

**Hanover County**

**Housing and  
Demographics Report  
2010**

# **General Characteristics Of Hanover County, Virginia**

## **I. Introduction**

Hanover County, which is a community characterized by thriving businesses and a picture-perfect landscape, had an April 1, 2000, population of 86,320 according to the U.S. Bureau of the Census. The County estimates its July 1, 2009 population to be 103,025 (the latest Census estimate for the County is 99,933 as of July 1, 2009). Based on Census population estimates, the County has experienced a 15.8% increase in population since 2000.

Hanover County is located in east-central Virginia at the heart of Virginia's Golden Crescent. The County, approximately 85 miles south of Washington, D.C. and 15 miles north of Richmond, is partially bordered by the Chickahominy, Pamunkey, and North Anna Rivers. The County is also bordered by Caroline, King William, New Kent, Henrico, Goochland, Spotsylvania, and Louisa Counties. Of the counties that comprise the Richmond-Petersburg Metropolitan Statistical Area, Hanover is the largest in land area with 471 square miles.

Hanover's prime location between Washington, D.C. and Richmond, excellent schools, low unemployment, diverse economy, and healthy financial base have made it one of the most desirable places to live and work on the east coast. The County has made a commitment to maintaining a distinct rural character while accommodating growth in a defined suburban area. Eighty percent of the County is planned for rural conservation, rural residential, and agricultural uses. The remainder of the County is designated as a Suburban Service Area. One of the County's greatest challenges is its commitment to balancing rural preservation and suburban growth and development.

In an effort to respond to the many requests for demographic information from citizens and businesses, the County has compiled this report, containing pertinent information on the characteristics of Hanover County, its citizens, and businesses. The Appendix of this report contains selected data published by the U.S. Census Bureau on the 1990 and 2000 census. If you desire

additional information, please contact the Hanover County Geographic Information System Office at (804) 365-6171.

## **II. Population**

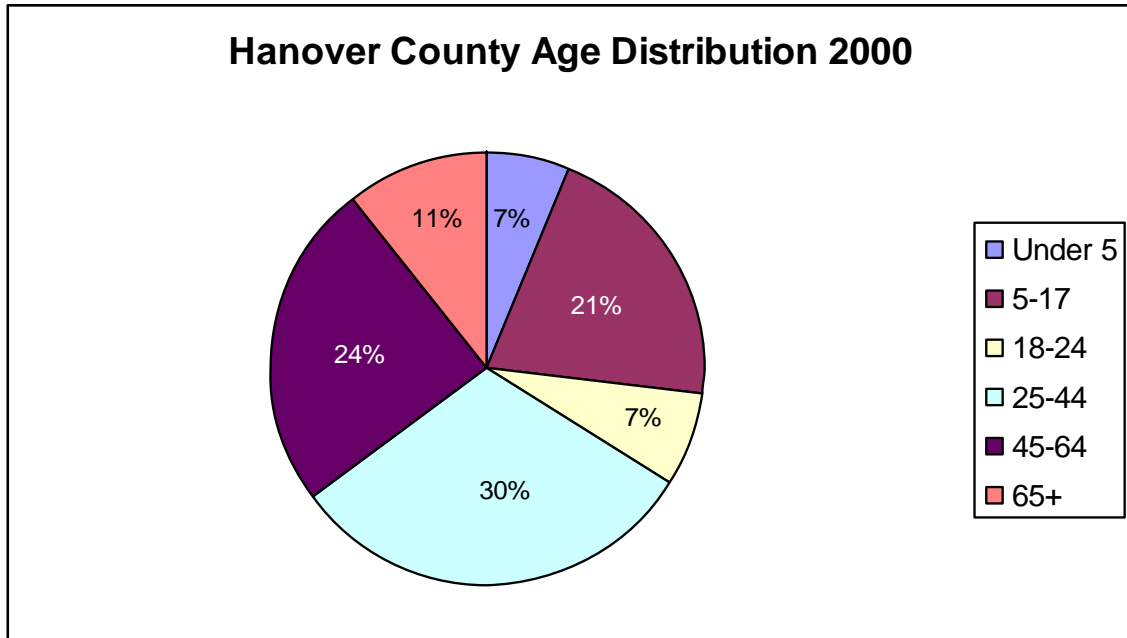
### Overview

One of the many important tasks required of the County is to maintain an accurate count of its population. The April 1, 2000 population for Hanover County was 86,320. The total population for the County is officially determined by the Decennial Census and is then unofficially estimated annually by the County. Every ten years the U.S. Census provides detailed information on the County's population. Recently, the Census Bureau implemented a program referred to as the American Community Survey, which provides demographic data of the County for the intervening years between censuses. This allows the County to gain an understanding of how it is changing within the ten-year period for the census. In this demographic report, the County utilizes much of the 2007 American Community Survey data. To see more information on the 2007 American Community Survey visit their web page at [www.census.gov/acs/www/](http://www.census.gov/acs/www/).

### Age

An interesting factor to look at is the age distribution of the population. Hanover County's age distribution is shown in the below charts. Figure 1 shows the population age distribution in 2000.

