



THE 2004 3-C REPORT

CONTINUING, COMPREHENSIVE AND COORDINATED
TRANSPORTATION DATA

FOR

HENRICO COUNTY, VIRGINIA

BY

TRAFFIC ZONE

HOUSING AND POPULATION / LAND USE IN ACRES

Price \$2.00
Traffic Zone Map \$2.00

September, 2005
Henrico County Planning Department

METHODOLOGY FOR THE 2004 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 2003 housing unit data to obtain a 2004 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 2004 population count. The following briefly describes the terms and methods used to determine 2004 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, 2004 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 2004.

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 2004 Apartment Vacancy Rate, which is only used for apartments is estimated at 6.0%.

The 2004 Non-Apartment Vacancy Rate, which is used for all units other than apartments, is estimated at 1.5%.

Average Household Size

The 2004 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
2004 Population and Housing Report

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	4,805	901	0	5,706	2,041	395	2,436	789	0	1500
1501	659	0	0	659	280	0	280	0	0	1501
1502	888	0	0	888	377	0	377	1,339	0	1502
1503	2,300	2,146	0	4,446	977	943	1,920	1,778	1,150	1503
1504	819	0	0	819	348	0	348	512	0	1504
1505	9	0	0	9	4	0	4	0	0	1505
1506	1,005	964	0	1,969	427	423	850	0	0	1506
1507	1,740	1,501	0	3,241	739	662	1,401	0	0	1507
1508	530	0	0	530	225	0	225	429	0	1508
1509	311	0	20	331	132	0	132	0	0	1509
1510	78	885	0	962	33	389	422	0	0	1510
1511	56	652	0	708	24	290	314	0	0	1511
1512	2,418	0	151	2,569	1,027	0	1,027	616	0	1512
1513	1,217	172	0	1,389	517	73	590	0	0	1513
1514	2,801	2,065	0	4,867	1,190	916	2,106	0	0	1514
1515	1,907	1,739	0	3,646	810	774	1,584	1,494	0	1515
1516	3,143	3,340	4	6,487	1,335	1,470	2,805	659	365	1516
1517	975	0	0	975	414	0	414	0	0	1517
1518	4,459	231	0	4,689	1,894	98	1,992	579	0	1518
1519	2,940	403	0	3,343	1,249	171	1,420	896	0	1519
1520	1,297	0	48	1,345	551	0	551	515	0	1520
1521	2,415	2,065	0	4,480	1,026	877	1,903	0	0	1521
1522	3,456	0	0	3,456	1,468	0	1,468	0	0	1522
1523	3,362	1,016	0	4,377	1,428	445	1,873	396	0	1523
1524	1,043	339	0	1,382	443	151	594	398	0	1524
1525	1,081	0	6	1,087	459	0	459	0	0	1525
1526	61	0	0	61	26	0	26	0	0	1526
1527	2,980	1,587	128	4,695	1,266	701	1,967	457	0	1527
1528	1,568	6,658	101	8,327	666	2,919	3,585	2,774	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	1,155	0	1531
1532	1,250	2,722	0	3,972	531	1,175	1,706	0	0	1532
1533	2,401	0	0	2,401	1,020	0	1,020	537	0	1533
1534	1,231	0	0	1,231	523	0	523	0	0	1534
1535	1,620	0	0	1,620	688	0	688	0	0	1535
1536	2,135	800	525	3,461	907	340	1,247	0	0	1536

