Overview

It is important to understand the state of the county today, what has shaped it through the years, and how it is likely to change over time. This chapter provides general information regarding existing and projected populations, income, education, employment, development patterns, existing land uses and zoning. Additional existing conditions information is addressed in the individual Plan chapters. Demographic information assists in planning for future needs and services. For more detailed or updated information, please visit Chesterfield County's Community Information webpage.

Population

The 2018 population estimated by the county is approximately 344,000 persons. Between 2000 and 2018, the county experienced an average annual growth rate of 1.7 percent. Since 2000, the population has grown older with the highest increase occurring with the population 65 and over. By 2040, the county’s population is projected to grow to approximately 422,000, a 63 percent increase from 2000.

<table>
<thead>
<tr>
<th>Demographic Indicators</th>
<th>Year</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>259,903</td>
<td>344,000*</td>
</tr>
<tr>
<td>Median Age</td>
<td>35.7</td>
<td>38.6</td>
</tr>
<tr>
<td>Persons Per Household</td>
<td>2.73</td>
<td>2.62</td>
</tr>
<tr>
<td>Households with Persons Under 18 Years</td>
<td>14,796</td>
<td>25,604</td>
</tr>
<tr>
<td>Single Person Households</td>
<td>17,327</td>
<td>27,615</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau and *Chesterfield County

Some important trends to note are the growing age wave and projected shrinking presence of children. The population aged 19 and under is projected to decrease by 25 percent due to low birth rate trends. On the other end of the spectrum, the population 65 and over is projected to continue to see the most growth with a 171 percent increase due to the presence of a large baby boomer population in the county.
Since 2000, the county’s average annual growth rate has been 1.7 percent. Note the impact from the recession in the 2008-2011 timeframe. The apparent spike in 2010 is most likely due to the decennial census correcting previous year estimates.
Race and Ethnicity

Along with growing older, Chesterfield County’s population has become more racially and ethnically diverse since 2010. As of 2016, the county remains predominantly white, but this racial group experienced the slowest growth (outside of the “other” category). There have been considerable increases in all minority racial groups, specifically individuals of two or more races. The Hispanic or Latino population has grown the most significantly with a 31 percent increase and includes over 26,000 people as of 2016. It is important to note that the category Hispanic or Latino is considered an ethnicity and individuals can be of any race.

![Race & Ethnicity Trends](chart)

Source: 2016 American Community Survey 5-year estimates, U.S. Census Bureau.

*The category “Other” includes American Indian and Alaskan Natives, Native Hawaiian and Other Pacific Islander, and other races not captured in the main categories used by the Census.

*Hispanic or Latino is an ethnicity and individuals can be of any race.

**The categories generally reflect a social definition of race recognized in this country, and not an attempt to define race biologically, anthropologically, or genetically. In addition, it is recognized that the categories include racial and national origin or socio-cultural groups.

**Ethnic origin refers to an individual’s self-identification of their origin or descent, “roots,” heritage, or place where the individual or his/her parents or ancestors were born.

Source: U.S. Census Bureau.
Households and Families

As of 2016, Chesterfield County is estimated to have 118,908 households, which is an increase of 35 percent from 2000. Nearly two-thirds of all county households do not have children present despite the fact that the majority of households consist of families. Family households are typically married couples, but more than half do not have children.

Since 2000, there has been a growing presence of single-headed and nonfamily household types. Most significantly, there have been increases in the number of individuals living alone, over a third of which are age 65 and over. These household trends may continue to grow stronger with an increasing presence of individuals living alone as the age wave becomes more prominent.

Household & Family Trends

Source: 2016 American Community Survey 5-year estimates, U.S. Census Bureau.

Source: U.S. Census Bureau.

HOUSEHOLD – A household includes all the people who occupy a housing unit as their usual place of residence.

FAMILY – A group of two or more people who reside together and who are related by birth, marriage, or adoption.

CHILDREN – A child under 18 years old who is a son or daughter by birth, marriage (a stepchild), or adoption.
Education

In addition to a high quality public school system, the county is home to Virginia State University, John Tyler Community College, and a variety of technical and workforce training schools. The county’s population is well educated, especially when compared to that of the nation. The following chart depicts the percentage of Chesterfield residents 25 years or older by their highest educational achievement.

Source: 2016 American Community Survey 5-year estimates, U.S. Census Bureau.
Income and Poverty

Chesterfield County’s households are generally more affluent than those in Virginia or the United States. The county’s gross median household income ($69,000) exceeds that of the state ($61,000) and the nation ($50,000). Gross median household income represents a middle value where half of the households earn more and half earn less than the middle value.

The following graph depicts the percentage of households within each governmental jurisdiction (county, state and nation) corresponding with an annual household income range. As of 2016, Chesterfield County’s median household income is $73,869, which exceeds that of the region, state and nation and indicates a generally affluent locality. However, when adjusting for inflation, Chesterfield County saw a higher decline than the region, state and nation in median household income with a decrease of 10 percent since 2000.