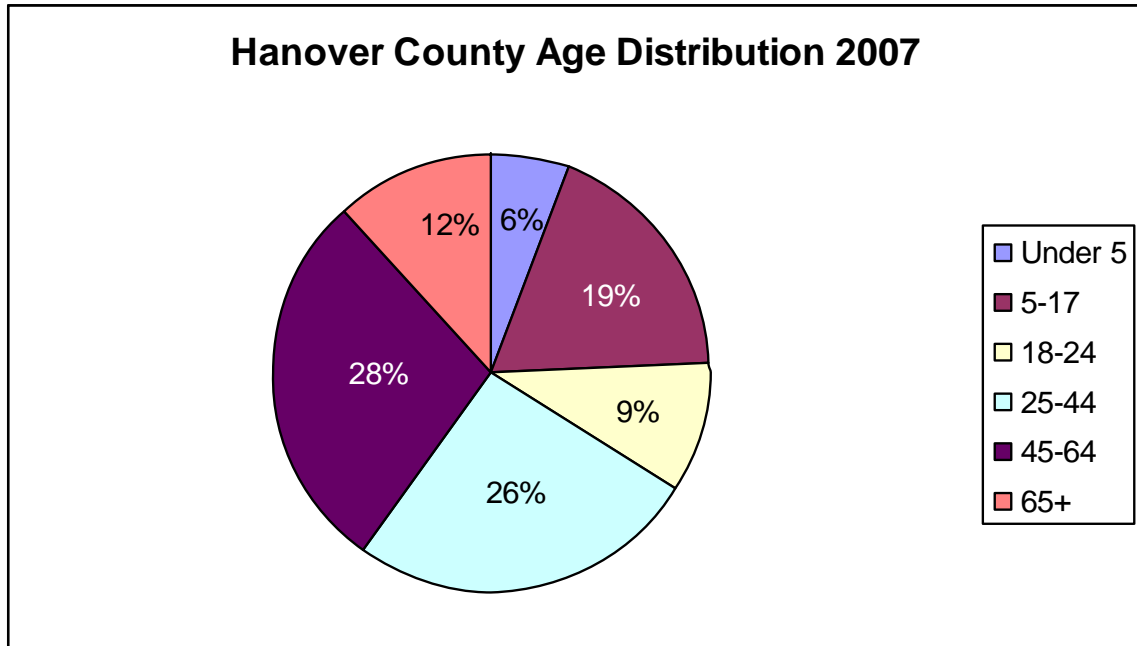
Figure 1.



Sources: U.S. Census Bureau, Census 2000 and U.S. Census Bureau 2007 American Community Survey

As is shown, the single largest age group in the County is 25-44 years of age. The age groups of 25-44 and 45-64 together comprise 54% of the County's population. The overall percentage does not significantly change in 2007, though the age group 45-64 does increase in population from 24% to 28%, while the 25-44 age group decreases from 30% to 26%. Figure 2 displays the 2007 age distribution for the County's population. The numbers below display an aging of the County's population. Like the 25-44 age group, the under 5 age group decreased from 7% to 6%, and the 5-17 age group decreased from 21% to 19%. The other age groups all increased, suggesting that the County's population has generally aged since 2000.

Figure 2.



Sources: U.S. Census Bureau, Census 2000 and U.S. Census Bureau 2007 American Community Survey

Population Projections

The County also uses the current year population to project what Hanover’s population may be in the future. Table 1 and 2 represent the current projections for the county through 2035.

**Table 1.**

**Long Range Forecasts  
Hanover County  
Population Projections**

<i>Year</i>	<i>Population</i>
1950	21,985
1960	27,500
1970	37,479
1980	50,398
1990	63,306
2000	86,320
2008	102,103
2010	105,762
2020	124,097
2030	143,959
2035	174,124

Source: 1940-2000 U.S. Census Bureau (April 1)  
 2008 Hanover County (July 1)  
 2010-2030 Virginia Employment Commission (July 1)  
 2035 Hanover County (April 2010)

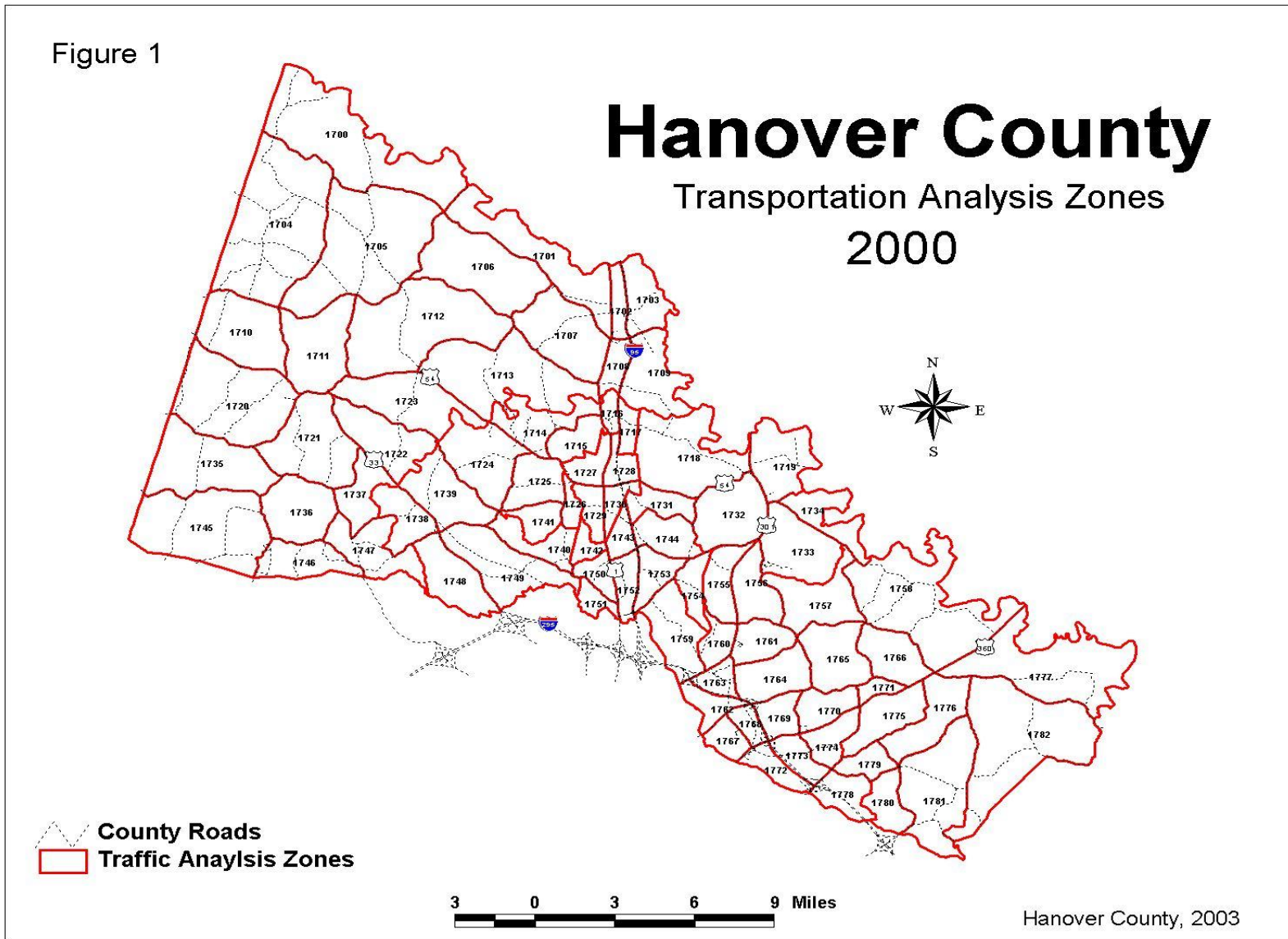
The population projections in Table 2 represent a twenty-year projection. This table differs from Table 1 because the County's projected population is calculated by Traffic Zones. Traffic Zones are used for the collection of demographic data for the regional transportation model. Table 2 shows the 2000 population compared to the population of 2008 and the population projection for 2035. A map of Transportation Analysis Zones is also included (Figure 1).

