



# **THE 2005 3-C REPORT**

CONTINUING, COMPREHENSIVE AND COORDINATED  
TRANSPORTATION DATA

FOR

**HENRICO COUNTY, VIRGINIA**

BY

TRAFFIC ZONE

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HOUSING AND POPULATION / LAND USE IN ACRES

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Price \$2.00  
Traffic Zone Map \$2.00

July, 2006  
Henrico County Planning Department

# **METHODOLOGY FOR THE 2005 UPDATE OF THE CONTINUING, COOPERATIVE AND COMPREHENSIVE (3-C) TRANSPORTATION STUDY FOR HENRICO COUNTY**

The Continuing, Cooperative and Comprehensive Transportation Study data is divided into two (2) parts: (1) Population and Housing and (2) Land Use in Acres.

## **PART I - POPULATION AND HOUSING**

The Population and Housing data was calculated in accordance with the Population and Housing Model prepared by the Richmond Regional Planning District Commission. Housing unit data for single family and multi-family dwellings was added by traffic zone to the 2004 housing unit data to obtain a 2005 housing unit count. Vacancy rates for apartment units and non-apartment units were calculated and an average household size factor was applied to obtain the 2005 population count. The following briefly describes the terms and methods used to determine 2005 housing and population totals for Henrico County.

### **HOUSING**

Single Family Housing Units are detached dwelling units, mobile homes, and detached condominiums either owner or renter occupied.

Multi-family Housing Units are attached and semi-detached dwelling units either owner or renter occupied. Multi-family housing units include apartments, townhouses, condominiums, cooperatives and duplexes.

- The number of single family and multi-family housing units is tallied by traffic zone annually by sorting and categorizing certificates of occupancy.

Group Quarters include nursing homes with common eating facilities, prisons, school dormitories, group homes for the mentally challenged, and other facilities housing unrelated individuals for extended periods of time.

- Plans of development files and certificates of occupancy are crosschecked for additional group quarter dwelling units in the County. A survey of existing and new group quarters facilities was taken as of December 31, 2005 to determine the Group

Quarters population. Many Group Quarters facilities that had been omitted in previous years were added to the Group Quarters population for 2005.

Demolitions are dwelling units that have been disconnected from public utilities and razed.

- The number of demolitions is obtained annually from the Office of Building Inspections. The Office of Building Inspections reports demolitions by traffic zone. The demolition totals are subtracted by traffic zone from the appropriate Land Use category.

Vacancy Rates

The 2005 Apartment Vacancy Rate, which is only used for apartments is estimated at 6.4%.

The 2005 Non-Apartment Vacancy Rate, which is used for all units other than apartments, is estimated at 1.5%.

Average Household Size

The 2005 Average Household Size is 2.39 Persons Per Household.

Population for the county is derived by multiplying the average household size (2.39) by both the number of single family and the number of multi-family dwelling units in the County, less the vacancy rate. The Group Quarters population is added to this total.

Total K-12 Students are the number of students that attend public and private schools in a particular traffic zone.

College Students are the number of students that attend college in a particular traffic zone.

County of Henrico  
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Traffic Zone	Single Family Population	Multi-Family Population	Group Quarters Population	Total Population	Single Family Housing Units	Multi-Family Housing Units	Total Housing Units	Total K-12 Students	College Students	Traffic Zone
1500	4,838	899	2	5,739	2,055	395	2,450	800	0	1500
1501	659	0	0	659	280	0	280	0	0	1501
1502	1,022	0	0	1,022	434	0	434	1,548	0	1502
1503	2,865	2,386	0	5,251	1,217	1,048	2,265	1,949	1,150	1503
1504	819	0	0	819	348	0	348	588	0	1504
1505	9	0	0	9	4	0	4	0	0	1505
1506	1,163	1,158	0	2,321	494	507	1,001	0	0	1506
1507	1,761	1,503	0	3,264	748	665	1,413	0	0	1507
1508	534	0	0	534	227	0	227	460	0	1508
1509	315	0	24	339	134	0	134	0	0	1509
1510	115	882	0	997	49	389	438	0	0	1510
1511	56	649	0	705	24	290	314	0	0	1511
1512	2,437	0	151	2,588	1,035	0	1,035	612	0	1512
1513	1,217	172	0	1,389	517	73	590	0	0	1513
1514	2,806	2,057	0	4,863	1,192	916	2,108	0	0	1514
1515	1,916	1,731	0	3,648	814	774	1,588	1,484	0	1515
1516	3,348	3,404	4	6,756	1,422	1,502	2,924	657	460	1516
1517	1,109	0	0	1,109	471	0	471	0	0	1517
1518	4,508	231	0	4,739	1,915	98	2,013	621	0	1518
1519	3,122	511	0	3,632	1,326	217	1,543	896	0	1519
1520	1,342	0	228	1,570	570	0	570	502	0	1520
1521	2,415	2,065	0	4,480	1,026	877	1,903	0	0	1521
1522	3,477	0	0	3,477	1,477	0	1,477	0	0	1522
1523	3,376	1,107	5	4,488	1,434	485	1,919	396	0	1523
1524	1,055	338	0	1,392	448	151	599	424	0	1524
1525	1,088	0	6	1,094	462	0	462	0	0	1525
1526	61	0	0	61	26	0	26	0	0	1526
1527	2,987	1,581	134	4,703	1,269	701	1,970	476	0	1527
1528	1,570	6,728	101	8,399	667	2,957	3,624	2,836	0	1528
1529	26	447	0	473	11	190	201	0	0	1529
1530	257	0	188	445	109	0	109	0	0	1530
1531	478	0	0	478	203	0	203	1,206	0	1531
1532	1,250	2,718	0	3,968	531	1,175	1,706	0	0	1532
1533	2,404	0	0	2,404	1,021	0	1,021	528	0	1533
1534	1,231	0	0	1,231	523	0	523	0	0	1534