County of Henrico
2004 Population and Housing Report

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
1537	195	115	0	311	83	49	132	0	0	1537
1538	388	8,786	0	9,175	165	3,895	4,060	1,412	0	1538
1539	1,281	108	107	1,495	544	48	592	0	0	1539
1540	1,582	901	12	2,495	672	398	1,070	501	0	1540
1541	878	539	612	2,029	373	240	613	86	0	1541
1542	725	4,668	0	5,394	308	2,078	2,386	0	0	1542
1543	1,521	1,567	16	3,103	646	688	1,334	0	0	1543
1544	1,961	0	12	1,973	833	0	833	1,879	0	1544
1545	836	204	0	1,040	355	91	446	463	0	1545
1546	1,933	0	0	1,933	821	0	821	0	0	1546
1547	1,735	1,483	7	3,225	737	660	1,397	417	0	1547
1548	2,302	58	0	2,361	978	26	1,004	0	0	1548
1549	725	2,614	79	3,418	308	1,128	1,436	150	11,678	1549
1550	2,086	681	180	2,946	886	303	1,189	0	0	1550
1551	2	0	683	685	1	0	1	0	0	1551
1552	75	0	4	79	32	0	32	0	0	1552
1553	1,511	0	0	1,511	642	0	642	0	0	1553
1554	12	0	0	12	5	0	5	0	0	1554
1555	624	0	0	624	265	0	265	0	0	1555
1556	2,399	0	10	2,409	1,019	0	1,019	419	0	1556
1557	1,083	0	6	1,089	460	0	460	1,181	0	1557
1558	949	0	0	949	403	0	403	0	0	1558
1559	1,029	1,999	0	3,028	437	890	1,327	0	0	1559
1560	35	2,535	0	2,570	15	1,126	1,141	1,516	0	1560
1561	1,144	2,158	0	3,302	486	939	1,425	0	0	1561
1562	1,158	732	500	2,390	492	315	807	0	0	1562
1563	1,445	880	0	2,326	614	374	988	578	0	1563
1564	3,310	658	868	4,836	1,406	293	1,699	545	0	1564
1565	1,556	1,855	43	3,454	661	788	1,449	2,015	0	1565
1566	744	568	5	1,317	316	253	569	0	0	1566
1567	1,773	737	0	2,510	753	328	1,081	1,334	0	1567
1568	2,703	1,653	126	4,482	1,148	733	1,881	786	0	1568
1569	454	3,360	0	3,814	193	1,475	1,668	0	0	1569
1570	2,069	216	163	2,448	879	96	975	499	0	1570
1571	3,830	1,876	200	5,906	1,627	835	2,462	1,912	0	1571
1572	1,575	0	0	1,575	669	0	669	1,615	0	1572
1573	913	0	0	913	388	0	388	0	0	1573

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1574	1,523	0	220	1,743	647	0	647	0	0	1574
1575	619	1,332	0	1,951	263	593	856	284	0	1575
1576	3,362	210	0	3,572	1,428	91	1,519	75	0	1576
1577	1,229	220	0	1,449	522	98	620	465	0	1577
1578	607	494	0	1,102	258	220	478	0	0	1578
1579	949	896	125	1,970	403	390	793	0	0	1579
1580	193	0	0	193	82	0	82	0	0	1580
1581	1,005	1,993	0	2,998	427	887	1,314	0	0	1581
1582	4,200	900	16	5,116	1,784	396	2,180	2,039	0	1582
1583	1,057	72	0	1,129	449	32	481	0	0	1583
1584	2,265	523	0	2,787	962	222	1,184	532	0	1584
1585	2,811	0	0	2,811	1,194	0	1,194	618	0	1585
1586	1,627	0	0	1,627	691	0	691	0	0	1586
1587	278	0	0	278	118	0	118	0	0	1587
1588	297	137	460	893	126	58	184	0	0	1588
1589	494	0	0	494	210	0	210	0	0	1589
1590	765	1,114	0	1,879	325	496	821	653	0	1590
1591	313	0	0	313	133	0	133	0	0	1591
1592	1,598	0	11	1,609	679	0	679	451	0	1592
1593	829	494	0	1,323	352	220	572	0	0	1593
1594	1,714	0	0	1,714	728	0	728	0	0	1594
1595	457	701	8	1,166	194	312	506	0	0	1595
1596	4,014	1,161	0	5,175	1,705	506	2,211	506	0	1596
1597	2,540	1,105	0	3,645	1,079	492	1,571	738	0	1597
1598	1,417	0	26	1,443	602	0	602	0	0	1598
1599	775	2,660	0	3,434	329	1,184	1,513	0	0	1599
1600	3,590	489	0	4,079	1,525	215	1,740	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	238	1,377	352	132	484	529	0	1603
1604	1,036	0	0	1,036	440	0	440	1,314	0	1604
1605	2,295	1,410	0	3,705	975	614	1,589	692	0	1605
1606	1,309	488	0	1,796	556	217	773	2,077	0	1606
1607	2,088	0	0	2,088	887	0	887	0	0	1607
1608	2,623	1,558	119	4,300	1,114	678	1,792	334	0	1608
1609	1,062	0	4	1,066	451	0	451	0	0	1609
1610	59	0	0	59	25	0	25	0	0	1610