**Table 2**

<b>25 year Population Projection by Traffic Zones</b>							
<b>Traffic Zones</b>	<b>2000</b>	<b>2008</b>	<b>2035</b>	<b>Traffic Zones</b>	<b>2000</b>	<b>2008</b>	<b>2035</b>
1700	518	775	1097	1742	115	139	400
1701	382	462	631	1743	127	142	306
1702	92	98	187	1744	463	513	661
1703	90	105	319	1745	1,176	1,359	1,490
1704	1,008	1,133	1,240	1746	476	532	695
1705	863	995	1,125	1747	478	544	2,712
1706	446	569	780	1748	522	585	8,173
1707	448	519	728	1749	1,132	1,201	3,234
1708	183	204	360	1750	564	1,337	2,692
1709	54	58	85	1751	366	404	1,759
1710	598	672	780	1752	522	631	2,257
1711	844	960	1,077	1753	176	203	404
1712	770	1,018	1,255	1754	3,910	4,396	4,803
1713	665	851	1,187	1755	1,200	1,326	1,732
1714	695	908	1,267	1756	697	785	957
1715	157	184	997	1757	1,005	1,133	1,306
1716	84	84	87	1758	1,145	1,321	1,450
1717	79	86	113	1759	7,233	8,712	14,132
1718	243	264	2,974	1760	1,218	1,726	4,978
1719	688	715	753	1761	2,034	2,251	4,419
1720	787	1,015	1,233	1762	1,044	1,145	1,281
1721	1,090	1,355	1,656	1763	1,580	1,873	2,551
1722	501	617	906	1764	1,848	2,594	4,762
1723	813	944	1,156	1765	1,299	1,382	1,474
1724	610	763	1,072	1766	510	568	725
1725	259	258	1,071	1767	3,169	3,531	5,834
1726	225	242	1,326	1768	1,668	2,090	4,393
1727	2,548	2,940	4,634	1769	2,965	3,293	4,919
1728	901	1,245	2,126	1770	4,719	6,238	8,948
1729	2,486	2,713	3,594	1771	271	282	344
1730	684	702	2,396	1772	3,908	4,085	5,440
1731	519	613	2,239	1773	3,484	3,791	5,146
1732	732	841	1,041	1774	3,577	4,831	7,541
1733	542	611	721	1775	1,083	1,137	1,210
1734	11	11	11	1776	1,171	1,258	1,364
1735	390	467	628	1777	785	897	1,019
1736	647	687	777	1778	462	467	1,347
1737	283	326	529	1779	499	539	1,813
1738	166	198	449	1780	292	409	686
1739	446	596	984	1781	1,143	1,355	1,594
1740	489	515	2,547	1782	1,663	2,087	2,399
1741	585	604	2,637				
<b>Total Population 2000: 86,320</b>		<b>Total Population 2008: 102,013</b>		<b>Total Population 2035: 174,124</b>			

Source: 2000 Population, U.S. Census Bureau (April 1)  
 2008 Population and 2035 Population Projection by Hanover County (July 2010)

Figure 1



### III. Income and Poverty

#### Income

An important concern for both businesses and residents is the Per Capita Income, Median Household Income, and Median Family Income as well as poverty rates in an area. The three tables below display the Per Capita Income, Median Household Income and Median Family Income. For the definition of these terms, please see Appendix A. The data for the tables is only available through 2007, so, both the data for 2000 and 2007 is also shown in 2008 inflation adjusted dollars. The inflation adjusted numbers displays what the income would be in today's dollars. This is important as inflation has actually reduced purchasing power. Per Capita Income is displayed for Hanover County, Chesterfield County, Henrico County, the City of Richmond and Virginia in the table below. As is shown below, Hanover County and the City of Richmond were the only two localities whose Per Capita Income increased in purchasing power between 2000 and 2007. As is shown, Hanover's Per Capita Income was \$25,210 in 2000 and increased to \$31,838 in 2007, however, when these incomes were adjusted to 2008 dollars, the Per Capita Income purchasing power only increased by \$589 dollars over the seven years.

Table 3.

<b>Per Capita Income</b>				
	<b>2000</b>	<b>2008 Purchasing Power</b>	<b>2007</b>	<b>2008 Purchasing Power</b>
<b>Hanover County</b>	\$25,210.00	\$32,029.51	\$31,838.00	\$32,618.51
<b>Chesterfield County</b>	\$25,286.00	\$32,241.17	\$30,819.00	\$31,574.53
<b>Henrico County</b>	\$26,410.00	\$33,674.34	\$32,196.00	\$32,985.29
<b>City of Richmond</b>	\$20,337.00	\$25,930.90	\$25,397.00	\$26,019.61
<b>Virginia</b>	\$23,975.00	\$30,569.56	\$30,651.00	\$31,402.41

Sources: U.S. Census Bureau, Census 2000; U.S. Census Bureau American Community Survey; and U.S. Department of Labor, Bureau of Labor Statistics

The table below shows the Median Household Income for the same localities as above. Again, Hanover County was the only locality whose actual purchasing power increased when the Median Household Income is adjusted to 2008 dollars. All other localities noted have actually lost purchasing power over the past seven years.

Table 4.

