

# **A RESIDENTIAL ANALYSIS OF REZONING AND DEVELOPMENT TRENDS**

HENRICO COUNTY PLANNING OFFICE  
JUNE, 1993

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# INTRODUCTION

The purpose of this report is to make available research data on residential trends that will assist the Board, Planning Commission and staff with updating the Comprehensive Plan. Since October 1992, the planning staff has carried out extensive research on key residential characteristics by magisterial district and countywide. The results of this research provide answers to a number of questions about the County's residential development trends leading to greater insight on residential issues.

This report is divided into three sections - I. Countywide Residential Trends, II. Residential Trends by Magisterial Districts, and III. Additional Residential Data (the Appendix).

The following briefly highlights some of the information gathered during this research on residential development trends:

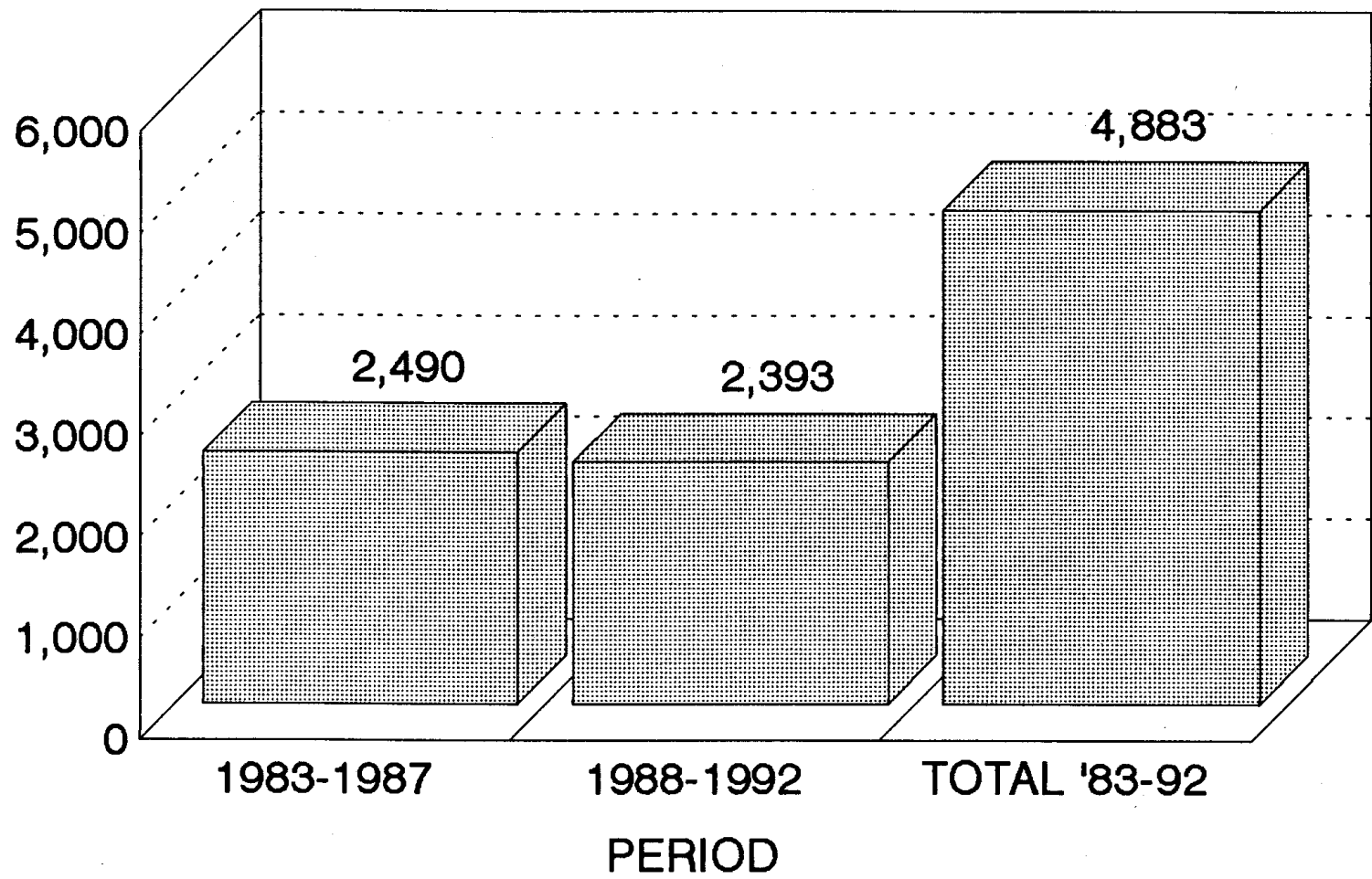
- *An exceptional amount of residential growth occurred during the first half of the 1970's and the latter half of the 1980's. Total residential growth experienced so far in the 1990's, if it continues at current levels, will be significantly less than at any time during the last twenty years.*
- *Over the last ten years, no rezonings have been granted for R-0, R-0A or R-1A residential districts. Other rezonings have been spread over the remaining ten residential zoning districts with the most popular residential district being R-3A. Existing R-3A subdivisions have an average density of 3.7 homes per acre.*
- *About one-third of all the acreage rezoned for residential use in the last ten years (single-family and multi-family) has been in the Tuckahoe District. Slightly less than one-third has been in the Three Chopt District.*
- *For the County, the average density of single-family detached homes is 3.0 units per acre. Every magisterial district experienced an increase in the density of single-family subdivisions over the past ten years.*
- *The average size of recorded subdivision lots are smaller in each magisterial district. Previous changes in the zoning ordinance have contributed to the reduction in lot sizes.*
- *A significant amount of controlled density subdivisions have developed. This type of development allows smaller lot sizes than permitted with conventional subdivisions.*

This data reveals an increasing need to re-examine the County's residential Land Use Plan classifications. With market conditions apparently shifting to smaller lots and higher density for single-family subdivisions, revising the residential Land Use Plan classifications could significantly assist in ensuring the compatibility and appropriate location for different types of future residential development. In particular, the existing Low Density Residential classification probably should be modified since it currently recommends such a broad range of residential density (up to 5.63 units/acre), and since many of the recent rezoning requests are toward the high end of this range. Once established, new residential classifications may be used to provide clearer guidance for how vacant land should be developed in the future.

## COUNTYWIDE FACTS ON RESIDENTIAL REZONINGS 1983-1992

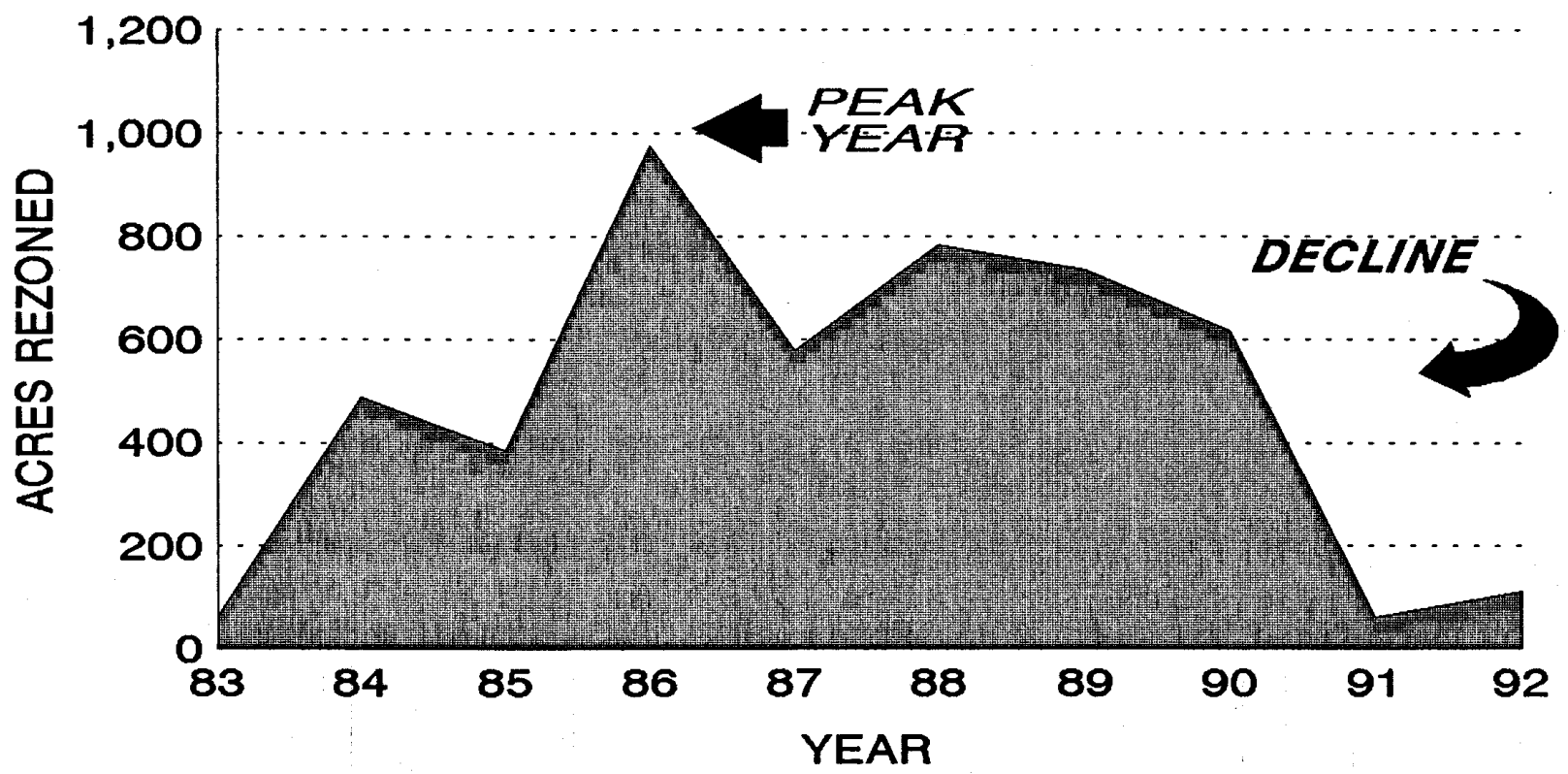
SUBJECT	PERIOD 1983-1987	PERIOD 1988-1992	TOTAL 1983-1992
Total Number of Rezoning Cases	115	114	229
Total Number of Acres	2,490	2,393	4,883
Average Size of Rezoning Case (in acres)	21.6	21.0	21.3
Ranking of Rezoning Districts By Highest # of Acres Approved	1. R-3A (632) 2. R-5 (485) 3. R-2A (450)	1. R-3A (561) 2. R-3 (533) 3. R-2 (383)	1. R-3A (1193) 2. R-3 (803) 3. R-2A (717)
Most Frequently Granted Rezoning (by # of cases)	R-5 (30)	R-3A (23)	R-3A (52)
Percentage of Total Acres Rezoned to an "A" Residential District (R-2A, R-3A, etc.)	45.4 %	37.6 %	41.5 %
Percentage of Properties Residentially Rezoning From:			
"R" Districts	15.5 %	26.0 %	20.7 %
A-1 Districts	69.8 %	58.3 %	64.1 %
Non-Residential Districts	14.7 %	15.7 %	15.2 %
District with Largest Amount of Acreage Rezoned for Residential Use within the past 10 years	Tuckahoe (1,220)	Three Chopt (800)	Tuckahoe (1,714)
District with Largest Average Size Rezoning Case	Tuckahoe (33.9)	Varina (37.2)	Tuckahoe (27.7)

# TOTAL RESIDENTIAL ACRES REZONED 1983-1992



**BETWEEN 1983 AND 1992, ENOUGH ACRES WERE RESIDENTIALLY REZONED TO POTENTIALLY PRODUCE OVER 20,000 HOUSING UNITS.**

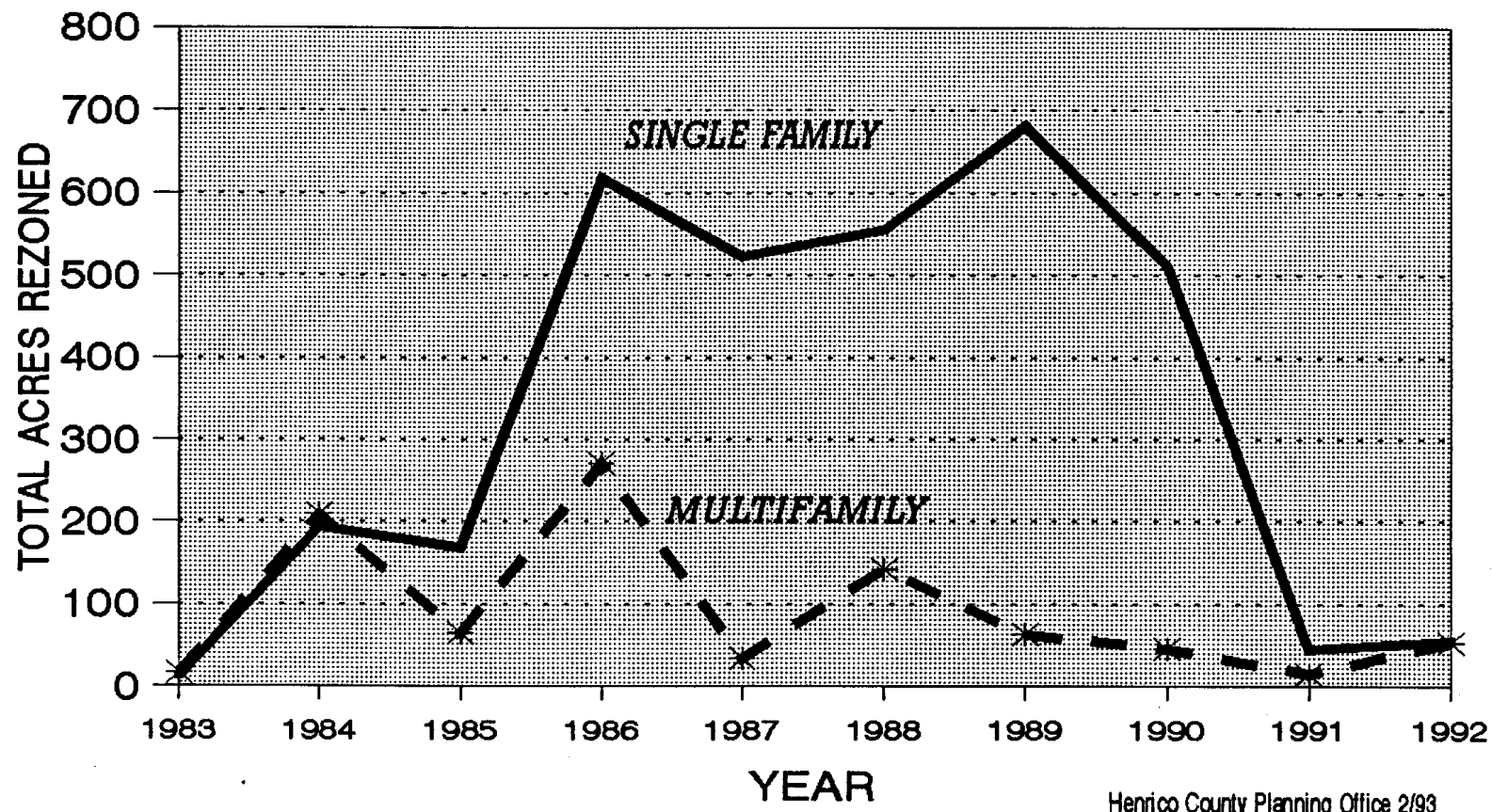
# TOTAL RESIDENTIAL ACRES REZONED BY YEAR 1983-1992



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➔ **1986 was the peak year for residential rezonings; since 1988 the acres residentially rezoned have significantly declined (only 60 acres rezoned in 1991).**

# COUNTYWIDE MULTIFAMILY AND SINGLE FAMILY REZONINGS PEAK YEARS 1983-1992

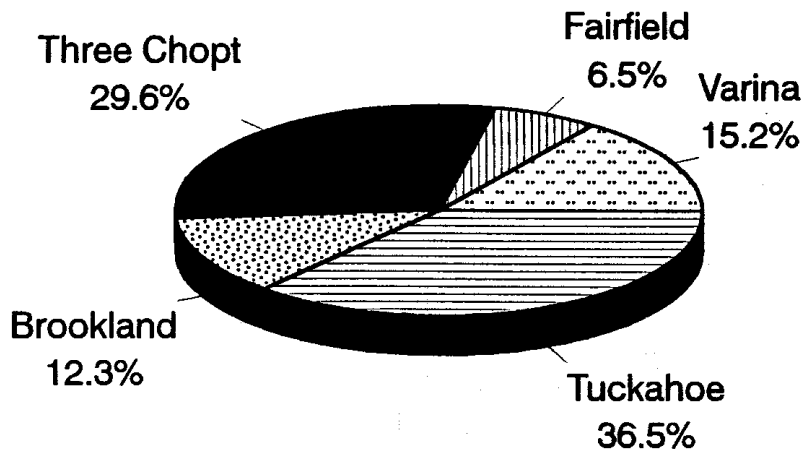


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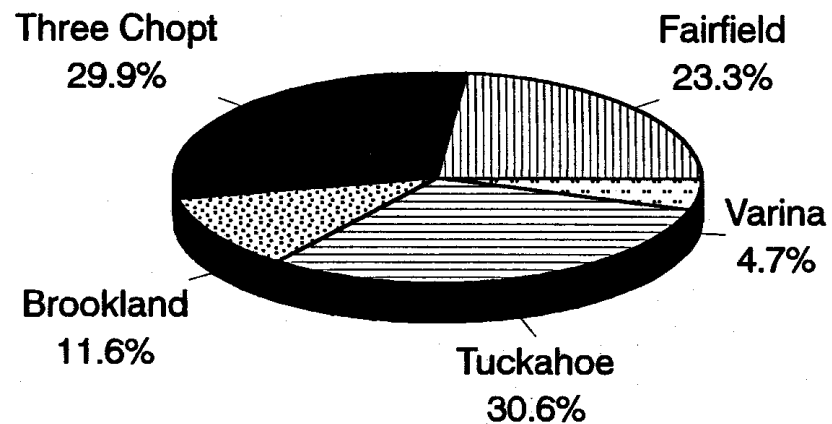


**1986 WAS THE PEAK YEAR FOR MULTIFAMILY REZONINGS WHILE 1989 WAS THE PEAK YEAR FOR SINGLE FAMILY REZONINGS. 81% OF THE ACRES REZONED FOR SINGLE FAMILY DURING THE PAST 10 YEARS OCCURRED BETWEEN 1986 AND 1990.**