Poverty is another important economic indicator to consider. As of 2016, Chesterfield County has a poverty rate of 7.4 percent, which accounts for over 24,000 individuals. While the county has a lower poverty rate compared to the region, state and nation, the number of individuals in poverty is growing with an increase of 110 percent since 2000. The rise in suburban poverty is being seen across the Richmond region, Virginia and the United States. As cities are redeveloping and seeing stable or declining poverty rates, the inner-ring suburbs are seeing an increase. Nearly 40 percent of county households earn between $25,000 and $75,000 per year. Just over 11 percent of households earn less than $25,000, while just about seven percent earn more than $200,000. Since 2010 the county has added more households with incomes over $100,000.
#### Median Household Income Trends (adjusted for inflation)

<table>
<thead>
<tr>
<th>Location</th>
<th>2000 Trend</th>
<th>2016 Trend</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chesterfield</td>
<td>-10%</td>
<td></td>
</tr>
<tr>
<td>Henrico</td>
<td>-8%</td>
<td></td>
</tr>
<tr>
<td>Richmond</td>
<td>-6%</td>
<td>1%</td>
</tr>
<tr>
<td>Virginia</td>
<td>1%</td>
<td></td>
</tr>
<tr>
<td>United States</td>
<td>-6%</td>
<td></td>
</tr>
</tbody>
</table>

Source: 2016 American Community Survey 5-year estimates, U.S. Census Bureau.
Employment

Chesterfield County has a diverse economy with a wide range of employment choices ranging from self-employed enterprises to internationally-owned companies. Many services and incentives are available not only to existing businesses, but also to those wishing to locate in the county. As of 2017, there are approximately 136,000 jobs within the county. The industries with the most jobs are retail trade, health care and social assistance, and accommodation and food services, which collectively account for over a third of the county jobs. The number of jobs increased 20 percent since 2010, and the fastest-growing sectors have been in the health care and social assistance, transportation and warehousing, and professional, scientific, and technical services. The Richmond Regional Planning District Commission projects that the county will have approximately 166,000 jobs by 2035, an increase of 47 percent since 2010.

As of 2017, the county’s labor force includes over 183,000 persons, the largest labor force among surrounding jurisdictions. Chesterfield County’s unemployment rate was 3.6 percent and has traditionally been lower than that of the state and nation. The number of workers in the county surpasses the number of jobs resulting in many workers commuting around the region for jobs.

**Jobs and Labor Force Trends**

![Graph showing jobs and labor force trends from 2000 to 2016.](image)

The map below shows commuting patterns for Chesterfield County as of 2015. The map indicates that about 53,000 people live and work in Chesterfield. Approximately 109,000 individuals live in the county, but commute elsewhere for work, primarily Henrico and Richmond. Additionally, about 78,000 workers commute into Chesterfield for work from the surrounding region.

Development Patterns

Since the 19th century, development patterns have been greatly influenced by the changing transportation and public utilities networks. Traditionally, the economic development base consisted primarily of large manufacturing and chemical industries. Today, the economic base has been enhanced by development of a variety of commercial and corporate office uses providing a range of services and employment opportunities for the county and region.

As of 2017, Chesterfield County is home to approximately 76 million square feet of commercial (34 percent), office (12 percent) and manufacturing/warehousing (54 percent) development. Due to its exceptional accessibility to regional, national and international markets by road, rail, water and air, the eastern portion of the county has an extensive manufacturing/warehousing base. Commercial development has followed the growth of residential areas radiating outward from the urbanized areas of the Cities of Richmond, Petersburg and Colonial Heights along Midlothian Turnpike, Hull Street Road, Route 10 and Jefferson Davis Highway. Major commercial, office and other employment centers have also developed in proximity to limited access interchanges along Chippenham Parkway, Powhite Parkway, Route 288, and Interstates 95 and 295.

The graph below shows the new square footage of commercial, office and manufacturing/warehousing added based on the year built associated with parcel information from the Department of Real Estate Assessments. The spike in commercial square footage in 2008 was primarily due to the development of Westchester Commons. In 2012, the Amazon Fulfillment Center was built accounting for the majority of the manufacturing/warehousing development that year. Modern manufacturing/warehousing uses are much cleaner and less impacting than 20th century uses.

![Non-Residential Development Trends](chart.png)

Source: Development Potential Database 2017, Chesterfield County Planning Department.
As of 2017, Chesterfield County had more than 135,000 dwelling units of various types. Most of the county’s housing consists of single-family homes in subdivisions. Multifamily, which includes apartments and condominiums, as well as townhomes are most often found along the major corridors in the county. Much of the southern and western area of the county is rural, consisting of large-lot residential, farming and forestry uses. Manufactured homes are primarily found in mobile home parks, which are mostly concentrated on the Jefferson Davis corridor.

