

Existing RM-2 Properties Analysis

Address	Project	Type of Project	Year Built	Number of Buildings	Number of Units	Number of Parking Spaces	Spaces Per Unit	Number of stories	Lot size		Lot Area per Unit	Front Yard Setback	Side Yard Setback		Corner Yard Setback	Rear Yard Setback	Lot Coverage	Building Area		Site Plan Modifications	Notes
									sf	acres			left side	right side				sf	% of lot		
200-216 Park Terrace Ct SE	Park Terrace Condo - Section 1	Garden Apartments	1963	9	100	131	1.3	3	193,093	4.4	1,930.9	35	35	32.5		37	43.9%	36,746	19.0%		
212-218 Locust St SE	Park Terrace Condo - Section 2	Garden Apartments	1963	2	53	55	1.0	3	102,796	2.4	1,939.5	43	37		45	37	33.9%	16,488	16.0%		
204 Cedar Lane SE	Park South Condos	Garden Apartments	1963	9	174	223	1.3	3	365,238	8.4	2,099.1	52	74.8	56		24.2	43.6%	65,867	18.0%		Rezoned to RM-2 from RS-10 in 1960
136 Patrick St SE	Park North Condos	Garden Apartments	1963	5	126	151	1.2	3	220,762	5.1	1,752.1	26	36.4		35.7	50.1	40.2%	42,691	19.3%		Rezoned to RM-2 from RS-10 in 1960
200 Locust St SE	Vienna Villager	Apartment Building	1967	3	32	47	1.5	3	46,178	1.1	1,443.1	26	34.2		115	22.5	66.6%	9,788	21.2%	Lot Coverage in 1985 Condo Conversion	Converted to condos in 1985, original lot was subdivided
300-302 Locust St SE	Tiffany Place	Townhouse Condos	1985	1	10	12	1.2	2	21,470	0.5	2,147.0	25	15		30	65	44.0%	3,961	18.4%		Rezoned to RM-2 from RS-10
304-306 Locust St SE	Tiffany Place	Townhouse Condos	1986	1	6	12	2.0	2	15,350	0.4	2,558.3	25	15			70	45.6%	2,672	17.4%		Rezoned to RM-2 from RS-10
308-310 Locust St SE	Tiffany Place	Townhouse Condos	1986	1	10	18	1.8	2	24,025	0.6	2,402.5	25	15	38		70	51.9%	3,987	16.6%		Rezoned to RM-2 from RS-10
201A-217C Locust St SE	Vienna Trail Condo	Townhouse Condos	1989	3	23	44	1.9	2.5	55,126	1.3	2,396.8	30	30		30	15	49.3%	12,909	23.4%		
207 Park St SE	Ayr Hill Station Condo	Multi-family building	1990	1	4	8	2.0	2	10,147	0.2	2,536.8	20	10			10	45.0%	2,392	23.6%	Front Setback, Side Setbacks, Rear Setback, Lot Coverage	Site plan was originally approved with 5 proposed units, not 4
225-233 Locust St SE	Locust Street Condo	Townhouse Condos	2008	1	5	15	3.0	3	14,400	0.3	2,880.0	35	22	15		35	65.9%	4,554	31.6%	Lot Coverage, Parking Space Size, Landscaping Strip Width	
135 Center St S	Cadence on Center	Townhouse Condos	2018	3	17	38	2.2	3	45,128	1.04	2,655.0	20	20.8		20	15	60%	16,766	37.2%	Front Setback, corner side setback, Rear Setback, Lot Coverage, building setback rear to rear	
Average				3	47	63	2	3	92,809	2	2,228	30	29	35	46	38	49%	18,235	22%		
RM-2 Requirements						2 spaces/unit + 1 space per 5 units		Max 3			Minimum of 2,000 sf per unit	Min 35	Min 15		Min 25	Min 35	Max 25%				