<b>Median Household Income</b>				
	<b>2000</b>	<b>2008 Purchasing Power</b>	<b>2007</b>	<b>2008 Purchasing Power</b>
<b>Hanover County</b>	\$59,223.00	\$75,512.88	\$74,273.00	\$76,093.81
<b>Chesterfield County</b>	\$58,537.00	\$74,638.19	\$70,350.00	\$72,074.63
<b>Henrico County</b>	\$49,185.00	\$62,713.83	\$58,743.00	\$60,183.09
<b>City of Richmond</b>	\$31,121.00	\$39,681.14	\$37,442.00	\$38,359.89
<b>Virginia</b>	\$46,677.00	\$59,515.98	\$58,378.00	\$59,809.14

Sources: U.S. Census Bureau, Census 2000; U.S. Census Bureau 2007 American Community Survey; and U.S. Department of Labor, Bureau of Labor Statistics

Table 5 displays the Median Family Income and shows a similar pattern to the two previous tables. Hanover County and the City of Richmond are the only localities whose purchasing power actually increased when the Median Family Income was adjusted to 2008 dollars. Hanover's actual purchasing power increased \$2,192.89 over the past seven years.

Table 5.

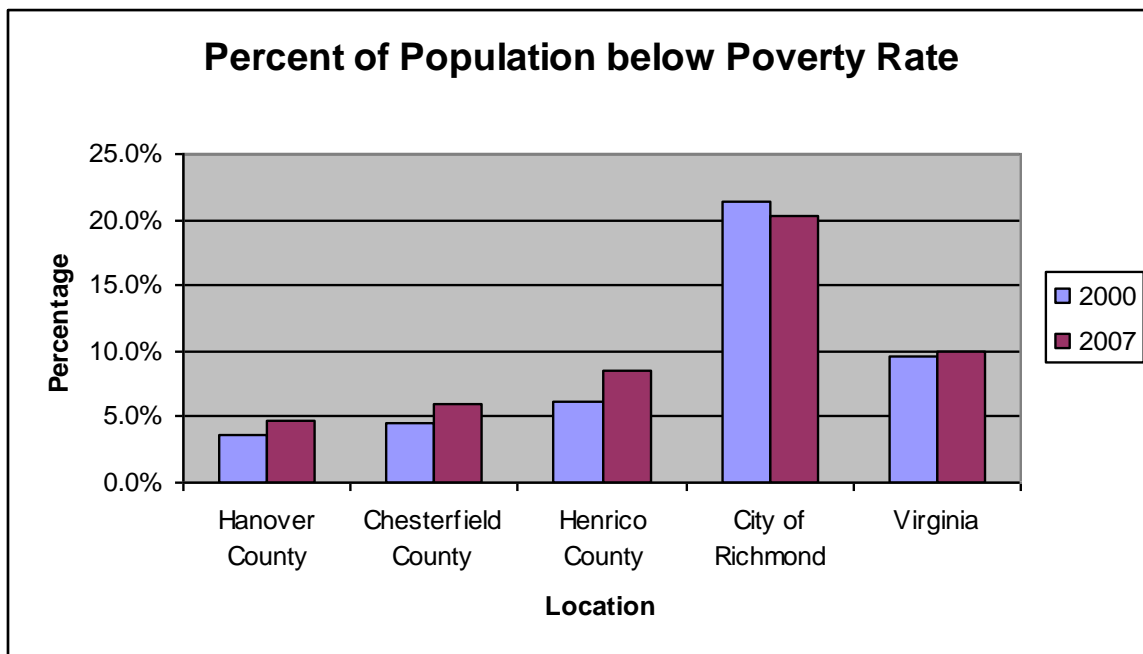
<b>Median Family Income</b>				
	<b>2000</b>	<b>2008 Purchasing Power</b>	<b>2007</b>	<b>2008 Purchasing Power</b>
<b>Hanover County</b>	\$65,809.00	\$83,910.43	\$84,043.00	\$86,103.32
<b>Chesterfield County</b>	\$65,058.00	\$82,952.86	\$79,432.00	\$81,379.28
<b>Henrico County</b>	\$59,298.00	\$75,608.51	\$71,946.00	\$73,709.76
<b>City of Richmond</b>	\$38,348.00	\$48,896.00	\$48,420.00	\$49,607.02
<b>Virginia</b>	\$54,169.00	\$69,068.73	\$69,609.00	\$71,315.47

Sources: U.S. Census Bureau, Census 2000; U.S. Census Bureau 2007 American Community Survey; and U.S. Department of Labor, Bureau of Labor Statistics

## Poverty Rate

According to the Census Bureau, in 2007, the number of people whose income was below the poverty rate for localities in the region was as follows: Hanover County, 4.7%; Chesterfield County, 5.9%; Henrico County, 8.5%; the City of Richmond, 20.3%; and Virginia, 9.9%. The graph below shows the percent of population below the poverty rate for 2000 and 2007.

Figure 5.



Sources: U.S. Census Bureau, Census 2000 and U.S. Census Bureau 2007 American Community Survey

## IV. Employment and Economy

Employment and Economy are critical factors for both citizens and businesses. The next several tables provide very basic information about Employment and the Economy in Hanover County. To obtain more information about Hanover's economy, please contact the Economic Development Office at (804) 365-6464 or visit their Community Profile on the County's web page.

Hanover County's economy consists of manufacturing, government, agriculture, recreation, wholesale, retail trade, and construction. Some of the major manufacturing industries in Hanover include poultry processing (Tyson's), newsprint products (White Birch Paper), newspaper print (Media General), and sporting goods (Qubica/AMF). There are also several important non-manufacturing employers in the County such as First Virginia Bank, Federal Express, SuperValu, Paramount's Kings Dominion, Food Lion Stores, Randolph Macon College, Martins Supermarkets, Wal-Mart, and Leadbetter Construction. Table 6 shows the top 12 employers in Hanover County from largest to smallest.