Consistent with national and regional trends, there has been a decline in residential development. Single-family typically makes up the majority of new units added, but multifamily saw an increase during the recession and accounted for the majority of new units in 2009. Following the recession, residential development has been moderate with most new units being single-family.
CHAPTER 4: DEMOGRAPHICS & TRENDS

Single Family Housing By Age & Value

Chesterfield contains over 108,000 single family housing units. Over one quarter were constructed during the 1980s. The county’s average age of a single-family home is 32 years.

The average assessed value of a single-family home in 2017 was $255,000. Over 58 percent of all single-family homes in the county are assessed between $100,000 and $250,000.

Source: Development Potential Database 2017, Chesterfield County Planning Department (all data on this page).
2017 Existing Land Use Map

The Planning Department maintains an inventory of existing land uses based upon information from the Department of Real Estate Assessments, aerial photography and field surveys. The 2017 Existing Land Use Map shown on the following page does not reflect existing zoning which is described in the next section. The map showcases existing development patterns as of 2017 that were considered during the planning process. Existing land use categories are defined as properties occupied by the uses described below:

- **Vacant**: Minimal or no structural improvements, including forested lands and farmland.
- **Public/Semi-Public & Utilities**: Generally accessible to the public, uses such as parks, golf courses, libraries, schools, jails, fire stations, etc, places of worship; and utility facilities such as pump stations, treatment plants, water towers, telecommunication towers on separate parcels and power plants.
- **Commercial/Office**: Uses which provide goods and services such as stores, banks, restaurants, gas stations and professional/administrative offices.
- **Industrial**: Manufacturing and processing, warehousing and distribution uses and landfills/ quarries.
- **Single-Family Non-Subdivision**: Dwellings not in subdivisions.
- **Single-Family Subdivision**: Dwellings on parcels in a subdivision and associated subdivision open space and recreation facilities.
- **Townhouse/Multifamily**: Townhomes, condominiums, apartments and manufactured home parks and associated subdivision open space and recreation facilities.
CHAPTER 4: DEMOGRAPHICS & TRENDS

Moving Forward... The Comprehensive Plan For Chesterfield County

As of 12/31/2017

Legend
- Vacant (11,716 acres)
- Public/Semi-Public & Utilities
- Commercial/Office
- Industrial
- Single-Family Non-Subdivision
- Single-Family Subdivision
- Townhouse/Multi-family

2017 Existing Land Use

Hun ton County
Powhatan County
Richmond
City of
Amelia County
Dinwiddle County
Zoning

As permitted by the Code of Virginia, Chesterfield County has adopted a Zoning Ordinance which regulates the use of land and buildings, the location of uses, the size (height, area and bulk) of structures and other aspects of development. All property in the county is zoned. As of 2017, 36 percent of the land in the county was vacant. Zoning changes typically occur at the request of a property owner. Rezoning requests are first reviewed by staff and the Planning Commission who make recommendations to the Board of Supervisors. The Board of Supervisors makes the final decision as to whether or not to change zoning.

<table>
<thead>
<tr>
<th>Zoning Category</th>
<th>2010</th>
<th>2017</th>
<th>2010-2017 Change</th>
<th>2017 Acres Vacant**</th>
<th>% of 2017 Vacant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural</td>
<td>146,035</td>
<td>145,651</td>
<td>-384 acres</td>
<td>64,692</td>
<td>44%</td>
</tr>
<tr>
<td>Residential</td>
<td>101,489</td>
<td>101,899</td>
<td>+410 acres</td>
<td>25,882</td>
<td>25%</td>
</tr>
<tr>
<td>Office</td>
<td>2,411</td>
<td>2,646</td>
<td>+235 acres</td>
<td>950</td>
<td>36%</td>
</tr>
<tr>
<td>Commercial</td>
<td>9,984</td>
<td>10,225</td>
<td>+241 acres</td>
<td>3,150</td>
<td>31%</td>
</tr>
<tr>
<td>Industrial</td>
<td>19,582</td>
<td>19,553</td>
<td>-29 acres</td>
<td>7,125</td>
<td>36%</td>
</tr>
<tr>
<td>Total Acreage</td>
<td>279,501</td>
<td>279,974*</td>
<td>101,799***</td>
<td>36%</td>
<td></td>
</tr>
</tbody>
</table>

*GIS discrepancy in total acreage between 2010 and 2017 due to shapefile changes
**As defined by the Chesterfield Department of Real Estate Assessments, properties having no defined structural use except for minor improvements.
***This is the area identified as vacant on the 2017 Existing Land Use map.

2017 Zoning by Category
Residential zoning includes MH-1, MH-2, R-7, R-9, R-12, R-15, R-25, R-40, R-88, R-MF and R-TY districts. Vacant includes properties with a single family non-subdivision home as of 1/1/2018.