



DENSITY STUDY – RESIDENTIAL & HOTEL UNITS

ORDFBC Topic Tutorial 2018

BACKGROUND

- ▶ Density describes the number of hotel rooms, dwelling units, or commercial floor area in a given amount of land area (typically an acre – Ex. 12 units per acre)
- ▶ Adoption of ORDFBC on 7/10/2012 changed the way the City regulates “density” at the oceanfront
- ▶ Former RT zoning established specific density caps for hotel and residential
- ▶ ORDFBC removed specific density caps but keeps density in check with building form and height limits
- ▶ This Tutorial provides general information to illustrate density under the RT code as compared to the ORDFBC



Virginia Beach, Virginia

OCEANFRONT RESORT DISTRICT FORM-BASED CODE

Appendix 1 to City Zoning Ordinance

REVISED DECEMBER 5, 2017

DENSITY UNDER ORD FBC

- ▶ Removed density caps but replaced with building form and placement requirements
- ▶ Allowed for a redistribution of density through agreement with the Navy
 - ▶ Compared *maximum possible* number of residential and hotel units at complete buildout under RT zoning and OR zoning
 - ▶ Result showed no increase, slight decrease
- ▶ Unlocked development potential west of Pacific to support “Year Round Resort”

Comparison – Current v. Potential

Difference Between Number of Current Units in RT Districts and Potential Under RT Zoning and ORD Form-Based Code

RESIDENTIAL DWELLINGS			
SCENARIO	MAXIMUM UNITS	EXISTING UNITS ¹	POTENTIAL ADDITIONAL UNITS
CURRENT RT	18,391	2,408	15,983
ORD FBC	17,647	2,408	15,239

HOTEL UNITS			
SCENARIO	MAXIMUM UNITS	EXISTING UNITS ¹	POTENTIAL ADDITIONAL UNITS
CURRENT RT	73,800	8,282	65,518
ORD FBC	70,588	8,282	62,306

NOTE:

¹ Department of Planning (from City Assessor records)

MAXIMUM POSSIBLE UNIT CALCULATIONS

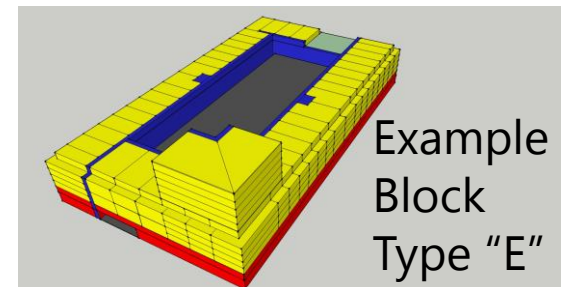
RT Zoning

- ▶ Multiply total area in each zoning category (RT-1, RT-2, RT-3) by max density for each category
- ▶ Sum total =
18,391 residential / 73,800 hotel

DISTRICT	ACRES	DWELLING UNITS		HOTEL UNITS	
		LOW	HIGH	LOW	HIGH
RT-1	77	0	2,599 ¹	12,320 ^{160 du/ac}	15,400 ^{200 du/ac}
RT-2	60	1,800 ^{30 du/ac}	3,600 ^{60 du/ac}	4,800 ^{80 du/ac}	7,200 ^{120 du/ac}
RT-3	292	9,600 ^{30 du/ac}	10,512 ^{36 du/ac}	23,360 ^{80 du/ac}	56,720 ^{160 du/ac}
RT-3 (LRG)	28	840 ^{30 du/ac}	1,680 ^{60 du/ac}	2,240 ^{80 du/ac}	4,480 ^{160 du/ac}
TOTALS	457	11,400	18,391	42,720	73,800

ORDFBC Zoning

- ▶ ORD divided into Block Types
- ▶ *Maximum unit count estimates for each Block Type based on height
- ▶ Sum total =
17,819 residential / 71,276 hotel