**Table 6.**

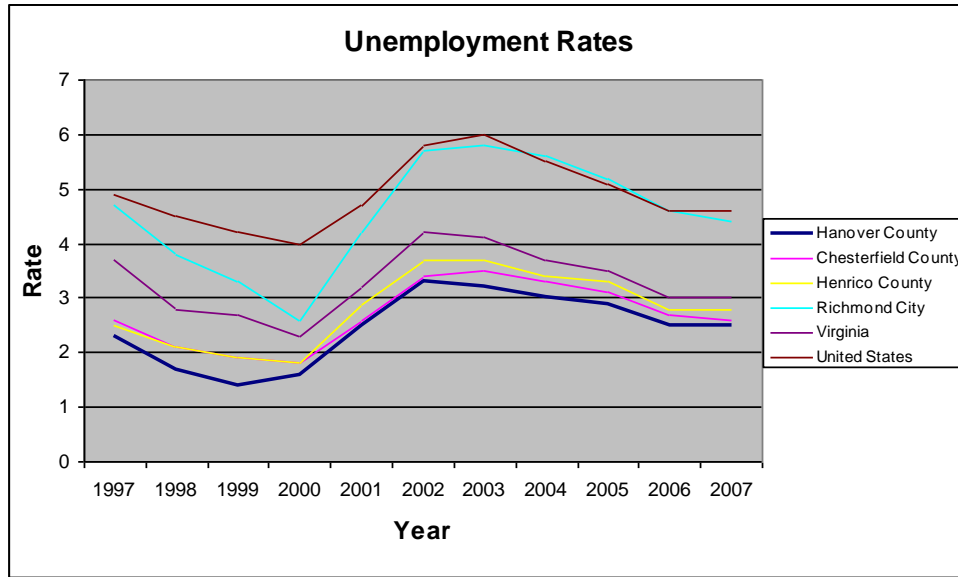
**Major Employers In Hanover County**

<u>Employer</u>	<u>Product/Service</u>
Hanover County	Government/Education
Bon Secours Regional Medical	Hospital/Medical Center
Supervalu Eastern Region	Food Distribution
Kings Dominion	Amusement Park/Entertainment
Tyson's Foods	Poultry Processing
Wal-Mart Stores	Retail
Owens & Minor	Corporate HQ/Distribution
Media General	Newspaper Printing
Qubica/AMF Bowling, Inc	Corporate HQ/Manufacturing
Randolph-Macon College	Private Education
White Birch Paper	Paper Manufacturing
Food Lion	Retail

Source: Virginia Employment Commission (2008)

Hanover County consistently maintains a very low unemployment rate. In 2007, the City of Richmond had an unemployment rate of 4.4%, Chesterfield County 2.6%, Henrico County 2.8%, while Hanover County was able to maintain a low unemployment rate of 2.5%. The graph below shows the unemployment rates over the past 10 years for Hanover County, Chesterfield County, Henrico County, the City of Richmond, Virginia and the United States.

Figure 4.



Source: Community Profiles, Virginia Employment Commission

Two more important indicators for businesses are data on educational attainment for the area and the labor force participation. Table 7 shows the county's population's educational attainment.

Table 7.

<b>Hanover County Educational Attainment</b>		
	<b>2000</b>	<b>2007</b>
<b>High School Diploma</b>	16,401	18,137
<b>Bachelor's Degree</b>	11,245	14,488
<b>Graduate Degree</b>	5,079	6,633
<b>Percent of population with High School Degree or higher</b>	86.6%	89.6%
<b>Percent of population with Bachelor's Degree or higher</b>	28.7%	32.7%

Sources: U.S. Census Bureau, Census 2000 and U.S. Census Bureau 2007 American Community Survey

As is shown, 89.6% of the population has a high school degree or higher and 32.7% of the population has a Bachelor's degree or higher. A more highly educated population, like Hanover's, provides a highly skilled and prepared workforce. The second important consideration is the labor force participation in Hanover's population. This number reflects the number of citizens who are 16 years or older that are working divided by the total population that is 16 years or older. Table 8 shows the labor

force participation percentages for Hanover County, Chesterfield County, Henrico County, the City of Richmond, and the Commonwealth of Virginia.

Table 8.

<b>Labor Force Participation</b>		
	<b>2000</b>	<b>2007</b>
<b>Hanover County</b>	70.6%	69.8%
<b>Chesterfield County</b>	72.1%	72.3%
<b>Henrico County</b>	70%	70.8%
<b>City of Richmond</b>	62.4%	63.4%
<b>Virginia</b>	66.8%	67.1%

*Sources: U.S. Census Bureau, Census 1990; U.S. Census Bureau, Census 2000; and U.S. Census Bureau 2007 American Community Survey*

As is shown above, Hanover County has one of the highest labor force participation rates, which is also reflected in the consistently low unemployment rate for the county.

## **V. Housing**

### Overview

Housing availability, current status, type, and possible future development is always a concern for both businesses and residents alike. Hanover County had 31,121 households in 2000 and in 2008 this number had increased to 37,754 households. Any occupied housing unit is considered a household. The total number of housing units in 2000 was 32,196 and was 37,001 in 2007. This means that in 2000 3% of the housing units were vacant. In 2007, the number of vacant housing units was 4%. As discussed above, Hanover has maintained a very low vacancy rate over the years.

Over the past eight years, the average household size and the average family size have both slightly decreased. The average household size in 2000 was 2.71 people, in 2008 it had decreased only slightly to 2.69 people. The average family size also showed a slight decrease from 3.07 people per family in 2000 to 3.05 people per family in 2008.

### Mobility Rate

Another interesting number to consider for housing is the mobility of Hanover's population. This number is calculated by determining whether a person's residence is the same as 1-year or 5-years ago. Table 9 shows the mobility rates for the Counties of Hanover, Chesterfield, and Henrico as well as the City of Richmond and the Commonwealth of Virginia. The Census numbers reflect the population's mobility (whether their residence was the same) for a five year period. The 2007 American Community Survey only considers whether someone's residence was the same during the previous year. However, these numbers provide some interesting insight. Hanover County has shown a consistent rate of people moving into the county as is shown by their mobility rates of 26.9 for the 1990 Census and 28.8 for the 2000 Census.

Table 9.

<b>Mobility Rate</b>	<b>1990 Census</b>	<b>2000 Census</b>
<b>Hanover County</b>	26.9	28.8
<b>Chesterfield County</b>	37.3	25.9
<b>Henrico County</b>	33.8	29.2
<b>City of Richmond</b>	22.2	26.8
<b>Virginia</b>	17.6	15.5

*Sources: U.S. Census Bureau, Census 1990; U.S. Census Bureau, Census 2000; and U.S. Census Bureau, 2005-2007 American Community Survey*

Residential Building Permits & Housing Unit Data

Listed in Table 10 below is data pertaining to the number of new residential building permits issued each month for the County over the last six years. Table 11 shows the number of housing units in 2000 and 2008, by Traffic Analysis Zone, which is compared to the projection for 2035.