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Traffic Zone	Single Family Population	Multi-Family Population	Group Quarters Population	Total Population	Single Family Housing Units	Multi-Family Housing Units	Total Housing Units	Total K-12 Students	College Students	Traffic Zone
1535	1,627	0	0	1,627	691	0	691	0	0	1535
1536	2,147	906	525	3,578	912	385	1,297	0	0	1536
1537	195	115	0	311	83	49	132	0	0	1537
1538	468	8,776	0	9,244	199	3,905	4,104	1,486	1,377	1538
1539	1,288	107	107	1,502	547	48	595	0	0	1539
1540	1,582	897	12	2,491	672	398	1,070	526	0	1540
1541	878	537	612	2,027	373	240	613	90	0	1541
1542	739	4,649	0	5,388	314	2,078	2,392	0	0	1542
1543	1,540	1,562	16	3,117	654	688	1,342	0	0	1543
1544	1,975	0	12	1,987	839	0	839	1,830	0	1544
1545	836	204	0	1,039	355	91	446	473	0	1545
1546	1,954	0	0	1,954	830	0	830	0	0	1546
1547	1,740	1,476	7	3,223	739	660	1,399	422	0	1547
1548	2,314	58	0	2,372	983	26	1,009	0	0	1548
1549	734	2,611	94	3,439	312	1,128	1,440	122	11,671	1549
1550	2,090	678	180	2,948	888	303	1,191	0	0	1550
1551	2	0	808	810	1	0	1	0	0	1551
1552	75	0	4	79	32	0	32	0	0	1552
1553	1,514	0	0	1,514	643	0	643	0	0	1553
1554	12	0	0	12	5	0	5	0	0	1554
1555	626	0	0	626	266	0	266	0	0	1555
1556	2,491	0	10	2,501	1,058	0	1,058	425	0	1556
1557	1,123	0	6	1,129	477	0	477	1,140	0	1557
1558	949	0	0	949	403	0	403	0	0	1558
1559	1,033	1,991	0	3,024	439	890	1,329	0	0	1559
1560	35	2,525	0	2,560	15	1,126	1,141	1,683	0	1560
1561	1,144	2,160	0	3,304	486	942	1,428	0	0	1561
1562	1,158	731	501	2,390	492	315	807	0	0	1562
1563	1,462	932	0	2,394	621	396	1,017	591	0	1563
1564	3,310	655	711	4,676	1,406	293	1,699	525	0	1564
1565	1,566	1,855	157	3,578	665	788	1,453	1,959	0	1565
1566	744	566	5	1,315	316	253	569	0	0	1566
1567	1,773	734	0	2,506	753	328	1,081	1,357	0	1567
1568	2,703	1,647	124	4,473	1,148	733	1,881	800	0	1568
1569	457	3,350	0	3,807	194	1,475	1,669	0	0	1569

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Traffic Zone	Single Family Population	Multi-Family Population	Group Quarters Population	Total Population	Single Family Housing Units	Multi-Family Housing Units	Total Housing Units	Total K-12 Students	College Students	Traffic Zone
1570	2,069	215	163	2,447	879	96	975	481	0	1570
1571	3,830	1,868	160	5,858	1,627	835	2,462	1,962	0	1571
1572	1,575	0	0	1,575	669	0	669	1,577	0	1572
1573	913	0	0	913	388	0	388	0	0	1573
1574	1,523	0	218	1,741	647	0	647	0	0	1574
1575	619	1,327	0	1,946	263	593	856	295	0	1575
1576	3,362	210	0	3,571	1,428	91	1,519	75	0	1576
1577	1,231	219	0	1,450	523	98	621	450	0	1577
1578	607	492	0	1,100	258	220	478	0	0	1578
1579	949	894	125	1,968	403	390	793	0	0	1579
1580	193	0	0	193	82	0	82	0	0	1580
1581	1,012	1,984	0	2,997	430	887	1,317	0	0	1581
1582	4,207	897	0	5,104	1,787	396	2,183	2,046	0	1582
1583	1,057	72	0	1,129	449	32	481	0	0	1583
1584	2,269	523	0	2,792	964	222	1,186	550	0	1584
1585	2,811	0	0	2,811	1,194	0	1,194	610	0	1585
1586	1,641	0	0	1,641	697	0	697	0	0	1586
1587	280	0	0	280	119	0	119	0	0	1587
1588	299	137	460	896	127	58	185	0	0	1588
1589	494	0	0	494	210	0	210	0	0	1589
1590	767	1,110	0	1,877	326	496	822	677	0	1590
1591	313	0	0	313	133	0	133	0	0	1591
1592	1,598	0	11	1,609	679	0	679	447	0	1592
1593	831	492	0	1,323	353	220	573	0	0	1593
1594	1,721	0	0	1,721	731	0	731	0	0	1594
1595	459	698	8	1,165	195	312	507	0	0	1595
1596	4,172	1,158	4	5,334	1,772	506	2,278	503	0	1596
1597	2,644	1,101	0	3,744	1,123	492	1,615	733	0	1597
1598	1,467	0	136	1,603	623	0	623	0	0	1598
1599	775	2,722	0	3,496	329	1,215	1,544	0	0	1599
1600	3,656	488	0	4,144	1,553	215	1,768	0	0	1600
1601	205	0	0	205	87	0	87	0	0	1601
1602	0	0	0	0	0	0	0	0	0	1602
1603	829	311	226	1,365	352	132	484	533	0	1603
1604	1,038	0	0	1,038	441	0	441	1,338	0	1604