**This is why height and form limits are so important.*

RT ZONING - PERMITTED DENSITY

	RT-1	RT-2	RT-3	RT-3 (LRG)
Density Standard	160 u/ac hotel 15% res units	80 u/ac hotel 24 u/ac res	24 u/ac = res 80 u/ac = hotel	18 u/ac = res W of Arctic 24 u/ac = res E of Arctic
Density Bonus Based on Lot Size	20,000 sf lot = 175 u/ac hotel	30,000 sf lot = 30 u/ac res 100 u/ac hotel	30,000 sf lot = 30 u/ac res 120 u/ac hotel	30,000 sf lot = 30 u/ac res
Density Bonus Based on Lot Size	40,000 sf lot = 200 u/ac hotel	45,000 sf lot = 36 u/ac res 120 u/ac hotel	60,000 sf lot = 36 u/ac res 160 u/ac hotel	45,000 sf lot (mixed-use dev.) = 36 u/ac res
Density Bonus Based on Lot Size	80,000 sf lot = 225 u/ac hotel	n/a	n/a	45,000 sf lot (mixed-use dev. & on-site parking) = 60 u/ac res
Density Bonus with Open space	+ 1.5 u/ac per 1,000 sf open space	n/a	n/a	n/a

EXAMPLES OF DENSITY - RESIDENTIAL

Apartment	# Units approved	# Units permitted under RT	Apartment Parcel Size	Apartment Parcel Dimensions	Parking Location & Type	Density (Units Per Acre)	Zoning Code
34 th St Mayflower Apartments	256	84	1.4 ac	300' (var) x 300' (var)	On-Site Structured	183	Pre -RT
25 th St Aqua Apartments	147	72	2.0 ac	185' (var) x 495' (var)	On-Site Structured	74	OR
18th St/ Mediterranean Seaside Harbor Apartments	76	31	1.04 ac	140' x 285'	On-Site Surface and Pedestal	74	OR
17th St/ Parks Montage Apartments	115	58	1.63 ac (apt) 0.37 ac (off-site parking)	135' x 400' (apt) 125' x 135' (off-site parking)	On and Off-Site Surface and Pedestal	71 (apt only) 57 (apt and parking)	OR
30th St/ Baltic Old Beach Village I and II	62 OBV I 320 OBV II	231 (combined)	6.43 ac (combined & above wetlands)	n/a	On-Site Surface, Structured and Pedestal	59	RT3 (LRG) and OR
31 st St Summer House	178	180	3.0 ac	300' (var) x 500' (var)	On-Site Structured	59	RT3 (LRG)
29 th St Beach Place I and II	36 BP I 35 BP II	44 (combined)	1.48 ac (combined)	140' x 250' BP I 150' x 195' BP II	On-Site Surface and Pedestal	48 (combined)	RT3 (LRG) and OR

EXAMPLES OF DENSITY - HOTEL

Hotel	# Units	Hotel Lot Size	Parking Parcel Size	Hotel Lot Dimensions	Parking Location & Type	Density (Units Per Acre)	Zoning Code
34 th St Ocean Beach Club 35 th St OceanAire Resort	347 189	1.03 ac	1.11 ac	300' x 150' (combined)	Off-Site Structured	250 (hotel & parking)	RT1
27th St Hyatt Hotels (S) Hyatt Place (N) Hyatt House <i>Hyatt Place not constructed</i>	166 156	0.41 ac 0.55 ac	0.6 ac	100' x 180' (var) 150' x 160' (var)	Off-Site Surface and Structured	206 (hotel & parking)	OR
31st St Hilton	289	1.03 ac	1.76 ac 0.62 ac (park)	300' x 150'	Off-Site Structured	280 (hotel only) 121 (hotel & park) 103 (hotel & parking)	RT1
10th St Springhill Suites	168 Rooms 24 Condos	1.23 ac	n/a	350' x 150'	On-Site Surface and Structured	156	RT1
37th St Cutty Sark	12	0.14 ac	n/a	60' x 100'	On-Site	86	Pre-RT
10th St Days Inn	113	1.39 ac	n/a	285' x 200' (var)	On-Site Surface	81	RT2