

STANDARD REPORTS

**Compiled From The Files Of
The Urban Development Information System**



**Prepared By:
The Office of Research & Statistics
County of Fairfax, Virginia**

STANDARD REPORTS

Compiled From The Files Of
The Urban Development Information System
May, 1974



Prepared By:
The Office of Research & Statistics
County of Fairfax, Virginia

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: RECIPIENTS OF STANDARD REPORTS **DATE** MAY 15, 1974
FROM: SAMUEL A. FINZ, DIRECTOR *S. Finz*
 OFFICE OF RESEARCH & STATISTICS
FILE NO:
SUBJECT: STANDARD REPORTS
REFERENCE:

Attached is the most recent version of the Standard Reports on housing, population, land use, and construction activity. Many of these reports provide an update to the Standard Reports published last October. The present series also incorporates several supplemental reports which were issued in April of this year.

The purpose of preparing these reports is to afford County citizens, the Board of Supervisors, and the staff the most current information available on each subject. We have found that through publication of these reports, we have been able to answer a considerable number of the questions that have arisen from those concerned with the development of Fairfax County. We will continue to provide this information on a regular basis as it becomes available.

The attached reports supersede all earlier versions. Previous recipients of Standard Reports may update their copies by removing all old pages (except for the brown cardboard section dividers) and inserting the new reports. The old pages may be destroyed or retained for purposes of historical reference and comparative analysis.

Additional copies of the Standard Reports, together with revisions and new reports as they are issued, are available at cost through the Administrative Services Division, 5th Floor, 4100 Chain Bridge Road, Fairfax, Virginia 22030.

SAF/WBR/lb

FOREWORD

This volume contains a variety of inventory reports regarding housing, population, and land uses in Fairfax County, Virginia. The reports are called Standard Reports because their contents are of continuing general interest and can serve as reference sources for most agencies and persons interested in Fairfax County. For this reason these Standard Reports will be updated from time to time as new information becomes available. In addition, a number of other Standard Reports will be produced in future months to supplement and to expand on the reports included in this set of compilations.

The reports are numbered so as to identify both a general subject area and also a specific report number. Thus, DU-5 identifies Dwelling Unit Report #5, P-2 refers to Population Report #2, and L-3 identifies Land Use Report #3.

This series of reports should be kept in a loose leaf binder with dividers to separate the various subject areas. As additional reports become available through the Office of Research and Statistics, they can simply be inserted into the loose leaf binder. As updated reports are received, the superseded report can be removed from the binder and replaced by the updated version.

Periodic memorandums from the Office of Research and Statistics will accompany new reports and will identify which reports are currently effective and which ones are superseded. In addition these memorandums will comment as necessary on the following subjects:

- Qualification and assumptions regarding the Standard Reports
- Analysis of individual reports
- How to obtain assistance in using Standard Reports
- How to obtain additional or more specific information through the Office of Research and Statistics.

Additional copies of the Standard Reports, together with revisions and newly-issued reports, are available at cost at the following location:

Fairfax County Administrative Services Office
Fairfax Building
10555 Main Street
Fairfax, Virginia 22030

Telephone: 691-2781

May, 1974

FOREWORD

This volume contains a variety of inventory reports regarding housing, population, and land uses in Fairfax County, Virginia. The reports are called Standard Reports because their contents are of continuing general interest and can serve as reference sources for most agencies and persons interested in Fairfax County. For this reason these Standard Reports will be updated from time to time as new information becomes available. In addition, a number of other Standard Reports will be produced in future months to supplement and to expand on the reports included in this set of compilations.

The reports are numbered so as to identify both a general subject area and also a specific report number. Thus, DU-5 identifies Dwelling Unit Report #5, P-2 refers to Population Report #2, and L-3 identifies Land Use Report #3.

This series of reports should be kept in a loose leaf binder with dividers to separate the various subject areas. As additional reports become available through the Office of Research and Statistics, they can simply be inserted into the loose leaf binder. As updated reports are received, the superseded report can be removed from the binder and replaced by the updated version.

Periodic memorandums from the Office of Research and Statistics will accompany new reports and will identify which reports are currently effective and which ones are superseded. In addition, these memorandums will comment as necessary on the following subjects:

- Qualification and assumptions regarding the Standard Reports
- Analysis of individual reports
- How to obtain assistance in using Standard Reports
- How to obtain additional or more specific information through the Office of Research and Statistics

To properly utilize these reports, readers should have at their disposal three specific County maps illustrating the following: (1) Planning Districts; (2) Magisterial Districts; and (3) Sewersheds.

Additional copies of the Standard Reports, together with revisions and newly-issued reports, and explanatory maps, are available at cost at the following location.

Fairfax County Administrative Services Office
The Massey Building, Fifth Floor
4100 Chain Bridge Road
Fairfax, Virginia 22030

Telephone: 691-2781

UDIS STANDARD REPORTS
Table of Contents
(Includes Supplements Through October, 1974)

	<u>Page</u>
Foreword	i
Table of Contents	ii
 Summary Section	
*Housing Inventory Reports Summary	I-1
Construction Activity Reports Summary	I-2
*Population Reports Summary	I-3
*Land Use Reports Summary	I-5
 Housing Inventory Reports	
DU-1a Dwelling Units	Magisterial District II-1
DU-1b Dwelling Units	Planning District II-2
DU-2a Dwelling Units by Type and Land Use	Magisterial District II-3
DU-2b Dwelling Units by Type and Land Use	Planning District II-4
DU-3a Individually Owned Dwelling Units	Magisterial District II-5
DU-3b Individually Owned Dwelling Units	Planning District II-6
DU-4a Rental Dwelling Units	Magisterial District II-7
DU-4b Rental Dwelling Units	Planning District II-8
DU-5a Sales Price Distribution	Magisterial District II-9
DU-5b Sales Price Distribution	Planning District II-10
*DU-6 Dwelling Units and Population	Subcensus Tract II-11
DU-7 Vacancy Analysis of Rental Projects	Countywide II-20
+DU-8 Condominium Inventory	Countywide II-21
 Construction Activity Reports	
CA-5 Construction Activity Summary	Planning District III-1
CA-6 Construction Activity Summary	Magisterial District III-2
CA-7 Construction Activity Summary	Sewershed III-3
CA-8 Construction Activity by Stage	Sewershed III-5
CA-10 Committed and Anticipated Growth	Census Tract III-7
*CA-11 Housing Units Authorized (1968-1974)	Countywide III-9
CA-12 Actual and Estimated Residential Units Authorized vs. Units Completed (1968- 1975)	Countywide III-9
CA-13 Location of Residential Construction Activity	Sewershed III-11
CA-14 Building Permit Activity	Planning District III-12
CA-15 Development of New Housing on Septic Tank Systems	Sewershed III-21
 Population Reports	
*P-1a Current Population	Magisterial District IV-1
+P-1b Current Population	Planning District IV-2
+P-1c Current Population	Sewershed IV-3
*P-2 Components of Future Population	Countywide IV-4
*P-3 Population: Future Estimates	Countywide IV-5
*P-4 Current Population Density	Census Tract IV-7
*P-5 Committed Growth	Census Tract IV-8
*P-6 Anticipated Growth	Census Tract IV-9
*P-7 Future Population, Including Committed and Anticipated	Census Tract IV-10
 Land Use Reports	
L-1 Acres of Land by Zoning Class	Planning District V-1
L-2 Acres of Vacant Land by Zone	Planning District V-3
L-3 Acres of Land by Land Use Category	Planning District V-5
+L-4 Appraised Valuations	Subcensus Tract V-7
 Appendix A UDIS Residential Monitoring System: Method, Assumptions and Limitations	
	A-1
Appendix B Zoning Classification Description	B-1
+Appendix C Sewershed Codes	C-1
+Appendix D Fairfax County Sewershed Map	D-1
+Appendix E Fairfax County Magisterial Districts	E-1
+Appendix F Fairfax County Planning Districts	F-1
+Appendix G Housing-to-Population Conversion Factors	G-1
*Appendix H Table of Additions and Revisions	H-1

*Denotes report updated by October, 1974 Supplement.

+Denotes new report not previously published in Standard Reports prior to October, 1974.

SECTION I
SUMMARY SECTION

CURRENT HOUSING INVENTORY
Fairfax County, Virginia
Brief Summary

Reports DU-2, DU-3, and DU-4 illustrate that 72 percent of the total dwelling units are individually owned units* and 28 percent are rental units. The large majority of individually owned units, 84 percent, are single family detached. Ninety-five percent of the rental units are found in rental highrise, rental townhouses or garden apartment projects.

Centreville, the largest Magisterial District, in terms of both dwelling units and population, has 27,777 units or 16 percent of the total County housing inventory. Centreville also has the greatest number of individually owned units, while Mason has the greatest share of rental units.

The median price in Fairfax County's inventory of individually owned housing is about \$55,000. Thus, 50 percent of the homes cost less than \$55,000 and 50 percent cost more. Only about 7 percent of all individually owned units are under \$30,000. On the other hand, 3.7 percent or 4,468 units have a market value of \$100,000 or more.

Reports DU-1 through DU-6 provide a profile of Fairfax County's housing inventory in greater detail. It should be noted that reports DU-6 and DU-8 are more current than DU-1 through DU-5 and hence reflect a moderately increased housing inventory.

*Individually owned units include condominiums.

May, 1974

CONSTRUCTION ACTIVITY
Fairfax County, Virginia
Brief Summary

Some 107,007 proposed dwelling units were at various stages in the development process as identified in a compilation of construction plans and ongoing building activity completed in April, 1974. Completion of these units would increase the county housing inventory by 64%.

The proposed new dwelling units, as of the first quarter of 1974, fell into the following stages of completion:

<u>Stage of Completion</u>	<u>Number of Units</u>	<u>% of Proposed Units</u>
Under Construction	11,890	11%
Outstanding Building Permits, Not Started	10,442	10%
Plans Approved	9,218	9%
Plans Under Review	21,661	20%
Rezoned Recently	8,968	8%
Rezoning: Likely*	0	0
Rezoning: Likelihood Uncertain	30,258	28%
Rezoning: Unlikely*	0	0
Rezoning: Recently Denied or Withdrawn	14,570	14%
	<u>107,007</u>	<u>100%</u>

Of the total construction activity, 22,332 units (21%) represent Committed Growth, since building permits and sewer taps, where applicable, already have been issued. This component of future county growth is unaffected by current sewer moratoria.

The collection of proposed construction activity data confirms the trend toward more townhouse and multi-family housing in Fairfax County. While 60% (101,352 units) of the present housing inventory is single family detached, only 32% of the proposed housing is of this type.

Reports CA-5 through CA-8, and CA-10 summarize construction plans in detail. CA-11 through CA-14 provide a breakdown on building permit activity. Report CA-15 highlights recent trends in the development of new housing on septic tank systems.

The construction activity reports generally are compiled according to three basic structural housing types: single-family, townhouse, and apartment. The first category refers to single-family detached housing. The townhouse category covers townhouses and various multiplex structures. The apartment category includes garden apartment, low-rise, mid-rise, and high-rise units. The three structural types are not meant to suggest the tenure of occupancy, i.e. rental or owner-occupied.

* Due to the zoning process restrictions included in the Interim Development Control Ordinance, no judgements have been made as to the likelihood of pending rezoning applications being granted. For this reason, these categories are blank in this report.

POPULATION
Fairfax County, Virginia
Brief Summary

The population holding capacity of Fairfax County as of January 1, 1975 is estimated at 551,939¹. This figure is 7.6 percent smaller than a previous estimate reported in an earlier edition of the Standard Reports. The lower population estimate is the result of two factors:

1. The current construction slowdown which has reduced the completion rate and market absorption of new units significantly below what originally had been expected, and
2. Determination and use of revised household size factors which confirm the recent national and regional trends toward lower household sizes.

The Office of Research and Statistics determined the new household size factors from a statistical analysis of the 1974 School Census Survey. The former household size factors, which had been in general use in Fairfax County since the 1968 Council of Governments Home Interview Survey, compared with the revised factors as shown below:

**COMPARISON OF HOUSING-TO-POPULATION
CONVERSION FACTORS**

Housing Type	Former Average Household Size	Revised Countywide Average Household Size	Percent Change
Single Family } Duplex } Multiplex }	3.7	3.57	-3.5
		3.22	-13.0
	--	2.42	--
Townhouse	3.5	2.81	-19.7
Garden Apartment	3.0	2.50	-16.7
Elevator Apartment	1.8	1.52	-15.6
Mobile Home	2.9	2.61	-10.0

A complete discussion of the demographic trends contributing to the smaller average household size is included in "Demographic Factors of Growth in Fairfax County, 1960 - 1970," published by the Office of Research and Statistics and available through the Administrative Services Offices, 10555 Main Street, Fairfax, Virginia 22030.

NOTE: ¹The term "population holding capacity" is distinct from population in that the first term indicates what the current housing inventory could hold were there no vacancies and all new units were occupied shortly after entering the market. The latter refers to the actual number of persons in the County.

The new population estimates, like the earlier ones, show the Centreville Magisterial District (including Vienna) to be by far the most populous with 90,819 persons. Mount Vernon District is the smallest with 58,080 persons. (Report P-1a)

Given the estimated population holding capacity of 551,939 as of January 1, 1975, and assuming housing completion rates as estimated in Report P-3, the January, 1976 population should be about 582,000.

Report P-2 illustrates that the addition of all currently Committed Growth* (building permits outstanding) and Anticipated Growth* (site plans or subdivision plats submitted) could result in a total population of 705,535 persons in the foreseeable future. However, while the Committed Growth component would normally occur within a year or two, current economic conditions already indicate a substantial slowdown and hence a longer time frame. It also should be noted that large amounts of property tributative to the Anticipated Growth category are uneconomic to develop under current conditions, despite early intentions as evidenced by subdivision plat submissions. (Report P-2)

Reports P-1 through P-7 on Pages IV-1 through IV-7 illustrate the population figures in more detail.

*Complete definitions appear in Appendix A.

October, 1974

LAND USE
Fairfax County, Virginia
Brief Summary

Of Fairfax County's 257,000 acres (402 square miles), 241,882 acres are zoned predominately in the categories shown in Report L-1. The remaining 15,118 acres are in roads, water and other areas not zoned.

Fifty-four percent (129,812 acres) of the County's zoned land is RE-1 with the largest single portion (32%) found in Pohick Planning District. An additional 33% of the land zoned RE-1 is located in the Upper Potomac and Bull Run Planning Districts. Almost two-thirds of all the land in Fairfax is either RE-1 or RE-2.

Ninety-three percent of the County's land is zoned predominantly residential. Less than 2% is commercial and less than 2% industrial. There are 2,903 acres zoned "Public Land," located mainly in Mount Vernon and Lower Potomac Planning Districts.

Some 93,284 acres of all County land is vacant. This accounts for about 39% of the total amount of zoned land. Better than 52% of all vacant land is found in Pohick and Upper Potomac Planning Districts. In addition to vacant land, the County has a large amount of land which is substantially vacant but which is classified otherwise. Report L-2 does not include such "underdeveloped" lands.