Table 10.

	2004	2005	2006	2007	2008	2009
January	37	52	51	66	26	7
February	44	44	42	32	33	14
March	85	66	73	53	55	14
April	47	66	28	36	34	19
May	57	55	48	65	35	44
June	41	42	53	37	23	34
July	55	32	35	70	37	33
August	67	57	44	50	49	25
September	21	69	40	27	32	15
October	42	45	37	38	22	12
November	46	46	26	28	7	28
December	31	45	28	29	16	19
Total	573	619	505	531	369	264

Source: Hanover County Building Inspections

Table 11

25 Year Housing Unit Projection by Traffic Zones							
Traffic Zones	2000	2008	2035	Traffic Zones	2000	2008	2035
1700	198	284	408	1742	47	51	149
1701	151	174	235	1743	52	54	114
1702	41	41	70	1744	163	182	246
1703	30	34	118	1745	412	480	554
1704	379	422	461	1746	184	204	258
1705	345	384	418	1747	189	213	1,008
1706	166	211	290	1748	202	227	3,038
1707	167	189	270	1749	452	476	1,202
1708	82	86	134	1750	256	537	1,001
1709	25	25	32	1751	186	195	654
1710	231	255	290	1752	274	302	839
1711	314	351	400	1753	77	83	150
1712	281	374	467	1754	1,239	1,410	1,785
1713	265	327	441	1755	469	515	644
1714	257	334	471	1756	287	314	356
1715	71	79	371	1757	339	393	486
1716	33	33	32	1758	410	481	539
1717	30	33	42	1759	2,385	2,932	5,254
1718	95	103	1,106	1760	441	638	1,850
1719	61	64	74	1761	820	885	1,643
1720	299	377	458	1762	345	365	455
1721	374	470	616	1763	633	744	948
1722	196	239	337	1764	672	961	1,770
1723	294	341	430	1765	435	471	548
1724	229	287	399	1766	190	213	270
1725	97	98	398	1767	1,293	1,420	2,151
1726	95	103	493	1768	759	913	1,633
1727	617	717	1,258	1769	1,164	1,243	1,698
1728	472	547	790	1770	1,740	2,323	3,326
1729	1,077	1,152	1,336	1771	103	107	128
1730	279	284	891	1772	1,706	1,747	2,022
1731	191	229	832	1773	1,338	1,467	1,913
1732	287	326	387	1774	1,274	1,738	2,803
1733	153	178	223	1775	428	451	450
1734	4	4	4	1776	404	440	507
1735	152	177	233	1777	294	335	379
1736	256	271	289	1778	194	197	501
1737	100	115	197	1779	187	201	674
1738	67	79	167	1780	113	154	255
1739	160	211	366	1781	421	499	593
1740	203	213	947	1782	576	743	892
1741	219	229	980				
<b>Total Housing Units 2000: 32,196</b>		<b>Total Housing Units 2008: 37,754</b>		<b>Total Housing Units 2035: 63,845</b>			

Source: 2000 Housing Unit, U.S. Census Bureau (April 1)  
 2008 Housing Units & 2035 Housing Unit Projection by Hanover County (July 2010)

## Apartments

In recognition of the aging population nationally, state-wide and locally, Hanover County has approved the construction of 760 age restricted (55+) housing units over the past seven years. The County, also, receives frequent inquiries about the location of apartments. Table 12 indicates the location of apartments in the County.

Table 12.

<u>Apartment Name</u>	<u>Number of Units</u>	<u>GPIN Number</u>
Ashland Towne Square	218	7880-03-7624
Laurel Woods Apartments	40	7880-12-4982
Hanover Apartments	40	
Henry Clay Apartments	40	7870-90-2181
Misty Pines	83	7779-89-2841
Ashland Manor	32	7870-60-9864
The Oaks	22	7870-71-1046
Lake Ridge Square	156	7787-46-5340
Charter Creek	150	7797-17-1559
Hanover Crossing Apt. Phase II	120 100	8706-64-0907 8706-65-3333
Gethsemane Court	28	
Sherwood Crossing	132	8715-70-5169
Signal Hill Apartments	67	8704-85-0609
Windmill Way	50	8704-65-9098
Beaverdam Creek	120	8714-43-3842
Mill Trace Village Phase II	144 96	8714-52-2710 8714-43-8283
Cold Harbor Gardens	156	8714-03-7677
Chickahomony Bluff	120	8714-01-9689
Ashland Woods Phase II	75 75	7880-03-9027 7880-03-4071
Brandy Hill Apartments	136	
Omni Park Place	60	7880-02-8611
Holstein Apartments	11	8704-85-5875
Edgeworth	5	8704-74-3819
Strain Avenue	4	8704-76-7324
Pickett Avenue	4	8704-76-9347
Duggins Apartments	6	7881-03-6601
Hunters Woods	115	8714-13-0567
Harbor Square	100	8714-11-3916
Berkley Street	12	7870-94-5604
Henry Apartments	17	7870-85-8083
Towne Apartments	16	7870-90-0841
Randolph Street	8	7870-90-3897
Hanover Village	40	7880-12-4656
Smith Apartments	8	8704-85-7701

County Size

Table 13 shows areas in both acres and square miles outside and within the County's designated Suburban Service Area as per the 2027 Comprehensive Plan. The Town of Ashland areas are calculated separate from the other categories.

**Table 13.**

**Acreages in Hanover County**

	<i>Outside Suburban Service Area</i>	<i>Inside Suburban Service Area</i>	<i>Town of Ashland</i>	<i>Total</i>
<b>Acres</b>	238,939	58,808	4,637	302,384
<b>Square Miles</b>	373	92	7	472

\*Suburban Service Area includes all areas shown in Phased Suburban Development Plan

\* Figures based on adopted Comprehensive Plan

Source: Hanover County Planning Department

**VI. Land Conservation Efforts**

Comprehensive Plan

In the Hanover County Comprehensive Plan 2007-2027, a new designation was added on the *Conservation and Phased Suburban Development Plan* map. This designation, Rural Conservation, provides for long-term protection of the rural character of the County, setting aside over forty percent of the area of the County as a means of ensuring that the rural heritage of the County is maintained, and that the agricultural and forestall operations within the County remain viable into the future.