## DISTRIBUTION OF RESIDENTIAL REZONING TYPES BY DISTRICT 1983-1992



Single-Family Rezoning



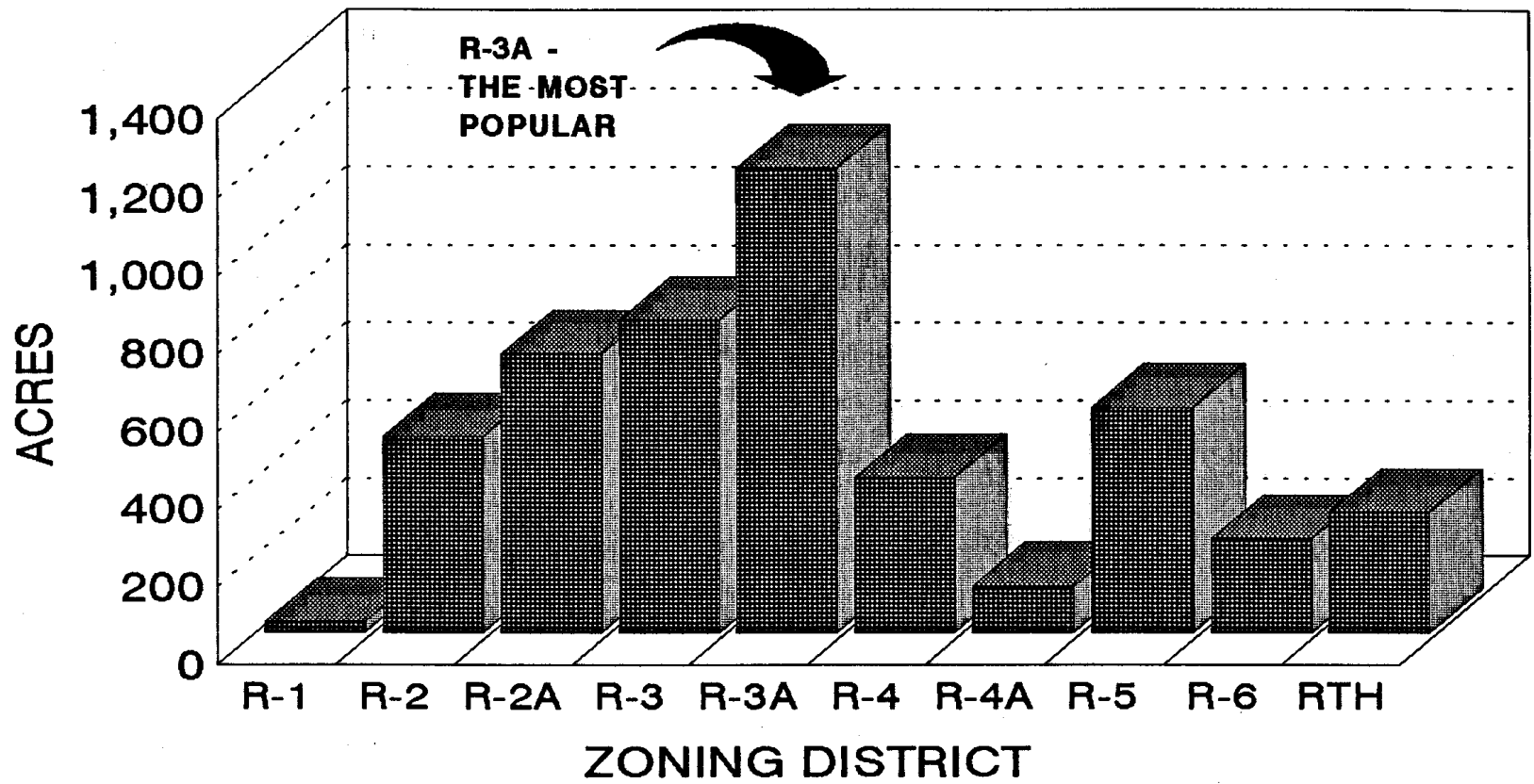
Multi-family Rezoning

Based on 1981 Magisterial District Boundaries

- ▶ Single family rezonings were most heavily concentrated within the Three Chopt and Tuckahoe Districts, while multi-family rezonings were concentrated in Fairfield, Three Chopt, and Tuckahoe Districts.



# COUNTYWIDE DISTRIBUTION OF REZONINGS BY RESIDENTIAL DISTRICT 1983-1992



No R-0, R-0A or R-1A rezonings were granted.

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**R-3A, R-3 AND R-2A WERE THE MOST POPULAR DISTRICTS CONTAINING OVER 55% OF THE ACRES RESIDENTIALLY REZONED.**

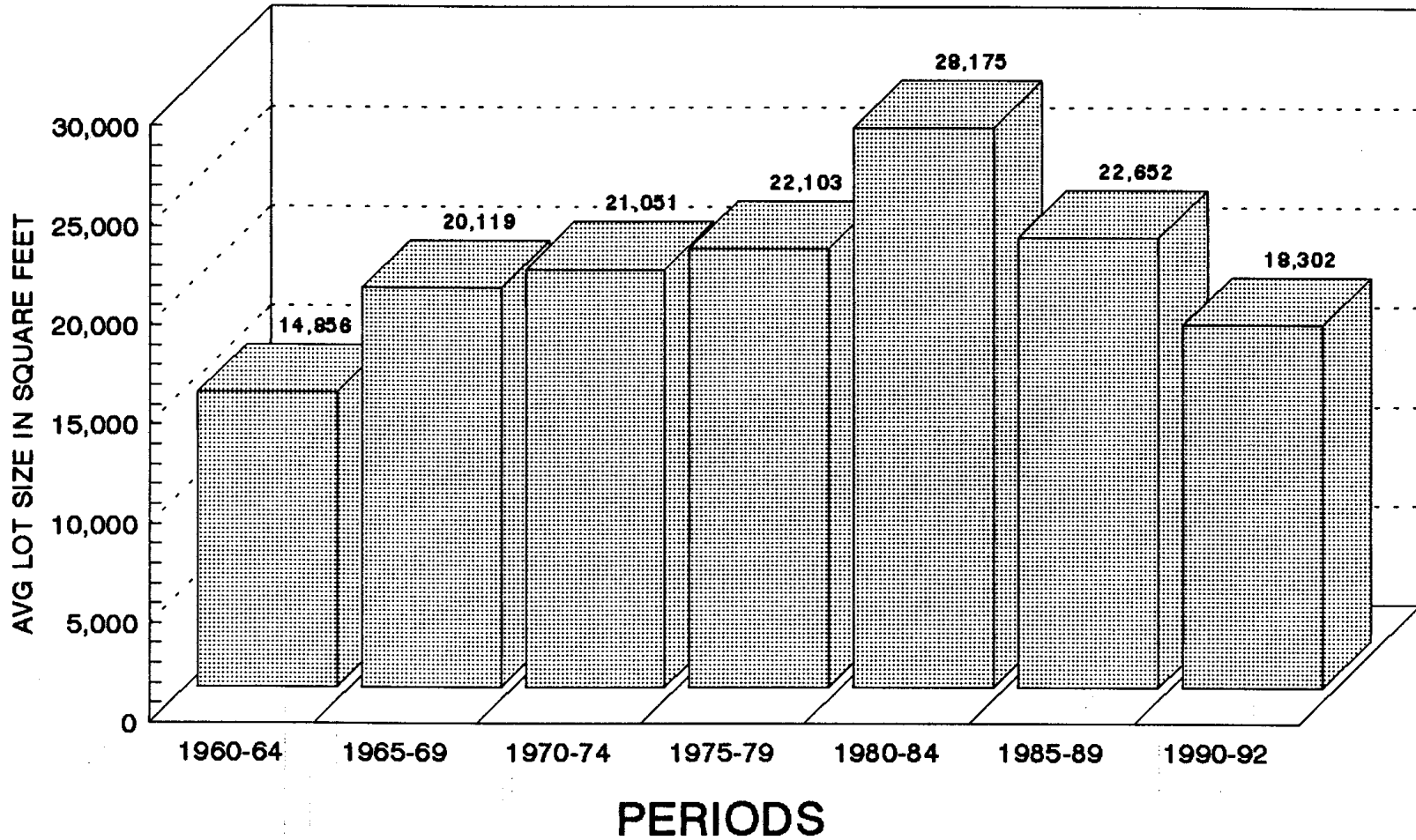
# COUNTYWIDE DISTRIBUTION OF REZONINGS BY RESIDENTIAL DISTRICT (in Acres) 1983-1992

ZONING DISTRICT	'83-'87	%	'88-'92	%	TOTAL '83-'92	%
R-1	24.6	1.0%	2.3	0.1%	26.9	0.6%
R-2	118.8	4.8%	383.1	16.0%	501.9	10.3%
R-2A	449.9	18.1%	267.1	11.2%	717.0	14.7%
R-3	269.6	10.8%	533.0	22.3%	802.6	16.4%
R-3A	632.1	25.4%	561.1	23.4%	1193.2	24.4%
R-4	290.2	11.7%	108.2	4.5%	398.4	8.2%
R-4A	46.6	1.9%	71.0	3.0%	117.6	2.4%
R-5	485.1	19.5%	93.3	3.9%	578.4	11.8%
R-6	67.1	2.7%	172.1	7.2%	239.2	4.9%
RTH	106.3	4.3%	202.2	8.4%	308.5	6.3%
<b>TOTAL</b>	<b>2,490.3</b>	<b>100.0%</b>	<b>2,393.4</b>	<b>100.0%</b>	<b>4883.7</b>	<b>100.0%</b>

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# COUNTYWIDE

## Average Single Family Detached Lot Sizes 1960-1992



Data Based on Recorded Subdivision Lots Since 1960

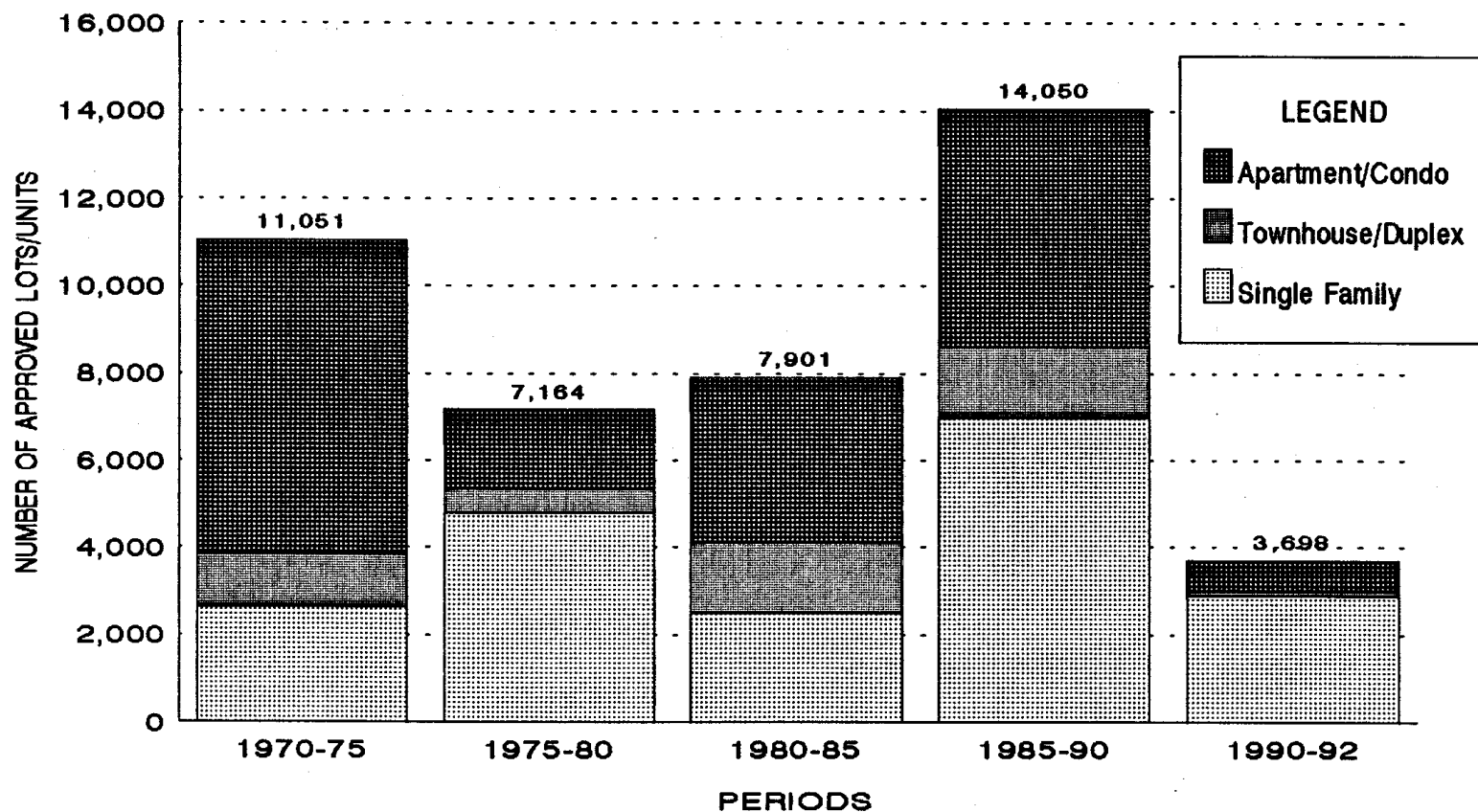
County of Henrico Planning Office, April 1993



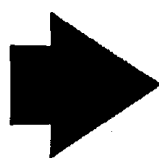
**SINCE 1984, THE SIZE OF AN AVERAGE SUBDIVISION LOT HAS BEEN GETTING SMALLER.**

# COUNTYWIDE

## Number of Lots/Units Approved by Type 1970-1992



County of Henrico Planning Office, March 1993  
Data based on number of recorded lots and certificates of occupancy



**A TREMENDOUS AMOUNT OF RESIDENTIAL DEVELOPMENT TOOK PLACE IN THE SECOND HALF OF THE 1980'S. SINCE 1990, THE PACE HAS SLOWED TO MORE TYPICAL LEVELS, EXCEPT MULIFAMILY UNITS NOW REPRESENT A SMALLER % OF THE DEVELOPMENT WHICH IS OCCURRING.**

### **III. RESIDENTIAL TRENDS BY MAGISTERIAL DISTRICT**

# **BROOKLAND DISTRICT**

## **RESIDENTIAL REZONING AND DEVELOPMENT TRENDS**

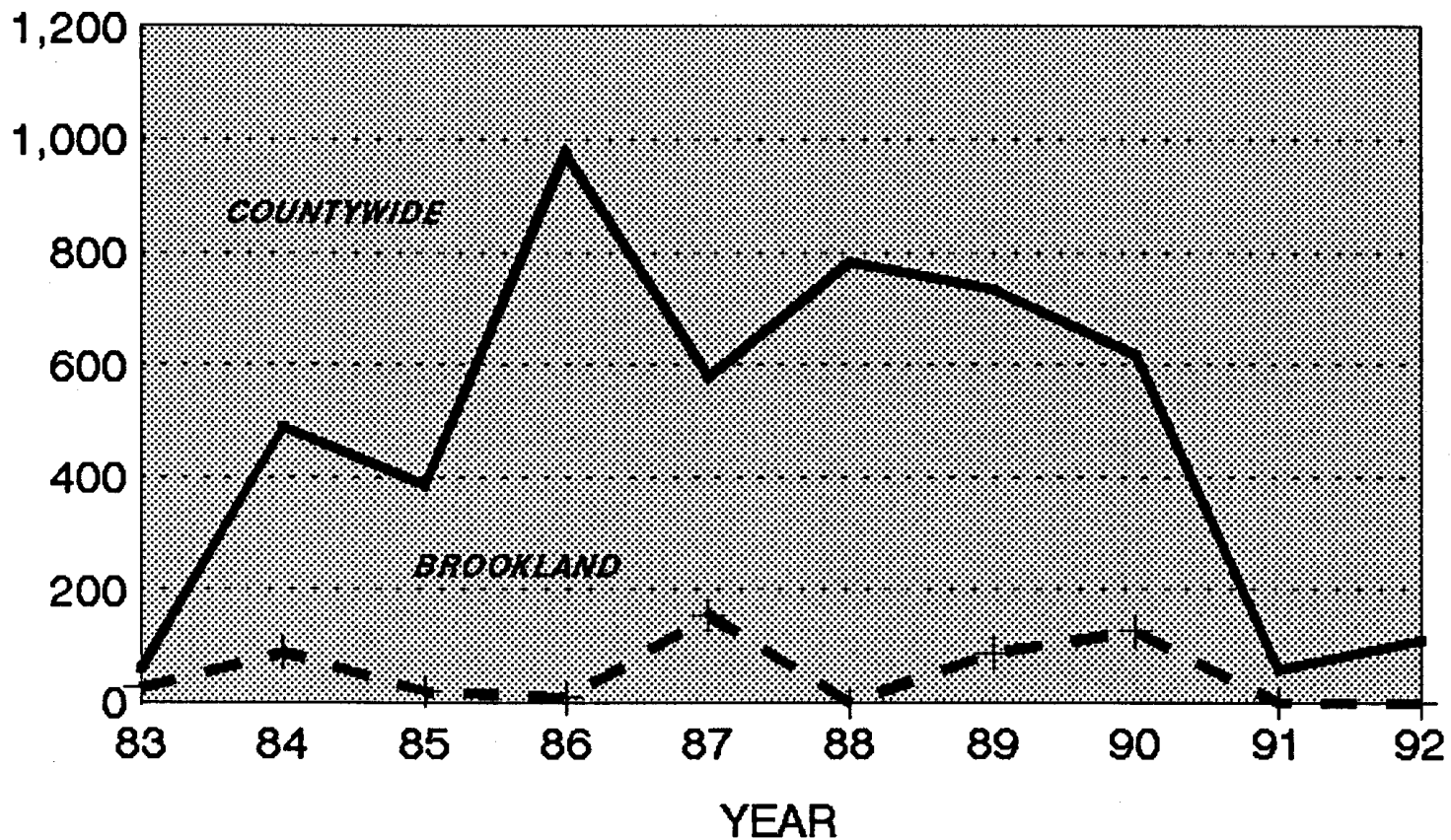
**HENRICO COUNTY PLANNING OFFICE**

**JUNE 1993**

## **BROOKLAND DISTRICT REZONING TRENDS 1983-1992**

- Contained 12.1 percent of the total acres rezoned for residential use in the past ten years.
- The most popular district was R-2A.
- Seventy-nine percent of the acres residentially rezoned was distributed among four districts (R-2A, R-3A, RTH & R-2).