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Traffic Zone	Single Family Population	Multi-Family Population	Group Quarters Population	Total Population	Single Family Housing Units	Multi-Family Housing Units	Total Housing Units	Total K-12 Students	College Students	Traffic Zone
1605	2,319	1,431	0	3,750	985	625	1,610	679	0	1605
1606	1,309	485	0	1,794	556	217	773	2,158	0	1606
1607	2,088	0	0	2,088	887	0	887	0	0	1607
1608	2,693	1,555	120	4,368	1,144	678	1,822	339	0	1608
1609	1,066	0	4	1,070	453	0	453	0	0	1609
1610	61	0	0	61	26	0	26	0	0	1610
1611	2,820	1,429	0	4,250	1,198	639	1,837	410	0	1611
1612	669	380	0	1,049	284	170	454	0	0	1612
1613	483	837	4	1,323	205	374	579	0	0	1613
1614	763	0	0	763	324	0	324	189	0	1614
1615	1,267	0	2	1,269	538	0	538	0	0	1615
1616	188	143	0	332	80	64	144	0	0	1616
1617	78	0	0	78	33	0	33	0	0	1617
1618	1,483	832	0	2,315	630	372	1,002	0	0	1618
1619	54	0	0	54	23	0	23	0	0	1619
1620	31	0	0	31	13	0	13	0	0	1620
1621	370	512	0	882	157	229	386	0	0	1621
1622	0	0	0	0	0	0	0	0	0	1622
1623	9	0	0	9	4	0	4	0	0	1623
1624	1,523	0	0	1,523	647	0	647	462	0	1624
1625	374	447	0	822	159	200	359	0	0	1625
1626	94	0	0	94	40	0	40	0	0	1626
1627	56	0	0	56	24	0	24	0	0	1627
1628	659	0	0	659	280	0	280	0	0	1628
1629	2,203	0	0	2,203	936	0	936	0	0	1629
1630	3,861	459	9	4,329	1,640	200	1,840	0	0	1630
1631	16	0	0	16	7	0	7	0	0	1631
1632	1,154	0	0	1,154	490	0	490	3,683	0	1632
1633	141	0	5	146	60	0	60	0	0	1633
1634	508	0	0	508	216	0	216	0	0	1634
1635	19	0	0	19	8	0	8	0	0	1635
1636	9	0	0	9	4	0	4	0	0	1636
1637	403	0	0	403	171	0	171	471	0	1637
1638	1,754	0	10	1,764	745	0	745	0	0	1638
1639	127	0	0	127	54	0	54	0	0	1639

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1640	395	0	0	395	168	0	168	0	0	1640
1641	242	0	0	242	103	0	103	0	0	1641
1642	412	0	0	412	175	0	175	0	0	1642
1643	115	0	0	115	49	0	49	0	0	1643
1644	866	0	0	866	368	0	368	0	0	1644
1645	626	0	0	626	266	0	266	0	0	1645
1646	118	0	0	118	50	0	50	0	0	1646
1647	1,330	0	0	1,330	565	0	565	0	0	1647
1648	341	0	0	341	145	0	145	0	0	1648
1649	1,224	0	9	1,233	520	0	520	0	0	1649
1650	845	0	4	849	359	0	359	656	0	1650
1651	75	0	13	88	32	0	32	0	0	1651
1652	139	0	0	139	59	0	59	0	0	1652
1653	73	0	0	73	31	0	31	0	0	1653
1654	395	0	0	395	168	0	168	0	0	1654
1655	49	0	0	49	21	0	21	0	0	1655

<b>2004</b>	187,751	94,913	6,072	288,735	79,753	41,752	121,505	49,738	13,193
<b>2005*</b>	191,239	95,718	6,425	293,382	81,235	42,222	123,457	50,736	14,658

Change from 2004	3,488	805	353	4,647	1,482	470	1,952	998	1,465
	1.86%	0.85%	5.81%	1.61%	1.86%	1.13%	1.61%	2.01%	11.10%

Calculations based on:	(2005)	(2004)**	(2003)	(2002)	(2001)	(2000)
Persons per household	2.39	2.39	2.39	2.39	2.39	2.39
Non-apartment vacancy rate: (percentage)	1.50%	1.50%	1.40%	1.40%	1.40%	1.40%
Apartment vacancy rate:	6.40%	6.00%	6.60%	6.60%	6.60%	6.60%

\*\* In 2004 vacancy rates for single-family and multi-family were changed to non-apartment and apartment rates respectively.