Zoning Districts

To address the issue of density for agricultural property owners in the rural area, a new zoning district was created called the rural conservation district. The rural conservation district requires preservation of no less than 70% of the property. The rural conservation district provides for maintenance of viable agricultural and forestal land in addition to the clustering of homes on a small portion of the property.

Open space is not only an important component of rural area planning and development, but also development within the Suburban Service Area. In 2000, the County eliminated conventional single-

family zoning districts from its ordinance and created one variable-density residential district for use throughout the Suburban Service Area. This district, which requires the provision of open space, pedestrian pathways, buffers along the County's public roads, and other amenities in return for consideration of higher densities, also allows the development of attached dwellings in addition to detached homes. The intent of this district is to maintain some of the rural character and feel of the County within the areas of higher concentration of population.

Table 14 below shows the amount of land in each of the RC and RS zoning districts as well as the amount of developed land and amount of preserved land. The map in Figure 5 shows the RC zoning areas in Hanover County.

Table 14.

<b>Hanover County Rural Conservation</b>	
	Land in Acres
<b>RC District</b>	
Total Area	7,740.13
Developed Area	2,106.80
Preserved Area	5,466.43
<b>RS District</b>	
Total Area	909.58
Developed Area	462.27
Preserved Area	352.27
<i>Source: Hanover County Planning September 2010</i>	

Hanover County works closely with the Commonwealth of Virginia to ensure that all state conservation easements and protected habitat areas are protected. The State includes 3,349 acres of land in their conservation program. The State has the following definition for a conservation easement.

“A conservation easement excludes certain activities on private land, such as commercial development or residential subdivisions. Its main goal is to conserve natural or man-made resources on the land. The easement is usually described in terms of the resource it is designed to protect, such as agricultural, forest, historic, or open space easements.”

Source: Virginia Department of Forestry, <http://www.dof.virginia.gov/mgt/cons-ease-index.shtml>

The second map, in Figure 6, shows State conservation easements and protected habitat areas in Hanover County. In all, the county has conserved 11,089 acres as either local rural conservation or as State conservation easements.

Figure 5

# Hanover County "RC" Zoning Areas

Total Rural Conservation Area Within County = 7740 Acres

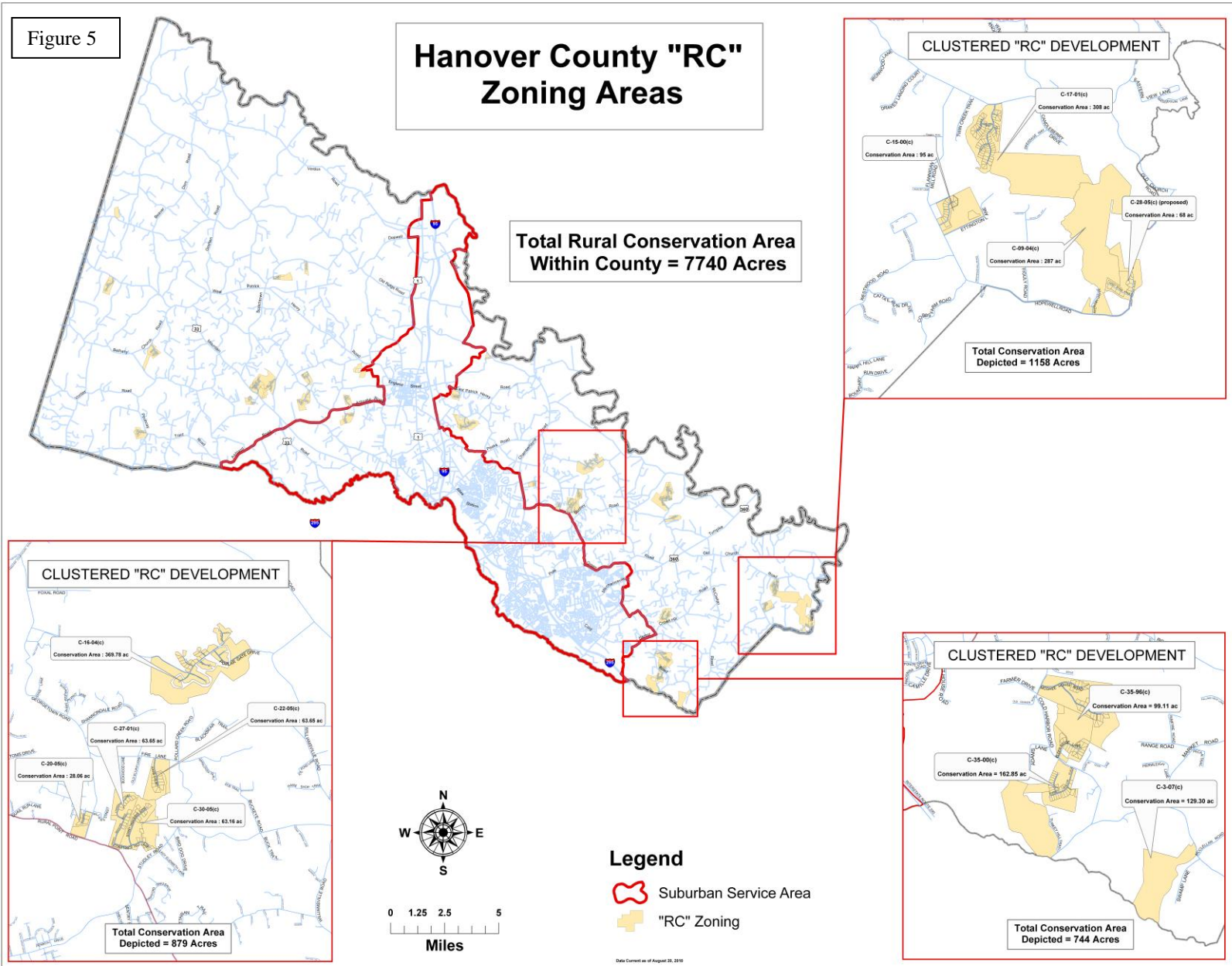
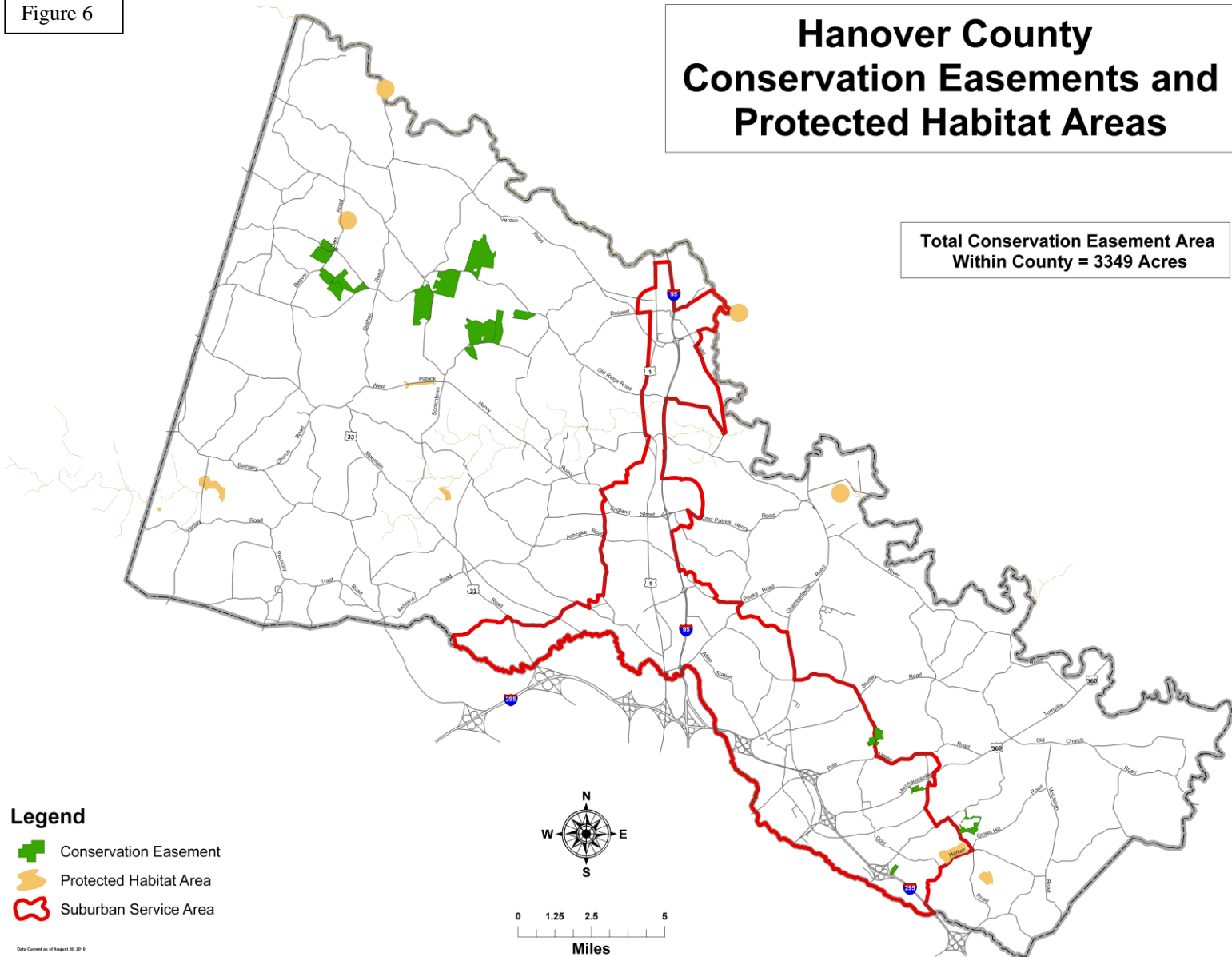