# TOTAL RESIDENTIAL ACRES REZONED BY YEAR BROOKLAND DISTRICT 1983-1992



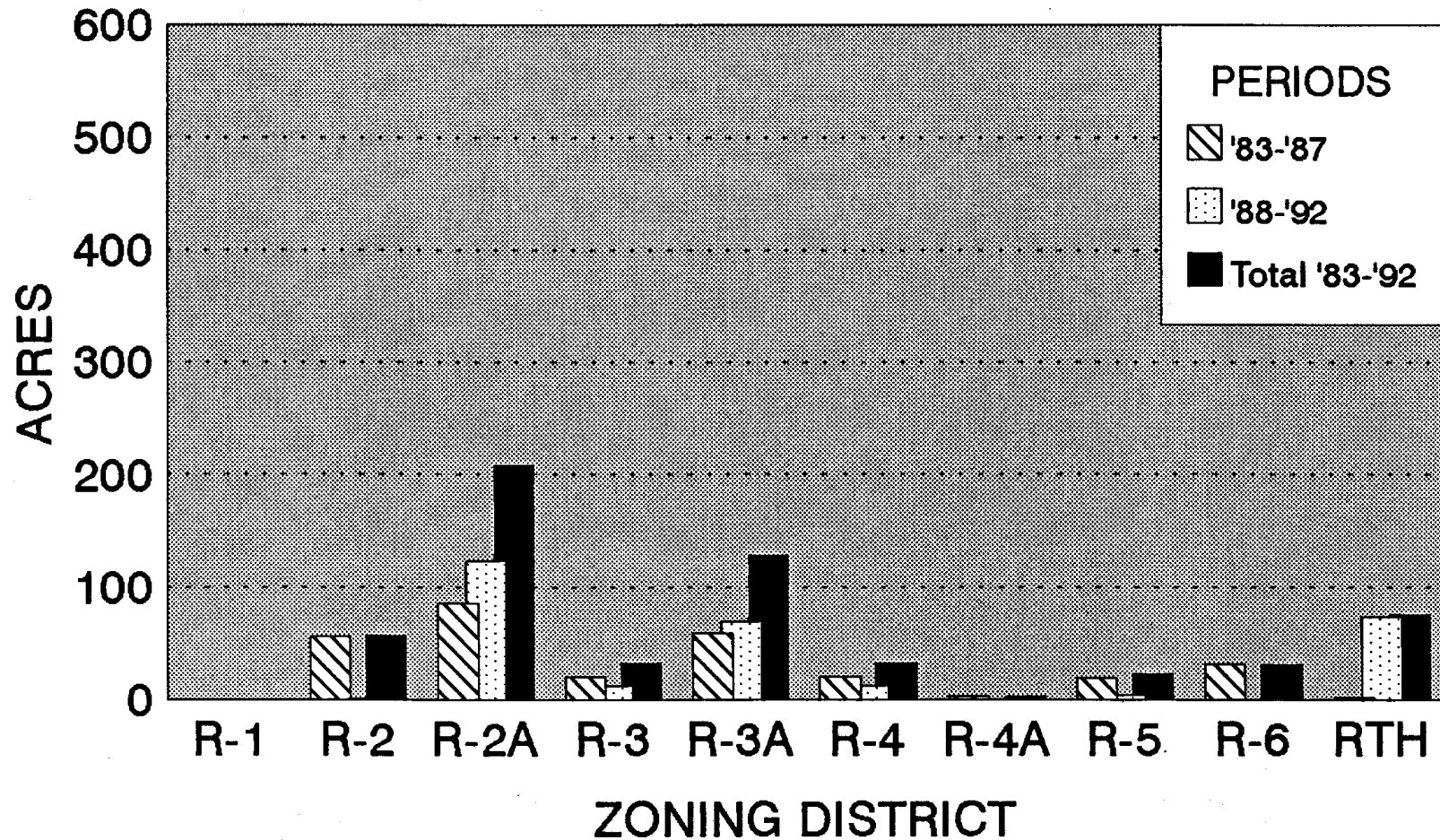
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# BROOKLAND RESIDENTIAL REZONING TRENDS

## DISTRIBUTION OF REZONINGS BY RESIDENTIAL DISTRICT

### 1983-1992



BASED ON 1981 MAGISTERIAL DISTRICTS

No R-0, R-0A, R-1 or R-1A rezonings were granted

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# BROOKLAND RESIDENTIAL REZONING TRENDS

## DISTRIBUTION OF REZONINGS BY RESIDENTIAL DISTRICT (in Acres) 1983-1992

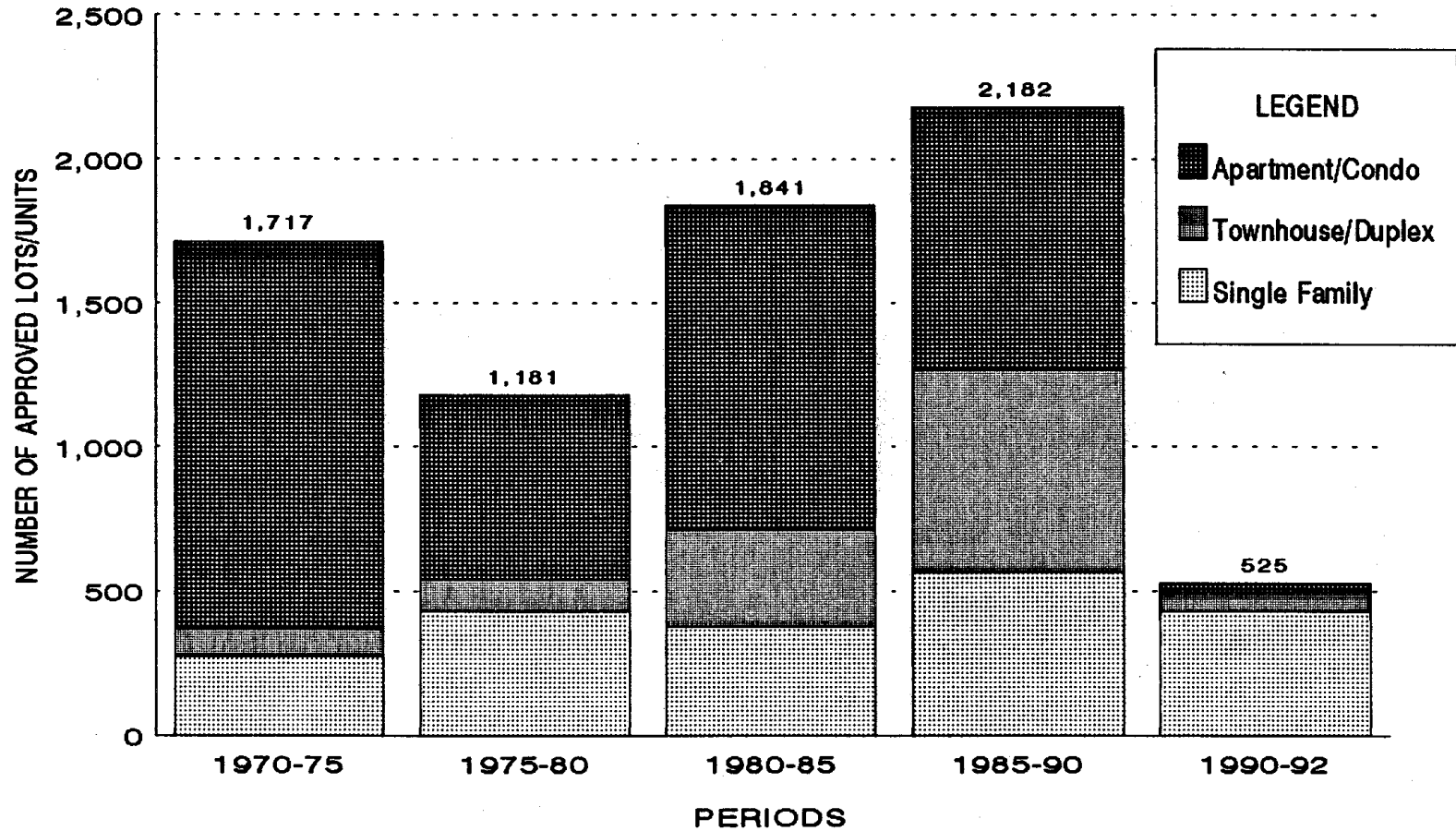
ZONING DISTRICT	'83-'87	%	'88-'92	%	'83-'92	%
R-1	0.0	0.0%	0.0	0.0%	0.0	0.0%
R-2	55.9	18.8%	0.8	0.3%	56.7	9.6%
R-2A	85.1	28.6%	123.2	41.9%	208.3	35.2%
R-3	20.5	6.9%	11.9	4.0%	32.4	5.5%
R-3A	59.1	19.9%	69.0	23.5%	128.1	21.7%
R-4	20.6	6.9%	11.9	4.0%	32.5	5.5%
R-4A	2.8	0.9%	0.0	0.0%	2.8	0.5%
R-5	19.6	6.6%	3.7	1.3%	23.3	3.9%
R-6	31.7	10.7%	0.0	0.0%	31.7	5.4%
RTH	2.2	0.7%	73.4	25.0%	75.6	12.8%
TOTAL	297.5	100.0%	293.9	100.0%	591.4	100.0%

## **BROOKLAND DISTRICT RESIDENTIAL DEVELOPMENT TRENDS**

- For each 5 year period since 1970, multifamily housing construction was the predominant form of housing constructed. Since 1990, however, 80% of the housing constructed is single family.
- Since 1970, there have been 1.5 times more apartments/condo units built than single-family homes.
- Home building activity declined beginning in 1990. Projecting through 1995, total home construction will be lower than any time since the 1960's.

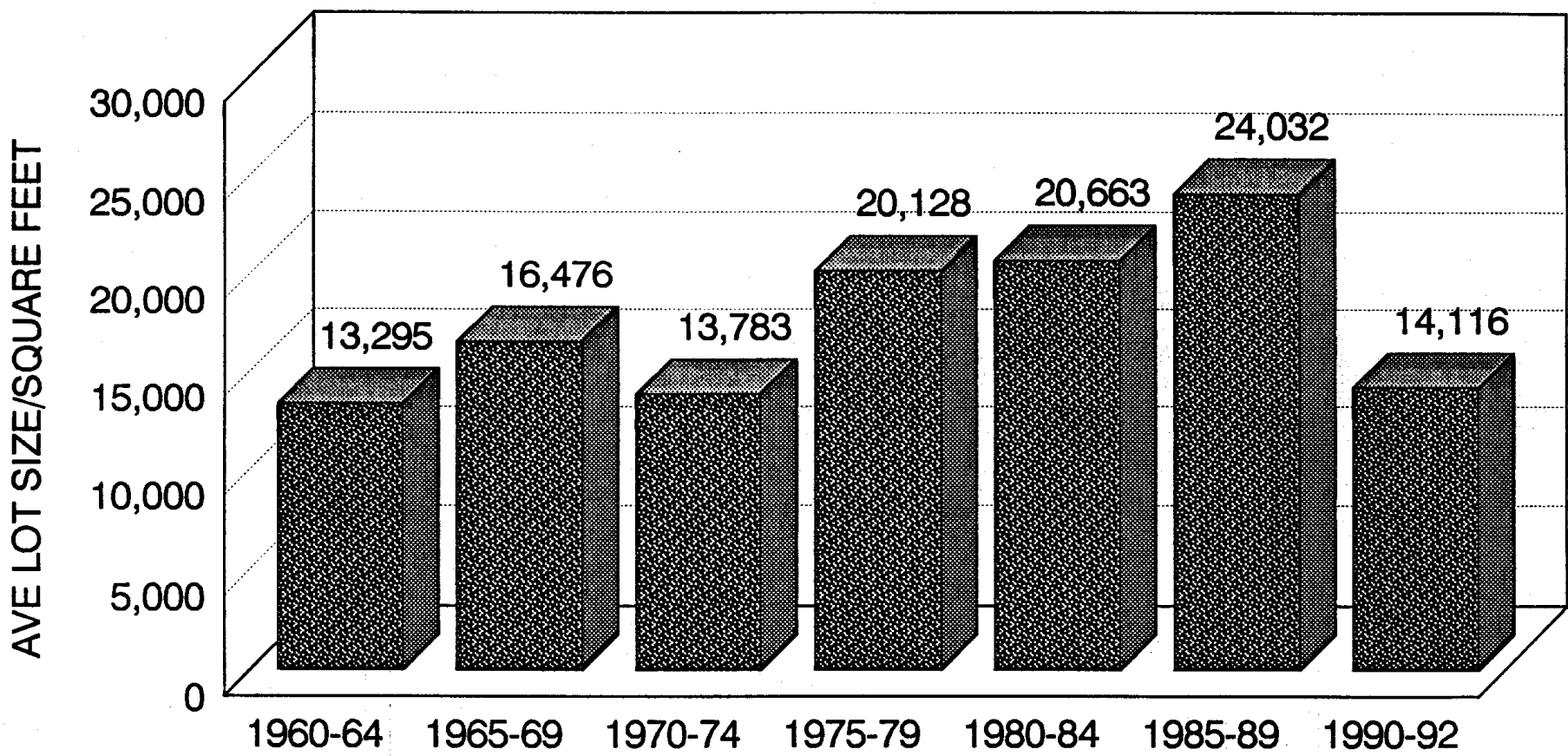
# BROOKLAND

## Number of Lots/Units Approved by Type 1970-1992



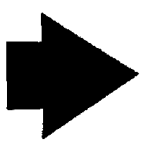
County of Henrico Planning Office, March 1993  
Data based on number of recorded lots and certificates of occupancy

# AVERAGE SINGLE FAMILY DETACHED LOT SIZES 1960-1992 Brookland District



Data Based on Recorded Subdivision Lots Since 1960

County of Henrico Planning Office, April 1993



The average lot in Brookland is 17,499 square feet (0.40 acres). Lot size gradually increased up to 1989. Lots recorded since 1990 are about 19 percent smaller than Brookland's average.

**FAIRFIELD DISTRICT  
RESIDENTIAL REZONING AND  
DEVELOPMENT TRENDS**

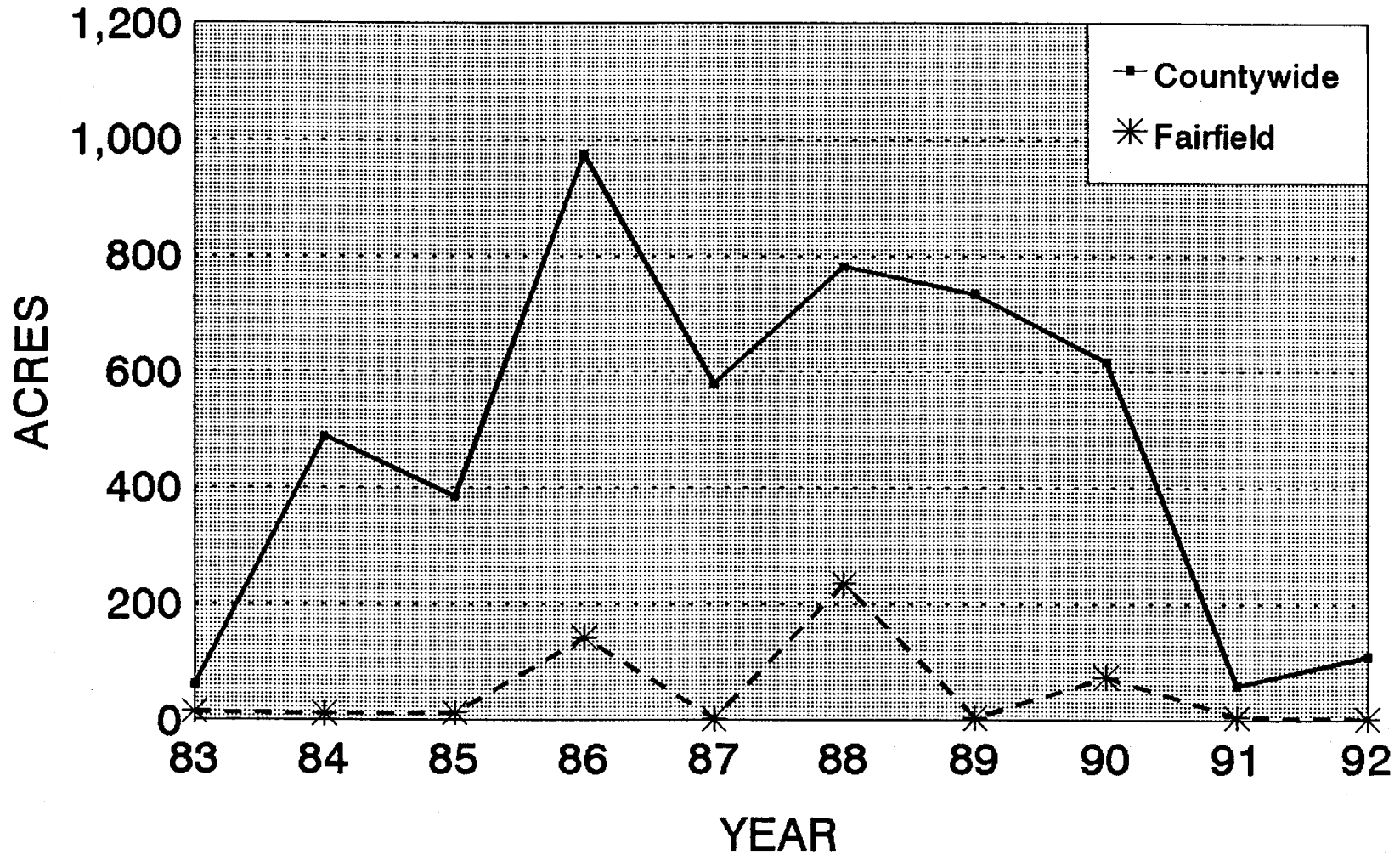
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**JUNE 1993**

## **FAIRFIELD DISTRICT REZONING TRENDS 1983-1992**

- Contained 10.4 percent of the total acres rezoned for residential use in the past ten years.
- The most popular district was R-5.
- Ninety-two percent of the acres residentially rezoned was distributed among four districts (R-2, R-3A, R-5, R-6).

# TOTAL RESIDENTIAL ACRES REZONED BY YEAR FAIRFIELD DISTRICT 1983-1992

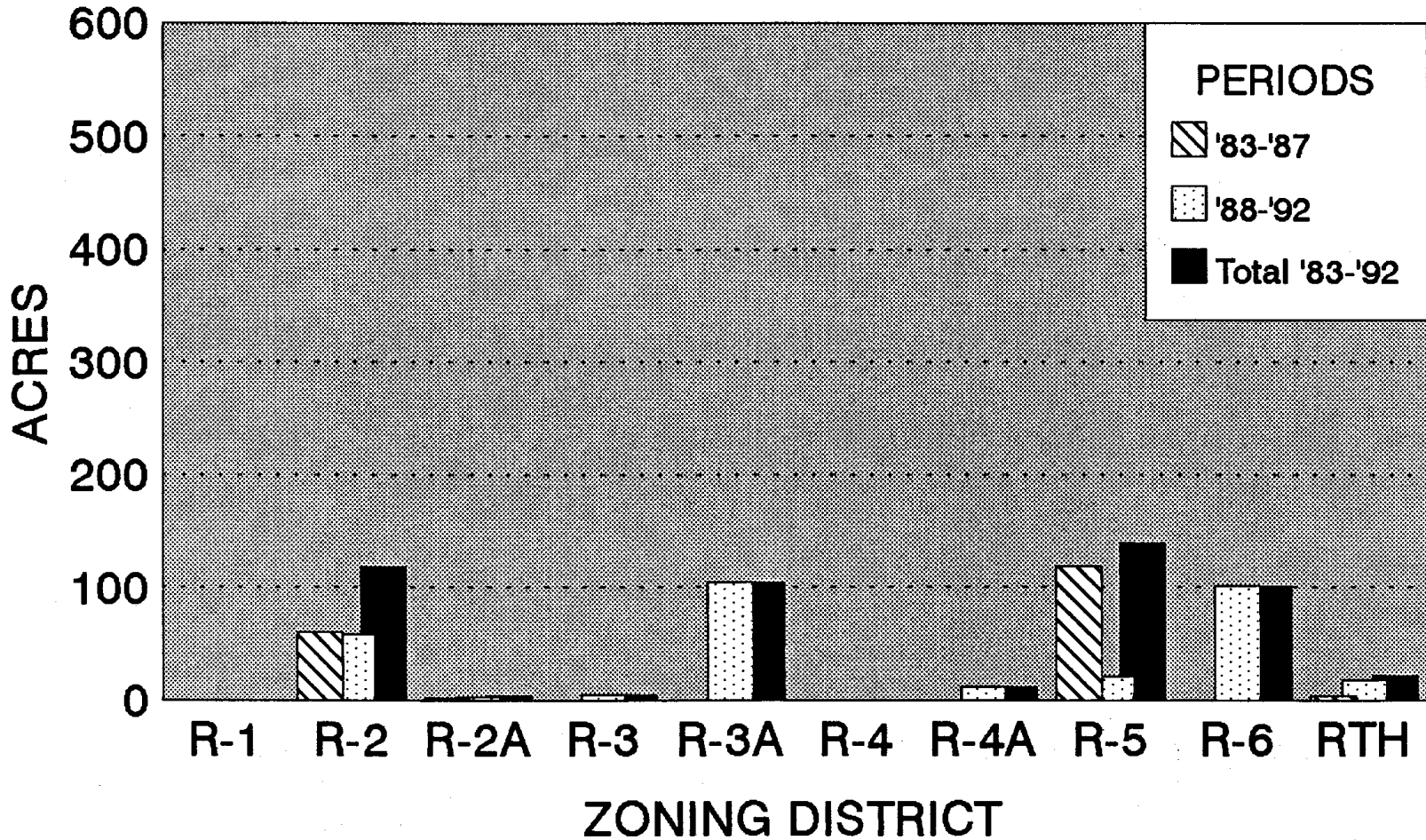




# FAIRFIELD RESIDENTIAL REZONING TRENDS

## DISTRIBUTION OF REZONINGS BY RESIDENTIAL DISTRICT

### 1983-1992



BASED ON 1981 MAGISTERIAL DISTRICTS

No R-0, R-0A, R-1, R-1A or R-4 rezonings were granted

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# FAIRFIELD RESIDENTIAL REZONING TRENDS