County of Henrico  
Population and Housing Unit Totals  
1990-2005

Year	Single Family Population	% Change	Multi-Family Population	% Change	Group Quarters Population	% Change	Total Population	% Change	Single Family Housing Units	% Change	Multi-Family Housing Units	% Change	Total Housing Units	% Change	Total Students	% Change
1990	141,106		76,010		4,171		221,287		59,994		35,426		95,420		39,636	
1991	143,388	1.6%	76,298	0.4%	4,043	-3.1%	223,729	1.1%	61,214	2.0%	35,600	0.5%	96,814	1.5%	43,863	10.7%
1992	146,900	2.4%	75,795	-0.6%	3,989	-1.3%	226,684	1.3%	62,588	2.2%	35,800	0.6%	98,388	2.0%	45,477	3.7%
1993	150,131	2.2%	76,638	1.1%	3,960	-0.7%	230,729	1.8%	64,070	2.4%	36,283	1.3%	100,353	2.2%	38,471	-15.4%
1994	152,930	1.9%	77,697	1.4%	4,601	16.2%	235,229	2.0%	65,501	2.2%	36,447	0.5%	101,948	2.4%	39,165	1.8%
1995	156,059	2.0%	78,874	1.5%	4,750	3.2%	239,683	1.9%	66,841	2.0%	36,619	0.5%	103,460	2.2%	40,001	2.1%
1996	157,118	0.7%	81,248	3.0%	4,907	3.3%	243,273	1.5%	67,865	1.5%	36,742	0.3%	104,607	1.1%	40,714	1.8%
1997	160,111	1.9%	82,502	1.5%	5,219	6.3%	247,832	1.9%	69,158	1.9%	37,273	1.4%	106,431	1.7%	42,036	3.2%
1998	163,865	2.3%	84,680	2.6%	5,649	8.2%	254,194	2.6%	70,653	2.2%	39,430	5.8%	110,083	3.4%	43,540	3.6%
1999	167,343	2.1%	85,888	1.4%	5,948	5.3%	259,179	2.0%	72,208	2.2%	39,774	0.9%	111,982	1.7%	43,889	0.8%
2000*	173,781	3.8%	87,721	2.1%	5,522	-7.2%	267,024	3.0%	73,744	2.1%	39,297	-1.2%	113,041	0.9%	45,119	2.8%
2001	176,983	1.8%	88,802	1.2%	5,655	2.4%	271,440	1.7%	75,103	1.8%	39,781	1.2%	114,884	1.6%	46,367	2.8%
2002	179,894	1.6%	89,306	0.6%	5,647	-0.1%	274,847	1.3%	76,338	1.6%	40,007	0.6%	116,345	1.3%	47,497	2.4%
2003	183,468	2.0%	92,085	3.1%	5,515	-2.3%	281,069	2.3%	77,855	2.0%	41,252	3.1%	119,107	2.7%	48,774	2.7%
2004**	187,751	2.3%	94,913	3.1%	6,072	10.1%	288,735	2.7%	79,753	2.4%	41,752	1.2%	121,505	2.0%	49,738	2.0%
2005	191,239	1.9%	95,718	0.9%	6,425	5.8%	293,382	1.6%	81,235	1.9%	42,222	1.1%	123,457	1.6%	50,736	2.0%

\* A new benchmark was created in 2000 based on data from the 2000 U.S. Census.

\*\* Beginning in 2004 a new methodology was used for determining population. Multi-family developments no longer use a single vacancy rate. Instead, separate rates were used for apartment and non-apartment units. Additionally, all detached condominium units were reclassified as single-family units.

## Part II - LAND USE IN ACRES

The Total Acreage of Henrico County is grouped into nine (9) categories for the 3-C Transportation Data Report: Single Family, Multi-family, Group Quarters, Industrial, Miscellaneous, Commercial, Public and Semi-Public, Water Areas, and Vacant Land. The Total Acreage for each traffic zone is the sum of the acreage in all nine categories and remains constant unless traffic zone boundaries change. These categories are defined as follows:

<u>Single Family</u>	Detached dwelling units, mobile homes, and detached condominiums either owner or renter occupied.
<u>Multi-family</u>	Attached and semi-detached dwelling units either owner or renter occupied. Multi-family housing units include apartments, townhouses, condominiums, cooperatives and duplexes.
<u>Group Quarters</u>	Nursing homes with common dining facilities, prisons, school dormitories, group homes for the mentally challenged, and other facilities housing unrelated individuals for extended periods of time.
<u>Industrial</u>	Manufacturing, assembling, processing, distribution and storage of products made from previously prepared basic materials.
<u>Miscellaneous</u>	Rights-of-way, utilities, transportation and communication facilities.
<u>Commercial</u>	Retail sales, service establishments and offices.
<u>Public and Semi-Public</u>	Churches, schools, libraries, parks, government offices and other public and semi-public uses.
<u>Water Area</u>	Rivers, lakes, manmade lakes, ponds and other bodies of water.
<u>Vacant Land</u>	Unoccupied lots or parcels. Includes land being used for agricultural purposes.

Changes and transfers in land uses are reported by traffic zone utilizing certificates of occupancy. When a change in land use occurs, the exact amount of acreage is subtracted from the previous land use category and added to the present land use category. Transfers of property and past and present uses of parcels of land that fall under the same category have no affect on the results of this report.

When a Plan of Development (POD) is approved, the acreage included in the POD is subtracted from the current land use category and added to the new land use category. For example, if a 20-acre parcel includes a POD containing 5 acres - only the 5 acres are subtracted from the current land use category and added to the new one. When a POD is revised, a determination is made whether additional acreage should change land use categories. It is possible for acreage to change categories more than once.