Report L-3 tabulates current land uses by Planning District. Presently, 38% of all zoned land is devoted to single family housing. This nearly equals the 39% which is vacant. The Government Services category, which includes Fort Belvoir, accounts for some 13,330 acres.

Report L-4 reports the total appraised value of all assessed properties in Fairfax County by subcensus tract. Of the 156,394 land parcels in the County, the total appraised value is in excess of \$8 billion. Of the total appraised value, \$2.9 billion is attributed to land value and \$5.2 billion is appraised improvement value.

SECTION II

HOUSING INVENTORY REPORTS

DWELLING UNITS¹
 Summarized By Magisterial District
 Fairfax County, Virginia

Magisterial District Code	Magisterial District	Dwelling Units	Percentage																	
01	CENTREVILLE ²	21,721	13.0%																	
02	DRANESVILLE ³	17,477	10.4%																	
03	ANNANDALE	18,568	11.1%																	
04	LEE	19,348	11.6%																	
05	MASON	20,929	12.4%																	
06	MOUNT VERNON	19,548	11.7%																	
07	PROVIDENCE	22,520	13.4%																	
08	SPRINGFIELD ⁴	20,279	12.1%																	
10	TOWN OF CLIFTON	67	0.0%																	
12	TOWN OF HERNDON	2,115	1.3%																	
13	TOWN OF VIENNA	4,969	3.0%																	
	COUNTY TOTAL: ⁵	167,541	100.0%																	
		Source: UDIS Parcel File, January, 1974																		
		Notes: 1 Figures exclude housing located on Federal property. Mobile home sites are included where applicable.																		
		2 Excludes Town of Vienna.																		
		3 Excludes Town of Herndon.																		
		4 Excludes Town of Clifton.																		
		5 Dwelling units represented in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory.																		

DWELLING UNITS¹
Summarized by Planning District
Fairfax County, Virginia

Planning District Code	Planning District	Dwelling Units	Percentage
A	ANNANDALE	20,340	12.1%
B	BAILEYS	12,749	7.6%
C	BULL RUN	6,462	3.9%
D	FAIRFAX	9,431	5.6%
E	JEFFERSON	13,280	7.9%
F	LINCOLNIA	3,916	2.3%
G	LOWER POTOMAC	1,669	1.0%
H	MCLEAN	15,938	9.5%
I	MOUNT VERNON	28,779	17.2%
J	POHICK ⁴	10,537	6.3%
K	ROSE HILL	6,740	4.0%
L	SPRINGFIELD	10,331	6.2%
M	UPPER POTOMAC ³	13,836	8.3%
N	VIENNA ²	13,533	8.1%
COUNTY TOTAL ⁵		167,541	100%

Source: UDIS Parcel File, January, 1974

Notes: 1 Figures exclude housing located on Federal property. Mobile home sites are included where applicable.
 2 Includes Town of Vienna.
 3 Includes Town of Herndon.
 4 Includes Town of Clifton.
 5 Dwelling units represented in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory.

DWELLING UNITS BY TYPE AND LAND USE¹
 Summarized By Magisterial District
 Fairfax County, Virginia

Magisterial District Code	Magisterial District	Single Family LU-01 ⁵	Rental Units LU-02	Converted To Apartment LU-12, 13	Business and Dwelling LU-18, 35	Ownership Townhouse LU-38	Multiplex Units LU-40, 48, 50, 51	Condominium Townhouse LU-46	Condominium Apartment LU-49	Mobile Home LU-44	Total Magisterial Districts	Percentage
01	CENTREVILLE ²	11,987	3,972	11	21	3,480	629	98	1,023	500	21,721	13.0%
02	DRANESVILLE ³	14,297	2,162	7	25	748	2	236			17,477	10.4%
03	ANNANDALE	12,913	3,881	5	15	1,058	255	25	416		18,568	11.1%
04	LEE	10,686	4,656	19	17	1,338	1,223	126	304	979	19,348	11.6%
05	MASON	10,244	10,110	14	15	403			143		20,929	12.5%
06	MOUNT VERNON	11,286	5,904	24	25	163	1,138	99	216	693	19,548	11.7%
07	PROVIDENCE	10,582	9,648	12	13	1,548	162		555		22,520	13.4%
08	SPRINGFIELD ⁴	14,263	2,079	12	15	3,267	175	204		264	20,279	12.1%
10	TOWN OF CLIFTON	67									67	0.0%
12	TOWN OF HERNDON	1,009	678	30	5	393					2,115	1.2%
13	TOWN OF VIENNA	4,018	751	24	8	132			36		4,969	3.0%
COUNTY TOTAL: ⁶		101,352	43,841	158	159	12,530	3,584	788	2,693	2,436	167,541	100%
PERCENTAGE:		60.5%	26.2%	0.1%	0.1%	7.5%	2.1%	0.4%	1.6%	1.5%	100%	
Source:		UDIS Parcel File, January, 1974										
Notes:		<ol style="list-style-type: none"> 1 Figures exclude housing located on Federal property. Mobile home sites are included where applicable. 2 Excludes Town of Vienna. 3 Excludes Town of Herndon. 4 Excludes Town of Clifton. 5 Codes such as LU-01 and LU-02 refer to Temporary Land Use Codes. 6 Dwelling units represented in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory. 										

INDIVIDUALLY OWNED DWELLING UNITS ¹
 Summarized by Magisterial District
 Fairfax County, Virginia

Magisterial District Code	Magisterial District	Single Family	Converted To Apartment	Business and Dwelling	Ownership Townhouse	Multiplex ⁵ Units	Condominium Townhouse	Condominium Apartments	Total By Magisterial District	Percentage
01	CENTREVILLE ²	11,987	11	21	3,480	629	98	1,023	17,249	14.2%
02	DRANESVILLE ³	14,297	7	25	748	2	236		15,315	12.6%
03	ANNANDALE	12,913	5	15	1,058	255	25	416	14,687	12.1%
04	LEE	10,686	19	17	1,338	1,223	126	304	13,713	11.3%
05	MASON	10,244	14	15	403			143	10,819	8.9%
06	MOUNT VERNON	11,286	24	25	163	1,138	99	216	12,951	10.7%
07	PROVIDENCE	10,582	12	13	1,548	162		555	12,872	10.6%
08	SPRINGFIELD ⁴	14,263	12	15	3,267	175	204		17,936	14.8%
10	TOWN OF CLIFTON	67							67	0.1%
12	TOWN OF HERNDON	1,009	30	5	393				1,437	1.2%
13	TOWN OF VIENNA	4,018	24	8	132			36	4,218	3.5%
COUNTY TOTAL: ⁶		101,352	158	159	12,530	3,584	788	2,693	121,264	100%
PERCENTAGE:		83.6%	0.1%	0.1%	10.3%	3.0%	0.7%	2.2%	100%	

Source: UDIS Parcel File, January, 1974

- Notes:
- 1 Figures exclude housing located on Federal property.
 - 2 Excludes Town of Vienna.
 - 3 Excludes Town of Herndon.
 - 4 Excludes Town of Clifton.
 - 5 Includes duplex units as well as others, e.g., triplex, faurplex, etc.
 - 6 Dwelling units represented in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory.

INDIVIDUALLY OWNED DWELLING UNITS ¹
 Summarized By Planning District
 Fairfax County, Virginia

Planning District Code	Planning District	Single Family	Converted To Apartments	Business and Dwelling	Ownership Townhouse	Multiplex ⁵ Units	Condominium Townhouse	Condominium Apartment	Total By Planning District	Percentage
A	ANNANDALE	14,567	5	12	1,179	255	25	416	16,459	13.6%
B	BAILEYS	4,729	14	12	160			143	5,058	4.2%
C	BULL RUN	4,362	8	10	658	618			5,656	4.6%
D	FAIRFAX	5,104	3	9	491	161		511	6,279	5.2%
E	JEFFERSON	7,837	4	8	223	1		44	8,117	6.7%
F	LINCOLNIA	1,374		1	122				1,497	1.2%
G	LOWER POTOMAC	1,074	21	3	241	1	125		1,465	1.2%
H	MCLEAN	12,767	3	20	748	2	236		13,776	11.3%
I	MOUNT VERNON	13,488	29	30	766	2,361	100	520	17,294	14.3%
J	POHICK ⁴	8,031	4	5	2,270	174	52		10,536	8.7%
K	ROSE HILL	6,161	1	8	16				6,186	5.1%
L	SPRINGFIELD	6,628		9	1,475		152		8,264	6.8%
M	UPPER POTOMAC ³	5,425	35	10	3,180	11	98	1,023	9,782	8.1%
N	VIENNA ²	9,805	31	22	1,001			36	10,895	9.0%
COUNTY TOTAL: ⁶		101,352	158	159	12,530	3,584	788	2,693	121,264	100%
PERCENTAGE:		83.6%	0.1%	0.1%	10.3%	3.0%	0.6%	2.2%	100%	

Source: UDIS Parcel File, January, 1974

- Notes:
- 1 Figures exclude housing on Federal property.
 - 2 Includes Town of Vienna.
 - 3 Includes Town of Herndon.
 - 4 Includes Town of Clifton.
 - 5 Includes duplex units as well as others, e.g., triplex, fourplex, etc.
 - 6 Dwelling units represented in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory.

RENTAL DWELLING UNITS ¹
 Summarized By Magisterial District
 Fairfax County, Virginia

Magisterial District Code	Magisterial District	Rental ⁵ Units	Mobile Home Pads	Total Magisterial District	Percentage
01	CENTREVILLE ²	3,972	500	4,472	9.6%
02	DRANESVILLE ³	2,162		2,162	4.7%
03	ANNANDALE	3,881		3,881	8.4%
04	LEE	4,656	979	5,635	12.3%
05	MASON	10,110		10,110	21.8%
06	MOUNT VERNON	5,904	693	6,597	14.2%
07	PROVIDENCE	9,648		9,648	20.8%
08	SPRINGFIELD ⁴	2,079	264	2,343	5.1%
12	TOWN OF HERNDON	678		678	1.5%
13	TOWN OF VIENNA	751		751	1.6%
COUNTY TOTAL: ⁶		43,841	2,436	46,277	100%
PERCENTAGE:		94.6%	5.4%	100%	

Source: UDIS Parcel File, January, 1974

- Notes:
- 1 Figures exclude housing on Federal property.
 - 2 Includes Town of Vienna.
 - 3 Includes Town of Herndon.
 - 4 Includes Town of Clifton.
 - 5 "Rental Units" in this report refers primarily to those units occurring in major apartment and town-house rental projects. The units surveyed in Report DU-7 are included among those summarized in this report. Excluded from this tabulation are individually-owned houses and condominium units which are being rented out by their owners.
 - 6 Dwelling units represented in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory.

DWELLING UNITS BY SALES PRICE DISTRIBUTION²
 (Thousands of Dollars)
 Summarized By Planning District
 Fairfax County, Virginia

Planning District	Unit Type	Less Than \$30	\$30-35	\$35-40	\$40-45	\$45-50	\$50-55	\$55-60	\$60-70	\$70-80	\$80-90	\$90-100	Over \$100	Total ⁴	Percentage
ANNANDALE	Single Family	182	209	345	830	1,390	2,471	3,184	3,147	1,963	669	77	100	14,567	
	Townhouse ¹	189	30	21	136	339	327	222	193	2				1,459	
	Apartment	154	26	149	78	9								416	
	Total:	525	265	515	1,044	1,738	2,798	3,405	3,340	1,965	669	77	100	16,442	13.8%
BAILEYS	Single Family	175	57	164	455	455	602	486	839	584	336	218	358	4,729	
	Townhouse ¹	4					1	139	15	1				160	
	Apartment	143												143	
	Total:	322	57	164	455	455	603	625	854	585	336	218	358	5,032	4.2%
BULL RUN	Single Family	373	83	98	289	913	1,097	1,039	272	63	23	11	101	4,362	
	Townhouse ¹	80	231	338	398	201	28							1,276	
	Total:	453	314	436	687	1,114	1,125	1,039	272	63	23	11	101	5,638	4.7%
FAIRFAX	Single Family	193	116	131	172	318	518	377	1,498	780	499	238	264	5,104	
	Townhouse ¹	16		3	136	193	254	49	1					652	
	Apartment	431	62	13		1				1			3	511	
	Total:	640	178	147	308	512	772	426	1,499	781	499	238	267	6,267	5.3%
JEFFERSON	Single Family	162	327	1,372	1,895	1,358	725	528	773	402	159	56	80	7,837	
	Townhouse ¹		1		23	26	140	30	3					223	
	Apartment	41				1							2	44	
	Total:	203	328	1,372	1,918	1,385	665	558	776	402	159	56	82	8,104	6.8%
LINCOLNIA	Single Family	133	59	68	92	396	221	140	125	92	23	13	12	1,374	
	Townhouse ¹				7	31	24	52	8					122	
	Total:	133	59	68	99	427	245	192	133	92	23	13	12	1,496	1.3%
LOWER POTOMAC	Single Family	329	52	75	217	93	31	43	75	66	30	17	46	1,074	
	Townhouse ¹	172	14	7	67	51	48	4	1					366	
	Total:	501	66	84	284	144	79	47	76	66	30	17	46	1,440	1.2%
MCLEAN	Single Family	270	642	1,179	704	623	588	826	2,624	1,521	1,212	970	1,607	12,766	
	Townhouse ¹	27	19	133	64		47	60	343	272	10		9	984	
	Total:	297	661	1,312	768	623	635	886	2,967	1,793	1,222	970	1,616	13,750	11.5%
MOULTI VERNON	Single Family	693	827	872	1,195	1,170	1,264	1,455	2,943	1,382	893	388	406	13,488	
	Townhouse ¹	318	248	197	92	101	434	68	2	126	4			1,590	
	Apartment	364	92	3	53	7				1				520	
	Total:	1,375	1,167	1,072	1,340	1,278	1,698	1,523	2,945	1,509	897	388	406	15,598	13.1%
PCHICK	Single Family	849	162	124	176	392	542	1,691	2,852	624	208	129	282	8,031	
	Townhouse ¹	499	167	412	459	533	284	89	1				1	2,445	
	Total:	1,348	329	536	635	925	826	1,780	2,853	624	208	129	283	10,476	8.8%
ROSE HILL	Single Family	224	461	474	913	1,093	931	672	1,039	212	63	10	69	6,161	
	Townhouse ¹						16							16	
	Total:	224	461	474	913	1,093	947	672	1,039	212	63	10	69	6,177	5.2%
SPRINGFIELD	Single Family	229	90	190	878	1,146	1,291	856	1,119	620	151	20	38	6,628	
	Townhouse ¹	115	52	102	210	177	379	200	123	28			241	1,627	
	Total:	344	142	292	1,088	1,323	1,670	1,056	1,242	648	151	20	279	8,255	6.9%
UPPER POTOMAC	Single Family	518	183	207	308	306	323	331	674	885	684	352	654	5,425	
	Townhouse ¹	455	185	406	323	443	352	441	478	147	37	11		3,278	
	Apartment	839	40	5	10	19	50	51	3	1			5	1,023	
	Total:	1,812	408	618	631	759	694	822	1,203	1,035	722	363	659	9,726	8.1%
VIENNA	Single Family	409	216	341	693	1,251	1,504	1,043	2,290	1,272	480	116	190	9,805	
	Townhouse ¹	2	4	5	36	199	332	249	142	24	8			1,001	
	Apartment	34	2											36	
	Total:	445	222	346	729	1,450	1,836	1,292	2,432	1,296	488	116	190	10,842	9.1%
County Total: ³		8,622	4,657	7,436	10,899	13,226	14,793	14,324	21,631	11,071	5,490	2,626	4,468	119,243	100.0%
Percentage Distribution		7.2%	3.9%	6.2%	9.2%	11.1%	12.4%	12.0%	18.2%	9.3%	4.6%	2.2%	3.7%		
Cumulative-Up		7.2%	11.1%	17.3%	26.5%	37.6%	50.0%	62.0%	80.2%	89.5%	94.1%	96.3%	100.0%		
Cumulative-Down		100.0%	92.8%	88.9%	82.7%	73.5%	62.4%	50.0%	38.0%	19.8%	10.5%	5.9%	3.7%		
Source: UDIS Parcel File, January, 1974															
Notes:															
1. Townhouse category includes townhouses, duplex units, multi-plex units, and all sales-type housing other than single-family detached and condominium apartment.															
2. Sales Price, in this report, refers to the estimated present market value. Market value for each dwelling unit is derived from recent sales prices, if any, and from the most recent tax assessment. In order to estimate market value for all dwelling units as of January 1, 1974, the following "price increase factors" have been applied to the period between the time of sale or assessment and January, 1974. During calendar year: 1973-15% annual rate of price increase, 1972-12% 1971-9%, and 1970-7%.															
3. Dwelling units represented in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory.															
4. Totals may not agree with report DU-3b because not all individually owned dwelling unit categories are included, e.g., Business and Dwelling, Converted Apartments.															