## DISTRIBUTION OF REZONINGS BY RESIDENTIAL DISTRICT (in Acres)

### 1983-1992

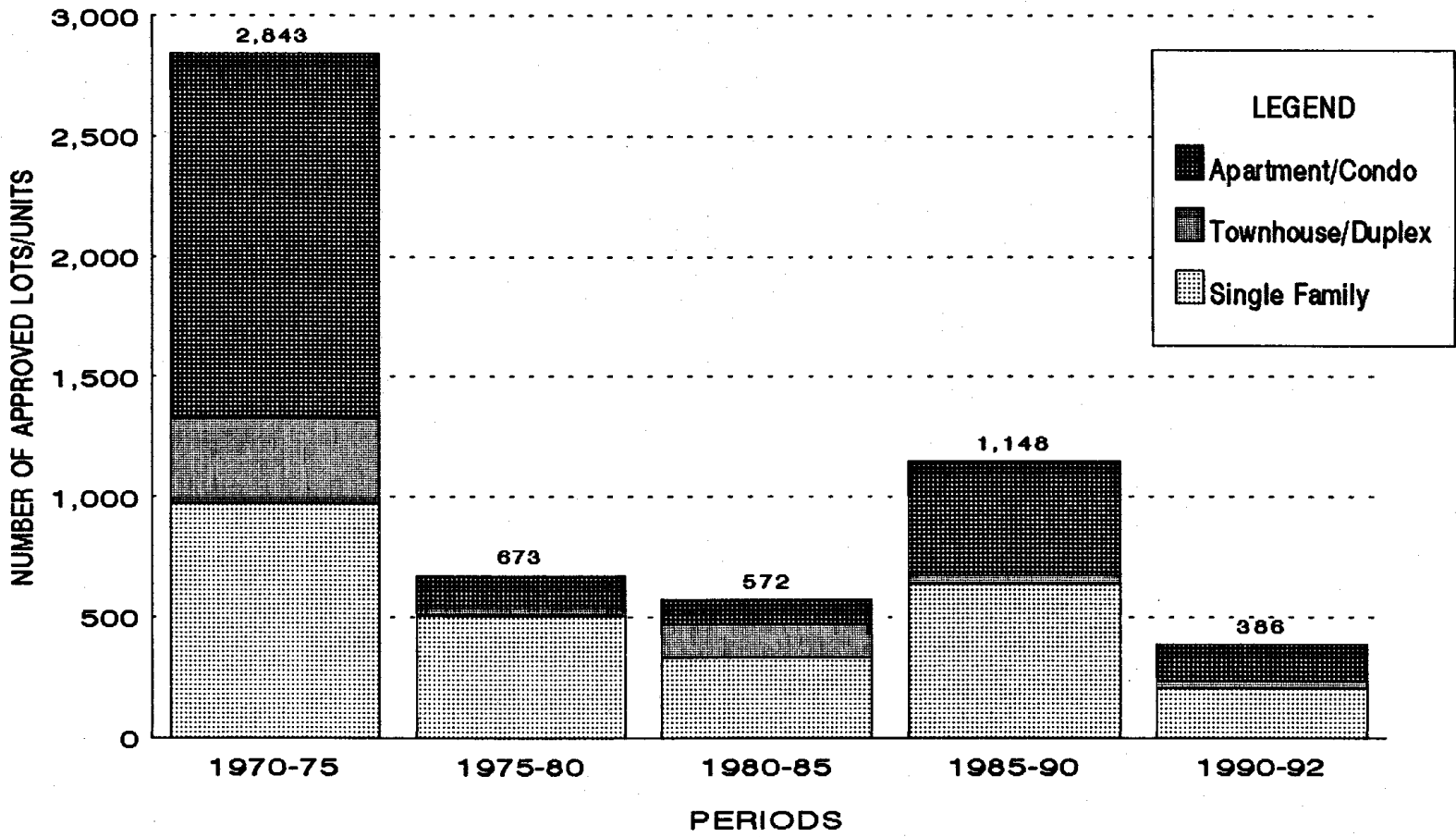
ZONING DISTRICT	'83-'87	%	'88-'92	%	'83-'92	%
R-1	0.0	0.0%	0.0	0.0%	0.0	0.0%
R-2	60.3	32.6%	58.7	18.2%	119.0	23.5%
R-2A	1.5	0.8%	2.8	0.9%	4.3	0.8%
R-3	0.2	0.1%	4.7	1.5%	4.9	1.0%
R-3A	0.0	0.0%	104.3	32.4%	104.3	20.6%
R-4	0.0	0.0%	0.0	0.0%	0.0	0.0%
R-4A	0.0	0.0%	12.0	3.7%	12.0	2.4%
R-5	118.8	64.3%	20.6	6.4%	139.4	27.5%
R-6	0.0	0.0%	101.2	31.4%	101.2	20.0%
RTH	4.0	2.2%	17.7	5.5%	21.7	4.3%
<b>TOTAL</b>	<b>184.8</b>	<b>100.0%</b>	<b>322.0</b>	<b>100.0%</b>	<b>506.8</b>	<b>100.0%</b>

## **FAIRFIELD DISTRICT RESIDENTIAL DEVELOPMENT TRENDS**

- Home building peaked between 1970-1975. Total construction activity has not approached that level since.
- The number of apartment/condo units constructed since 1970 is only 10 percent less than the number of single-family homes constructed since then.
- The drop in home construction since 1990 does not appear as much as in some of the other districts.

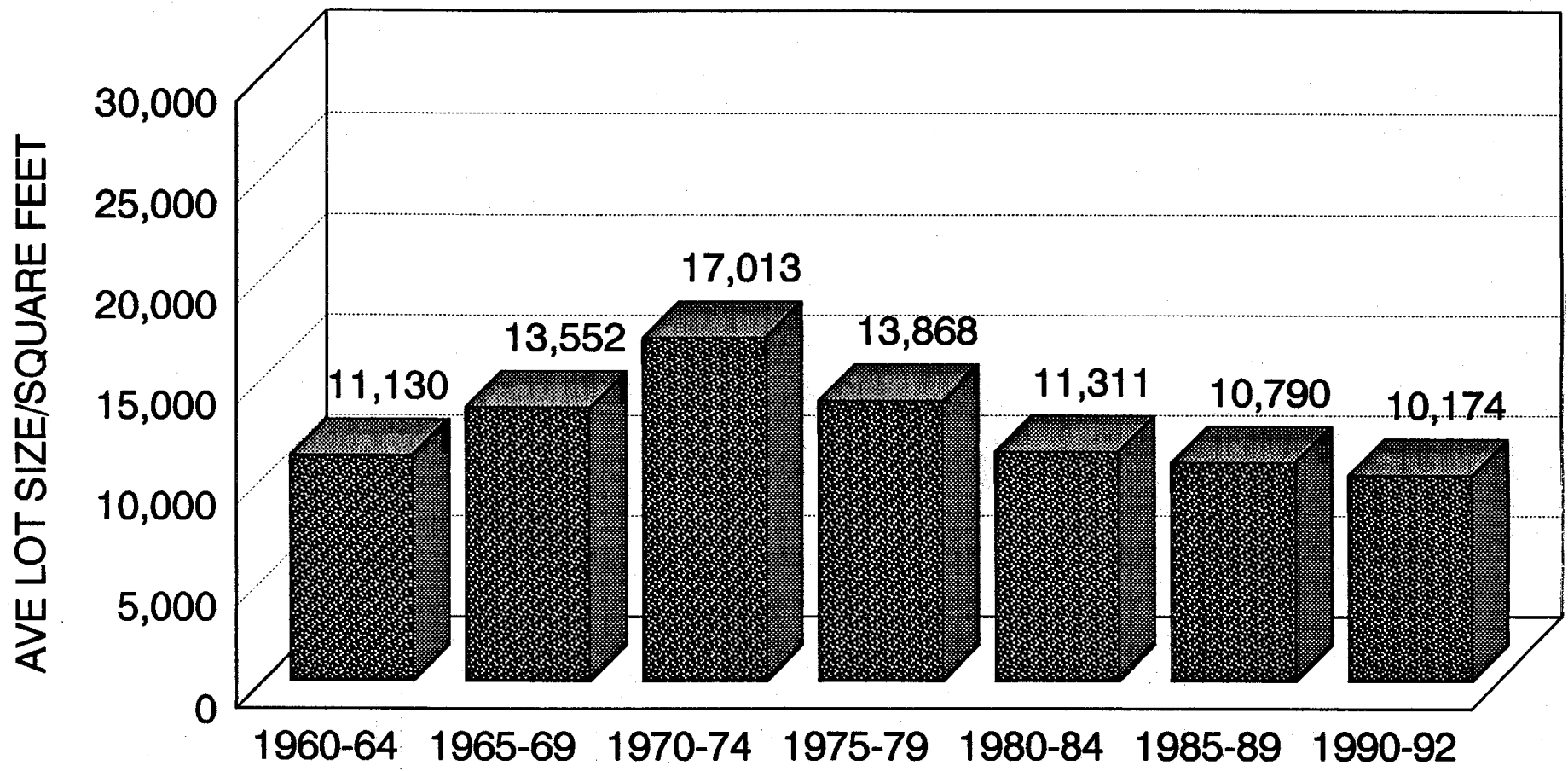
# FAIRFIELD

## Number of Lots/Units Approved by Type 1970-1992



County of Henrico Planning Office, March 1993  
Data based on number of recorded lots and certificates of occupancy

# AVERAGE SINGLE FAMILY DETACHED LOT SIZES 1960-1992 Fairfield District



Data Based on Recorded Subdivision Lots Since 1960

County of Henrico Planning Office, April 1993

- ▶ The average lot in Fairfield is 12,548 square feet (0.29 acres). There has been a steady decline in lot size since 1975. Lots recorded since 1990 are about 19 percent smaller than Fairfield's average.

# **THREE CHOPT DISTRICT RESIDENTIAL REZONING AND DEVELOPMENT TRENDS**

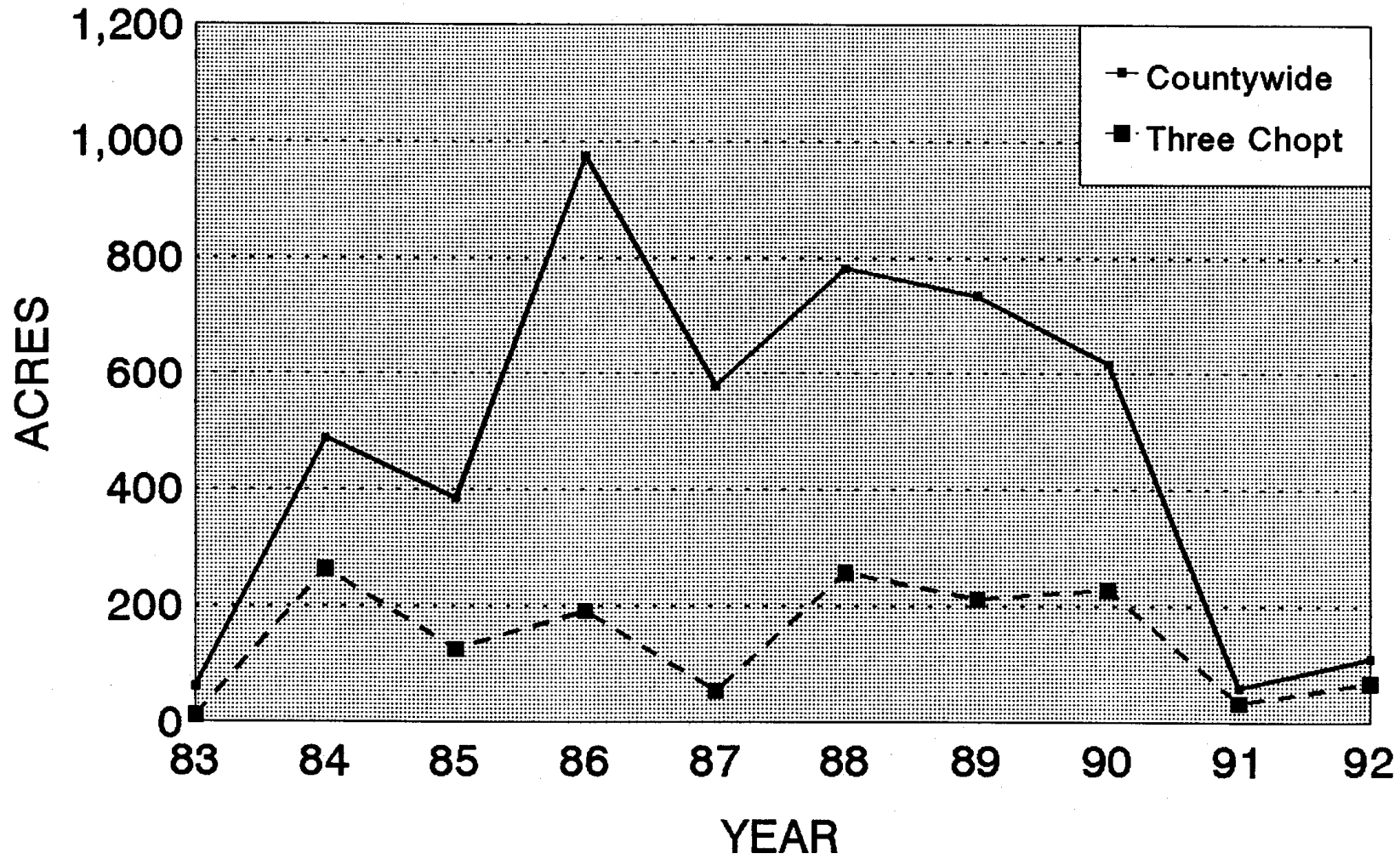
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**JUNE 1993**

## **THREE CHOPT DISTRICT REZONING TRENDS 1983-1992**

- Contained 29.6 percent of the total acres rezoned for residential use in the past ten years.
- The most popular district was R-3A.
- Seventy-five percent of the acres residentially rezoned was distributed among four districts (R-3A, R-2, R-3 & R-5).

# TOTAL RESIDENTIAL ACRES REZONED BY YEAR THREE CHOPT DISTRICT 1983-1992

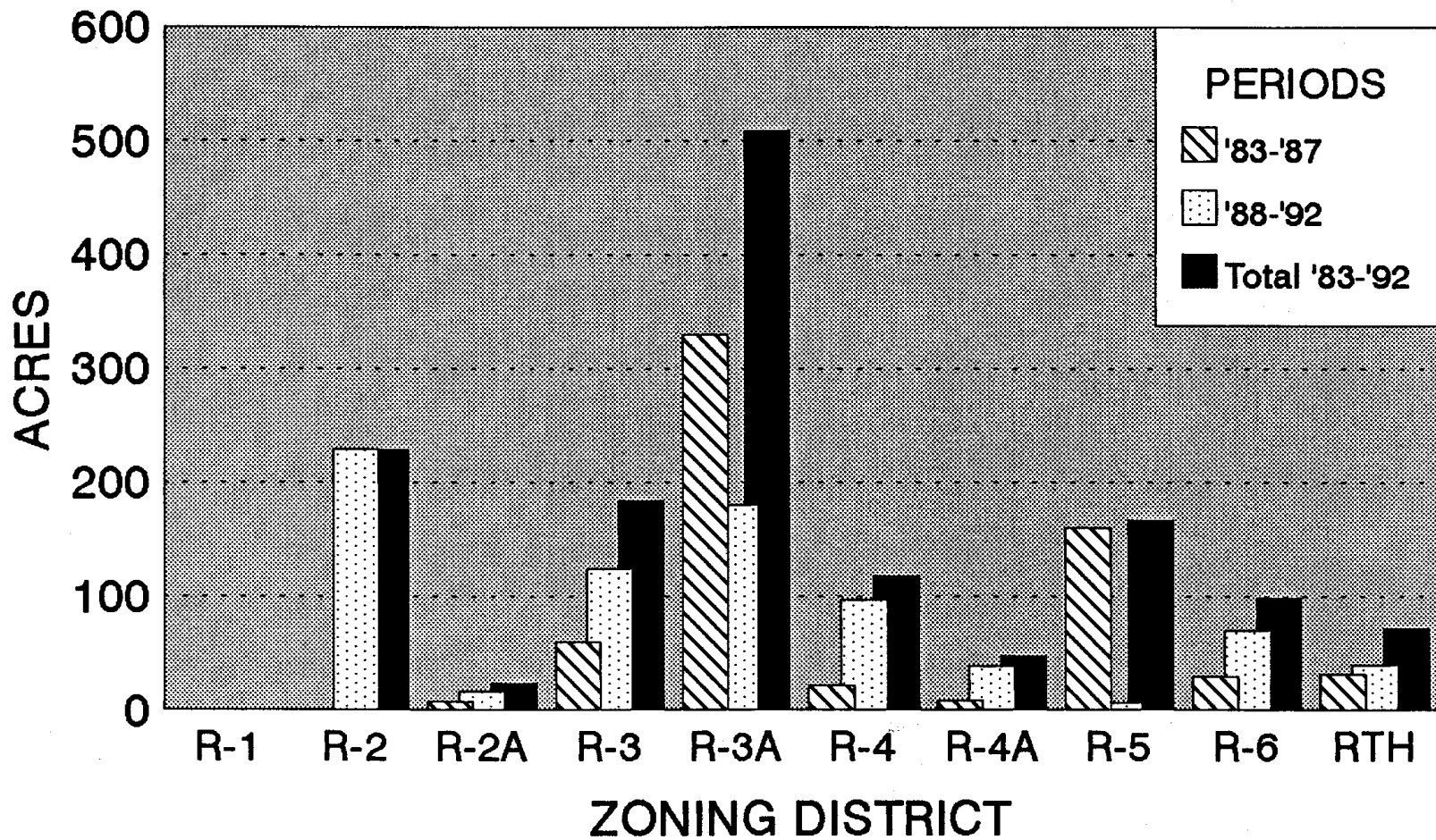




# THREE CHOPT RESIDENTIAL REZONING TRENDS

## DISTRIBUTION OF REZONINGS BY RESIDENTIAL DISTRICT

### 1983-1992



BASED ON 1981 MAGISTERIAL DISTRICTS

No R-0, R-0A, R-1 or R-1A rezonings were granted

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# THREE CHOPT RESIDENTIAL REZONING TRENDS

