

Comparison of Existing RM-2 Residential Properties, Town of Vienna, VA, Revised 3-28-16

Address	Project	Project File Number	Type of Project	Type of Ownership	Year Built	Number of Buildings	Number of Units	Number of Stories	Lot Size	Front Yard Setback	Side Yard Setbacks	Corner Yard Setback	Rear Yard Setback	Lot Coverage	Building Area	Lot Area Per Unit	Site Plan Modifications	Distance Between Buildings	Notes
200-216 Park Terrace Ct SE	Park Terrace Condo Section 1		Garden Apartments	Condo	1963	9	100	3	193,093	35	35 LS, 32.5 RS		37	43.9%	36,746	1,930.9			
212-218 Locust St SE	Park Terrace Condo Section 2		Garden Apartments	Condo	1963	2	51	3	102,796	43	37	45	37	33.9%	16,488	2,015.6			
204 Cedar Lane SE	Park South Condos		Garden Apartments	Rental	1963	9	174	3	365,238	52	74.8 LS, 56 RS		24.2	43.6%	65,867	2,099.1		Ranges from 19.9' to 58.9'	Rezoned to RM-2 from RS-10 in 1960
136 Patrick St SE	Park North Condos		Garden Apartments	Rental	1963	5	126	3	220,762	26	36.4	35.7	50.1	40.2%	42,691	1,752.1		Ranges from 29.9' to 82.9'	Rezoned to RM-2 from RS-10 in 1960
200 Locust St SE	Vienna Villager Apartment Condo		Apartment Building	Condo	1967	3	32	3	46,178	26	34.2	115	22.5	66.6%	9,788	1,443.1	Lot Coverage in 1985 Condo Conversion		Converted to condos in 1985, original lot was subdivided
300-302 Locust St SE	Tiffany Place		Townhouse	Condo	1985	1	10	2	21,470	25	15	30	65	44.0%	3,961	2,147.0			Rezoned to RM-2 from RS-10
304-306 Locust St SE	Tiffany Place		Townhouse	Condo	1986	1	6	2	15,350	25	15		70	45.6%	2,672	2,558.3			Rezoned to RM-2 from RS-10
308-310 Locust St SE	Tiffany Place		Townhouse	Condo	1986	1	10	2	24,025	25	15 LS, 38 RS		70	51.9%	3,987	2,402.5			Rezoned to RM-2 from RS-10
201A-217C Locust St SE	Vienna Trail Condo		Townhouse Condos	Condo	1989	3	23	2.5	55,126	30	30	30	15	49.3%	12,909	2,396.8			
207 Park St SE	Ayr Hill Station Condo	PC-61-88, PC-67-88	Multi-family Building	Condo	1990	1	4	2	10,147	20	10 LS		10	45.0%	2,392	2,536.8	Front Setback, Side Setbacks, Rear Setback, Lot Coverage	N/A	Site plan was originally approved with 5 proposed units, not 4
225-233 Locust St SE	Locust Street Condo	PF-73-03	Townhouse Condos	Condo	2008	1	5	3	14,400	35	22 LS, 15 RS		35	65.9%	4,554	2,880.0	Lot Coverage, Parking Space Size, Landscaping Strip Width		
Average					1978	3	49	3	97,144	31	28	51	40	48.2%	18,369	2,196.6			
RM-2 Requirements								Max 3	Min 8,000	Min 35	Min 15	Min 25	Min 35	Max 25%		Min 2,000			
RTH Requirements								Max 2.5		Min 20 Min, Avg 25	End lots - Min 10,	Min 25	Min 40	Max 80% coverage of total number of lots, Min 10% open space		N/A			