HOUSING UNITS AND POPULATION
 Summarized By Subcensus Tract
 Page 1 of 9
 Fairfax County, Virginia

Metropolitan District ⁶	Planning District ⁷	Subcensus Tract ¹	HOUSING UNITS ⁵					POPULATION ³					
			Ownership Housing	Rental Project Housing	Mobile Homes	Group Ctrs. & Military	Total Housing Units ²	Ownership Housing	Rental Project Housing	Mobile Homes	Group Ctrs. & Military	Total Population ⁴	Total Housing Units ²
1	Mt. Vm 06	Mt. Vm I	1,010	386			386	1,290				1,290	386
2	06	I	1,020	300	72	90	462	1,001	182	235		1,418	462
3	06	I	1,030	268			268	895				895	268
4	06	I	2,010	318			318	1,002				1,002	318
5	06	I	2,020	18	1,479		1,497	60	3,237			3,297	1,497
6	06	I	2,030	117			117	391				391	117
7	06	I	3,010	220	32		252	778	100		9	887	252
8	06	I	3,020	246	201		447	822	647			1,469	447
9	06	I	3,030	188	290		478	628	934			1,562	478
10	06	I	3,040	100			100	334				334	100
11	06	I	4,010	527			527	1,760				1,760	527
12	06	I	4,020	74			74	247				247	74
13	06	I	4,030	283			283	945				945	283
14	06	I	4,040	93			93	311				311	93
15	06	I	5,010	524	1,374	454	2,352	1,862	3,531	1,185		6,578	2,352
16	06	I	5,020	349			349	1,166				1,166	349
17	06	I	5,030	175		30	205	583		78		661	205
18	06	I	6,010	268	209		477	895	529			1,424	477
19	06	I	6,020	685			685	2,288				2,288	685
20	06	I	6,030	216			216	721			63	784	216
21	06	I	6,040	90			90	301				301	90
22	06	I	7,010	82	168		250	289	432			721	250
23	06	I	7,020	621	239	118	978	2,041	614	308		2,963	978
24	06	I	7,030	289			289	1,029				1,029	289
25	06	I	8,010	811			811	2,887				2,887	811
26	06	I	8,020	134	3		137	477	8			485	137
27	06	I	8,040	87			87	310				310	87
28	06	I	9,010	599			599	2,001				2,001	599
29	06	I	9,020	447			447	1,493				1,493	447
30	06	I	9,030	426			426	1,423			3	1,426	426
31	06	I	10,010	427			427	1,426				1,426	427
32	06	I	10,020	739			739	2,468				2,468	739
33	06	I	10,030	177			177	591				591	177
34	06	I	11,010	104	45		149	366	116			482	149
35	06	I	11,020	73			73	260				260	73
36	06	I	11,030	547			547	1,947				1,947	547
37	06	I	11,040	295			295	1,050				1,050	295
38	Sprfld 08	L Potmac G	12,010								7,076	7,076	
39	08	G	13,010	188			188	670				670	188
40	08	G	13,020	358	8		366	1,278	22			1,300	366
41	Lee 04	Sprfld L	14,010	437			437	1,652				1,652	437
42	04	L	14,020	471			471	1,780				1,780	471
43	04	Rose Hill K	15,010	267			267	951				951	267
44	04	K	15,020	538			538	1,898				1,898	538
45	04	K	16,010	581			581	2,068				2,068	581
46	04	K	16,020	354			354	1,182				1,182	354
47	04	K	16,030	202			202	675				675	202
48	04	K	16,040	192			192	641				641	192
49	04	K	17,010	609			609	2,167				2,167	609
50	04	K	17,020	114			114	406				406	114
51	04	K	17,030	453			453	1,613				1,613	453
52	04	Mt. Vm I	18,010	63	115		178	210	371			581	178
53	04	I	18,020	5	422		427	16	1,313			1,329	427
54	04	I	18,030	370	414		784	1,081	1,191			2,182	784

HOUSING UNITS AND POPULATION
Summarized By Subcensus Tract
Page 2 of 9
Fairfax County, Virginia

Magisterial District	Planning District	Subcensus Tract	HOUSING UNITS					POPULATION					Total Housing Units
			Ownership	Rental Project	Mobile	Group Qtrs.	Total	Ownership	Rental Project	Mobile	Group Qtrs.	Total	
			Housing	Housing	Homes	& Military	Housing Units	Housing	Housing	Homes	& Military	Population	
Mt. Vrn 06	Mt. Vrn I	19.070	35	1,587			1,622	117	2,964			3,081	1,622
06	I	19.020	357	1,286			1,643	980	2,882			3,862	1,643
06	I	19.030	172	1			173	574	3		11	588	173
Lee 04	Sprfld L	20.010	224				224	847			9	856	224
04	L	20.020	397				397	1,270				1,270	397
04	L	20.030	157				157	559				559	157
04	L	20.040	290				290	1,096				1,096	290
04	Rose Hill K	21.010	360	554			914	1,280	1,424			2,704	914
04	K	21.020	226				226	803				803	226
04	K	21.030	121				121	680				680	121
04	K	22.010	321				321	1,143				1,143	321
04	K	22.020	256				256	911				911	256
04	K	22.030	345				345	1,226				1,226	345
04	Sprfld L	23.010	311				311	970				970	311
04	Rose Hill K	23.020	142				142	506				506	142
04	K	23.030	692				692	2,463				2,463	692
04	Sprfld L	23.040	1				1	4				4	1
04	L	23.050	2				2	7				7	2
04	L	23.060	10				10	36				36	10
04	L Potmac G	23.070	407				407	1,345				1,345	407
04	G	23.080	13				13	46				46	13
04	G	23.090	25	198			223	89	509			598	223
04	Rose Hill K	24.010	395				395	1,407				1,407	395
04	Mt. Vrn I	24.020	213	728			941	728	1,871			2,599	941
04	I	24.030	246	1,195			1,441	875	3,071			3,946	1,441
04	Rose Hill K	24.040	1				1	4			20	24	1
04	Mt. Vrn I	25.010	499	250	974		1,723	1,579	643	2,542		4,764	1,723
04	I	25.020	485	204			689	1,282	524			1,806	689
04	I	25.030	106	443			549	362	1,191			1,553	549
04	L Potmac G	26.010									5,997	5,997	
04	Mt. Vrn I	27.010	1,651	240			1,891	5,499	617			6,116	1,891
04	I	27.020	482	121			603	1,383	311			1,694	603
Sprfld 08	L Potmac G	28.010	1				1	4			1,726	1,730	1
Lee 04	G	29.010	32				32	114				114	32
Sprfld 08	G	29.020	1				1	4				4	1
Lee 04	G	29.030	84	1			85	300	3			303	85
Sprfld 08	G	29.030	9				9	32				32	9
Lee 04	G	29.040	345	6			351	951	16			967	351
04	G	29.050	18				18	64				64	18
Sprfld 08	G	29.060	39	11			50	140	29			169	50
08	Fairfax D	30.010	513		254		767	1,867		663		2,530	767
Annandl 03	D	31.010	44				44	160				160	44
03	D	31.020	58				58	211				211	58
03	D	31.030	1,006				1,006	3,659				3,659	1,006
Sprfld 08	Pohick J	32.010	458				458	1,657			15	1,682	458
08	J	32.020	372				372	1,327				1,327	372
08	J	32.030	109				109	397				397	109
08	J	32.040	1,353				1,353	4,776			17	4,793	1,353
08	J	32.050	1,447	51			1,498	4,397	164			4,561	1,498
08	J	32.060	9				9	32				32	9
Annandl 03	Annandl A	33.010	431				431	1,629				1,629	431
03	A	34.010	506				506	1,912				1,912	506
03	A	34.020	345				345	1,304				1,304	345
03	A	34.030	284				284	1,074				1,074	284

HOUSING UNITS AND POPULATION
Summarized By Subcensus Tract
Page 3 of 9
Fairfax County, Virginia

Magisterial District	Planning District	Subcensus Tract 1	HOUSING UNITS 5					POPULATION 3					
			Ownership Housing	Rental Project Housing	Mobile Homes	Group Ctrs. & Military	Total Housing Units 2	Ownership Housing	Rental Project Housing	Mobile Homes	Group Ctrs. & Military	Total Population 4	Total Housing Units 2
Annandl 03	Annandl A	34.040	326	412			738	1,232	948			2,180	738
03	A	34.050	189				189	620				620	189
03	A	35.010	291				291	1,100				1,100	291
03	A	35.020	349				349	1,319				1,319	349
Mason 05	Lincolne F	35.030	323				323	1,176				1,176	323
05	F	35.040	306	1,022			1,328	1,039	2,534			3,573	1,328
05	F	36.010	365	367			732	1,329	910		6	2,245	732
05	F	36.020	10	176			186	36	436			472	186
05	F	36.030	76				76	277				277	76
Sprafld 08	Pohick J	37.010	11	3			14	39	8			47	14
08	J	37.020	4				4	14				14	4
08	J	37.030	35				35	124				124	35
08	J	37.040	10				10	36				36	10
08	J	37.050	1,545				1,545	4,945				4,945	1,545
08	Sprafld L	38.010	2,007	1,340			3,347	6,975	3,382			10,357	3,347
08	L	39.010	217				217	820				820	217
08	L	39.020	338				338	1,278				1,278	338
08	L	39.030	372				372	1,406				1,406	372
08	L	40.010	384	166			550	1,353	382			1,735	550
08	L	40.020	350				350	1,323				1,323	350
08	L	40.030	257	220			477	971	506			1,477	477
08	L	40.040	435				435	1,644				1,644	435
08	Pohick J	41.010	62				62	221				221	62
08	J	41.020	142				142	507				507	142
08	J	41.030	38				38	136				136	38
08	J	41.040	52				52	186				186	52
08	J	41.050	43				43	153				153	43
08	J	41.060	11				11	39				39	11
08	J	41.070	21				21	75				75	21
08	J	41.080	80				80	285				285	80
08	J	41.090	38				38	136				136	38
08	J	41.100	69				69	246				246	69
08	J	41.110	115				115	411				411	115
08	J	41.120	68				68	257				257	68
08	J	42.010	846				846	3,054				3,054	846
08	J	42.020	1,737				1,737	6,498				6,498	1,737
08	Sprafld L	42.030	775				775	2,836				2,836	775
08	Pohick J	42.040	1,108				1,108	3,691				3,691	1,108
08	Sprafld L	42.050	10				10	38				38	10
08	L	43.010	230	242			472	869	557			1,426	472
08	L	43.020	381	99			480	1,357	228			1,585	480
Mason 05	Baileys B	44.010		244			244		605			605	244
05	B	44.020		766			766	1	1,694			1,695	766
05	B	44.030	1	125			126	3	310			313	126
05	Jeferan E	45.010	359				359	1,174			11	1,185	359
05	E	45.020	300				300	981				981	300
05	E	45.030	170				170	556				556	170
05	E	46.010	266				266	870				870	266
05	E	46.020	338				338	1,105				1,105	338
05	E	46.030	229				229	748			62	810	229
05	Baileys B	47.010	387				387	1,265			7	1,272	387
05	B	47.020	310	108			418	1,011	268			1,279	418
05	B	48.010	46	897			943	150	2,224		6	2,380	943
05	B	48.020	310	601			911	1,013	914		7	1,934	911

HOUSING UNITS AND POPULATION
Summarized By Subcensus Tract
Page 4 of 9
Fairfax County, Virginia

Magisterial District 6	Planning District 7	Subcensus Tract 1	HOUSING UNITS 5					POPULATION 3					
			Ownership	Rental Project	Mobile	Group Qtrs.	Total	Ownership	Rental Project	Mobile	Group Qtrs.	Total 4	Total
			Housing	Housing	Homes	& Military	Housing Units 2	Housing	Housing	Homes	& Military	Population	Housing Units
Mason 05	Baileys B	48.030	365	331			696	1,109	821			1,930	696
05	B	48.040	71	450			521	232	1,116			1,348	521
05	Jefersn E	49.010	281				281	919				919	281
05	E	49.020	291				291	952				952	291
05	Baileys B	50.010	202				202	660				660	202
05	B	50.020	303				303	991				991	303
05	B	50.030	101				101	330				330	101
05	B	51.010	152	679			831	386	1,416			1,802	831
05	B	51.020	80				80	262				262	80
05	B	51.030	95	882			977	311	2,187			2,498	977
05	B	51.040	164	444			608	537	1,101			1,638	608
05	B	51.050	210	196			406	686	486			1,172	406
05	B	52.010	353				353	1,154				1,154	353
05	B	52.020	429				429	1,403				1,403	429
05	B	53.010	205	810			1,015	741	2,009			2,750	1,015
05	B	53.020	428	1,030			1,458	1,393	1,652			3,045	1,458
05	B	54.010	414				414	1,507				1,507	414
05	B	54.020	173				173	630				630	173
05	B	54.030	373				373	1,357			23	1,380	373
05	Lincoln F	55.010	396	854			1,250	1,380	2,138			3,518	1,250
Provdce 07	Anndl A	56.010	456				456	1,660				1,660	456
07	A	56.020	388				388	1,412				1,412	388
Anndl 03	A	57.010	431				431	1,488				1,488	431
03	A	57.020	215	1,143			1,358	783	2,835			3,618	1,358
Mason 05	A	58.010	288				288	1,048				1,048	288
05	A	58.020	433				433	1,575				1,575	433
Anndl 03	A	58.030	363				363	1,152				1,152	363
Mason 05	A	59.010	409				409	1,489				1,489	409
05	A	59.020	479				479	1,744			95	1,839	479
Anndl 03	A	60.010	242				242	809				809	242
Mason 05	A	60.010	481				481	1,545				1,545	481
Anndl 03	A	61.010	612	1			613	2,227	2			2,229	613
03	A	61.020	83				83	302				302	83
03	A	61.030	435				435	1,583				1,583	435
03	A	61.040	629				629	2,290				2,290	629
03	A	61.050	1,622				1,622	5,807				5,807	1,622
03	A	61.060	641				641	2,333				2,333	641
03	A	62.010	467	1,428			1,895	1,172	3,549			4,721	1,895
03	A	63.010	328	895			1,223	1,083	2,220		10	3,313	1,223
03	A	63.020	382				382	1,390				1,390	382
03	A	63.030	346				346	1,260				1,260	346
03	A	64.010	110				110	401				401	110
03	A	64.020	537	2			539	1,770	5		98	1,873	539
03	A	64.030	464				464	1,524				1,524	464
03	A	64.040	545	3			548	1,650	7			1,657	548
03	A	64.050	279	1			280	989	2			991	280
03	A	65.010	1,466				1,466	5,237				5,237	1,466
03	A	65.020	855				855	3,232				3,232	855
Provdce 07	Vienna N	66.010	345	3			348	1,259	8		22	1,289	348
07	N	66.020	129				129	473				473	129
07	N	66.030	101				101	370				370	101
07	N	66.040	172				172	530				530	172
07	N	66.050	130	5			135	476	14			490	135
07	Jefersn E	67.010	480	1,311			1,791	1,147	3,252			4,399	1,791