## DISTRIBUTION OF REZONINGS BY RESIDENTIAL DISTRICT (in Acres)

### 1983-1992

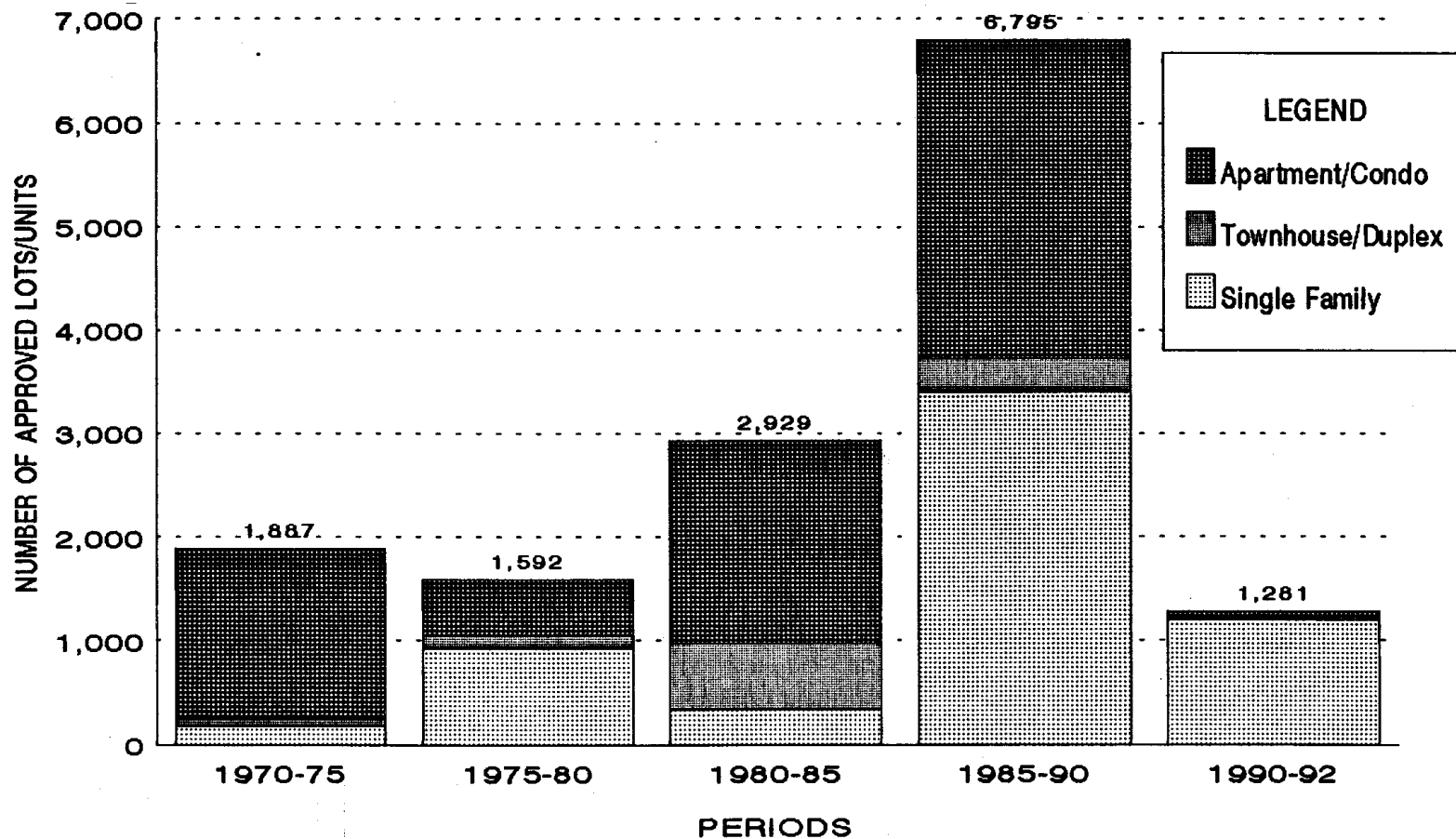
ZONING DISTRICT	'83-'87	%	'88-'92	%	'83-'92	%
R-1	0.0	0.0%	0.0	0.0%	0.0	0.0%
R-2	0.0	0.0%	228.8	28.6%	228.8	15.8%
R-2A	7.7	1.2%	16.1	2.0%	23.8	1.6%
R-3	60.0	9.3%	124.1	15.5%	184.1	12.7%
R-3A	330.3	51.0%	179.6	22.5%	509.9	35.2%
R-4	21.1	3.3%	96.3	12.0%	117.4	8.1%
R-4A	8.1	1.3%	39.0	4.9%	47.1	3.3%
R-5	159.8	24.7%	6.7	0.8%	166.5	11.5%
R-6	29.4	4.5%	69.6	8.7%	99.0	6.8%
RTH	31.4	4.8%	39.7	5.0%	71.1	4.9%
<b>TOTAL</b>	<b>647.8</b>	<b>100.0%</b>	<b>799.9</b>	<b>100.0%</b>	<b>1,447.7</b>	<b>100.0%</b>

## **THREE CHOPT DISTRICT RESIDENTIAL DEVELOPMENT TRENDS**

- During the last two decades, there were over 100% more housing units constructed during 1985-1990 than any other 5 year period.
- Compared to other districts, there is a relatively small proportion of townhouses in the housing mix.
- The number of apartment/condo units exceeds single-family home construction since 1970.

# THREE CHOPT

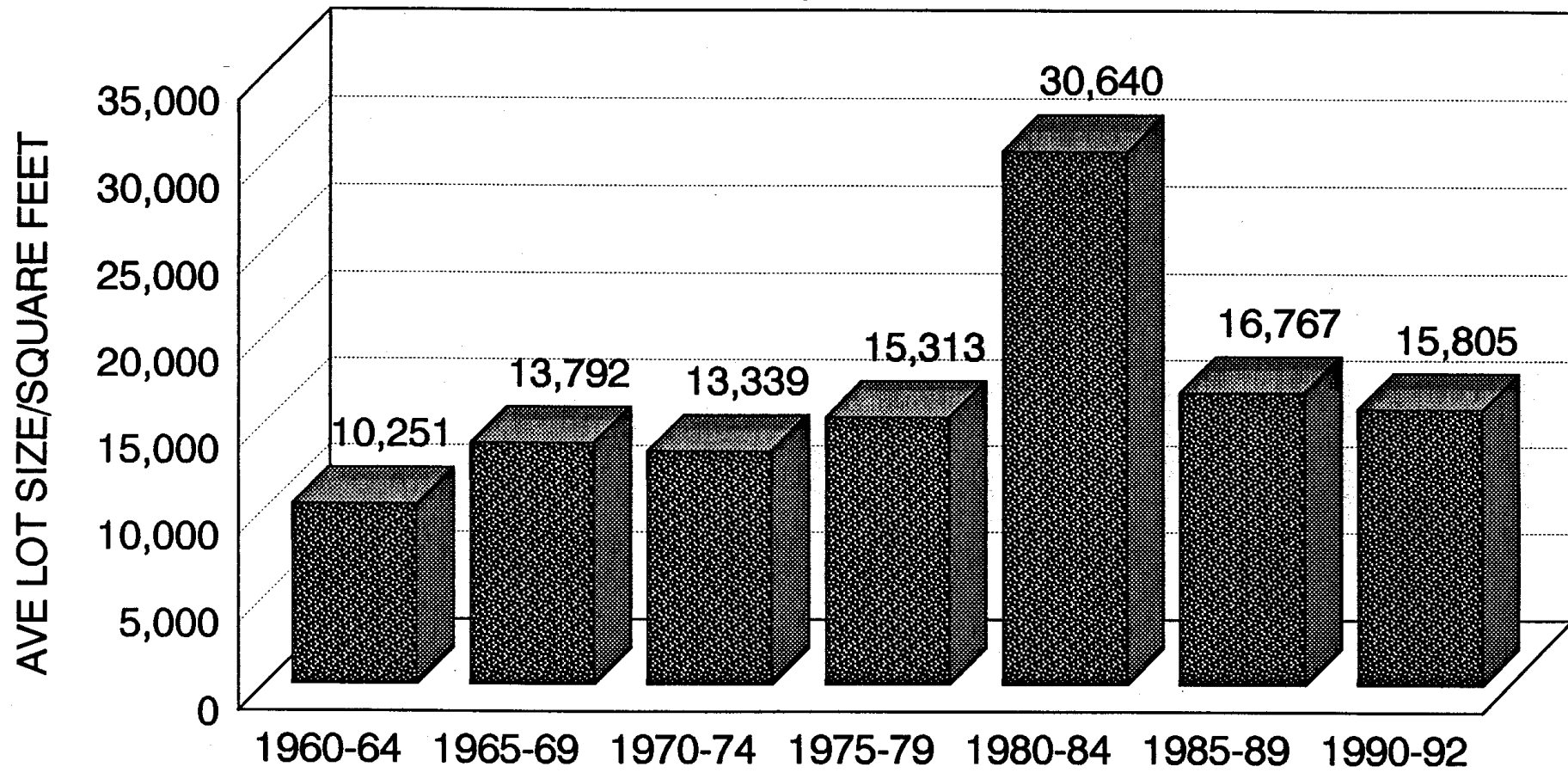
## Number of Lots/Units Approved by Type 1970-1992



County of Henrico Planning Office, March 1993  
Data based on number of recorded lots and certificates of occupancy

# AVERAGE SINGLE FAMILY DETACHED LOT SIZES 1960-1992

## Three Chopt District



Data Based on Recorded Subdivision Lots Since 1960

County of Henrico Planning Office, April 1993

- ▶ The average lot in Three Chopt is 16,558 square feet (0.38 acres). The Bridlewood subdivision, recorded in 1983, causes the average to be much higher for that period. The more recent data shows a trend toward smaller lot sizes.

**TUCKAHOE DISTRICT  
RESIDENTIAL REZONING AND  
DEVELOPMENT TRENDS**

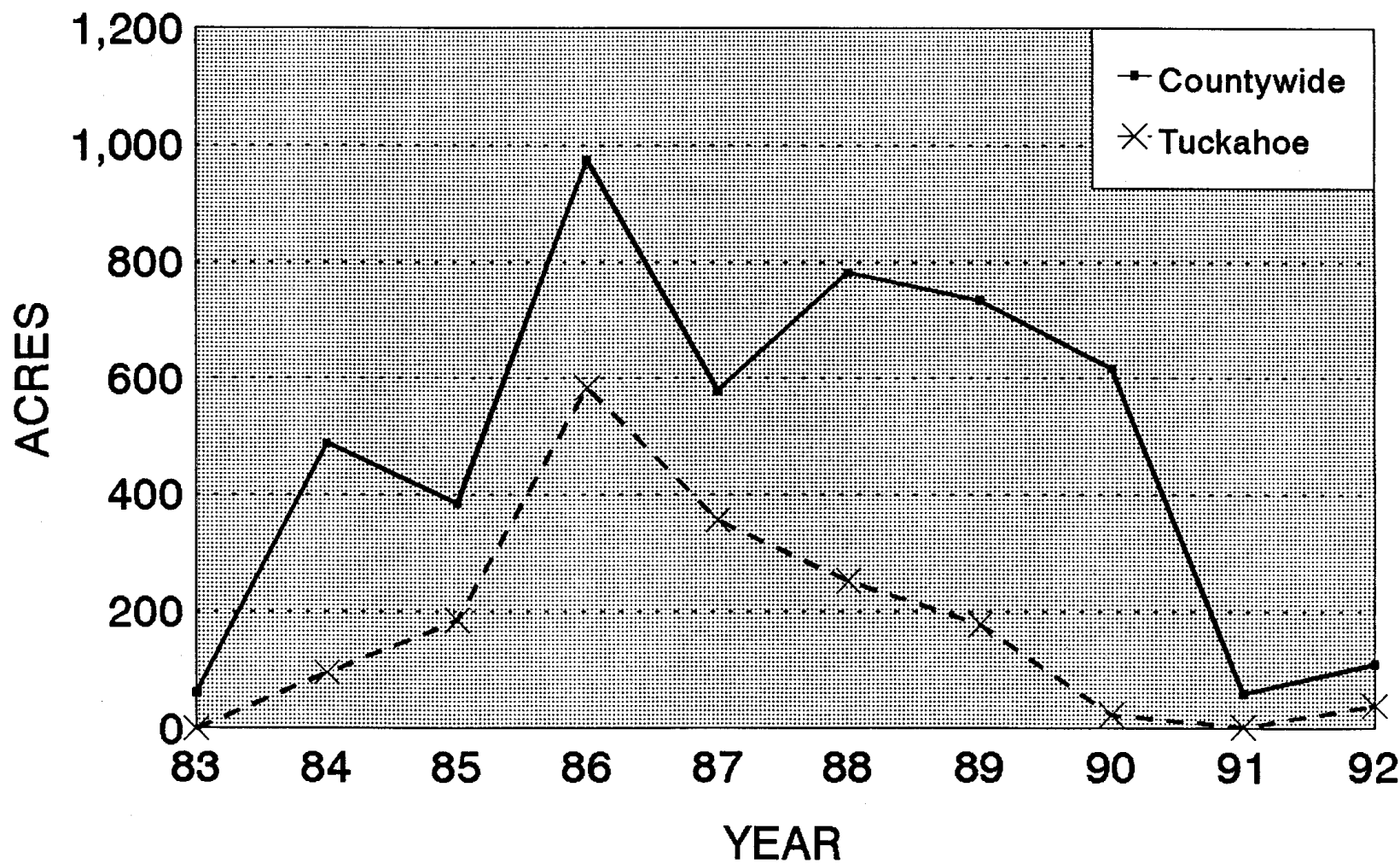
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**JUNE 1993**

## **TUCKAHOE DISTRICT REZONING TRENDS 1983-1992**

- Contained 35.1 percent of the total acres rezoned for residential use in the past ten years.
- The most popular district was R-2A.
- Seventy-one percent of the rezonings was distributed among four districts (R-2A, R-3, R-3A & R-4).