The amount of acreage moved from “Vacant Land” to either the “Single Family” or the “Multi-family” categories annually is calculated by multiplying the number of completed dwelling units, as reported by the Certificates of Occupancy, by the average lot size for the subdivision or multi-family development. The average lot size for multi-family developments is calculated using the acreage from the Plan of Development for the project. The average lot size of all subdivisions and residential townhouse developments approved since 1959 are available and are included in 3-C data input available through the planning department.

The acreage for a single family dwelling unit not located in a subdivision is determined by doubling the minimum acreage requirement for the zoning classification, unless the lot is less than double the minimum. In that case the actual acreage is used. For example, if a house is built on 10 acres of land in an A-1 zoning classification which requires a minimum lot size of one acre, only two (2) acres (double the minimum lot size for A-1) is moved from the vacant land use category to the single family residential land use category.

County of Henrico  
2005 Land Use by Acreage

Traffic Zone	Single Family Residential	Multi-Family Residential	Group Quarter Residential	Industrial	Miscellaneous	Commercial	Public & Semi-Public	Water	Vacant	Total Acres	Traffic Zone
1500	833.19	73.51	0.18	0.00	51.24	4.02	335.20	8.00	368.26	1,673.60	1500
1501	307.02	0.00	0.00	0.00	25.36	13.20	24.10	6.00	1,248.72	1,624.40	1501
1502	319.11	0.00	0.00	0.00	29.96	2.40	6.52	1.00	357.71	716.70	1502
1503	445.34	71.94	0.00	16.65	50.51	135.48	273.89	7.00	26.09	1,026.90	1503
1504	164.69	0.00	0.00	0.00	51.60	51.07	245.36	3.00	586.77	1,102.50	1504
1505	1.80	0.00	0.00	130.80	50.00	0.00	81.10	5.00	220.40	489.10	1505
1506	479.31	58.61	0.00	0.00	183.89	0.00	0.00	6.00	953.09	1,680.90	1506
1507	381.54	70.50	0.00	0.00	77.61	219.91	9.20	6.00	1,004.75	1,769.50	1507
1508	126.11	0.00	0.00	0.00	50.00	1.50	31.14	0.30	302.45	511.50	1508
1509	56.44	0.00	10.41	42.01	55.51	180.93	0.00	4.00	246.10	595.40	1509
1510	9.93	38.85	0.00	0.00	71.36	23.20	159.00	10.00	445.66	758.00	1510
1511	40.20	18.71	0.00	0.90	19.40	114.14	0.00	0.80	358.55	552.70	1511
1512	420.73	0.00	12.50	0.00	20.76	31.00	40.40	0.00	292.32	817.70	1512
1513	188.74	8.90	0.00	0.00	39.50	15.94	12.80	1.00	117.71	384.60	1513
1514	355.39	74.17	0.00	0.00	65.52	111.34	0.00	11.00	36.09	653.50	1514
1515	322.68	62.30	0.00	39.71	67.96	162.73	72.40	4.60	336.73	1,069.10	1515
1516	549.49	132.88	1.21	0.00	82.06	605.04	49.60	20.00	451.42	1,891.70	1516
1517	210.19	0.00	0.00	5.00	98.69	236.80	25.40	31.00	126.72	733.80	1517
1518	534.92	39.49	0.00	6.60	77.52	0.00	65.50	10.50	228.26	962.80	1518
1519	444.26	21.45	0.00	0.00	108.50	3.84	60.26	1.00	408.89	1,048.20	1519
1520	330.89	0.00	25.80	0.00	103.30	6.10	244.80	2.20	255.21	968.30	1520
1521	522.96	55.40	0.00	0.00	57.23	3.70	19.60	5.00	273.51	937.40	1521
1522	602.10	0.00	0.00	13.00	110.73	15.30	12.60	5.00	308.77	1,067.50	1522
1523	450.93	44.37	0.29	3.60	123.40	49.00	168.45	3.00	439.57	1,282.60	1523
1524	161.56	7.50	0.00	0.00	90.00	35.39	16.20	0.00	36.55	347.20	1524
1525	148.34	0.00	0.35	10.20	56.91	27.30	10.30	1.70	203.01	458.10	1525
1526	45.50	0.00	0.00	56.20	60.00	63.70	0.00	5.00	715.70	946.10	1526
1527	434.73	61.60	32.50	7.00	105.10	112.57	52.30	8.50	20.30	834.60	1527
1528	229.07	224.15	7.00	0.00	82.92	51.20	120.27	14.00	180.28	908.90	1528
1529	8.57	19.72	0.00	2.00	9.00	49.94	0.00	5.50	97.27	192.00	1529
1530	40.30	0.00	5.90	30.10	20.00	15.08	0.00	0.00	100.52	211.90	1530
1531	102.91	0.00	0.00	18.50	5.00	31.50	45.70	3.00	68.99	275.60	1531
1532	299.40	154.80	0.00	0.00	15.30	1.50	15.50	6.00	157.90	650.40	1532
1533	334.70	0.00	0.00	0.00	48.50	4.27	87.10	0.20	84.03	558.80	1533
1534	125.10	0.00	0.00	0.00	20.40	15.90	34.10	0.60	42.00	238.10	1534
1535	266.88	0.00	0.00	0.00	44.52	1.00	0.00	12.50	75.90	400.80	1535
1536	263.38	35.43	101.45	0.00	60.09	35.00	227.04	7.50	168.01	897.90	1536