HOUSING UNITS AND POPULATION
 Summarized By Subcensus Tract
 Page 5 of 9
 Fairfax County, Virginia

Magisterial District ⁶	Planning District ⁷	Subcensus Tract ¹	HOUSING UNITS ⁵					POPULATION ³					Total ⁴ Population	Total Housing Unit ²
			Ownership Housing	Rental Project Housing	Mobile Homes	Group Ctrs. & Military	Total Housing Unit ²	Ownership Housing	Rental Project Housing	Mobile Homes	Group Ctrs. & Military	Total ⁴ Population		
Provoce 07	Jefersn E	67.020	537				537	1,740				1,740	537	
07	Fairfax D	68.010	57				57	207				207	57	
07	D	68.020	874	1,154			2,028	2,652	2,862			5,514	2,028	
07	Vienna N	68.030	307				307	921				921	307	
07	N	68.040	1,028	196			1,224	2,023	486			2,509	1,224	
07	N	68.050	326				326	1,137			7	1,144	326	
07	N	68.060	117				117	426				426	117	
07	N	68.070	161				161	512				512	161	
07	N	68.080	38	782			820	139	1,955			2,094	820	
07	Jefersn E	69.010	887	351			1,238	2,760	870			3,630	1,238	
07	E	69.020	257	366			623	840	908			1,748	623	
07	E	70.010	93	363			456	304	900			1,204	456	
07	E	70.020	201	150			351	657	372			1,029	351	
07	E	70.030	338	63			401	1,105	156			1,261	401	
07	E	71.010		512			512		1,270			1,270	512	
07	E	71.020	240				240	785				785	240	
07	E	71.030	180	24			204	589	60			649	204	
07	E	71.040	386				386	1,262				1,262	386	
07	E	72.010	299	1			300	978	2		6	986	300	
07	E	72.020	291				291	952				952	291	
07	E	72.030	224	521			745	702	1,292			1,994	745	
07	E	72.040	225	2			227	735	6			741	227	
07	Fairfax D	73.010	219				219	797				797	219	
07	D	73.020	995				995	3,622				3,622	995	
07	D	73.030	378	386			764	1,178	957			2,135	764	
07	Jefersn E	74.010	24	711			735	87	1,763			1,850	735	
07	Fairfax D	74.020	506	1,358			1,864	1,501	3,368		12	4,881	1,864	
07	Jefersn E	74.030	8				8	25	1			27	8	
07	Fairfax D	74.040	112				112	408				408	112	
07	Jefersn E	75.010	49				49	160			97	257	49	
07	E	75.020	267	839			1,106	873	2,081			2,954	1,106	
07	E	75.030	304				304	994				994	304	
07	E	75.040	188	1			189	615	3			618	189	
07	E	75.050	174				174	569				569	174	
07	E	75.060	355				355	1,161				1,161	355	
07	E	75.070	169				169	553				553	169	
Dransvil 02	U. Potom M	76.010	67	2			69	239	5			244	69	
02	M	76.020	100				100	358				358	100	
02	M	76.030	68	1			69	243	3			246	69	
02	M	76.040	112				112	401				401	112	
02	McLean H	76.050	76				76	279			5	284	76	
02	H	76.060	222				222	813				813	222	
02	H	76.070	122				122	447				447	122	
02	H	76.080	44				44	161				161	44	
02	H	76.090	110				110	391				391	110	
02	H	77.010	1				1	4				4	1	
02	U. Potom M	78.010	94				94	322				322	94	
02	M	78.020	162				162	555				555	162	
02	M	78.030	162				162	579				579	162	
02	M	78.040	75				75	259				259	75	
02	M	78.050	198				198	705				705	198	
02	M	78.060	283				283	1,005				1,005	283	
02	McLean H	78.070	165				165	602				602	165	
02	H	78.080	466				466	1,703				1,703	466	

HOUSING UNITS AND POPULATION
Summarized By Subcensus Tract
Page 6 of 9
Fairfax County, Virginia

Magisterial District ⁶	Planning District ⁷	Subcensus Tract ¹	HOUSING UNITS ⁵					POPULATION ³					
			Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Housing Unit ²	Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Population ⁴	Total Housing Unit ²
Drmsvil 02	McLean H	78.090	6				6	22				22	6
02	H	79.010	184				184	674			2	676	184
02	H	79.020	166				166	608				608	166
02	H	79.030	487				487	1,782				1,782	487
02	H	79.040	4				4	12				12	4
02	H	79.050	39				39	141				141	39
02	H	80.010	90				90	330				330	90
02	H	80.020	295				295	1,080				1,080	295
02	H	80.030	515				515	1,700				1,700	515
02	H	80.040	284				284	1,039				1,039	284
02	H	80.050	78				78	285				285	78
02	H	80.060	42				42	150				150	42
02	H	81.010	307				307	1,072				1,072	307
02	H	81.020	10				10	36				36	10
02	H	81.030	215				215	782				782	215
02	H	81.040	216				216	791				791	216
02	H	81.050	421				421	1,541				1,541	421
02	H	82.010	559				559	2,045				2,045	559
02	H	82.020	76				76	277				277	76
02	H	82.030	256				256	937				937	256
02	H	83.010	79				79	289				289	79
02	H	83.020	105				105	385				385	105
02	H	83.030	224				224	820			25	845	224
02	H	83.040	163				163	589				589	163
02	H	83.050	2				2	7				7	2
02	H	83.070	182				182	521				521	182
02	H	83.080	588	1,517			2,105	1,539	3,793			5,332	2,105
02	H	84.010	177				177	647				647	177
02	H	84.020	720	2			722	2,511	5		6	2,522	722
02	H	85.010	272				272	996				996	272
02	H	85.020	365	1			366	1,336	3			1,339	366
02	H	85.030	247	6			253	904	15			919	253
02	H	85.040	362				362	1,325				1,325	362
02	H	85.050	192				192	703				703	192
02	H	85.060	257				257	941				941	257
02	H	86.010	155				155	507				507	155
02	H	86.020	208				208	680				680	208
02	H	86.030	224				224	732				732	224
02	H	86.040	303				303	991				991	303
02	H	86.050	245				245	801				801	245
02	H	86.060	337	340			677	1,101	843			1,944	677
02	H	86.070	188				188	688				688	188
02	H	86.080	303				303	991				991	303
02	H	87.010	58				58	189				189	58
02	H	87.020	189				189	618				618	189
02	H	87.030	166				166	543				543	166
02	H	88.010	397	297			694	1,298	451			1,749	694
02	H	88.020	671				671	2,093			90	2,183	671
02	H	88.030	253				253	827				827	253
02	H	88.040	68				68	222				222	68
02	H	88.050	291	2			293	951	6		5	962	293
02	H	88.060	107				107	350				350	107
02	U. Potom M	89.010	151				151	519				519	151
02	M	89.020	43				43	146				146	43

HOUSING UNITS AND POPULATION
Summarized By Subcensus Tract
Page 7 of 9
Fairfax County, Virginia

Magisterial District 6	Planning District 7	Subcensus Tract 1	HOUSING UNITS 5					POPULATION 3					
			Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Housing Unit 2	Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Population 4	Total Housing Unit 2
Chrvile 01	U. Potom M	89.030	15				15	51				51	15
Herndon 12	M	90.010	630	523			1,153	2,044	1,380			3,424	1,153
12	M	91.010	1,190	630			1,820	3,748	1,663		6	5,417	1,820
Chrvile 01	M	92.010	18				18	68				68	18
01	M	92.020	3				3	12				12	3
01	M	92.030	1,407	1,827			3,234	4,567	4,464		6	9,037	3,234
01	M	92.040	861	225			1,086	2,643	567			3,210	1,086
Drmvsl 02	M	92.050	63				63	230				230	63
Chrvile 01	M	92.060	892	490			1,382	2,727	1,235			3,962	1,382
01	M	92.070	2,702	884			3,586	8,825	2,228			11,053	3,586
Drmvsl 02	McLean H	93.010	17				17	61				61	17
02	H	93.020	474				474	1,732				1,732	474
02	H	93.030	20				20	74				74	20
Chrvile 01	Vienna N	93.040	55				55	201				201	55
01	N	93.050	61				61	223				223	61
01	N	93.060	127				127	465				465	127
01	N	93.070	376				376	1,332				1,332	376
01	N	93.080	368				368	1,343				1,343	368
01	N	93.090	475				475	1,739			21	1,760	475
01	N	93.100	330				330	1,207				1,207	330
01	U. Potom M	94.010	420				420	1,248				1,248	420
01	M	94.020	39				39	134				134	39
01	M	94.030	85	1			86	293	3			296	86
01	M	94.040	23				23	79				79	23
01	M	94.050	14				14	48				48	14
01	M	94.060	71				71	244				244	71
01	M	94.070	181				181	622				622	181
01	M	94.080	134				134	461				461	134
01	M	94.090	431				431	1,681			6	1,687	431
01	M	94.100	108				108	386				386	108
01	Fairfax D	94.110	168				168	601				601	168
01	U. Potom M	94.120	62				62	214				214	62
01	M	94.130	132				132	480				480	132
01	M	94.140	73				73	261				261	73
01	Fairfax D	94.150	155				155	555				555	155
01	D	94.160	137				137	498				498	137
01	D	95.010	84				84	307				307	84
01	Vienna N	95.020	615				615	2,251				2,251	615
01	Fairfax D	95.030	255				255	912				912	255
01	Vienna N	95.040	699	300			999	2,522	750			3,272	999
01	Fairfax D	95.050	64				64	232				232	64
01	D	95.060	55				55	200				200	55
Vienna 13	Vienna N	96.010	696				696	2,512			25	2,537	696
13	N	97.010	631	10			641	2,198	25		66	2,289	641
13	N	98.010	728	85			813	2,663	213		22	2,898	813
13	N	99.010	2,127	635			2,762	7,757	1,589			9,346	2,762
Provlce 07	Fairfax D	100.010	75				75	273				273	75
07	D	100.020	359				359	938				938	359
07	D	100.030	104	2			106	372	5		20	397	106
07	Vienna N	100.040	110				110	402				402	110
07	N	100.050	89				89	265				265	89
07	N	100.060	27				27	99				99	27
07	N	100.070	89				89	326				326	89
Chrvile 01	N	101.010	116				116	425				425	116

HOUSING UNITS AND POPULATION
Summarized by Subcensus Tract
Page 8 of 9
Fairfax County, Virginia

Masterial District ⁶	Planning District ⁷	Subcensus Tract ¹	HOUSING UNITS ⁵					POPULATION ³					
			Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Housing Unit ²	Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Population ⁴	Total Housing Unit ²
01	Vienna N	101.020	1,027				1,027	3,758			117	3,875	1,027
01	Bull Run C	102.010	6				6	20				20	6
01	C	102.020	12				10	34				34	10
01	C	102.030	20		500		520	68		1,305		1,373	520
01	C	102.040	5				5	16				16	5
01	C	102.050	253				253	870				870	253
01	C	102.060	10	3			13	34	8			42	13
01	C	102.070	11				11	36				36	11
01	C	102.080	25				25	86				86	25
01	C	102.090	1,178				1,178	3,737				3,737	1,178
01	C	102.100	39				39	134				134	39
01	C	102.110	5				5	17				17	5
01	C	102.120	1				1	3				3	1
01	C	103.010	817				817	2,759				2,759	817
01	C	103.020	41				41	139				139	41
01	C	103.030	118	3			121	406	8			414	121
01	C	103.040	1,923	151			2,074	6,997	374			7,371	2,074
01	C	103.050	40				40	145			130	275	40
01	Fairfax D	103.060	35				35	128				128	35
01	D	103.070	121				121	440				440	121
01	Bull Run C	104.010	19				19	65				65	19
01	C	104.020	38	1			39	130	3			133	39
01	C	104.030	34				34	116				116	34
01	C	104.040	658	144			802	1,634	380			2,014	802
01	C	104.050	63				63	217				217	63
01	C	105.010	27	1			28	95	3			98	28
08	Sprgfld C	105.020	403		10		413	1,466		26	30	1,522	413
08	Pohick J	106.010	41				41	146				146	41
08	J	106.020	218				218	794				794	218
08	J	106.030	73				73	266				266	73
08	J	106.040	76				76	272				272	76
08	J	106.050	24				24	86				86	24
08	J	106.060	131				131	467				467	131
08	J	106.070	58				58	207			13	220	58
08	J	106.080	9				9	33				33	9
08	J	106.090	32				32	115				115	32
08	J	106.100	10				10	35				35	10
08	J	106.110	6				6	21				21	6
08	J	106.120	19				19	68				68	19
08	J	106.130	27				27	96				96	27
08	J	106.140	18				18	65				65	18
08	J	106.150	12				13	46				46	13
08	J	106.160	6				6	21				21	6
10	Clifton J	107.010	67				67	239				239	67
		TOTAL COUNTY	123,020	45,066	2,430		170,526	420,168	109,419	6,342	16,010	551,939	170,526

HOUSING UNITS AND POPULATION
Summarized By Magisterial District
Page 9 of 9
Fairfax County, Virginia

M.D. CODE	Magisterial District	HOUSING UNITS ⁵					POPULATION ³					Total Housing Unit ²
		Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Housing Units	Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Population	
01	Centreville	18,335	4,030	500		22,865	62,141	10,023	1,305	280	73,749	22,865
02	Dranesville	15,643	2,168			17,811	54,227	5,124		133	59,484	17,811
03	Annandale	14,881	3,885			18,766	52,702	9,568		108	62,378	18,766
04	Lee	13,583	4,891	974		19,448	46,169	12,965	2,542	6,026	67,702	19,448
05	Mason	10,972	9,982			20,954	37,075	22,821		217	60,113	20,954
06	Mt. Vernon	11,867	6,986	692		19,545	40,009	16,179	1,806	86	58,080	19,545
07	Providence	13,868	9,101			22,969	43,972	22,591		164	66,727	22,969
08	Springfield	17,812	2,140	264		20,216	62,712	5,278	689	8,877	77,556	20,216
09	Town of Clifton	67				67	239				239	67
10	Town of Herndon	1,820	1,153			2,973	5,792	3,043		6	8,841	2,973
11	Town of Vienna	4,182	730			4,912	15,130	1,827		113	17,070	4,912
COUNTY TOTAL:		123,030	45,066	2,430		170,526	420,168	109,419	6,342	16,010	551,939	170,526

Source: UDIS Parcel File, July, 1974

- NOTES: 1 Subcensus tracts are locally-defined subdivisions of United States Census Tracts, developed for purposes of data aggregation. The number to the left of the decimal point refers to the United States Census Tract number as used in the 1970 Census. The numbers to the right refer to the subcensus designation.
- 2 This report includes some dwelling units under construction. Such units are sufficiently near completion to warrant their inclusion in the estimated January 1, 1975 dwelling unit inventory.
- 3 The factors used to convert housing units to estimated population appear in Appendix G. The weighted countywide average housing-to-population conversion factors are:

Housing Type	Average Household Size
Single Family Detached	3.57
Duplex	3.22
Multiplex	2.42
Townhouse	2.81
Garden Apartment	2.50
Elevator Apartment	1.52
Mobile Home	2.61

- 4 This is the estimated population as of January 1, 1975.
- 5 Included are some units under construction but which are sufficiently near completion to warrant their inclusion in the dwelling unit inventory.
- 6 A map outlining the Fairfax County Magisterial District appears in Appendix E.
- 7 A map outlining the Fairfax County Planning Districts appears in Appendix F.