# TOTAL RESIDENTIAL ACRES REZONED BY YEAR TUCKAHOE DISTRICT 1983-1992

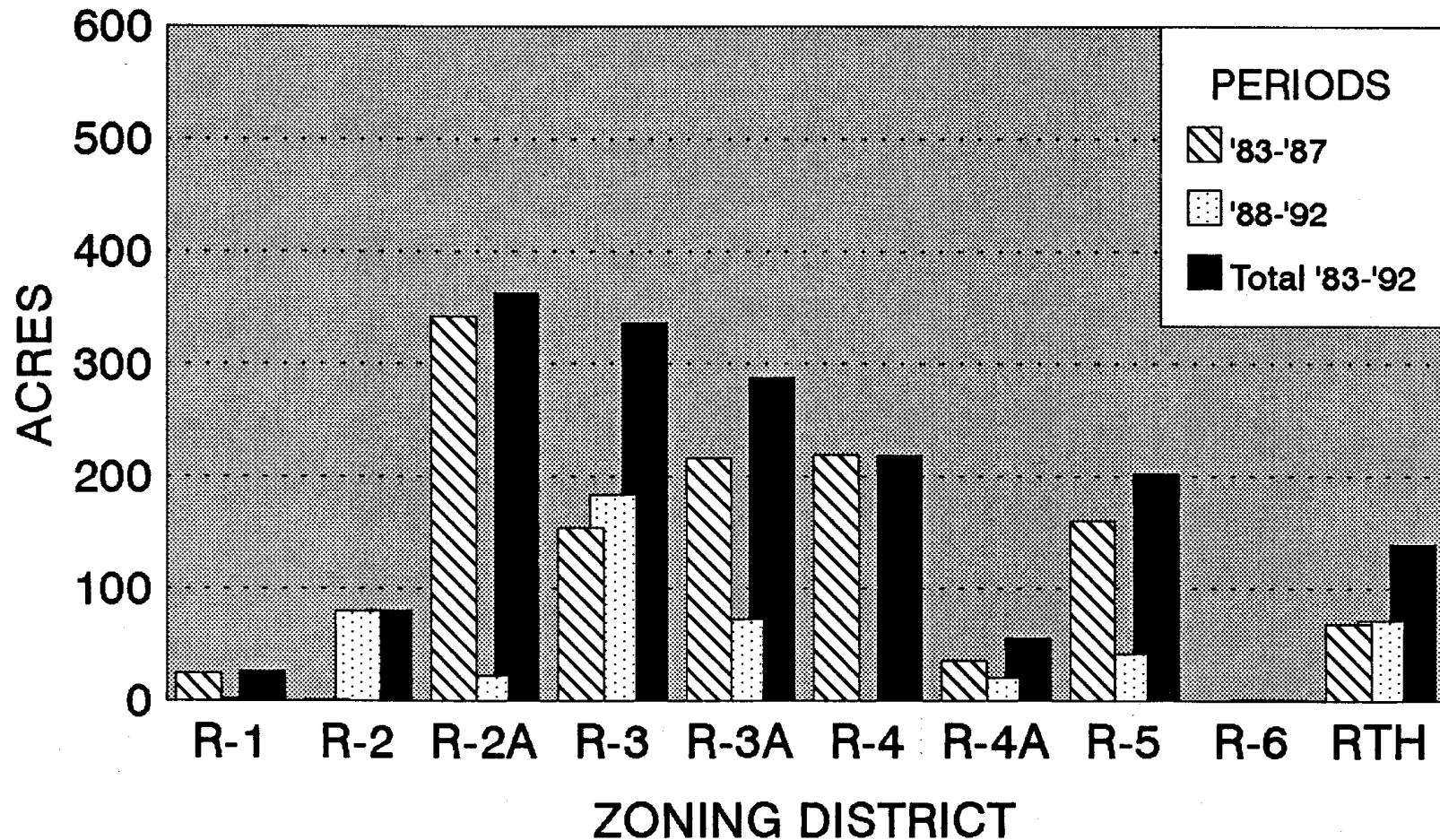




# TUCKAHOE RESIDENTIAL REZONING TRENDS

## DISTRIBUTION OF REZONINGS BY RESIDENTIAL DISTRICT

### 1983-1992



BASED ON 1981 MAGISTERIAL DISTRICTS

No R-0, R-0A or R-1A rezonings were granted

Henrico County Planning Office 2/93

# TUCKAHOE RESIDENTIAL REZONING TRENDS

## DISTRIBUTION OF REZONINGS BY RESIDENTIAL DISTRICT (in Acres)

### 1983-1992

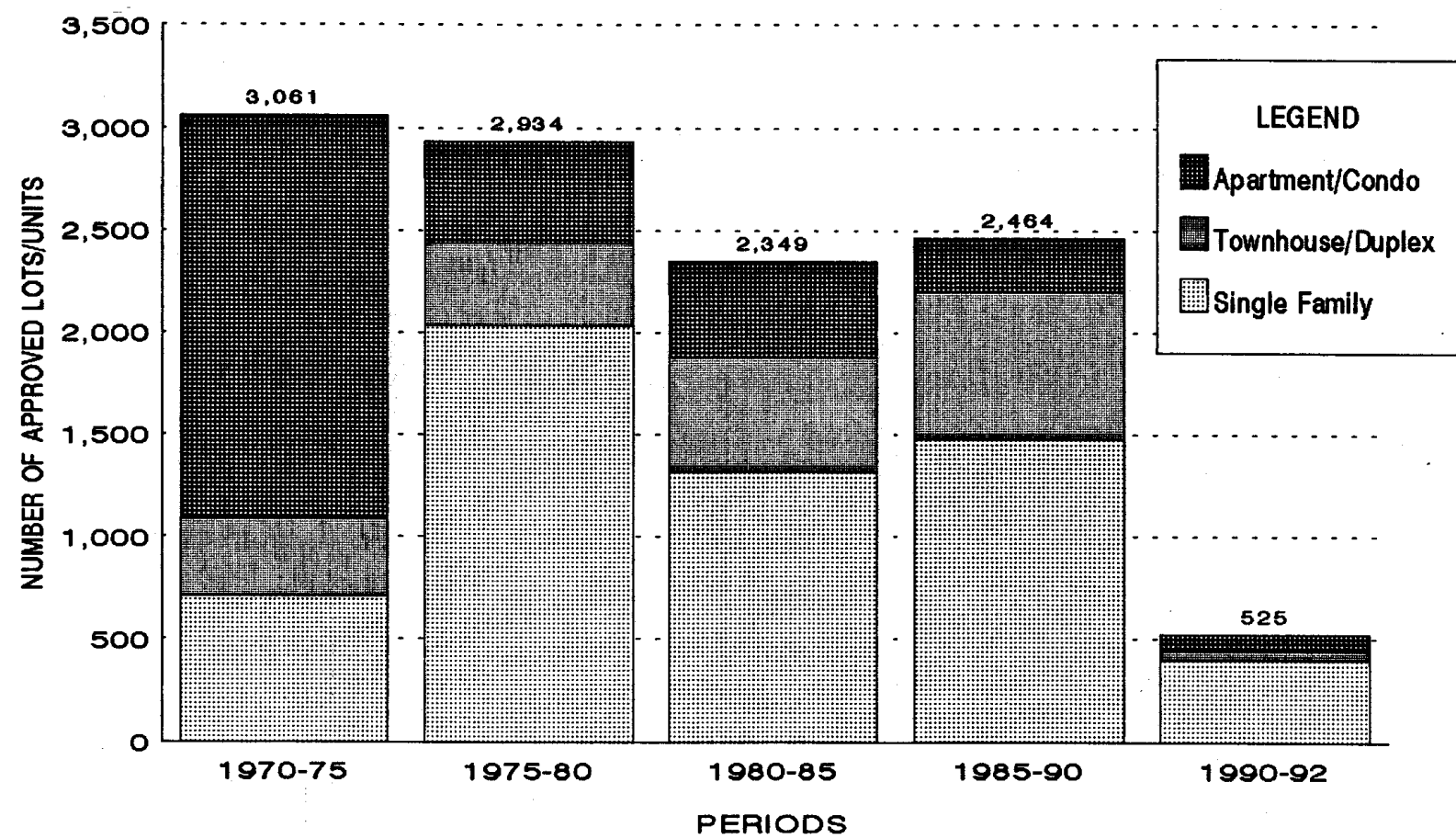
ZONING DISTRICT	'83-'87	%	'88-'92	%	'83-'92	%
R-1	24.6	2.0%	2.3	0.5%	26.9	1.6%
R-2	0.7	0.1%	79.5	16.1%	80.2	4.7%
R-2A	341.7	28.0%	22.3	4.5%	364.0	21.2%
R-3	153.8	12.6%	183.2	37.1%	337.0	19.7%
R-3A	215.8	17.7%	72.1	14.6%	287.9	16.8%
R-4	218.8	17.9%	0.0	0.0%	218.8	12.8%
R-4A	35.7	2.9%	20.0	4.0%	55.7	3.2%
R-5	160.3	13.1%	42.3	8.6%	202.6	11.8%
R-6	0.0	0.0%	1.3	0.3%	1.3	0.1%
RTH	68.7	5.6%	71.4	14.4%	140.1	8.2%
<b>TOTAL</b>	<b>1,220.1</b>	<b>100.0%</b>	<b>494.4</b>	<b>100.0%</b>	<b>1,714.5</b>	<b>100.0%</b>

## **TUCKAHOE DISTRICT RESIDENTIAL DEVELOPMENT TRENDS**

- Townhouses started appearing in Tuckahoe beginning in the 1970s. Since then, they have become a growing proportion of the total number of homes built each year. This trend stopped in 1990.
- Apartments/condo units actually exceeded the number of single-family homes built between 1970-1975. They have become less of a factor in the housing mix since then.
- Home building has recognized significant declined since 1990. Projecting for the five-year period 1990-1995, single-family home construction would be the lowest since the early 1960s.

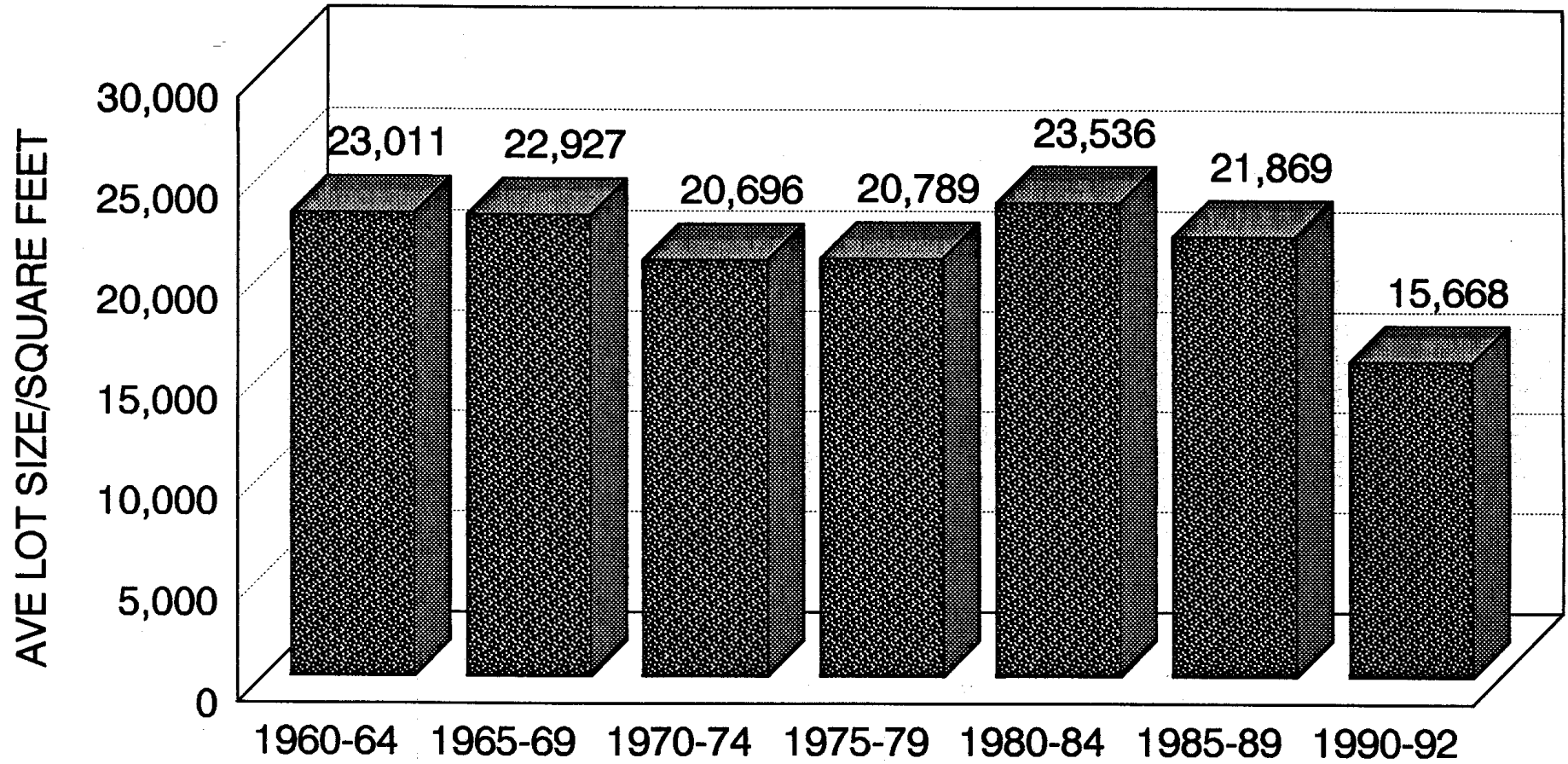
# TUCKAHOE

## Number of Lots/Units Approved by Type 1970-1992



County of Henrico Planning Office, March 1993  
Data based on number of approved lots and certificates of occupancy

## AVERAGE SINGLE FAMILY DETACHED LOT SIZES 1960-1992 Tuckahoe District



Data Based on Recorded Subdivision Lots Since 1960

County of Henrico Planning Office, April 1993

- ▶ The average lot in Tuckahoe is 21,213 square feet (0.49 acres). Since 1990, lot size is 26 percent smaller than Tuckahoe's average.

**VARINA DISTRICT  
RESIDENTIAL REZONING AND  
DEVELOPMENT TRENDS**

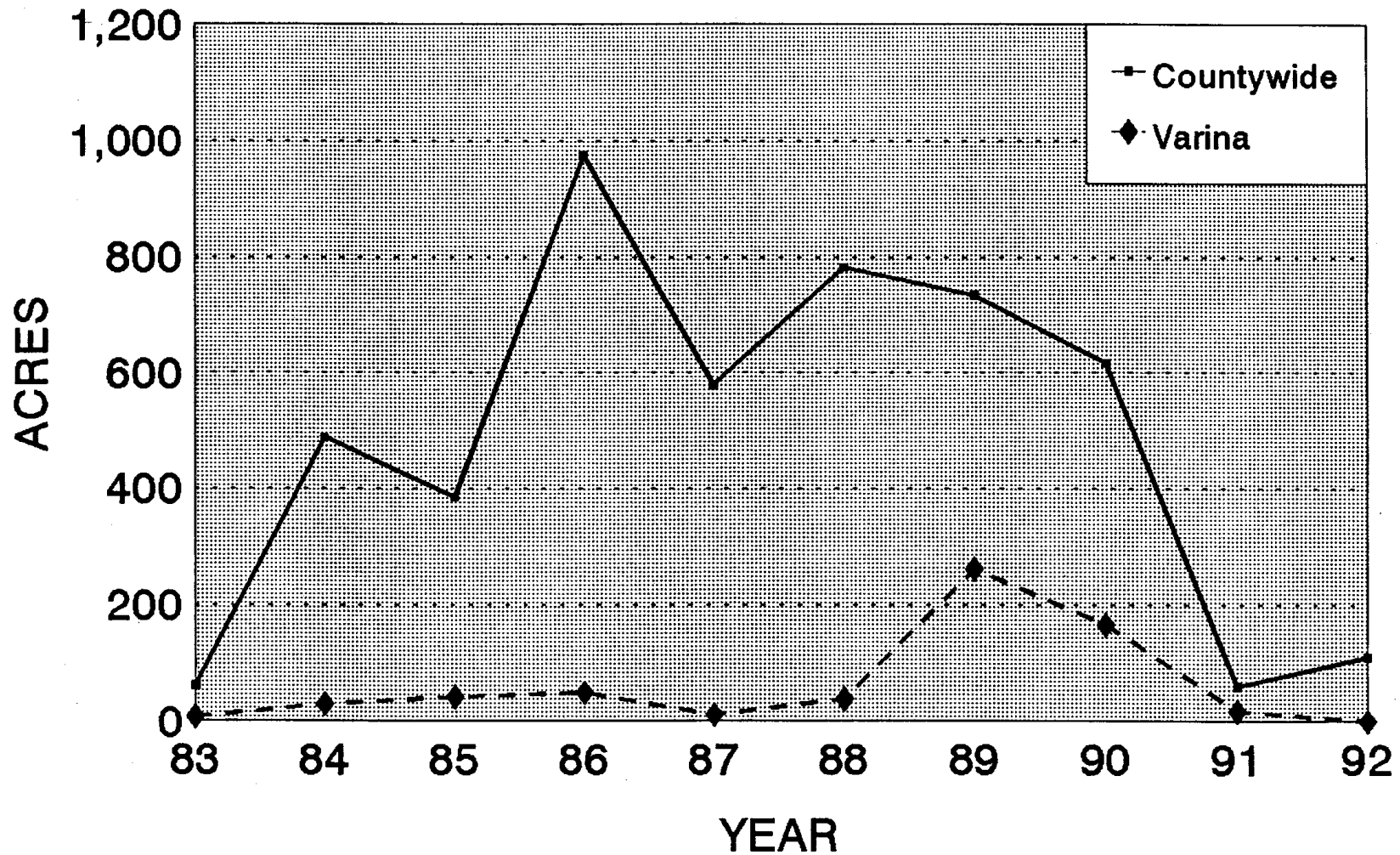
**HENRICO COUNTY PLANNING OFFICE**

**JUNE 1993**

## **VARINA DISTRICT REZONING TRENDS 1983-1992**

- Contained 12.8 percent of the total acres rezoned for residential use in the past ten years.
- The most popular district was R-3.
- Ninety-two percent of the acres residentially rezoned was distributed among four districts (R-3, R-3A, R-2A & R-5).

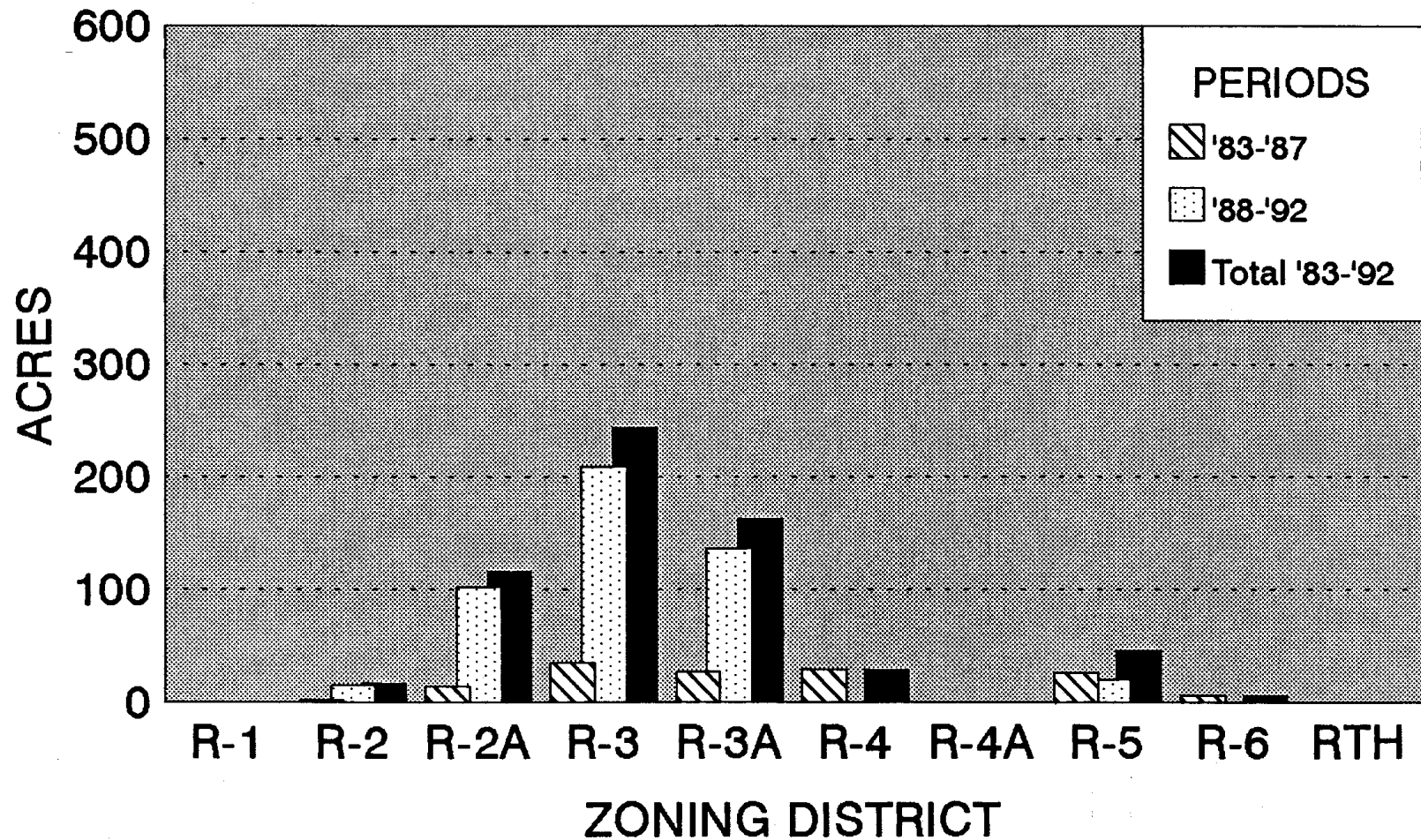
# TOTAL RESIDENTIAL ACRES REZONED BY YEAR VARINA DISTRICT 1983-1992





# VARINA RESIDENTIAL REZONING TRENDS

## DISTRIBUTION OF REZONINGS BY RESIDENTIAL DISTRICT 1983-1992



BASED ON 1981 MAGISTERIAL DISTRICTS

No R-0, R-0A, R-1, R-1A, R-4A or RTH rezonings were granted

# VARINA RESIDENTIAL REZONING TRENDS

## DISTRIBUTION OF REZONINGS BY RESIDENTIAL DISTRICT (in Acres) 1983-1992

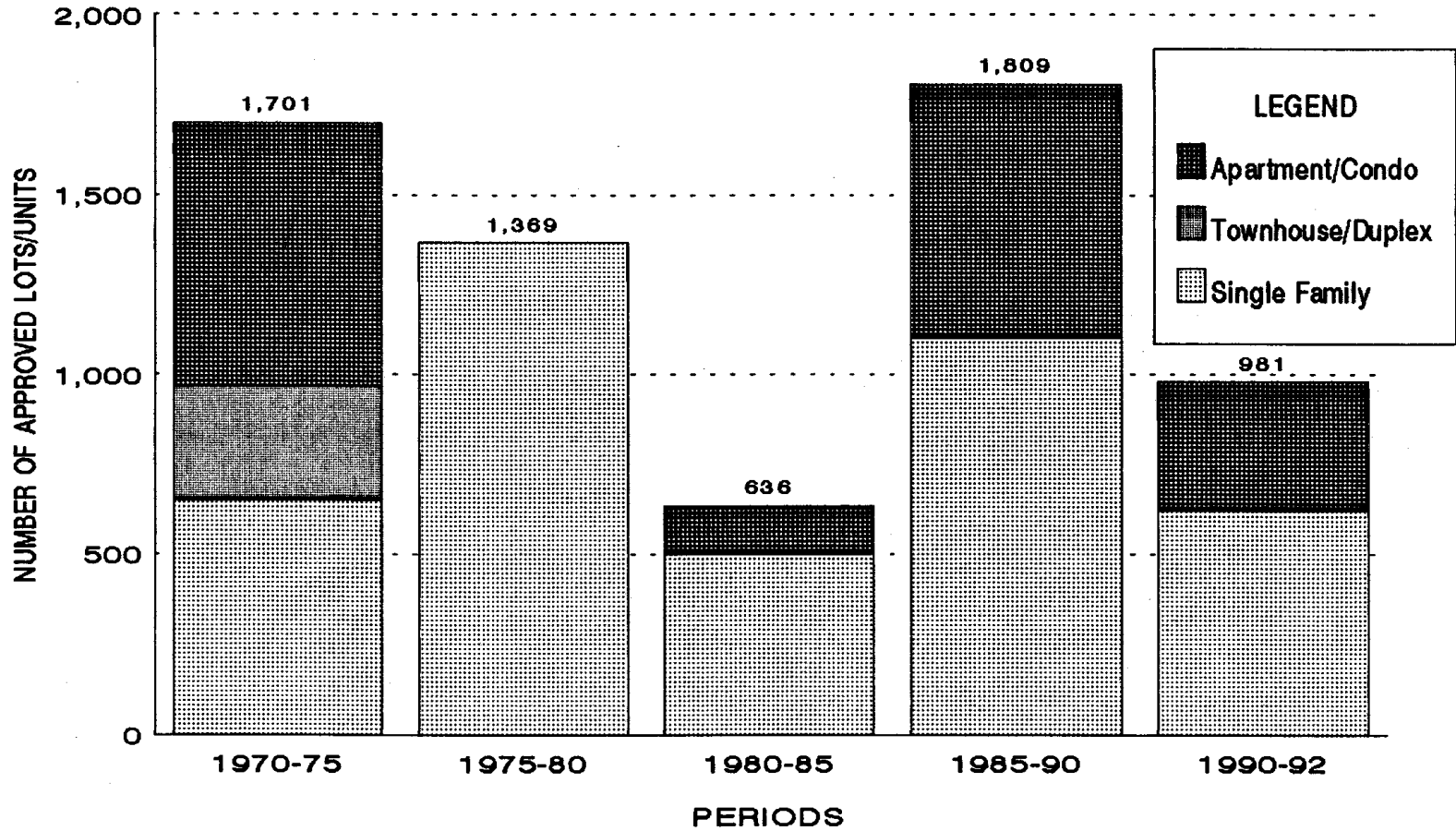
ZONING DISTRICT	'83-'87	%	'88-'92	%	'83-'92	%
R-1	0.0	0.0%	0.0	0.0%	0.0	0.0%
R-2	1.9	1.4%	15.3	3.2%	17.2	2.8%
R-2A	13.9	9.9%	102.7	21.3%	116.6	18.7%
R-3	35.1	25.1%	209.1	43.3%	244.2	39.2%
R-3A	26.9	19.2%	136.1	28.2%	163.0	26.2%
R-4	29.7	21.2%	0.0	0.0%	29.7	4.8%
R-4A	0.0	0.0%	0.0	0.0%	0.0	0.0%
R-5	26.6	19.0%	20.0	4.1%	46.6	7.5%
R-6	6.0	4.3%	0.0	0.0%	6.0	1.0%
RTH	0.0	0.0%	0.0	0.0%	0.0	0.0%
<b>TOTAL</b>	<b>140.1</b>	<b>100.0%</b>	<b>483.2</b>	<b>100.0%</b>	<b>623.3</b>	<b>100.0%</b>

## **VARINA DISTRICT RESIDENTIAL DEVELOPMENT TRENDS**

- No townhouses have been built since 1975.
- About 30 percent of all the homes built since 1970 are apartment/condo units.
- Contrary to all other magisterial districts, home construction activity has not declined since 1990. If current rates continue, residential construction will exceed other previous 5-year periods dating to 1970.

