minimum            |                     | 10 ft                     | 10 ft                        | 10 ft                   |

NOTES: [sf = square feet; ft = feet; du/ac = dwelling units/acre]

1. See measurement rules and allowed exceptions/variations in Section 11.4, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.

4. *Development Standards.* See development standards in [Article 6](#) and any modified development standards for any overlay districts (Section [4.9](#)).

## Design Guideline Illustration

Typical Building Type

Typical Lot Pattern  
Reserved

### Y. Redevelopment Midtown - Neighborhood Transition Mixed Use (RDM-5).

1. *Purpose.* The purpose of the Redevelopment Midtown - Neighborhood Transition Mixed Use (RDM-5) district is to provide a mix of residential, institutional, and small-scale, low-intensity, and "convenience" retail and service uses