VACANCY ANALYSIS OF MAJOR RENTAL APARTMENT
AND TOWNHOUSE PROJECTS

Survey Conducted in January, 1974

There are 41,371 units in major apartment and townhouse rental projects in Fairfax County. This figure includes 3,947 units that are less than one year old, which are not included in the vacancy analysis because they have a higher vacancy rate (17.2%) than the older, established projects. Based on a 99% sample of the remaining units, there are 1,321 vacant units among the 36,942 surveyed. This results in a County vacancy rate of 3.6%, nearly twice that of last year. One reason for this increase is the addition of new units to the rental market. Another is the growing number of condominium units that are being rented by investor-owners. Although this vacancy rate is double that of last year, it is far below the 5 or 6% which would not be considered excessive in the high-turnover Washington area housing market.

This 3.6% vacancy figure includes one project which has an unusually high vacancy rate of 30.8%. If this development of over 400 units were excluded from the sample, the total rate for the County would be reduced to 3.2%. The same development had a vacancy rate of 17% last year.

Currently, there are 2,273 rental units under construction in the County. Most of these units represent the remainder of the 6,300 that were under construction last year. Since there were comparatively few new rental units started since the last survey, we can expect the vacancy rate to decline next year, as the demand surpasses the building rate of the past year.

Included in the 36,942 units surveyed are 262 townhouse units available for rent within sale projects. This is 9% of the rental townhouses surveyed. Although these units are presently for rent, when the builder considers it feasible, they will be sold as condominiums.

The following table summarizes the rental housing inventory and vacancy rates for various sizes of units. It is interesting to note that units in elevator buildings, generally speaking, are experiencing the highest vacancy rates.

SUMMARY OF RENTAL HOUSING INVENTORY AND VACANCY RATES Fairfax County, Virginia January, 1974						
Size	Type	Total No. Units	Units Vacant	Jan. 74 % Vacant	July 73 % Vacant	Dec. 71 % Vacant
Efficiency	Garden	234	11	4.7%	4.0%	3.4%
	Elevator	774	31	4.0%	4.0%	1.9%
	Total	<u>1,008</u>	<u>42</u>	<u>4.2%</u>	<u>4.0%</u>	<u>2.3%</u>
1 Bedroom & 1 Bedroom/Den	Garden	10,375	225	2.2%	1.0%	1.5%
	Elevator	3,051	228	7.5%	3.4%	1.4%
	Total	<u>13,426</u>	<u>453</u>	<u>3.4%</u>	<u>1.5%</u>	<u>1.5%</u>
2 Bedroom & 2 Bedroom/Den	Garden	15,066	480	3.2%	1.7%	1.6%
	Elevator	1,626	108	6.6%	4.9%	1.7%
	Total	<u>16,692</u>	<u>588</u>	<u>3.5%</u>	<u>1.9%</u>	<u>1.6%</u>
3 Bedroom & 3 Bedroom/Den	Garden	2,411	117	4.9%	2.5%	1.7%
	Elevator	363	27	7.4%	2.5%	2.3%
	Total	<u>2,774</u>	<u>144</u>	<u>5.2%</u>	<u>2.5%</u>	<u>1.8%</u>
4 Bedroom	Garden	140	4	2.9%	0%	-
	Elevator	0	0	0%	0%	-
	Total	<u>140</u>	<u>4</u>	<u>2.9%</u>	<u>0%</u>	<u>-</u>
Townhouse	Townhouse	2,902	90	3.1%	.5%	1.8%
County Total:	Garden	28,226	837	3.0%	1.5%	1.6%
	Elevator	5,814	394	6.8%	3.9%	1.6%
	Townhouse	2,902	90	3.1%	.5%	1.8%
	Total	<u>36,942</u>	<u>1,321</u>	<u>3.6%</u>	<u>1.8%</u>	<u>1.6%</u>

CONDOMINIUM UNITS
IN FAIRFAX COUNTY
June, 1974

As of June, 1974 there were 4,219 completed condominium units in Fairfax County. Slightly over one third (1,463 units) of these units were converted from rental units to condominiums in the past few years. The present inventory also includes 524 units which project owners are renting until the units can be sold. These condominium units plus units being rented by individual owners may have had some bearing on the increased vacancy rate in rental housing developments this year.

There are 6,770 additional units that are in various stages of construction. When these units are completed, they will more than double the inventory of condominium units in Fairfax County. However, it is likely that some of these units will be rented for a time before they are actually sold. The rental of some units in new condominium projects is anticipated because of the tight money market and the large number of new units to go on the market in a short span of time. This could have an effect on existing rental projects of drawing people away to rent in the more luxurious condominium developments.

The most noticeable feature of condominiums currently under construction is the decreasing proportion of townhouse units. Currently, townhouse units account for 46 percent (1,951 units) of the total inventory. Yet only 24 percent (1,605) of newly-constructed units are townhouses. The majority of units under construction are either garden (42 percent) or elevator (33 percent). The increase of smaller apartment units may indicate the decreasing household size in Fairfax County and the growing number of young and single-person households.

SUMMARY OF CONDOMINIUM UNITS IN FAIRFAX COUNTY June, 1974						
<u>Project Status</u>	<u>Single Family</u>	<u>Garden</u>	<u>Elevator</u>	<u>Townhouse</u>	<u>Total Units</u>	<u>Units Currently Rental²</u>
Completed	0	1,054	0	1,702	2,756	299
Converted ¹	0	999	215	249	1,463	225
Total Completed	0	2,053	215	1,951	4,219	524
Under Construction	11	2,889	2,265	1,605	6,770 ³	30
Total Completed & Under Construction	11	4,942	2,480	3,556	10,989	554

NOTES: ¹ Not shown in the table are units which have been converted from rental to cooperative (406 elevator and townhouse units), or that have been converted from rental to conventional sale units (334 townhouses). Although these units are not condominiums, they have been taken off the rental market and converted to some type of individual ownership.

² These are units currently rented by the owners of the projects, not individual owners.

³ Of these units in projects under construction, 986 are actually completed.

SECTION III

CONSTRUCTION ACTIVITY REPORTS

PLANNING DISTRICT SUMMARY OF CONSTRUCTION ACTIVITY^{6,7}
Fairfax County, Virginia

Planning District Code	Planning District ⁸	COMMITTED GROWTH				ANTICIPATED GROWTH				PROBABLE GROWTH				POSSIBLE GROWTH				TOTAL PLANNED GROWTH	Percentage ⁹					
		Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total							
A	ANNANDALE	166	856	466	1,488	457	195		652	7	550	58	615		173		173	630	1,774	524	2,928	2.7%		
B	BAILEYS	17		1,164	1,181	71			632	703		16		16		43		43	86	55	1,796	1,943	1.8%	
C	BULL RUN	87	295		382	1,144	848		1,992		715	1,085	1,800		212	568	157	937	1,443	2,426	1,242	5,111	4.8%	
D	FAIRFAX	190	161	882	1,233	1,174	205	1,564	2,943	444	334	811	1,589		10	890	364	1,264	1,818	1,590	3,621	7,029	6.6%	
E	JEFFERSON	20	152	484	656	166	20	2	188		118	1,560	1,678		68	298	366	184	358	2,344	2,888	2.7%		
F	LINCOLNIA	6			6	98			98		225	177	402		145		145	104	370	177	651	0.6%		
G	LOWER POTOMAC	56	574		630	515	110		625		3	352	602	957		273		273	574	1,309	602	2,485	2.3%	
H	MCLEAN	700	18	1,037	1,755	1,307	64	1,111	2,482		67	128	201	396		50	102	152	2,124	312	2,349	4,785	4.5%	
I	MOUNT VERNON	315	591	1,609	2,515	921	660	2,424	4,005		42	393	640	1,075		477	494	971	1,278	2,121	5,167	8,566	8.0%	
J	POHICK ¹⁰	1,562	1,362		2,924	3,720	2,127		5,847		1,943	10,144	4,354	16,441		1,101	1,858	514	3,473	8,326	15,491	4,868	28,689	26.8%
K	ROSE HILL	434			434	814			814		2,995	912	217	4,124		47	1,754	1,801	4,243	959	1,971	7,173	6.7%	
L	SPRINGFIELD	29	294	275	598	242	616		858		743	1,627	886	3,256		1,157	570	1,727	1,014	3,694	1,731	6,439	6.0%	
M	UPPER POTOMAC ⁴	3,014	2,716	2,037	7,767	4,633	1,047	1,307	6,987		1,875	1,325	820	4,020		1,449	961	2,410	10,971	6,049	4,164	21,184	19.8%	
N	VIENNA ⁴	450	215	98	763	477	466	1,742	2,685		331	308	2,218	2,857		30	805	835	1,258	1,019	4,863	7,140	6.7%	
TOTAL:		7,046	7,234	8,052	22,332	15,733	6,358	8,782	30,879		8,450	17,147	13,629	39,224		2,822	6,792	4,956	14,570	34,057	37,531	35,419	107,007	100%
PERCENTAGE: ⁹					20.9%				28.8%				36.7%					13.6%					100%	

Source: UDIS Residential Builder Plans File, April, 1974

- Notes:
- 1 See Appendix A for Methods, Assumptions, and Limitations.
 - 2 Data as of April 1974, except where noted in Appendix A.
 - 3 All construction activity and builder plans (CL-1 through CL-9) are included in this report.
 - 4 Data for Herndon and Vienna is incomplete.
 - 5 Townhouse category includes townhouses, duplex, multiplex, and all individually owned housing units other than single-family detached and condominium apartment. Complete definitions of Committed, Anticipated, Probable and Possible Growth are in Appendix A.
 - 6 This report includes data which appeared in Report CA-1, CA-2, CA-3 and CA-4 in former editions of the Standard Reports.
 - 7 Minor changes in some planning district boundaries have been made since publication of previous Standard Reports.
 - 8 Percentages may not add due to rounding.
 - 9 The present tabulation of planned units for the Pohick Planning District increased notably over the tabulation in the previous series of Standard Reports. The increase is due to the combined effect of four factors: (1) New zoning applications involving nearly 4,000 units; (2) Individual rezoning case amendments altering the type of number of units; (3) Adjustments in planning district boundaries which shifted over 3,000 units; (4) The tabulation of a substantial amount of previously zoned or recently denied land (over 5,000 units) which was not included in the earlier series of reports.

7/28/74
CHECK w/ [unclear]

1974

MAGISTERIAL DISTRICT SUMMARY OF CONSTRUCTION ACTIVITY^{6,7}
Fairfax County, Virginia

Magisterial District Code	COMMITTED GROWTH				ANTICIPATED GROWTH				PROBABLE GROWTH				POSSIBLE GROWTH				TOTAL PLANNED GROWTH				Percentage ⁸
	Single Family	Townhouse	Apart-ment	Total	Single Family	Townhouse	Apart-ment	Total	Single Family	Townhouse	Apart-ment	Total	Single Family	Townhouse	Apart-ment	Total	Single Family	Townhouse	Apart-ment	Total	
01 CENTREVILLE ⁹	1,964	2,080	1,311	5,355	3,944	1,655	1,667	7,266	1,031	2,186	1,905	5,122	947	1,399	289	2,635	7,886	7,320	5,172	20,378	19.0%
02 DRANESVILLE ⁹	1,546	18	1,037	2,601	3,924	64	1,111	5,099	567	128	201	896	764	232		996	6,801	442	2,349	9,592	9.0%
03 ANNANDALE	163	764	466	1,393	428	228	136	792	341	511	200	1,052	10	193	232	435	942	1,696	1,034	3,672	3.4%
04 LEE	584	1,355	1,373	3,314	992	1,060	378	2,430	3,464	1,620	1,109	6,193		1,209	2,818	4,027	5,042	5,244	5,678	15,964	14.9%
05 MASON	30	92	1,164	1,286	241		632	873		241	177	418		204	298	502	271	537	2,271	3,075	2.9%
06 MOUNT VERNON	165		236	401	797	328	2,046	3,169		65	350	415		114		114	962	505	2,632	4,099	3.8%
07 PROVIDENCE	223	457	1,464	2,144	426	658	2,680	3,764	257	653	4,447	5,357		952	805	1,757	906	2,720	9,396	13,022	12.2%
08 SPRINGFIELD	1,664	1,466	275	3,405	4,899	2,127		7,026	2,262	11,743	5,240	19,245	1,101	2,489	514	4,104	9,926	17,828	6,029	33,780	31.6%
12 TOWN OF HERNDON ⁴	632	1,002	726	2,360	53	240	132	425	528			528					1,213	1,242	858	3,313	3.1%
13 TOWN OF VIENNA ⁴	73		73		35		35										108			108	0.1%
TOTAL:	7,046	7,234	8,052	22,332	15,739	6,358	8,782	30,879	8,450	17,147	13,623	39,226	2,822	6,792	4,256	14,570	34,057	37,531	35,419	107,007	100%
PERCENTAGE: ⁸				20.9%				28.8%				36.7%				13.6%					100%