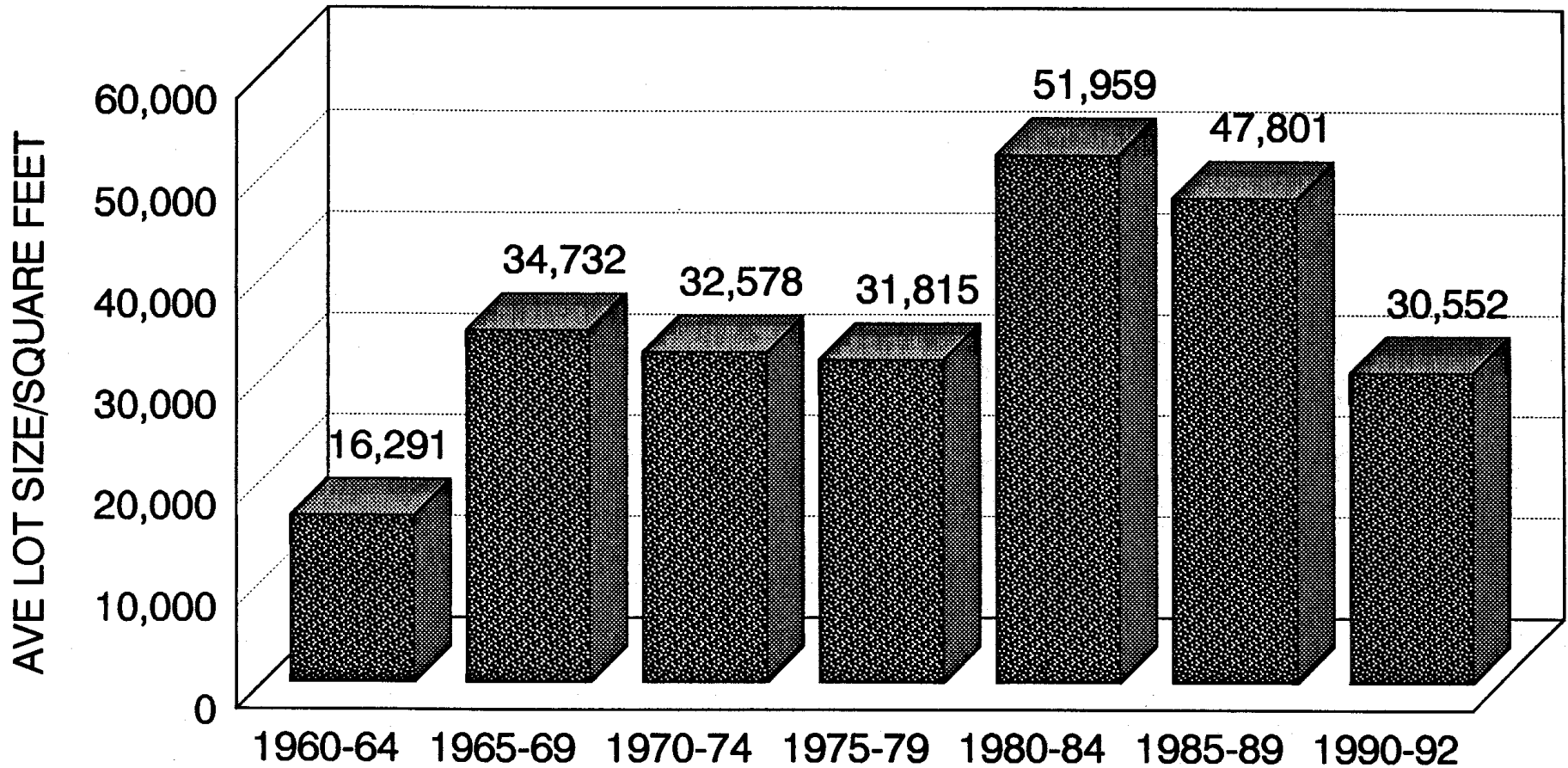
# VARINA

## Number of Lots/Units Approved by Type 1970-1992



County of Henrico Planning Office, March 1993  
Data based on number of recorded lots and certificates of occupancy

# AVERAGE SINGLE FAMILY DETACHED LOT SIZES 1960-1992 Varina District



Data Based on Recorded Subdivision Lots Since 1960

County of Henrico Planning Office, April 1993

- ▶ The average lot in Varina is 35,104 square feet (0.81 acres). Since 1990, lot size is 13 percent smaller than Varina's average, but roughly comparable to lots that were recorded before 1980.

## **IV. ADDITIONAL RESIDENTIAL DATA: THE APPENDIX**

## GROSS VERSUS NET LOT SIZE AND DENSITY

The attached pages present results of the analysis of "gross" versus "net" lot size and density. This basically looks at the difference between the minimum lot size and the maximum number of homes per acre theoretically allowed by the Zoning Ordinance versus what the actual "yield" is for subdivisions developed under each of the County's residential zoning districts. From this analysis, "conversion factors" are derived which can be used to estimate the average lot size and density of subdivisions depending upon which zoning district is applied and whether the subdivision is zoned "conditional", "standard" or developed under controlled density provisions. The following highlights some of the results for the County as whole:

- Regardless of how a subdivision is zoned, building lots, on average, are 46 percent larger than the minimum size allowed by the Zoning Ordinance. Proffered zoning cases do not significantly affect this relationship.
- Controlled density subdivisions also have lot sizes quite a bit larger than the minimum allowed. Controlled density subdivisions with proffered zoning average about 25 percent larger than the minimum allowed.
- Regardless of how a subdivision is zoned, the density of homes, on average, is only about 79 percent of what is allowed by the Zoning Ordinance. Proffered zoning cases do not significantly affect this relationship.
- As a result of the comprehensive rezoning that took place in 1960, a lot of older subdivisions with small lots are now in the R-2 District. This causes the average R-2 subdivision density to actually be higher than what is currently allowed by the Zoning Ordinance.
- Controlled density subdivisions tend to set aside a lot more than the minimum of 20 percent open space, or they just don't include as many homes as the Zoning Ordinance allows.

CONVERSION FACTORS FOR GROSS VS NET LOT SIZE -- STANDARD AND CONDITIONAL ZONING

ZONING DISTRICT	MIN LOT SIZE PER ZONING REGS (SQ. FT.)	ACTUAL AVG. LOT SIZE STANDARD ZONING (SQ. FT.)	CONVERSION FACTOR FOR STANDARD ZONING	ACTUAL LOT SIZE FOR CONDITIONAL ZONING	CONVERSION FACTOR FOR CONDITIONAL ZONING
A-1	43560	73844	1.70		
R-O	43560	68849	1.58		
R-0A	35000				
R-1	25000	40808	1.63		
R-1A	21500				
R-2	18000	19703	1.09	21755	1.21
R-2A	13500	20508	1.52	18536	1.37
R-3	11000	14029	1.28	14445	1.31
R-3A	9500	11867	1.25	11887	1.25
R-4	8000	11144	1.39	11564	1.45
R-4A	7750	12808	1.65	13216	1.71
R-5	7500	11061	1.47	13783	1.84
R-6	7500				
RTH	NONE	7131	N/A	7487	N/A

Data based on recorded subdivision lots since 1959



CONVERSION FOR GROSS VS NET LOT SIZE -- STANDARD ZONING -- CONTROLLED DENSITY

ZONING DISTRICT	MIN LOT SIZE PER ZONING REGS (SQ. FT.)	MIN. LOT SIZE FOR CONTR. DENSITY PER REGS	CONVERSION FACTOR FOR CONTR. DENSITY PER REGS	ACTUAL LOT SIZE FOR CONTR. DENSITY STANDARD	CONVERSION FACTOR FOR CONTR. DENSITY ACTUAL (STAN.)
A-1	43560				
R-O	43560	25000	0.57		
R-0A	35000	21500	0.61		
R-1	25000	18000	0.72	36615	1.46
R-1A	21500	13500	0.63		
R-2	18000	12000	0.67	14993	0.83
R-2A	13500	10000	0.74	14918	1.11
R-3	11000	8000	0.73	10512	0.96
R-3A	9500	7750	0.82		
R-4	8000				
R-4A	7750				
R-5	7500				
R-6	7500				
RTH	NONE				

Data based on recorded subdivision lots since 1959

CONVERSION FOR GROSS VS NET LOT SIZE -- CONDITIONAL ZONING -- CONTROLLED DENSITY

ZONING DISTRICT	MIN LOT SIZE PER ZONING REGS (SQ. FT.)	ACTUAL LOT SIZE FOR CONTR. DENSITY CONDITIONAL	CONVERSION FACTOR FOR CONTR. DENSITY ACTUAL (CONDIT.)
A-1	43560		
R-O	43560		
R-0A	35000		
R-1	25000		
R-1A	21500		
R-2	18000		
R-2A	13500		
R-3	11000	13297	1.21
R-3A	9500	12022	1.27
R-4	8000		
R-4A	7750		
R-5	7500		
R-6	7500		
RTH	NONE		

Data based on recorded subdivision lots since 1959

CONVERSION FOR GROSS VS NET DENSITY -- STANDARD AND CONDITIONAL ZONING

ZONING DISTRICT	MAX. NO. OF UNITS PER ACRE PER ZONING REGS	ACTUAL NO. OF UNITS PER ACRE STANDARD	CONVERSION FACTOR FOR STANDARD ZONING	ACTUAL NO. OF UNITS PER ACRE CONDITIONAL	CONVERSION FACTOR FOR CONDITIONAL ZONING
A-1	1.00	0.79	0.79		
R-O	1.00	0.77	0.77		
R-0A	1.24				
R-1	1.74	1.22	0.70		
R-1A	2.03				
R-2	2.42	2.59	1.07	2.01	0.83
R-2A	3.23	2.40	0.74	2.41	0.75
R-3	3.96	3.40	0.86	3.13	0.79
R-3A	4.59	3.75	0.82	3.63	0.79
R-4	5.45	4.03	0.74	3.81	0.70
R-4A	5.62	3.94	0.70	3.73	0.66
R-5	5.81	4.38	0.75	5.36	0.92
R-6	5.81				
RTH	9.00	9.65	1.07	5.86	0.65

Data based on recorded subdivision lots since 1959

CONVERSION FOR GROSS VS NET DENSITY -- STANDARD --- CONTROLLED DENSITY

ZONING DISTRICT	MAX. NO. OF UNITS PER ACRE PER ZONING REGS	MAX. NO. OF UNITS PER ACRE CONT. DENSITY PER REGS	CONVERSION FACTOR FOR CONTR. DENSITY PER REGS	ACTUAL NO. OF UNITS PER ACRE (STANDARD) CONTR. DENSITY	CONVERSION FACTOR FOR CONTR. DENSITY ACTUAL (STANDARD)
A-1	1.00				
R-O	1.00	0.80	0.80		
R-0A	1.24	1.00	0.80		
R-1	1.74	1.40	0.80	1.22	0.87
R-1A	2.03	1.60	0.79		
R-2	2.42	2.00	0.83	2.93	1.47
R-2A	3.23	2.50	0.77	2.98	1.19
R-3	3.96	3.00	0.76	4.27	1.42
R-3A	4.59	3.70	0.81		
R-4	5.45				
R-4A	5.62				
R-5	5.81				
R-6	5.81				
RTH	9.00				

Data based on recorded subdivision lots since 1959

CONVERSION FOR GROSS VS NET DENSITY -- CONDITIONAL -- CONTROLLED DENSITY

ZONING DISTRICT	MAX. NO. OF UNITS PER ACRE CONT. DENSITY PER REGS	ACTUAL NO. OF UNITS PER ACRE (CONDIT.) CONTR. DENSITY	CONVERSION FACTOR FOR CONTR. DENSITY ACTUAL (CONDIT.)
A-1			
R-O	0.80		
R-0A	1.00		
R-1	1.40		
R-1A	1.60		
R-2	2.00		
R-2A	2.50		
R-3	3.00	3.38	1.13
R-3A	3.70	3.62	0.98
R-4			
R-4A			
R-5			
R-6			
RTH			

Data based on recorded subdivision lots since 1959

**NET YIELD OF RESIDENTIAL DEVELOPMENT  
BY ZONING DISTRICT**

**HENRICO COUNTY**

<b>ZONING DISTRICT</b>	<b>AVG. LOT SIZE (FT<sup>2</sup>)</b>	<b>WITH CONTROLLED DENSITY</b>	<b>AVG. DENSITY (DU/AC)</b>	<b>WITH CONTROLLED DENSITY</b>
A-1	73,844	N/A	0.79	N/A
R-0	68,849	None	0.77	None
R-0C	None	None	None	None
R-0A	None	None	None	None
R-0AC	None	None	None	None
R-1	40,808	36,615	1.22	1.22
R-1C	None	None	None	None
R-1A	None	None	None	None
R-1AC	None	None	None	None
R-2	19,703	14,993	2.59	2.93
R-2C	21,755	None	2.01	None
R-2A	20,508	14,918	2.40	2.98
R-2AC	18,536	None	2.41	None
R-3	14,029	10,512	3.40	4.27
R-3C	14,445	13,297	3.13	3.38
R-3A	11,867	None	3.75	None
R-3AC	11,887	12,022	3.63	3.62
R-4	11,144	N/A	4.03	N/A
R-4C	11,564	N/A	3.81	N/A
R-4A	12,808	N/A	3.94	N/A
R-4AC	13,216	N/A	3.73	N/A
R-5	11,061	N/A	4.38	N/A
R-5C	13,783	N/A	5.36	N/A
R-6	None	N/A	None	N/A
R-6C	None	N/A	None	N/A
RTH	7,131	N/A	9.65	N/A
RTHC	7,487	N/A	5.86	N/A

Note: Data based on recorded subdivision lots since 1959. Does not include subdivisions that are in more than one zoning district.

**NET YIELD OF RESIDENTIAL DEVELOPMENT  
BY ZONING DISTRICT**

**VARINA DISTRICT**

ZONING DISTRICT	AVG. LOT SIZE (FT <sup>2</sup> )	WITH CONTROLLED DENSITY	AVG. DENSITY (DU/AC)	WITH CONTROLLED DENSITY
A-1	72,122	N/A	0.80	N/A
R-0	None	None	None	None
R-0C	None	None	None	None
R-0A	None	None	None	None
R-OAC	None	None	None	None
R-1	87,198	None	0.59	None
R-1C	None	None	None	None
R-1A	None	None	None	None
R-1AC	None	None	None	None
R-2	41,382	None	1.05	None
R-2C	None	None	None	None
R-2A	27,625	None	1.77	None
R-2AC	28,227	None	1.54	None
R-3	16,668	None	2.92	None
R-3C	12,484	None	3.49	None
R-3A	11,805	None	3.69	None
R-3AC	12,435	None	3.55	None
R-4	9,569	N/A	4.34	N/A
R-4C	11,434	N/A	3.82	N/A
R-4A	None	N/A	None	N/A
R-4AC	None	N/A	None	N/A
R-5	None	N/A	None	N/A
R-5C	None	N/A	None	N/A
R-6	None	N/A	None	N/A
R-6C	None	N/A	None	N/A
RTH	1,190	N/A	19.66	N/A
RTHC	None	N/A	None	N/A

Note: Data based on recorded subdivision lots since 1959. Does not include subdivisions that are in more than one zoning district.

**NET YIELD OF RESIDENTIAL DEVELOPMENT  
BY ZONING DISTRICT**

**TUCKAHOE DISTRICT**

<b>ZONING DISTRICT</b>	<b>AVG. LOT SIZE (FT<sup>2</sup>)</b>	<b>WITH CONTROLLED DENSITY</b>	<b>AVG. DENSITY (DU/AC)</b>	<b>WITH CONTROLLED DENSITY</b>
A-1	None	N/A	None	N/A
R-0	68,849	None	0.77	None
R-0C	None	None	None	None
R-0A	None	None	None	None
R-OAC	None	None	None	None
R-1	40,531	38,085	1.22	1.16
R-1C	None	None	None	None
R-1A	None	None	None	None
R-1AC	None	None	None	None
R-2	19,723	15,613	2.54	2.82
R-2C	21,257	None	2.05	None
R-2A	19,000	14,709	2.55	3.01
R-2AC	18,568	None	2.43	None
R-3	14,413	11,323	3.11	3.93
R-3C	None	None	None	None
R-3A	None	None	None	None
R-3AC	13,506	None	3.23	None
R-4	11,071	N/A	3.98	N/A
R-4C	11,142	N/A	3.97	N/A
R-4A	21,998	N/A	1.98	N/A
R-4AC	11,977	N/A	3.70	N/A
R-5	23,807	N/A	3.29	N/A
R-5C	12,167	N/A	4.14	N/A
R-6	None	N/A	None	N/A
R-6C	None	N/A	None	N/A
RTH	3,387	N/A	3.53	N/A
RTHC	5,033	N/A	5.90	N/A

Note: Data based on recorded subdivision lots since 1959. Does not include subdivisions that are in more than one zoning district.