County of Henrico  
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Traffic Zone	Single Family Residential	Multi-Family Residential	Group Quarter Residential	Industrial	Miscellaneous	Commercial	Public & Semi-Public	Water	Vacant	Total Acres	Traffic Zone
1537	62.30	8.50	0.00	77.80	30.34	262.01	10.70	15.00	97.25	563.90	1537
1538	52.76	331.99	0.00	0.00	30.03	120.50	59.90	0.60	76.71	672.50	1538
1539	132.23	4.30	5.10	0.00	75.20	12.50	9.60	0.00	75.97	314.90	1539
1540	316.70	31.30	0.94	49.90	100.50	221.84	28.10	0.00	265.42	1,014.70	1540
1541	127.87	16.60	0.00	18.70	65.03	158.73	153.74	3.00	0.33	544.00	1541
1542	159.61	135.90	0.00	4.90	20.00	109.30	15.00	0.00	146.19	590.90	1542
1543	170.36	48.10	3.40	0.00	90.00	63.70	20.40	6.00	178.74	580.70	1543
1544	263.96	0.00	1.01	45.40	56.10	24.54	66.80	7.00	184.69	649.50	1544
1545	89.40	4.80	0.00	133.40	56.20	37.90	24.87	0.80	57.13	404.50	1545
1546	222.51	0.00	0.00	81.58	118.70	29.50	0.00	2.00	97.00	551.30	1546
1547	227.81	45.70	1.28	0.00	58.30	4.30	13.90	1.10	11.01	363.40	1547
1548	193.21	2.10	0.00	0.00	55.00	0.00	11.60	0.00	0.29	262.20	1548
1549	158.77	80.40	11.88	176.30	91.70	73.34	470.00	10.00	87.11	1,159.50	1549
1550	201.59	55.30	4.90	0.00	90.00	38.42	111.21	5.00	145.19	651.60	1550
1551	0.30	0.00	20.20	2.40	10.00	52.90	21.20	0.00	3.20	110.20	1551
1552	23.08	0.00	0.33	0.00	15.00	82.90	0.00	0.00	15.79	137.10	1552
1553	178.97	0.00	0.00	0.00	151.10	25.40	5.00	4.00	238.73	603.20	1553
1554	1.80	0.00	0.00	26.40	41.20	29.25	0.00	0.00	2.26	100.90	1554
1555	129.42	0.00	0.00	0.00	50.00	1.00	7.50	0.00	25.78	213.70	1555
1556	375.03	0.00	0.87	0.00	105.91	8.10	17.66	0.00	146.63	654.20	1556
1557	476.98	0.00	0.48	0.00	71.83	8.20	109.00	10.00	426.01	1,102.50	1557
1558	158.48	0.00	0.00	0.00	14.30	3.60	91.30	7.00	101.82	376.50	1558
1559	139.36	65.80	0.00	0.00	77.40	11.00	6.40	0.00	221.44	521.40	1559
1560	9.00	76.90	0.00	14.90	15.28	20.90	37.60	0.00	293.52	468.10	1560
1561	123.90	73.05	0.00	0.00	40.50	18.34	0.00	5.00	134.01	394.80	1561
1562	126.40	38.20	18.40	0.00	40.40	29.99	8.90	0.00	22.41	284.70	1562
1563	315.76	63.20	0.00	0.00	30.60	0.00	61.69	0.00	113.65	584.90	1563
1564	476.31	16.90	43.10	0.00	70.00	37.88	28.40	10.00	253.71	936.30	1564
1565	441.69	134.90	6.00	0.00	80.00	10.10	69.10	36.00	13.51	791.30	1565
1566	165.22	17.10	0.65	0.00	60.70	32.10	80.10	16.00	9.63	381.50	1566
1567	153.10	34.50	0.00	0.00	40.00	0.00	50.90	4.00	3.70	286.20	1567
1568	305.50	33.80	21.70	0.00	47.87	86.77	42.60	5.50	196.06	739.80	1568
1569	279.51	78.50	0.00	0.00	54.11	105.00	21.50	0.50	32.38	571.50	1569
1570	323.36	6.90	19.00	0.00	74.30	3.70	34.50	0.50	27.44	489.70	1570
1571	689.62	63.10	6.33	0.00	132.40	63.40	121.30	5.50	53.45	1,135.10	1571
1572	181.98	0.00	0.00	1.20	35.80	12.30	36.70	0.00	61.22	329.20	1572
1573	95.50	0.00	0.00	0.00	15.00	0.00	3.20	3.00	38.00	154.70	1573