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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
1611	2,818	1,436	0	4,253	1,197	639	1,836	413	0	1611
1612	643	382	0	1,025	273	170	443	0	0	1612
1613	483	840	4	1,327	205	374	579	0	0	1613
1614	763	0	0	763	324	0	324	196	0	1614
1615	1,227	0	0	1,227	521	0	521	0	0	1615
1616	188	144	0	332	80	64	144	0	0	1616
1617	78	0	0	78	33	0	33	0	0	1617
1618	1,464	836	0	2,300	622	372	994	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	514	0	884	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	1,474	0	0	1,474	626	0	626	466	0	1624
1625	372	449	0	821	158	200	358	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	657	0	0	657	279	0	279	0	0	1628
1629	2,180	0	0	2,180	926	0	926	0	0	1629
1630	3,720	460	0	4,180	1,580	200	1,780	0	0	1630
1631	16	0	0	16	7	0	7	0	0	1631
1632	1,099	0	0	1,099	467	0	467	3,622	0	1632
1633	141	0	0	141	60	0	60	0	0	1633
1634	506	0	0	506	215	0	215	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	400	0	0	400	170	0	170	447	0	1637
1638	1,485	0	10	1,495	631	0	631	0	0	1638
1639	125	0	0	125	53	0	53	0	0	1639
1640	393	0	0	393	167	0	167	0	0	1640
1641	235	0	0	235	100	0	100	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	857	0	0	857	364	0	364	0	0	1644
1645	586	0	0	586	249	0	249	0	0	1645
1646	118	0	0	118	50	0	50	0	0	1646
1647	1,212	0	0	1,212	515	0	515	0	0	1647

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1648	341	0	0	341	145	0	145	0	0	1648
1649	1,217	0	9	1,226	517	0	517	0	0	1649
1650	840	0	4	844	357	0	357	656	0	1650
1651	68	0	14	82	29	0	29	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	318	0	0	318	135	0	135	0	0	1654
1655	49	0	0	49	21	0	21	0	0	1655

2003	183,468	92,085	5,515	281,069	77,855	41,252	119,107	48,774	7,772
2004*	187,751	94,913	6,072	288,735	79,753	41,752	121,505	49,738	13,193

Change from 2003	4,283	2,828	557	7,666	1,898	500	2,398	964	5,421
	2.33%	3.07%	10.10%	2.73%	2.44%	1.21%	2.01%	1.98%	69.75%

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

Calculations based on:	(2004)**	(2003)	(2002)	(2001)	(2000)
Persons per household	2.39	2.39	2.39	2.39	2.39
Non-apartment vacancy rate: (percentage)	1.50%	1.40%	1.40%	1.40%	1.40%
Apartment vacancy rate:	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
1990-2004