Source: UDIS Residential Builder Plans File, April, 1974

- Notes:
- See Appendix A for Methods, Assumptions, and Limitations.
 - Data as of April, 1974, except where noted in Appendix A.
 - All construction activity and builder plans (CL-1 through CL-9) are included in this report.
 - Data for Herndon and Vienna is incomplete.
 - Townhouse category includes townhouses, duplex, multiplex, and all individually owned housing units other than single-family detached and condominium apartment.
 - Complete definitions of Committed, Anticipated, Probable and Possible Growth are in Appendix A.
 - This report includes data which appeared in Report CA-1, CA-2, CA-3, and CA-4 in former editions of the Standard Reports.
 - Percentages may not add due to rounding.
 - Excludes Herndon and Vienna.
- take out*
- check 1/19*
- BDD*

Sewer Shed Code	COMMITTED GROWTH			ANTICIPATED GROWTH			PROBABLE GROWTH			POSSIBLE GROWTH			TOTAL PLANNED GROWTH		
	Single Family	Town-ment	Total	Single Family	Town-ment	Total	Single Family	Town-ment	Total	Single Family	Town-ment	Total	Single Family	Town-ment	Total
A1 Horsepen Creek	888		888	328		328				735		735	1,901		1,901
A2 Horsepen Creek - E Branch							165		165			831	831		831
A3 Horsepen Creek - F Branch	77	666	743						281						831
B1 Sugarland Run	323	172	495	24	85	109									1,189
B2 Sugarland Run	670		670	686		686			666						1,352
B3 Sugarland Run	13		13	277		277									2,437
B4 Sugarland Run	479	614	1,093	53	240	293									535
B5 Sugarland Run 4	157	140	297				132		132						528
C1 Nicholas Run	39		39	223		223			247						404
C2 Pond Branch	57		57	344		344									528
D1 Calvin Run	97		97	1,156		1,156									404
D2 Calvin Run	15	132	147	74	450	524			240						1,253
D3 Difficult Run 4	949	1,063	2,012	2,763	557	3,320			968						4,288
E1 Secotts Run	85		85	400		400			40						440
F2 Bull Neck Run	39		39	64		64			3						67
F3 Dead Run	39	13	52	339		339			17						356
G1 Pimmit	144		144	287		287			62						349
G2 Little Pimmit	28		28	41		41			7						48
G3 Turkey Run	5		5	17		17									22
G4 Strohan Run	40		40	17		17									57
H Four Mile Run	10	224	234	8	150	158									16
I1 Cameron	33	146	179	226		226			181						407
I2 Cameron	6		6	9		9									15
I3 Cameron	75	661	736	748		748			7						755
I5 Lucky Run							311		1,400						1,711
J3 Belle Haven	5		5	104		104			65						169
K Little Hunting Creek	84	391	475	383	326	709			49						432
L Deane Creek	596	200	796	641	334	975			3,249						4,224
M1 Accotink Creek	25	157	182	31	154	185			77						262
M2 Accotink Creek 4	239	255	494	418	484	902			153						852
M3 Accotink Creek	115	88	203	301	33	334			198						532
M4 Accotink Creek	26	172	198	201	150	351			8						1,157
M5 Accotink Creek									309						309
M6 Long Branch	6	190	196	62	350	412			214						526
N Pohick	1,320	1,868	3,188	2,411	2,237	4,648			2,080						6,728
O1 Kane	14		14	475		475									489
P Mill Branch	43		43	131		131			2						133
Q1 Occoquan	1111		1111	551		551									1,662
R Popes Head Creek	135		135	1,084		1,084									1,219
S1 Little Rocky	1		1	55		55									56
S2 Johnny Moore	10		10	15		15									25

SEWERSHED SUMMARY OF CONSTRUCTION ACTIVITY^{6,7}
 Page 2 of 2
 Fairfax County, Virginia

Sewer Shed Code	COMMITTED GROWTH				ANTICIPATED GROWTH				PROBABLE GROWTH				POSSIBLE GROWTH				TOTAL PLANNED GROWTH				
	Single Family	Town- house	Apart- ment	Total	Single Family	Town- house	Apart- ment	Total	Single Family	Town- house	Apart- ment	Total	Single Family	Town- house	Apart- ment	Total	Single Family	Town- house	Apart- ment	Total	Percentage ⁸
T1 Cub Run	3			3	7			7								10			10	0.0%	
T2 Cub Run	76	168		244	76	265		341								152	433		585	0.5%	
T3 Cub Run	5	49		54	590	583		1,173								595	632		1,227	1.1%	
T4 Cub Run	3			3	107			107					212	157	369	322		157	479	0.4%	
T5 Cub Run		78		78					715	1,085	1,800			568	568		1,361	1,085	2,446	2.3%	
T7 Cub Run	1			1	12			12								13		13		0.0%	
Total:	7,046	7,234	8,052	22,332	15,739	6,358	8,782	30,879	8,450	17,147	13,629	39,226	2,822	6,792	4,956	14,570	34,057	37,531	35,419	107,007	100%
Percentage ⁸			20.9%				28.8%				36.7%				13.6%					100%	

Source: UDIS Residential Builder Plans File, April, 1994

- Notes:
- 1 See Appendix A for Methods, Assumptions, and Limitations.
 - 2 Data as of April, 1994, except where noted in Appendix A.
 - 3 All construction activity and builder plans (CL-1 through CL-9) are included in this report.
 - 4 Data for Herndon and Vienna is incomplete.
 - 5 Townhouse category includes townhouses, duplex, multiplex, and all individually owned housing units other than single-family detached and condominium apartment.
 - 6 Complete definitions of Committed, Anticipated, Probable and Possible Growth are in Appendix A.
- take out*
- 8 This report includes data which appeared in Report CA-1, CA-2, CA-3, and CA-4 in former editions of the Standard Report.
- Percentages may not add due to rounding.

CONSTRUCTION ACTIVITY BY STAGE OF COMPLETION⁵
Summarized by Sewershed
Fairfax County, Virginia

Sewer Shed Code	Under Construction		Building Permit Issued		Site Plan Approved		Site Plan Submitted		Rezoning Granted	
	Single Family	Town-Apart-ment	Single Family	Town-Apart-ment	Single Family	Town-Apart-ment	Single Family	Town-Apart-ment	Single Family	Town-Apart-ment
1 A1 Horseshoe Creek	9	9	829	243	243	85	85			
2 A2 Horseshoe Creek-E Brch.										
3 A3 Horseshoe Creek-F Brch.	77	283	383	165	165	10	85	281		281
4 B1 Sugarland Run	13	199	342	14	45	59	284			95
5 B2 Sugarland Run	180	180	490	402	402	234	234			284
6 B3 Sugarland Run	9	9	4	4	4	4	234			234
7 B4 Sugarland Run ⁴	121	286	407	354	328	682	112	112		112
8 B5 Sugarland Run	105	70	276	451	52	70	450	572		111
9 C1 Nichols Run	36	36	3	3	112	112	111	111		111
10 C2 Pond Branch	48	48	9	9	151	151	193	193		193
11 D1 Colvin Run	70	70	27	328	328	828	828			828
12 D2 Colvin Run	9	132	56	6	17	200	217	57	250	307
13 D3 Difficult Run ⁴	415	563	522	1,500	534	500	1,439	1,655	312	897
14 E1 Scotts Run	39	1	298	398	46	195	241	629	723	306
15 E2 Bull Neck Run	29	29	10	10	7	7	7	7	7	57
16 F Dead Run	27	272	299	181	2	183	158	158		17
17 G1 Pimmit	62	4	484	550	82	125	52	177	162	10
18 G2 Little Pimmit	4	4	24	37	4	37	4	4		4
19 G3 Turkey Run	20	20	5	15	5	15	2	2		2
20 G4 Strohmans Run	20	20	20	17	17	17	17			17
21 H Four Mile Run	224	224	10	8	8	8	8			150
22 I1 Cameron	30	81	111	3	65	68	164	164	62	20
22 I2 Cameron	6	6	6	2	2	2	2	7	7	484
23 I3 Cameron	70	377	385	832	5	284	289	290	458	311
24 I4 Lucky Run	4	470	470	470	470	470	290	290	458	311
25 I5 Lucky Run	4	4	4	63	63	41	41	41		41
26 J3 Belle Haven	19	98	471	588	65	293	761	1,119	222	116
27 K Little Hunting Creek	209	63	132	404	387	137	78	602	179	163
28 L Dosque Creek	11	137	882	1,050	14	31	107	468	606	47
29 M1 Accotink Creek	156	170	346	672	103	85	188	230	188	484
30 M2 Accotink Creek ⁴	42	88	275	405	73	39	39	39	262	33
31 M3 Accotink Creek	26	77	103	95	70	70	70	70	131	150
32 M4 Accotink Creek	6	130	136	60	52	167	219	219	10	183
33 M5 Accotink Creek	788	1,029	1,817	532	832	1,371	409	171	580	2,002
34 M6 Long Branch	12	12	2	2	470	470	470	470	5	5
35 N Pohick	43	43	64	64	131	131	131	131		5
36 O1 Kene	47	47	102	102	336	336	336	336		215
37 P Mill Branch	33	33	7	7	15	15	15	15		698
38 Q1 Occoquan	3	3	3	3	7	7	7	7		26
39 R Popes Head Creek	3	3	3	3	15	15	15	15		7
40 S1 Little Rocky	3	3	3	3	7	7	7	7		7
41 S2 Johnny Moore	3	3	3	3	7	7	7	7		7
42 T1 Cub Run	74	74	2	168	170	74	169	245	96	96
43 T2 Cub Run	4	4	1	49	50	62	62	62	528	583
44 T3 Cub Run	4	4	3	3	3	3	3	3	104	104
45 T4 Cub Run	66	66	78	78	78	78	78	78		78
46 T5 Cub Run	1	1	1	1	12	12	12	12		12
47 T7 Cub Run										
48										
49										
50 Totals:	2,853	3,754	5,283	11,890	4,193	3,480	2,789	10,442	6,165	1,416
51										
52										
53										
54										
55										
56										
57										
58										
59										
60										
61										
62										
63										
64										
65										
66										
67										
68										
69										
70										
71										
72										
73										
74										
75										
76										
77										
78										
79										
80										
81										
82										
83										
84										
85										
86										
87										
88										
89										
90										
91										
92										
93										
94										
95										
96										
97										
98										
99										
100										

CONSTRUCTION ACTIVITY BY STAGE OF COMPLETION⁵
 Summarized By Sewershed
 Page 2 of 2
 Fairfax County, Virginia

Sewer Shed Code	Sewershed	CL-4 ⁶				CL-3				CL-2 ⁶				CL-1				CL-1 Through CL-9			
		Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total
A1	Horsepen Creek													735			735	1,901			1,901
A2	Horsepen Creek-E Brch.														831		831		831		831
A3	Horsepen Creek-F Brch.																	358	831		1,189
B1	Sugarland Run																	347	257	373	977
B2	Sugarland Run					666			666					285	130		415	2,307	130		2,437
B3	Sugarland Run													245			245	535			535
B4	Sugarland Run																	528	854		1,382
B5	Sugarland Run ⁴																	404	140	858	1,402
C1	Nichols Run																	262			262
C2	Pond Branch																	401			401
D1	Calvin Run														34		34	1,253	34		1,287
D2	Calvin Run							240	240				184				184	273	132	746	1,151
D3	Difficult Run ⁴					233	231		464				42			42	4,723	3,176	2,404	10,303	
E1	Scotts Run					40			40									525	1	1,604	2,130
E2	Bull Neck Run																	106			106
F	Dead Run							201	201				8			8	403	15	745	1,163	
G1	Pimmit							118	812	930				68	805	873	438	262	2,641	3,341	
G2	Little Pimmit																	69			69
G3	Turkey Run																	22			22
G4	Strahman Run																	57			57
H	Four Mile Run																	18		374	392
I1	Cameron							130	412	542				16	298	314	259	363	1,194	1,816	
I2	Cameron													52		52	9	58			67
I3	Cameron					3	1,066		524	1,593				350	1,833	2,183	830	2,545	4,362	7,737	
I5	Lucky Run																			940	940
J3	Belle Haven							65		65								109	65		174
K	Little Hunting Creek								43	43				189	494	683	467	906	2,470	3,843	
L	Doque Creek					3,207			3,207					288	491	779	4,486	1,150	1,271	6,907	
M1	Accotink Creek								379	379				59	132	191	56	447	3,253	3,756	
M2	Accotink Creek ⁴					5	476	2,072	2,553					852		852	830	2,067	4,079	6,976	
M3	Accotink Creek					5	359		364				10	166		176	624	644	275	1,545	
M4	Accotink Creek					8	99	470	577					1,157		1,157	235	1,578	470	2,283	
M5	Accotink Creek							1,143		1,143							309	1,500	416	2,225	
M6	Long Branch					214	99		313					47		47	282	686		968	
N	Pohick					1,495	9,734	3,905	15,138					1,101	1,985	746	3,832	6,912	16,431	5,702	29,045
O1	Kane																	489			489
P	Mill Branch																	176			176
Q1	Occoquan																	662			662
R	Popes Head Creek																	1,219			1,219
S1	Little Racky																	56			56
S2	Johnny Moore																	25			25
T1	Cub Run																	10			10
T2	Cub Run																	152	433		585
T3	Cub Run																	595	632		1,227
T4	Cub Run													212		157	369	322		157	479
T5	Cub Run							715	1,085	1,800				568		568		1,361	1,085	2,446	
T7	Cub Run																	13			13
Total:								5,874	14,235	10,147	30,258			2,822	6,792	4,956	14,570	34,057	37,531	35,419	107,007

Source: UDIS Residential Builder Plans File, April, 1974

- Notes:
- 1 See Appendix A for Methods, Assumptions, and Limitations.
 - 2 Data as of April, 1974, except where noted in Appendix A.
 - 3 Townhouse category includes townhouses, duplex, multiplex, and individually owned housing units other than single-family detached and condominium apartments.
 - 4 Data for Herndon and Vienna is incomplete.
 - 5 Complete definitions of the various stages of completion appear in Appendix A.
 - 6 Due to the zoning process restrictions included in the Interim Development Control Ordinance, no judgements have been made as to the likelihood of pending rezoning applications being granted. For this reason, confidence levels 4 and 2 are blank in this report.