Figure 6

# Hanover County Conservation Easements and Protected Habitat Areas

Total Conservation Easement Area  
Within County = 3349 Acres



If you have questions please contact the Hanover County Geographic Information System Office:

Hanover County GIS Office  
P.O. Box 470  
7497 County Complex Road  
Hanover, VA 23069  
Phone: (804) 365-6811  
Fax: (804) 365-6309  
E-mail: [gis@co.hanover.va.us](mailto:gis@co.hanover.va.us)

© Hanover County 2010.

### **Definitions of Census Terms**

1. **Median income (Median Family and Median Household Incomes):** The median divides the income distribution into two equal parts: one-half of the cases falling below the median income and one-half above the median. For households and families, the median income is based on the distribution of the total number of households and families including those with no income. The median income for individuals is based on individuals 15 years old and over with income. Median income for households, families, and individuals is computed on the basis of a standard distribution (see the "[Standard Distributions](#)" section under "Derived Measures"). Median income is rounded to the nearest whole dollar. Median income figures are calculated using linear interpolation if the width of the interval containing the estimate is \$2,500 or less. If the width of the interval containing the estimate is greater than \$2,500, Pareto interpolation is used. (For more information on medians and interpolation, see "[Derived Measures](#).")
2. **Per capita income:** Per capita income is the mean income computed for every man, woman, and child in a particular group. It is derived by dividing the total income of a particular group by the total population in that group. (The aggregate used to calculate per capita income is rounded. For more information, see "[Aggregate](#)" under "Derived Measures.") Per capita income is rounded to the nearest whole dollar. (For more information on means, see "[Derived Measures](#).")
3. **Rate:** This is a measure of occurrences in a given period of time divided by the possible number of occurrences during that period. Rates are sometimes presented as percentages.
4. **Residences 5 Years Ago (Data that Mobility Rate is figured from):** The data on residence 5 years earlier were derived from answers to long-form questionnaire Item 15, which was asked of a sample of the population 5 years old and over. This question asked for the state (or foreign country), U.S. county, city or town, and ZIP Code of residence on April 1, 1995, for those people who reported that on that date they lived in a different house than their current residence. Residence 5 years earlier is used in conjunction with location of current residence to *determine the extent of residential mobility of the population and the resulting redistribution of the population across the various states, metropolitan areas, and regions of the country.*

Source: U.S. Census Bureau, USA QuickFacts, <http://quickfacts.census.gov/qfd/states/00000.html>