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%

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

** 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 effect 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
2004 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	826.17	73.51	0.00	0.00	50.91	4.02	335.20	8.00	375.80	1,673.60	1500
1501	307.02	0.00	0.00	0.00	22.50	13.20	24.10	6.00	1,251.58	1,624.40	1501
1502	295.39	0.00	0.00	0.00	19.76	2.40	6.52	1.00	391.63	716.70	1502
1503	393.74	64.45	0.00	16.65	46.87	135.48	273.89	7.00	88.82	1,026.90	1503
1504	164.69	0.00	0.00	0.00	51.60	49.64	245.36	3.00	588.20	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	427.20	48.74	0.00	0.00	183.89	0.00	0.00	6.00	1,015.07	1,680.90	1506
1507	375.39	70.34	0.00	0.00	77.61	219.91	9.20	6.00	1,011.06	1,769.50	1507
1508	122.80	0.00	0.00	0.00	50.00	1.50	31.14	0.30	305.76	511.50	1508
1509	55.71	0.00	10.00	38.01	55.51	180.93	0.00	4.00	251.24	595.40	1509
1510	6.18	38.85	0.00	0.00	71.36	23.20	159.00	10.00	449.41	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	417.37	0.00	12.50	0.00	20.76	31.00	40.40	0.00	295.68	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	354.82	74.17	0.00	0.00	65.52	110.80	0.00	11.00	37.19	653.50	1514
1515	320.73	62.30	0.00	39.71	67.90	157.68	72.40	4.60	343.79	1,069.10	1515
1516	519.11	112.80	0.00	0.00	72.81	605.04	49.60	20.00	512.34	1,891.70	1516
1517	185.48	0.00	0.00	5.00	98.69	236.80	25.40	31.00	151.43	733.80	1517
1518	526.61	39.49	0.00	6.60	76.95	0.00	65.50	10.50	237.15	962.80	1518
1519	425.71	16.01	0.00	0.00	101.05	3.84	60.26	1.00	440.33	1,048.20	1519
1520	320.16	0.00	25.80	0.00	96.44	6.10	244.80	2.20	272.80	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	595.95	0.00	0.00	13.00	110.73	15.30	12.60	5.00	314.92	1,067.50	1522
1523	447.62	42.34	0.00	3.60	123.40	49.00	168.45	3.00	445.19	1,282.60	1523
1524	159.65	7.50	0.00	0.00	90.00	35.39	16.20	0.00	38.46	347.20	1524
1525	147.02	0.00	0.00	10.20	56.91	27.30	10.30	1.70	204.68	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	433.82	61.60	32.50	7.00	105.10	111.66	52.30	8.50	22.12	834.60	1527
1528	229.07	222.39	0.00	0.00	82.92	51.20	120.27	14.00	189.04	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	334.40	0.00	0.00	0.00	48.50	1.00	87.10	0.20	87.60	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	265.50	0.00	0.00	0.00	44.52	1.00	0.00	12.50	77.28	400.80	1535
1536	263.38	31.40	88.90	0.00	60.09	35.00	227.04	7.50	184.59	897.90	1536

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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	29.40	262.01	10.70	15.00	98.20	563.90	1537
1538	44.43	331.39	0.00	0.00	30.03	110.64	59.90	0.60	95.50	672.50	1538
1539	131.10	4.30	5.10	0.00	75.20	12.50	9.60	0.00	77.10	314.90	1539
1540	316.70	31.30	0.00	49.90	100.50	224.02	28.10	0.00	264.18	1,014.70	1540
1541	127.87	16.60	0.00	18.70	65.00	153.73	153.74	3.00	5.36	544.00	1541
1542	157.85	135.90	0.00	4.90	20.00	109.30	15.00	0.00	147.95	590.90	1542
1543	168.87	48.10	0.00	0.00	90.00	63.70	20.40	6.00	183.63	580.70	1543
1544	260.93	0.00	0.00	45.40	56.10	24.54	66.80	7.00	188.73	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	220.86	0.00	0.00	81.58	118.70	29.50	0.00	2.00	98.65	551.30	1546
1547	227.07	45.70	0.00	0.00	58.30	4.30	13.90	1.10	13.03	363.40	1547
1548	192.35	2.10	0.00	0.00	55.00	0.00	11.60	0.00	1.15	262.20	1548
1549	157.85	80.40	3.30	176.30	91.70	71.63	470.00	10.00	98.32	1,159.50	1549
1550	201.26	55.30	4.90	0.00	90.00	38.42	111.21	5.00	145.52	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	0.00	0.00	15.00	82.90	0.00	0.00	16.12	137.10	1552
1553	178.70	0.00	0.00	0.00	151.10	25.40	5.00	4.00	239.00	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	129.10	0.00	0.00	0.00	50.00	1.00	7.50	0.00	26.10	213.70	1555
1556	358.82	0.00	0.00	0.00	100.14	8.10	17.66	0.00	169.48	654.20	1556
1557	463.48	0.00	0.00	0.00	71.26	8.20	109.00	10.00	440.56	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	138.97	65.80	0.00	0.00	77.40	11.00	6.40	0.00	221.83	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	71.40	0.00	0.00	40.50	18.34	0.00	5.00	135.66	394.80	1561
1562	126.40	38.20	18.40	0.00	40.40	22.40	8.90	0.00	30.00	284.70	1562
1563	312.79	49.04	0.00	0.00	30.60	0.00	61.69	0.00	130.78	584.90	1563
1564	476.31	16.90	43.10	0.00	70.00	26.70	28.40	10.00	264.89	936.30	1564
1565	440.19	134.90	6.00	0.00	80.00	10.10	69.10	36.00	15.01	791.30	1565
1566	165.22	17.10	0.00	0.00	60.70	32.10	80.10	16.00	10.28	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	47.20	85.77	42.60	5.50	197.73	739.80	1568
1569	279.13	78.50	0.00	0.00	54.11	97.00	21.50	0.50	40.76	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	14.50	0.00	132.40	63.40	121.30	5.50	45.28	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