COMMITTED AND ANTICIPATED GROWTH BY CENSUS TRACT⁴
 Page 1 of 2
 Fairfax County, Virginia

Census Tract	Committed Units	Anticipated Units ⁵	Total Additional Units ⁵
001		2	2
002	2	11	13
003	8	48	56
004	7	61	68
005	256	501	757
006	5	669	674
007	1	30	31
008	51	89	140
009	41	59	100
010	1	6	7
011	29	293	322
013	55	502	557
014		116	116
015		12	12
016	7	71	78
017	44	60	104
018		46	46
019		1,400	1,400
020	122	193	315
021	30	83	113
022	7	364	371
023	140	365	505
024	512	303	815
025	1,387		1,387
027	558	694	1,252
029	507	123	630
030	12	105	117
031	5	185	190
032	536	1,357	1,893
034	13	203	216
035	6	98	104
037	1,245	1,208	2,453
038	304		304
041	112	726	838
042	899	1,864	2,763
043	101	201	302
044		150	150
045		55	55
046	6	4	10
047		10	10
048	225	5	230
051	4	12	16
052		39	39
053	943	483	1,426
054	9	4	13
056	7	32	39
057	46	10	56
060	94	13	107
061	136	352	488
062	322		322
063	215	3	218
064	567	39	606
065	88		88

COMMITTED AND ANTICIPATED GROWTH BY CENSUS TRACT ⁴
 Page 2 of 2
 Fairfax County, Virginia

Census Tract	Committed Units ⁵	Anticipated Units ⁵	Total Additional Units
066	119	53	172
067	496	22	518
068	1,028	366	1,394
069	152	25	177
071	1	10	11
072	1	1	2
073	51	305	356
074	5	47	52
075		71	71
076	93	854	947
078	173	1,637	1,810
079	56	150	206
080	579	170	749
081	41	41	82
082	105	38	143
083	532	1,117	1,649
084	8	200	208
085	6	9	15
086	31	22	53
087	11	26	37
088	14	50	64
089	669	713	1,382
090 ³	1,270	284	1,554
091 ³	1,090	141	1,231
092	3,267	2,274	5,541
093	480	491	971
094	1,344	2,137	3,481
095	158	766	924
096 ³	33	10	43
097 ³	8	3	11
098 ³	14	17	31
099 ³	18	5	23
100	284	2,832	3,116
101	9	33	42
102	54	1,180	1,234
103	247	445	692
104	79	12	91
105	7	371	378
106	134	692	826
Total:	22,332	30,879	53,211

Source: UDIS Residential Builder Plans File, April-1974

Notes:

- 1 See Appendix A for Method, Assumptions, and Limitations.
- 2 Data as of April-1974 except as noted in Appendix A.
- 3 Data for Herndon and Vienna is incomplete.
- 4 The Census Tracts are as defined by the 1970 Census.

Committed Growth includes housing units under construction (CL-9) and housing units for which there are building permits outstanding, but no recorded starts (CL-8). Anticipated Growth includes housing units for which site plans are under review (CL-6), or for which such plans have been approved (CL-7).

Notes at

HOUSING UNITS AUTHORIZED
1968 - 1974

HOUSING UNITS AUTHORIZED 1968				HOUSING UNITS AUTHORIZED 1969				HOUSING UNITS AUTHORIZED 1970			
Year	SF	MF	TOTAL	Year	SF	MF	TOTAL	Year	SF	MF	TOTAL
<u>1968</u>				<u>1969</u>				<u>1970</u>			
Jan.	139	0	139	Jan.	202	0	202	Jan.	41	396	437
Feb.	375	48	423	Feb.	296	0	296	Feb.	131	0	131
March	568	274	842	March	632	215	847	March	571	223	794
1st Quarter Total	1,082	322	1,404	1st Quarter Total	1,130	215	1,345	1st Quarter Total	743	619	1,362
April	353	196	549	April	688	410	1,098	April	663	144	807
May	405	0	405	May	626	261	887	May	737	855	1,592
June	478	132	610	June	692	106	798	June	573	219	792
2nd Quarter Total	1,236	328	1,564	2nd Quarter Total	2,006	777	2,783	2nd Quarter Total	1,973	1,218	3,191
July	419	0	419	July	439	49	488	July	439	22	461
Aug.	511	0	511	Aug.	432	74	506	Aug.	560	215	775
Sept.	709	0	709	Sept.	376	0	376	Sept.	361	452	813
3rd Quarter Total	1,639	0	1,639	3rd Quarter Total	1,247	123	1,370	3rd Quarter Total	1,360	689	2,049
Oct.	488	0	488	Oct.	359	384	743	Oct.	332	653	985
Nov.	382	198	580	Nov.	342	172	514	Nov.	133	0	133
Dec.	321	216	537	Dec.	223	307	530	Dec.	395	0	395
4th Quarter Total	1,191	414	1,605	4th Quarter Total	924	863	1,787	4th Quarter Total	860	653	1,513
Annual Total	5,148	1,064	6,212	Annual Total	5,307	1,978	7,285	Annual Total	4,936	3,179	8,115

HOUSING UNITS AUTHORIZED 1971				HOUSING UNITS AUTHORIZED 1972				HOUSING UNITS AUTHORIZED 1973			
Year	SF	MF	TOTAL	Year	SF	MF	TOTAL	Year	SF	MF	TOTAL
<u>1971</u>				<u>1972</u>				<u>1973</u>			
Jan.	347	940	1,287	Jan.	593	700	1,293	Jan.	640	200	840
Feb.	296	0	296	Feb.	645	0	645	Feb.	274	250	524
March	883	151	1,034	March	1,134	251	1,385	March	1,710	700	2,410
1st Quarter Total	1,526	1,091	2,617	1st Quarter Total	2,372	951	3,323	1st Quarter Total	2,624	1,150	3,774
April	910	333	1,243	April	1,185	582	1,767	April	1,110	0	1,110
May	1,372	754	2,126	May	1,174	339	1,513	May	460	722	1,182
June	538	347	885	June	799	290	1,089	June	172	215	387
2nd Quarter Total	2,820	1,434	4,254	2nd Quarter Total	3,158	1,211	4,369	2nd Quarter Total	1,742	937	2,679
July	575	240	815	July	1,657	1,237	2,894	July	136	282	418
Aug.	447	1,439	1,886	Aug.	1,193	0	1,193	Aug.	400	530	930
Sept.	614	418	1,032	Sept.	185	650	835	Sept.	1,144	0	1,144
3rd Quarter Total	1,636	2,097	3,733	3rd Quarter Total	3,035	1,887	4,922	3rd Quarter Total	1,680	812	2,492
Oct.	707	184	891	Oct.	1,888	353	2,241	Oct.	240	0	240
Nov.	568	530	1,098	Nov.	551	222	773	Nov.	1,127	339	1,466
Dec.	386	600	986	Dec.	841	474	1,315	Dec.	536	319	855
4th Quarter Total	1,661	1,314	2,975	4th Quarter Total	3,280	1,049	4,329	4th Quarter Total	1,903	658	2,561
Annual Total	7,643	5,936	13,579	Annual Total	11,845	5,098	16,943	Annual Total	7,949	3,557	11,506

HOUSING UNITS AUTHORIZED 1974			
Year	SF	MF	TOTAL
<u>1974</u>			
Jan.	170	249	419
Feb.	469	771	1,240
March	395	116	511
1st Quarter Total	1,034	1,136	2,170
April	660	0	660
May	161	0	161
June	444	12	456
2nd Quarter Total	1,265	12	1,277
July	211	231	442
Aug.	235	0	235
Two Month Total	446	231	677
Total Thus Far 1974	2,745	1,379	4,124

Source: Division of Inspections

- Notes: ✓1 The figures refer to the total number of new housing units authorized by Building Permits. In a multi-family structure, each separate dwelling unit counts as a housing unit.
 ✓2 The figures are not meant to denote type of ownership, i.e. owner-occupied or rental.
 ✓3 SF = Single family and includes townhouses.
 MF = Multi-family and includes garden, mid-rise and high-rise apartments.

4 Close comparison of Report CA-11 with Report CA-14 will reveal minor discrepancies as to monthly permit issue totals. This is to be expected since CA-11 reflects the original unadjusted monthly unit authorizations, while CA-14 reflects all adjustments which have been made since that time. Adjustments include cancellations, expired permits, renewals, re-issues, and other adjustments.

BUILDING PERMIT ACTIVITY¹
 By Month and Planning District
 Page 1 of 9
 Fairfax County, Virginia

Month	Year	Planning District	Building Permits Issued		Bldg. Permits Outstanding						
			This Month		As of January 1, 1974						
			Housing Units	Committed Pop.	Housing Units	Potential Pop.					
JAN	1972	ANNANDALE	93	331	3	11					
JAN	1972	BULL RUN	87	309	20	74					
JAN	1972	FAIRFAX	139	340	2	7					
JAN	1972	JEFFERSON	1	4							
JAN	1972	LINCOLNIA									
JAN	1972	LOWER POTOMAC									
JAN	1972	MCLEAN	32	118	13	48					
JAN	1972	MOUNT VERNON	68	242	7	26					
JAN	1972	POHICK	64	236	2	7					
JAN	1972	ROSE HILL	6	22	3	11					
JAN	1972	SPRINGFIELD									
JAN	1972	UPPER POTOMAC	697	2,050	142	498					
JAN	1972	VIENNA	37	137	7	26					
Month Total: ²			1,224	3,788	199	709					
FEB	1972	ANNANDALE	13	48	1	4					
FEB	1972	BAILEYS	20	74	1	4					
FEB	1972	BULL RUN	12	44	2	7					
FEB	1972	FAIRFAX	16	59	3	11					
FEB	1972	LINCOLNIA									
FEB	1972	LOWER POTOMAC	1	4	1	4					
FEB	1972	MCLEAN	131	463	24	84					
FEB	1972	MOUNT VERNON	9	32	2	7					
FEB	1972	POHICK	291	1,041	42	151					
FEB	1972	ROSE HILL	12	44	6	22					
FEB	1972	SPRINGFIELD									
FEB	1972	UPPER POTOMAC	58	208	22	79					
FEB	1972	VIENNA	36	132	21	78					
Month Total: ²			599	2,150	125	451					
MAR	1972	ANNANDALE	69	244	19	68					
MAR	1972	BAILEYS									
MAR	1972	BULL RUN	66	233	1	4					
MAR	1972	FAIRFAX	20	74	2	7					
MAR	1972	LOWER POTOMAC	1	4	1	4					
MAR	1972	MCLEAN	45	164	12	44					
MAR	1972	MOUNT VERNON	250	864	66	232					
MAR	1972	POHICK	130	481	17	63					
MAR	1972	ROSE HILL	5	19	3	11					
MAR	1972	SPRINGFIELD	9	33	9	33					
MAR	1972	UPPER POTOMAC	637	1,987	444	1,299					
MAR	1972	VIENNA	30	111	5	19					
Month Total: ²			1,252	4,212	579	1,784					

BUILDING PERMIT ACTIVITY¹
 By Month and Planning District
 Page 2 of 9
 Fairfax County, Virginia

Month	Year	Planning District	Building Permits Issued		Bldg. Permits Outstanding						
			This Month		As of January 1, 1974						
			Housing Units	Committed Pop.	Housing Units	Potential Pop.					
1	APR	1972	ANNANDALE	55	199	11	40				
2	APR	1972	BAILEYS	1	4	1	4				
3	APR	1972	BULL RUN	21	74						
4	APR	1972	FAIRFAX	108	336	26	91				
5	APR	1972	JEFFERSON	1	4	1	4				
6	APR	1972	LINCOLNIA	1	4	1	4				
7	APR	1972	LOWER POTOMAC	67	235	20	70				
8	APR	1972	MCLEAN	320	863	25	92				
9	APR	1972	MOUNT VERNON	229	804	54	190				
10	APR	1972	POHICK	327	1,185	33	121				
11	APR	1972	ROSE HILL	3	11	2	7				
12	APR	1972	SPRINGFIELD	10	37	8	30				
13	APR	1972	UPPER POTOMAC	595	1,756	150	529				
14	APR	1972	VIENNA	90	319	14	52				
15											
16		Month Total: ²		1,828	5,829	346	1,233				
17											
18											
19	MAY	1972	ANNANDALE	259	909	61	214				
20	MAY	1972	BAILEYS	20	74	8	30				
21	MAY	1972	BULL RUN	2	7	1	4				
22	MAY	1972	FAIRFAX	113	405	74	262				
23	MAY	1972	JEFFERSON	2	7						
24	MAY	1972	LINCOLNIA	3	11	2	7				
25	MAY	1972	LOWER POTOMAC	1	4	1	4				
26	MAY	1972	MCLEAN	382	973	21	78				
27	MAY	1972	MOUNT VERNON	110	392	29	107				
28	MAY	1972	POHICK	447	1,623	158	574				
29	MAY	1972	ROSE HILL	10	37	6	22				
30	MAY	1972	SPRINGFIELD	6	22	6	22				
31	MAY	1972	UPPER POTOMAC	34	126	21	78				
32	MAY	1972	VIENNA	117	414	26	92				
33											
34		Month Total: ²		1,506	5,004	414	1,494				
35											
36											
37	JUN	1972	ANNANDALE								
38	JUN	1972	BULL RUN	3	11						
39	JUN	1972	FAIRFAX	3	11	2	7				
40	JUN	1972	JEFFERSON								
41	JUN	1972	LINCOLNIA	1	4						
42	JUN	1972	LOWER POTOMAC	38	133	26	91				
43	JUN	1972	MCLEAN	59	218	15	56				
44	JUN	1972	MOUNT VERNON	229	556	2	7				
45	JUN	1972	POHICK	113	418	72	266				
46	JUN	1972	ROSE HILL	7	26						
47	JUN	1972	SPRINGFIELD	154	467	37	130				
48	JUN	1972	UPPER POTOMAC	279	980	135	474				
49	JUN	1972	VIENNA	140	509	39	142				
50											
51		Month Total: ²		1,026	3,333	328	1,173				
52											
53											
54											

BUILDING PERMIT ACTIVITY¹
 By Month and Planning District
 Page 3 of 9
 Fairfax County, Virginia

Month	Year	Planning District	Building Permits Issued		Bldg. Permits Outstanding						
			This Month		As of January 1, 1974						
			Housing Units	Committed Pop.	Housing Units	Potential Pop.					
JUL	1972	ANNANDALE	96	347	29	104					
JUL	1972	BAILEYS	942	2,263	940	2,256					
JUL	1972	BULL RUN	23	81							
JUL	1972	FAIRFAX	368	891	323	777					
JUL	1972	JEFFERSON	111	393	63	222					
JUL	1972	LINCOLNIA									
JUL	1972	LOWER POTOMAC	202	707	173	606					
JUL	1972	MCLEAN	517	1,272	505	1,228					
JUL	1972	MOUNT VERNON	8	30	2	7					
JUL	1972	POHICK	577	2,126	393	1,448					
JUL	1972	ROSE HILL	105	389	65	241					
JUL	1972	SPRINGFIELD	92	322	19	67					
JUL	1972	UPPER POTOMAC	251	893	207	730					
JUL	1972	VIENNA	55	200	23	84					
Month Total: ²			3,347	9,913	2,742	7,769					
AUG 1972											
AUG	1972	ANNANDALE	85	299	22	78					
AUG	1972	BAILEYS	474	1,143	473	1,139					
AUG	1972	BULL RUN	1	4	1	4					
AUG	1972	FAIRFAX	7	26	4	15					
AUG	1972	JEFFERSON									
AUG	1972	LINCOLNIA									
AUG	1972	LOWER POTOMAC	13	48	11	41					
AUG	1972	MCLEAN	27	100	16	59					
AUG	1972	MOUNT VERNON	46	170	32	118					
AUG	1972	POHICK	403	1,434	233	827					
AUG	1972	ROSE HILL	21	78	1	4					
AUG	1972	SPRINGFIELD	389	935	275	660					
AUG	1972	UPPER POTOMAC	138	509	50	183					
AUG	1972	VIENNA	41	152	11	41					
Month Total: ²			1,645	4,897	1,129	3,168					
SEP 1972											
SEP	1972	ANNANDALE	40	143	34	121					
SEP	1972	BAILEYS	1	4							
SEP	1972	BULL RUN	39	144	3	11					
SEP	1972	FAIRFAX	14	52	8	30					
SEP	1972	JEFFERSON									
SEP	1972	LINCOLNIA	1	4	1	4					
SEP	1972	LOWER POTOMAC	8	30	4	15					
SEP	1972	MCLEAN	16	59	12	44					
SEP	1972	MOUNT VERNON	192	476	140	346					
SEP	1972	POHICK	18	67	12	44					
SEP	1972	ROSE HILL	5	19	1	4					
SEP	1972	SPRINGFIELD	1	4	1	4					
SEP	1972	UPPER POTOMAC	32	118	26	96					
SEP	1972	VIENNA	5	19	2	7					
Month Total: ²			372	1,138	244	726					