County of Henrico  
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Traffic Zone	Single Family Residential	Multi-Family Residential	Group Quarter Residential	Industrial	Miscellaneous	Commercial	Public & Semi-Public	Water	Vacant	Total Acres	Traffic Zone
1574	158.50	0.00	9.40	7.90	25.02	84.50	21.20	0.00	38.48	345.00	1574
1575	104.34	51.15	0.00	16.70	24.20	99.30	10.50	0.00	51.61	357.80	1575
1576	380.97	6.30	0.00	0.00	90.30	29.36	45.80	0.00	56.47	609.20	1576
1577	136.10	7.00	0.00	11.20	70.00	126.74	22.70	0.80	25.16	399.70	1577
1578	70.80	18.40	0.00	9.50	41.60	55.05	2.70	0.00	77.55	275.60	1578
1579	102.91	19.20	4.00	0.00	40.20	97.30	15.80	0.00	32.39	311.80	1579
1580	34.40	0.00	0.00	128.36	168.80	180.29	5.40	4.00	205.06	726.30	1580
1581	285.16	108.83	0.00	0.80	17.20	8.70	14.10	10.00	256.61	701.40	1581
1582	902.22	16.93	0.00	0.00	136.43	12.60	131.60	10.00	192.92	1,402.70	1582
1583	170.00	2.30	0.00	0.00	30.40	8.00	3.60	0.00	87.10	301.40	1583
1584	582.73	52.70	0.00	0.00	94.80	2.60	80.20	6.20	86.57	905.80	1584
1585	563.51	0.00	0.00	0.00	89.10	6.90	19.40	0.00	26.19	705.10	1585
1586	646.83	0.00	0.00	0.00	180.50	0.00	500.00	455.00	1,332.17	3,114.50	1586
1587	111.08	0.00	0.00	0.00	74.90	77.68	124.60	242.00	105.25	735.50	1587
1588	75.79	10.10	18.00	0.00	85.80	18.00	2.50	85.90	120.61	416.70	1588
1589	107.30	0.00	0.00	0.00	15.00	5.90	8.20	0.00	204.60	341.00	1589
1590	55.40	50.90	0.00	0.00	26.90	7.10	178.00	0.00	101.70	420.00	1590
1591	43.14	0.00	0.00	87.60	31.60	2.20	244.10	0.00	210.26	618.90	1591
1592	269.28	0.00	0.39	40.10	68.90	48.90	15.40	15.00	895.33	1,353.30	1592
1593	71.80	14.80	0.00	22.00	60.10	17.40	1.70	0.00	19.40	207.20	1593
1594	175.94	0.00	0.00	66.00	82.20	67.20	21.30	0.00	180.86	593.50	1594
1595	80.12	20.20	0.29	0.00	35.40	15.00	0.00	0.00	22.29	173.30	1595
1596	581.46	37.84	5.70	14.60	133.95	32.00	194.30	3.80	291.46	1,295.10	1596
1597	449.07	35.60	0.00	5.30	88.62	8.80	24.80	30.00	1,838.71	2,480.90	1597
1598	234.80	0.18	10.12	13.40	37.79	13.50	74.60	0.00	342.11	726.50	1598
1599	109.15	100.18	0.00	0.00	24.99	32.99	10.20	0.00	234.38	511.90	1599
1600	778.38	21.10	0.00	8.70	138.34	23.40	329.09	35.00	1,517.19	2,851.20	1600
1601	104.55	0.00	0.00	0.00	30.00	1.30	0.00	15.00	640.85	791.70	1601
1602	0.00	0.00	0.00	0.00	26.00	0.00	15.00	5.20	154.00	200.20	1602
1603	178.76	26.40	11.50	41.20	73.20	38.50	110.50	0.00	55.84	535.90	1603
1604	152.17	0.00	0.00	14.30	53.10	54.10	45.99	32.40	243.14	595.20	1604
1605	275.39	77.29	0.00	0.00	80.58	16.56	38.90	0.00	227.08	715.80	1605
1606	247.04	18.90	0.00	102.70	127.80	36.00	44.30	0.00	149.37	726.10	1606
1607	200.75	0.00	0.00	0.00	55.10	8.30	4.00	0.00	45.05	313.20	1607
1608	534.45	64.30	5.66	14.40	106.28	21.69	171.80	1.00	906.52	1,826.10	1608
1609	382.51	0.00	0.44	0.00	40.00	0.00	15.20	50.00	2,661.05	3,149.20	1609
1610	29.10	0.00	0.00	23.10	52.00	0.00	0.00	3.00	634.00	741.20	1610