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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	131.20	7.00	0.00	11.20	70.00	126.74	22.70	0.80	30.06	399.70	1577
1578	70.80	18.40	0.00	8.50	41.60	55.05	2.70	0.00	78.55	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	283.64	108.83	0.00	0.80	17.20	8.70	14.10	10.00	258.13	701.40	1581
1582	901.46	16.93	0.00	0.00	131.10	12.60	131.60	10.00	199.01	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	581.60	52.70	0.00	0.00	94.80	2.60	80.20	6.20	87.70	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	640.39	0.00	0.00	0.00	180.50	0.00	493.00	455.00	1,345.61	3,114.50	1586
1587	110.04	0.00	0.00	0.00	74.90	77.68	124.60	242.00	106.29	735.50	1587
1588	74.66	10.10	18.00	0.00	85.80	18.00	2.50	85.90	121.74	416.70	1588
1589	107.30	0.00	32.10	0.00	15.00	5.90	8.20	0.00	172.50	341.00	1589
1590	55.16	50.90	0.00	0.00	26.90	7.10	178.00	0.00	101.94	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	0.00	40.10	68.90	48.90	15.40	15.00	895.72	1,353.30	1592
1593	71.59	14.80	0.00	22.00	60.10	16.40	1.70	0.00	20.61	207.20	1593
1594	175.31	0.00	0.00	66.00	82.20	67.20	21.30	0.00	181.49	593.50	1594
1595	79.87	20.20	0.00	0.00	35.40	15.00	0.00	0.00	22.83	173.30	1595
1596	562.83	37.84	5.70	14.60	132.63	32.00	194.30	3.80	311.41	1,295.10	1596
1597	437.58	35.60	0.00	5.30	88.62	8.80	24.80	30.00	1,850.20	2,480.90	1597
1598	225.59	0.18	3.40	13.40	37.79	13.50	74.60	0.00	358.05	726.50	1598
1599	109.15	85.60	0.00	0.00	24.80	32.10	10.20	0.00	250.05	511.90	1599
1600	768.85	21.10	0.00	8.70	137.50	23.40	329.09	35.00	1,527.55	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	151.90	0.00	0.00	14.30	53.10	54.10	45.99	32.40	243.41	595.20	1604
1605	270.88	67.70	0.00	0.00	78.70	13.60	38.90	0.00	246.02	715.80	1605
1606	247.04	18.90	0.00	71.70	127.80	36.00	44.30	0.00	180.37	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	498.73	64.30	0.00	14.40	102.60	21.69	131.80	1.00	991.58	1,826.10	1608
1609	378.51	0.00	0.00	0.00	40.00	0.00	15.20	50.00	2,665.49	3,149.20	1609
1610	27.10	0.00	0.00	23.10	52.00	0.00	0.00	3.00	636.00	741.20	1610