**NET YIELD OF RESIDENTIAL DEVELOPMENT  
BY ZONING DISTRICT**

**FAIRFIELD DISTRICT**

ZONING DISTRICT	AVG. LOT SIZE (FT <sup>2</sup> )	WITH CONTROLLED DENSITY	AVG. DENSITY (DU/AC)	WITH CONTROLLED DENSITY
A-1	None	N/A	None	N/A
R-0	None	None	None	None
R-0C	None	None	None	None
R-0A	None	None	None	None
R-OAC	None	None	None	None
R-1	None	None	None	None
R-1C	None	None	None	None
R-1A	None	None	None	None
R-1AC	None	None	None	None
R-2	18,474	None	2.94	None
R-2C	23,305	None	1.88	None
R-2A	16,888	None	2.74	None
R-2AC	16,509	None	2.64	None
R-3	13,128	None	3.66	None
R-3C	None	None	None	None
R-3A	None	None	None	None
R-3AC	8,541	12,022	4.08	3.62
R-4	11,454	N/A	4.07	N/A
R-4C	None	N/A	None	N/A
R-4A	None	N/A	None	N/A
R-4AC	None	N/A	None	N/A
R-5	10,021	N/A	4.47	N/A
R-5C	None	N/A	None	N/A
R-6	None	N/A	None	N/A
R-6C	None	N/A	None	N/A
RTH	None	N/A	None	N/A
RTHC	None	N/A	None	N/A

Note: Data based on recorded subdivision lots since 1959. Does not include subdivisions that are in more than one zoning district.

**NET YIELD OF RESIDENTIAL DEVELOPMENT  
BY ZONING DISTRICT**

**BROOKLAND DISTRICT**

ZONING DISTRICT	AVG. LOT SIZE (FT <sup>2</sup> )	WITH CONTROLLED DENSITY	AVG. DENSITY (DU/AC)	WITH CONTROLLED DENSITY
A-1	58,733	N/A	0.77	N/A
R-0	None	None	None	None
R-0C	None	None	None	None
R-0A	None	None	None	None
R-OAC	None	None	None	None
R-1	None	None	None	None
R-1C	None	None	None	None
R-1A	None	None	None	None
R-1AC	None	None	None	None
R-2	20,902	14,775	2.45	2.98
R-2C	None	None	None	None
R-2A	15,891	None	3.14	None
R-2AC	18,133	None	2.48	None
R-3	13,944	10,087	3.36	None
R-3C	11,979	10,953	3.64	4.34
R-3A	None	None	None	3.98
R-3AC	10,727	None	4.07	None
R-4	12,682	N/A	3.68	None
R-4C	14,680	N/A	2.96	N/A
R-4A	None	N/A	None	N/A
R-4AC	15,246	N/A	2.85	N/A
R-5	None	N/A	None	N/A
R-5C	None	N/A	None	N/A
R-6	None	N/A	None	N/A
R-6C	None	N/A	None	N/A
RTH	None	N/A	None	N/A
RTHC	None	N/A	None	N/A

Note: Data based on recorded subdivision lots since 1959. Does not include subdivisions that are in more than one zoning district.

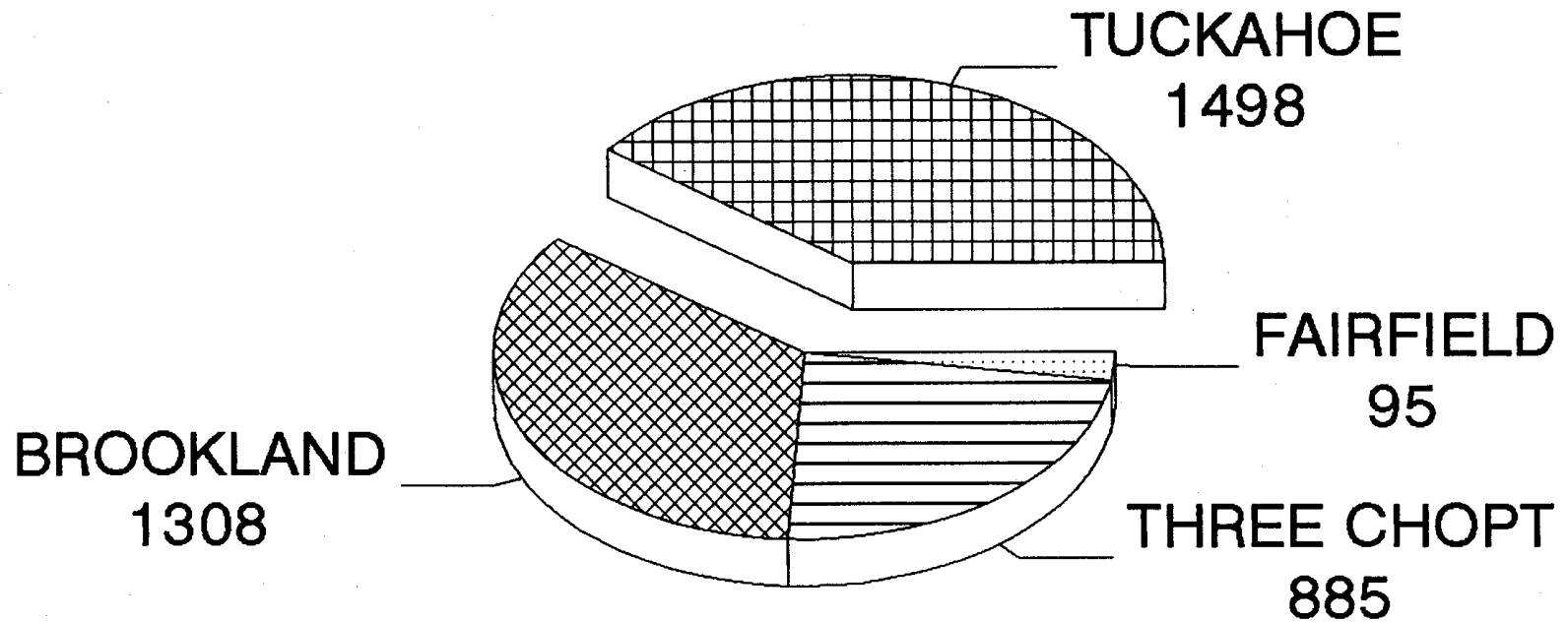
**NET YIELD OF RESIDENTIAL DEVELOPMENT  
BY ZONING DISTRICT**

**THREE CHOPT DISTRICT**

ZONING DISTRICT	AVG. LOT SIZE (FT <sup>2</sup> )	WITH CONTROLLED DENSITY	AVG. DENSITY (DU/AC)	WITH CONTROLLED DENSITY
A-1	101,062	N/A	0.67	N/A
R-0	None	None	None	None
R-0C	None	None	None	None
R-0A	None	None	None	None
R-OAC	None	None	None	None
R-1	None	36,615	None	1.65
R-1C	None	None	None	None
R-1A	None	None	None	None
R-1AC	None	None	None	None
R-2	21,762	None	2.25	None
R-2C	22,216	None	1.96	None
R-2A	22,006	14,918	2.06	1.64
R-2AC	18,438	None	2.37	None
R-3	13,176	11,392	3.65	4.25
R-3C	16,752	14,052	2.70	3.19
R-3A	11,872	None	3.75	None
R-3AC	12,912	None	3.44	None
R-4	11,634	N/A	3.91	N/A
R-4C	11,526	N/A	3.78	N/A
R-4A	9,322	N/A	4.68	N/A
R-4AC	13,453	N/A	3.76	N/A
R-5	None	N/A	None	N/A
R-5C	11,882	N/A	5.57	N/A
R-6	None	N/A	None	N/A
R-6C	None	N/A	None	N/A
RTH	3,387	N/A	7.65	N/A
RTHC	5,033	N/A	5.78	N/A

Note: Data based on recorded subdivision lots since 1959. Does not include subdivisions that are in more than one zoning district.

# DISTRIBUTION OF CONTROL DENSITY SUBDIVISION LOTS AMONG MAGISTERIAL DISTRICTS



NUMBER OF LOTS BY DISTRICT

3,786 TOTAL LOTS

Based on 1991 Magisterial Districts

Note: No Control Density Lots in Varina

February 19, 1993

CONTROL DENSITY SUBDIVISIONS BY MAGISTERIAL DISTRICT

SUBDIVISION NAME	SEC	MD	PARCEL NUMBER	ZONING	NO. LOTS	ACRES IN LOTS	AVERAGE LOT SIZE	YEAR
BRETTON WOODS	D	B	91-B2-24	R-2 C.D.	50	17.120	14897.52	1985
BRETTON WOODS	C-1	B	91-B2-24	R-2 C.D.	37	11.860	13982.76	1980
BRETTON WOODS	C	B	91-B2-24	R-2 C.D.	65	20.500	13721.40	1978
BRETTON WOODS	B	B	91-B2-24	R-2 C.D.	70	27.000	16814.16	1976
BRETTON WOODS	A	B	91-B2-24	R-2 C.D.	47	19.800	18338.76	1975
CASTLE POINT	1	B	87-A2-18	R-3 C.D.	173	37.399	9408.96	1988
DUNNCROFT	K	B	91-B1-4	R-3 C.D.	54	13.035	10497.96	1983
DUNNCROFT	H	B	91-B1-4	R-3 C.D.	29	6.309	9496.08	1983
DUNNCROFT	I	B	91-B1-4	R-3 C.D.	53	12.493	10280.16	1983
DUNNCROFT	J	B	91-B1-4	R-3 C.D.	49	11.256	10018.80	1983
DUNNCROFT	F	B	91-B1-4	R-3 C.D.	49	11.418	10149.48	1981
DUNNCROFT	G	B	91-B1-4	R-3 C.D.	51	11.706	9975.24	1981
DUNNCROFT	D	B	91-B1-4	R-3 C.D.,R	55	13.280	10497.96	1980
FOREST GREEN II OF SHANNON GREEN	15	B	92-B1-59	R-3C C.D.	41	10.080	10715.76	1986
FOREST GREEN II OF SHANNON GREEN	11	B	92-B1-59	R-3C C.D.	34	8.760	11238.48	1985
FOREST GREEN OF SHANNON GREEN	6	B	92-B1-59	R-3 C.D.	18	4.710	11412.72	1984
LAUREL LAKES	B	B	91-B2-14	R-2,R-2C C	44	14.002	13852.08	1985
LAUREL LAKES	A	B	91-B2-14	R-2 C.D.	45	13.986	13547.16	1984
OLDE HERMITAGE		B	97-A1-17	R-3 C.D.	53	14.230	11674.08	1988
SHANNON GREEN	16	B	92-A1-48	R-2A,R-6 C	61	17.301	12371.04	1986
STILL MEADOW	A	B	93-B2-36	R-2 C.D.	39	12.058	13460.04	1991
TALL TIMBERS	F	B	91-B2-26	R-2 C.D.	44	13.872	13721.40	1987
TALL TIMBERS	E	B	91-B2-26	R-2 C.D.	38	13.413	15376.68	1986
TALL TIMBERS	C	B	91-B2-26	R-2 C.D.	31	9.720	13677.84	1985
TALL TIMBERS	D	B	91-B2-26	R-2 C.D.	32	10.610	14461.92	1985
TALL TIMBERS	B	B	91-B2-26	R-2 C.D.	15	4.690	13634.28	1984
TALL TIMBERS	A	B	91-B2-26	R-2 C.D.	31	9.900	13895.64	1980
RIVER BLUFFS		F	7-A1-8	R-3AC C.D.	95	26.261	12022.56	1990
BRIDGEWOOD	B	TC	87-A1-12	R-3 C.D.	26	5.770	9670.32	1983
BRIDGEWOOD	C	TC	87-A1-12	R-3	56	12.060	9365.40	1983
BRIDGEWOOD	A	TC	87-A1-12	R-3 C.D.	35	7.290	9060.48	1982
CHURCH RUN	A	TC	78-B1-19	R-3C,C-1C	112	33.240	12893.76	1986
CHURCH RUN	B	TC	78-B1-19	R-3C,C-1C	76	30.060	17249.76	1988
CHURCH RUN	D	TC	78-B1-19	R-3C C.D.	3	0.918	13329.36	1989
CHURCH RUN	C	TC	78-B1-19	R-3 C.D.	29	8.882	13329.36	1989
CHURCH RUN	B	TC	78-B1-19	R-3C C.D.	2	0.691	15071.76	1990
CRYSTAL CREEK	A	TC	87-A2-63	R-3 C.D.	75	17.486	12327.48	1991

**CONTROL DENSITY SUBDIVISIONS BY MAGISTERIAL DISTRICT (Continued)**

SUBDIVISION NAME	SEC	MD	PARCEL NUMBER	ZONING	NO. LOTS	ACRES	AVERAGE	YEAR
						IN LOTS	LOT SIZE	
GAYTON STATION	A	TC	72-B1-35	R-3C C.D.	54	14.735	11891.88	1990
GAYTON STATION	B	TC	72-B1-35	R-3C C.D.	17	5.227	13372.92	1991
GAYTON STATION	C	TC	72-B1-35	R-3C C.D.	33	7.803	10280.16	1992
LAKE LOREINE	F	TC	78-B1-10	R-1 C.D.	10	6.100	26571.60	1987
LAKE LOREINE	G	TC	78-B1-10	R-1 C.D.	3	1.790	26005.32	1987
LAKE LOREINE	A	TC	78-B1-10	R-2A C.D.	13	7.900	26484.48	1981
LANGTREE	C	TC	70-A1-24	RTHC	23	4.903	9278.28	1991
LANGTREE AT WELLESLEY	A	TC	70-A1-24	RTHC	33	7.079	9365.40	1990
LANGTREE AT WELLESLEY	B	TC	70-A1-24	RTHC	5	1.271	11064.24	1990
PARK FOREST AT WYNDHAM	A	TC	75-B1-19	RTHC,R-3C,	45	9.700	9365.40	1992
REIDS POINTE		TC	87-A2-55	R-3,C-1 C.	111	28.190	11064.24	1986
WINDSOR PLACE WEST	1	TC	78-A1-34	R-3C C.D.	50	18.355	15986.52	1989
WINDSOR PLACE WEST	2	TC	78-A1-34	R-3C C.D.	74	27.454	16160.76	1990
FOXCHAPEL	5	TU	67-B2-7	R-1,C-1 C.	11	8.220	32539.32	1985
FOXCHAPEL	4	TU	67-B2-7	R-1 C.D.	24	18.430	33454.08	1984
FOXCHAPEL	3	TU	67-B2-7	R-1,C-1 C.	28	25.500	39683.16	1982
FOXCHAPEL	2	TU	67-B2-7	R-1 C.D.	23	21.220	40205.88	1980
FOXCHAPEL	1	TU	67-B2-7	R-0,R-1,C-	29	24.160	36285.48	1980
FOXCHAPEL	6	TU	67-B2-7	R-0 C.D.	1	0.850	37026.00	1989
GATES HEAD	3	TU	79-A2-36	R-2A C.D.	28	7.200	11194.92	1984
GATES HEAD	2	TU	79-A2-36	R-2A C.D.	35	9.700	12066.12	1984
GATES HEAD	1	TU	79-A2-36	R-2A C.D.	26	7.540	12632.40	1983
GAYTON FOREST	4	TU	79-B1-2	R-2 C.D.	27	8.710	14069.88	1977
GAYTON FOREST	3	TU	79-B1-2	R-2 C.D.	48	19.590	17772.48	1975
GAYTON FOREST	2	TU	79-B1-2	R-2 C.D.	8	3.000	16335.00	1975
GAYTON FOREST	1	TU	79-B1-2	R-2 C.D.	50	18.300	15942.96	1974
GAYTON FOREST WEST	1	TU	79-B1-58	R-2 C.D.	13	4.680	15681.60	1981
GAYTON FOREST WEST	2	TU	79-B1-58	R-2 C.D.	45	14.160	13721.40	1982
HERITAGE OAKS	B	TU	68-A1-9	RTH,C-1	63	16.477	11412.72	1979
HERITAGE OAKS	A	TU	68-A1-9	RTH,C-1	50	12.882	11238.48	1978
HERITAGE OAKS (RESUB)	C	TU	68-A1-9	RTH	1	0.278	12109.68	1986
LAKE LOREINE	D	TU	78-B1-10	R-1 C.D.	6	7.310	53056.08	1985
LAKE LOREINE	C	TU	78-B1-10	R-1 C.D.	8	6.110	33279.84	1985
LAKE LOREINE	B	TU	78-B1-10	R-1 C.D.	29	25.600	38463.48	1981
OLDHOUSE RUN	4	TU	79-A2-37	R-2A, C-1	29	7.960	11979.00	1986
OLDHOUSE RUN	3	TU	79-A2-37	R-2A C.D.	29	7.490	11238.48	1982
OLDHOUSE RUN	2	TU	79-A2-37	R-2A C.D.	28	7.850	12196.80	1981
OLDHOUSE RUN	1	TU	79-A2-37	R-2A C.D.	41	12.560	13329.36	1980

CONTROL DENSITY SUBDIVISIONS BY MAGISTERIAL DISTRICT (Continued)

SUBDIVISION NAME	SEC	MD	PARCEL NUMBER	ZONING	NO. LOTS	ACRES IN LOTS	AVERAGE LOT SIZE	YEAR
RAINTREE	10	TU	79-B1-41	R-2A C.D.	53	19.200	15768.72	1979
RAINTREE	8	TU	79-B1-41	R-2A C.D.	69	24.900	15725.16	1977
RAINTREE	9	TU	79-B1-41	R-2A C.D.	75	25.500	14810.40	1977
RAINTREE	7	TU	79-B1-41	R-2A C.D.	82	29.900	15899.40	1976
RAINTREE	5	TU	79-B1-41	R-2A C.D.	63	22.900	15812.28	1975
RAINTREE	6	TU	79-B1-41	R-2A C.D.	47	16.000	14810.40	1975
RAINTREE	4	TU	79-B1-41	R-2A C.D.	36	12.300	14897.52	1974
RAINTREE	1	TU	79-B1-41	R-2A C.D.	72	29.200	47088.36	1972
RAINTREE	2	TU	79-B1-41	R-2A	0	0.000	0.00	1972
RIVERLAKE COLONY	A	TU	80-B1-44	R-1 C.D.;R-D	64	49.851	33933.24	1988
RIVERLAKE COLONY	B	TU	80-B1-44	R-1 C.D.;R-D	71	38.875	25047.00	1988
SPRINGTREE	C	TU	79-B2-6	R-2A,C-1 C	1	1.999	87076.44	1987
SPRINGTREE	B	TU	79-B2-6	R-2A,C-1 C	52	14.489	12109.68	1985
SPRINGTREE	A	TU	79-B2-6	R-2A C.D.	35	10.651	13242.24	1985
WHITEHALL	4	TU	83-A1-48,84-	R-3 C.D.	44	11.410	11543.40	1986
WHITEHALL	2	TU	84-B1-34	R-3 C.D.	3	0.880	12763.08	1985
WHITEHALL	1	TU	84-B1-34	R-3 C.D.	41	9.620	10236.60	1984
WHITEHALL (RESUB)	3	TU	84-B1-34	R-3 C.D.	10	3.300	14374.80	1985
					3786.00			