County of Henrico  
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Traffic Zone	Single Family Residential	Multi-Family Residential	Group Quarter Residential	Industrial	Miscellaneous	Commercial	Public & Semi-Public	Water	Vacant	Total Acres	Traffic Zone
1611	349.98	50.40	0.00	7.00	71.40	29.00	11.00	3.70	257.62	780.10	1611
1612	99.29	26.19	0.00	0.00	53.78	66.90	2.00	4.50	92.63	345.30	1612
1613	180.80	25.90	0.56	277.10	65.40	64.70	22.10	65.00	159.65	861.20	1613
1614	131.10	0.00	0.00	27.50	39.50	36.10	15.20	0.00	37.00	286.40	1614
1615	175.74	0.00	19.10	0.00	53.95	10.90	0.95	0.00	220.66	481.30	1615
1616	50.20	9.70	0.00	9.30	83.20	6.20	1.00	0.00	191.30	350.90	1616
1617	28.06	0.00	0.00	0.00	57.30	1.70	13.00	10.00	554.84	664.90	1617
1618	175.55	30.40	0.00	355.50	64.40	6.50	67.40	6.80	92.65	799.20	1618
1619	5.40	0.00	0.00	162.20	30.00	0.00	0.00	3.50	210.10	411.20	1619
1620	22.20	0.00	0.00	274.80	44.80	72.69	4.00	0.00	134.51	553.00	1620
1621	80.30	19.10	0.00	155.30	52.70	45.80	10.50	0.00	18.50	382.20	1621
1622	0.00	0.00	0.00	70.20	30.00	13.20	2,212.20	0.00	0.50	2,326.10	1622
1623	4.00	0.00	0.00	0.00	30.00	0.00	102.70	0.00	246.60	383.30	1623
1624	256.77	0.00	0.00	0.00	16.53	7.77	23.00	0.00	21.43	325.50	1624
1625	67.80	15.00	0.00	0.00	40.00	0.00	134.00	0.00	678.60	935.40	1625
1626	45.04	0.00	0.00	0.00	41.10	0.00	54.80	2.00	900.76	1,043.70	1626
1627	19.00	0.00	0.00	0.00	20.00	25.93	72.70	2.00	252.38	392.00	1627
1628	408.10	0.00	0.00	367.50	94.50	10.22	112.20	3.50	2,898.78	3,894.80	1628
1629	1,234.70	0.00	0.00	5.00	109.07	9.10	70.21	70.00	3,416.02	4,914.10	1629
1630	619.84	11.10	6.50	64.00	119.95	6.30	31.00	4.40	641.80	1,504.90	1630
1631	6.60	0.00	0.00	192.60	84.40	1.00	11.40	30.00	536.50	862.50	1631
1632	236.49	0.00	0.00	79.50	68.13	11.30	109.40	15.00	1,169.08	1,688.90	1632
1633	88.71	0.00	20.11	122.41	52.60	13.84	1.80	0.00	1,331.83	1,631.30	1633
1634	217.49	0.00	0.00	0.00	30.60	4.40	0.00	0.70	1,104.61	1,357.80	1634
1635	6.60	0.00	0.00	50.70	29.10	0.00	1.30	1.00	269.30	358.00	1635
1636	3.60	0.00	0.00	0.00	29.80	0.60	5.00	2.00	279.80	320.80	1636
1637	161.33	0.00	0.00	0.00	55.70	1.40	21.20	2.00	713.17	954.80	1637
1638	694.13	0.00	0.42	0.00	130.06	11.20	407.20	4.00	840.20	2,087.20	1638
1639	83.39	0.00	0.00	0.00	21.20	0.00	120.00	4.00	615.51	844.10	1639
1640	194.84	0.00	0.00	0.00	31.80	0.00	0.00	0.00	279.36	506.00	1640
1641	117.45	0.00	0.00	0.00	16.50	1.00	5.10	0.00	782.25	922.30	1641
1642	275.13	0.00	0.00	40.00	0.00	0.00	0.00	0.00	1,158.47	1,473.60	1642
1643	48.92	0.00	0.00	0.00	15.20	0.00	2.10	0.00	962.08	1,028.30	1643
1644	585.53	0.00	0.00	0.00	72.98	1.00	17.80	33.70	3,123.09	3,834.10	1644
1645	420.50	0.00	0.00	0.00	31.90	1.50	11.10	15.00	1,927.70	2,407.70	1645
1646	62.00	0.00	0.00	72.30	25.00	0.00	0.00	35.00	1,436.30	1,630.60	1646
1647	411.08	0.00	0.00	0.00	78.49	1.40	4.80	1.10	368.84	865.70	1647

County of Henrico  
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Traffic Zone	Single Family Residential	Multi-Family Residential	Group Quarter Residential	Industrial	Miscellaneous	Commercial	Public & Semi-Public	Water	Vacant	Total Acres	Traffic Zone
<b>1648</b>	344.27	0.00	0.00	0.00	23.70	0.00	2.70	78.60	767.13	1,216.40	<b>1648</b>
<b>1649</b>	501.29	0.00	3.38	0.00	142.38	13.50	10.50	609.60	5,965.04	7,245.70	<b>1649</b>
<b>1650</b>	408.86	0.00	0.96	0.00	61.39	17.40	44.70	100.00	1,977.19	2,610.50	<b>1650</b>
<b>1651</b>	47.70	0.00	18.16	0.00	63.30	2.40	0.00	100.00	722.15	953.70	<b>1651</b>
<b>1652</b>	55.00	0.00	0.00	0.00	31.20	25.60	180.00	478.10	2,476.00	3,245.90	<b>1652</b>
<b>1653</b>	64.10	0.00	0.00	0.00	39.40	1.30	0.00	30.00	3,013.10	3,147.90	<b>1653</b>
<b>1654</b>	347.85	0.00	0.00	0.00	117.42	2.30	30.00	11.20	4,699.52	5,208.30	<b>1654</b>
<b>1655</b>	50.50	0.00	0.00	19.00	39.30	0.00	0.00	1,248.90	3,399.50	4,757.20	<b>1655</b>

<b>2004</b>	36,162.39	3,599.06	415.90	3,958.92	9,375.64	5,954.31	10,842.72	4,353.00	81,537.43	156,200.60
<b>2005*</b>	<b>36,880.83</b>	<b>3,690.50</b>	<b>497.83</b>	<b>3,994.92</b>	<b>9,466.37</b>	<b>6,012.41</b>	<b>10,889.75</b>	<b>4,353.00</b>	<b>80,414.99</b>	<b>156,200.60</b>

<b>Change</b>	718.44	91.44	81.93	36.00	90.73	58.10	47.03	0.00	-1122.44
<b>from 2003</b>	2.0%	2.5%	19.7%	0.9%	1.0%	1.0%	0.4%	0.0%	-1.4%

\*All detached condominium units were reclassified as single-family units. The acreage for these developments was added to the single-family total and subtracted from the multi-family total for each affected Traffic Zone.



# 2005 Land Use by Acreage