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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	349.72	50.40	0.00	7.00	71.40	29.00	11.00	3.70	257.88	780.10	1611
1612	96.54	26.19	0.00	0.00	53.78	66.90	2.00	4.50	95.38	345.30	1612
1613	180.80	25.90	0.00	277.10	65.40	70.48	22.10	65.00	154.43	861.20	1613
1614	131.10	0.00	0.00	27.50	39.50	30.42	15.20	0.00	42.68	286.40	1614
1615	167.28	0.00	0.00	0.00	53.95	10.90	0.95	0.00	248.22	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	172.16	30.40	0.00	355.50	64.40	6.50	67.40	6.80	96.04	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	250.61	0.00	0.00	0.00	16.53	7.77	23.00	0.00	27.59	325.50	1624
1625	65.80	15.00	0.00	0.00	40.00	0.00	134.00	0.00	680.60	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	406.08	0.00	0.00	367.50	94.50	10.22	112.20	3.50	2,900.80	3,894.80	1628
1629	1,217.86	0.00	0.00	5.00	105.55	9.10	70.21	70.00	3,436.38	4,914.10	1629
1630	599.97	11.10	0.00	64.00	118.24	6.30	31.00	4.40	669.89	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	227.16	0.00	0.00	79.50	66.13	11.30	109.40	15.00	1,180.42	1,688.90	1632
1633	88.71	0.00	0.00	122.41	52.60	13.84	1.80	0.00	1,351.93	1,631.30	1633
1634	216.29	0.00	0.00	0.00	30.60	4.40	0.00	0.70	1,105.81	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	160.71	0.00	0.00	0.00	55.70	1.40	21.20	2.00	713.79	954.80	1637
1638	645.73	0.00	0.00	0.00	123.25	11.20	407.20	4.00	895.82	2,087.20	1638
1639	82.31	0.00	0.00	0.00	21.20	0.00	120.00	4.00	616.59	844.10	1639
1640	193.56	0.00	0.00	0.00	31.80	0.00	0.00	0.00	280.64	506.00	1640
1641	113.02	0.00	0.00	0.00	16.50	1.00	5.10	0.00	786.68	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	573.30	0.00	0.00	0.00	69.00	1.00	17.80	33.70	3,139.30	3,834.10	1644
1645	397.66	0.00	0.00	0.00	31.90	1.50	11.10	15.00	1,950.54	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	392.01	0.00	0.00	0.00	78.42	1.40	4.80	1.10	387.97	865.70	1647

County of Henrico
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1648	344.27	0.00	0.00	0.00	23.70	0.00	2.70	78.60	767.13	1,216.40	1648
1649	497.74	0.00	0.00	0.00	139.00	13.50	10.50	609.60	5,975.36	7,245.70	1649
1650	406.12	0.00	0.00	0.00	59.38	17.40	44.70	100.00	1,982.90	2,610.50	1650
1651	37.08	0.00	0.00	0.00	63.30	2.40	0.00	100.00	750.92	953.70	1651
1652	55.00	0.00	0.00	0.00	31.20	25.60	180.00	478.10	2,476.00	3,245.90	1652
1653	64.10	0.00	0.00	0.00	39.40	1.30	0.00	30.00	3,013.10	3,147.90	1653
1654	260.17	0.00	0.00	0.00	112.62	2.30	30.00	11.20	4,792.01	5,208.30	1654
1655	50.50	0.00	0.00	19.00	39.30	0.00	0.00	1,248.90	3,399.50	4,757.20	1655

2003	35,309.25	3,594.78	415.90	3,912.46	9,286.56	5,896.74	10,793.06	4,353.00	82,637.66	156,200.60
2004*	36,162.39	3,599.06	415.90	3,958.92	9,375.64	5,954.31	10,842.74	4,353.00	81,538.63	156,200.60

Change	853.14	4.28	0.00	46.46	89.08	57.57	49.68	0.00	-1099.03
from 2003	2.4%	0.1%	0.0%	1.2%	1.0%	1.0%	0.5%	0.0%	-1.3%

*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.

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