BUILDING PERMIT ACTIVITY¹
 By Month and Planning District
 Page 4 of 9
 Fairfax County, Virginia

Month	Year	Planning District	Building Permits Issued		Bldg. Permits Outstanding						
			This Month	Housing Units Committed Pop.	As of January 1, 1974	Housing Units Potential Pop.					
OCT	1972	ANNANDALE	674	2,040	433	1,269					
OCT	1972	BAILEYS									
OCT	1972	BULL RUN	1	4							
OCT	1972	FAIRFAX	12	44	7	26					
OCT	1972	JEFFERSON	9	32	3	11					
OCT	1972	LINCOLNIA	2	7							
OCT	1972	LOWER POTOMAC	184	644	184	644					
OCT	1972	MCLEAN	155	574	58	215					
OCT	1972	MOUNT VERNON	3	11	2	7					
OCT	1972	POHICK	882	3,128	653	2,315					
OCT	1972	ROSE HILL	53	196	43	159					
OCT	1972	SPRINGFIELD	56	196	51	179					
OCT	1972	UPPER POTOMAC	45	165	24	87					
OCT	1972	VIENNA	81	300	50	185					
Month Total: ²			2,157	7,340	1,508	5,097					
NOV	1972	ANNANDALE	551	1,710	498	1,517					
NOV	1972	BAILEYS									
NOV	1972	BULL RUN									
NOV	1972	FAIRFAX	12	44	11	41					
NOV	1972	JEFFERSON	86	301	86	301					
NOV	1972	LINCOLNIA	1	4	1	4					
NOV	1972	LOWER POTOMAC	1	4							
NOV	1972	MCLEAN	27	100	12	44					
NOV	1972	MOUNT VERNON	3	11	2	7					
NOV	1972	POHICK	94	348	79	292					
NOV	1972	ROSE HILL	12	44	12	44					
NOV	1972	SPRINGFIELD									
NOV	1972	UPPER POTOMAC	89	329	58	215					
NOV	1972	VIENNA	27	100	17	63					
Month Total: ²			903	2,995	776	2,528					
DEC	1972	ANNANDALE	90	315	77	270					
DEC	1972	BAILEYS	224	538							
DEC	1972	BULL RUN	1	4							
DEC	1972	FAIRFAX	11	41	7	26					
DEC	1972	JEFFERSON									
DEC	1972	LOWER POTOMAC	72	253	71	250					
DEC	1972	MCLEAN	9	33	4	15					
DEC	1972	MOUNT VERNON	71	263	50	185					
DEC	1972	POHICK	106	373	98	344					
DEC	1972	ROSE HILL	1	4	1	4					
DEC	1972	SPRINGFIELD									
DEC	1972	UPPER POTOMAC	618	1,936	514	1,588					
DEC	1972	VIENNA	54	190	51	179					
Month Total: ²			1,257	3,949	873	2,859					
Year Total: ²			17,126	54,548	9,263	28,991					

BUILDING PERMIT ACTIVITY¹
 By Month and Planning District
 Page 5 of 9
 Fairfax County, Virginia

Month	Year	Planning District	Building Permits Issued		Bldg. Permits Outstanding						
			This Month		As of January 1, 1974						
			Housing Units	Committed Pop.	Housing Units	Potential Pop.					
JAN	1973	ANNANDALE	3	11							
JAN	1973	BAILEYS	2	7							
JAN	1973	BULL RUN									
JAN	1973	FAIRFAX	74	185	73	182					
JAN	1973	JEFFERSON									
JAN	1973	LOWER POTOMAC	1	4							
JAN	1973	MCLEAN	7	26	6	22					
JAN	1973	MOUNT VERNON	174	610	135	473					
JAN	1973	POHICK	21	78	16	59					
JAN	1973	ROSE HILL	147	544	147	544					
JAN	1973	SPRINGFIELD									
JAN	1973	UPPER POTOMAC	357	1,112	324	996					
JAN	1973	VIENNA	46	167	45	163					
Month Total: ²			832	2,744	746	2,439					
FEB	1973	ANNANDALE	2	7	2	7					
FEB	1973	BAILEYS									
FEB	1973	BULL RUN	81	284	21	74					
FEB	1973	FAIRFAX	9	33	6	22					
FEB	1973	JEFFERSON									
FEB	1973	LOWER POTOMAC	4	15	4	15					
FEB	1973	MCLEAN	4	15	4	15					
FEB	1973	MOUNT VERNON	266	655	249	615					
FEB	1973	POHICK	9	33	5	19					
FEB	1973	ROSE HILL									
FEB	1973	SPRINGFIELD									
FEB	1973	UPPER POTOMAC	144	525	126	459					
FEB	1973	VIENNA	3	11	2	7					
Month Total: ²			522	1,579	419	1,232					
MAR	1973	ANNANDALE	10	35	10	35					
MAR	1973	BAILEYS									
MAR	1973	BULL RUN	58	203	58	203					
MAR	1973	FAIRFAX	110	396	107	385					
MAR	1973	JEFFERSON	485	1,165	484	1,162					
MAR	1973	LINCOLNIA	1	4	1	4					
MAR	1973	LOWER POTOMAC	116	408	116	408					
MAR	1973	MCLEAN	76	281	68	252					
MAR	1973	MOUNT VERNON	1	4	1	4					
MAR	1973	POHICK	877	3,152	807	2,898					
MAR	1973	ROSE HILL	2	7	1	4					
MAR	1973	SPRINGFIELD	119	417	119	417					
MAR	1973	UPPER POTOMAC	840	2,893	818	2,812					
MAR	1973	VIENNA	134	491	124	454					
Month Total: ²			2,829	9,457	2,714	9,036					

BUILDING PERMIT ACTIVITY ¹
 By Month and Planning District
 Page 6 of 9
 Fairfax County, Virginia

Month	Year	Planning District	Building Permits Issued		Bldg. Permits Outstanding						
			This Month		As of January 1, 1974						
			Housing Units	Committed Pop.	Housing Units	Potential Pop.					
APR	1973	ANNANDALE	1	4	1	4					
APR	1973	BAILEYS	2	7	2	7					
APR	1973	BULL RUN	75	263	49	172					
APR	1973	FAIRFAX	18	67	16	59					
APR	1973	JEFFERSON									
APR	1973	LINCOLNIA									
APR	1973	LOWER POTOMAC	9	33	7	26					
APR	1973	MCLEAN	57	208	56	205					
APR	1973	MOUNT VERNON	4	15	2	7					
APR	1973	POHICK	18	67	11	41					
APR	1973	ROSE HILL									
APR	1973	SPRINGFIELD									
APR	1973	UPPER POTOMAC	259	927	250	894					
APR	1973	VIENNA	96	338	90	316					
Month Total: ²			539	1,929	484	1,731					
MAY	1973	ANNANDALE	84	294	83	291					
MAY	1973	BAILEYS									
MAY	1973	BULL RUN									
MAY	1973	FAIRFAX	2	7	1	4					
MAY	1973	LOWER POTOMAC	4	15	2	7					
MAY	1973	MCLEAN	292	727	290	719					
MAY	1973	MOUNT VERNON	20	74	19	70					
MAY	1973	POHICK	73	270	68	252					
MAY	1973	ROSE HILL	127	470	126	466					
MAY	1973	SPRINGFIELD									
MAY	1973	UPPER POTOMAC	574	1,522	549	1,433					
MAY	1973	VIENNA	6	22	5	19					
Month Total: ²			1,182	3,401	1,143	3,261					
JUN	1973	ANNANDALE	41	144	41	144					
JUN	1973	BAILEYS	2	7	1	4					
JUN	1973	BULL RUN	1	4	1	4					
JUN	1973	FAIRFAX	8	30	7	26					
JUN	1973	LOWER POTOMAC									
JUN	1973	MCLEAN	279	679	279	679					
JUN	1973	MOUNT VERNON	219	682	219	682					
JUN	1973	POHICK	81	292	79	284					
JUN	1973	ROSE HILL	3	11	3	11					
JUN	1973	SPRINGFIELD									
JUN	1973	UPPER POTOMAC	16	59	15	56					
JUN	1973	VIENNA	11	41	11	41					
Month Total: ²			661	1,947	656	1,928					

BUILDING PERMIT ACTIVITY¹
 By Month and Planning District
 Page 7 of 9
 Fairfax County, Virginia

Month	Year	Planning District	Building Permits Issued		Bldg. Permits Outstanding						
			This Month		As of January 1, 1974						
			Housing Units	Committed Pop.	Housing Units	Potential Pop.					
JUL	1973	ANNANDALE	2	7	2	7					
JUL	1973	BAILEYS									
JUL	1973	BULL RUN	1	4	1	4					
JUL	1973	FAIRFAX	75	184	75	184					
JUL	1973	JEFFERSON									
JUL	1973	LINCOLNIA									
JUL	1973	LOWER POTOMAC	1	4	1	4					
JUL	1973	MCLEAN	3	11	3	11					
JUL	1973	MOUNT VERNON	5	19	4	15					
JUL	1973	POHICK	28	104	28	104					
JUL	1973	ROSE HILL	1	4	1	4					
JUL	1973	SPRINGFIELD									
JUL	1973	UPPER POTOMAC	60	216	59	212					
JUL	1973	VIENNA	3	11	2	7					
Month Total: ²			179	562	176	551					
AUG	1973	ANNANDALE	1	4	1	4					
AUG	1973	BAILEYS									
AUG	1973	BULL RUN	40	148	39	144					
AUG	1973	FAIRFAX	4	15	3	11					
AUG	1973	JEFFERSON	3	11	3	11					
AUG	1973	LOWER POTOMAC									
AUG	1973	MCLEAN	41	152	41	152					
AUG	1973	MOUNT VERNON	27	100	27	100					
AUG	1973	POHICK	34	126	33	122					
AUG	1973	ROSE HILL	2	7	2	7					
AUG	1973	SPRINGFIELD	2	7	2	7					
AUG	1973	UPPER POTOMAC	418	1,317	418	1,317					
AUG	1973	VIENNA	4	15	4	15					
Month Total: ²			576	1,902	573	1,891					
SEP	1973	ANNANDALE	75	263	75	263					
SEP	1973	BAILEYS									
SEP	1973	BULL RUN									
SEP	1973	FAIRFAX	1	4	1	4					
SEP	1973	JEFFERSON									
SEP	1973	LINCOLNIA									
SEP	1973	LOWER POTOMAC									
SEP	1973	MCLEAN	180	666	180	666					
SEP	1973	MOUNT VERNON	51	189	51	189					
SEP	1973	POHICK	4	15	4	15					
SEP	1973	ROSE HILL									
SEP	1973	SPRINGFIELD									
SEP	1973	UPPER POTOMAC	770	2,765	770	2,765					
SEP	1973	VIENNA	38	141	38	141					
Month Total: ²			1,119	4,042	1,119	4,042					

BUILDING PERMIT ACTIVITY¹
 By Month and Planning District
 Page 8 of 9
 Fairfax County, Virginia

Month	Year	Planning District	Building Permits Issued		Bldg. Permits Outstanding						
			This Month		As of January 1, 1974						
			Housing Units	Committed Pop.	Housing Units	Potential Pop.					
OCT	1973	ANNANDALE	1	4	1	4					
OCT	1973	BAILEYS									
OCT	1973	BULL RUN	10	37	10	37					
OCT	1973	FAIRFAX	2	7	2	7					
OCT	1973	JEFFERSON	1	4	1	4					
OCT	1973	LINCOLNIA									
OCT	1973	LOWER POTOMAC	5	19	5	19					
OCT	1973	MCLEAN	22	81	22	81					
OCT	1973	MOUNT VERNON	11	41	11	41					
OCT	1973	POHICK	16	59	16	59					
OCT	1973	ROSE HILL									
OCT	1973	SPRINGFIELD									
OCT	1973	UPPER POTOMAC	167	597	167	597					
OCT	1973	VIENNA	33	122	33	122					
Month Total: ²			268	971	268	971					
NOV	1973	ANNANDALE									
NOV	1973	BAILEYS									
NOV	1973	BULL RUN	2	7	2	7					
NOV	1973	FAIRFAX	5	19	5	19					
NOV	1973	JEFFERSON									
NOV	1973	LOWER POTOMAC	1	4	1	4					
NOV	1973	MCLEAN	46	170	46	170					
NOV	1973	MOUNT VERNON	4	15	4	15					
NOV	1973	POHICK	37	137	37	137					
NOV	1973	ROSE HILL									
NOV	1973	SPRINGFIELD									
NOV	1973	UPPER POTOMAC	1,069	3,905	1,069	3,905					
NOV	1973	VIENNA	4	15	4	15					
Month Total: ²			1,168	4,271	1,168	4,271					

BUILDING PERMIT ACTIVITY¹
 By Month and Planning District
 Page 9 of 9
 Fairfax County, Virginia

Month	Year	Planning District	Building Permits Issued		Bldg. Permits Outstanding						
			This Month	Committed Pop.	As of January 1, 1974	Potential Pop.					
DEC	1973	ANNANDALE									
DEC	1973	BAILEYS									
DEC	1973	BULL RUN	169	592	169	592					
DEC	1973	FAIRFAX	3	11	3	11					
DEC	1973	JEFFERSON									
DEC	1973	LINCOLNIA									
DEC	1973	LOWER POTOMAC	1	4	1	4					
DEC	1973	MCLEAN	8	30	8	30					
DEC	1973	MOUNT VERNON	341	818	341	818					
DEC	1973	POHICK	9	33	9	33					
DEC	1973	ROSE HILL	1	4	1	4					
DEC	1973	SPRINGFIELD									
DEC	1973	UPPER POTOMAC	345	1,270	345	1,270					
DEC	1973	VIENNA	2	7	2	7					
Month Total: ²			879	2,769	879	2,769					
Year Total: ²			10,754	35,573	10,345	34,121					
Source: UDIS Building Permit File, January, 1974											
Notes: 1 The figures refer to the total number of new housing units authorized by building permits. In a multi-family structure, each separate dwelling unit counts as a housing unit.											
2 Close comparison of Report CA-14 with Report CA-11 will reveal minor discrepancies as to monthly permit issue totals. This is to be expected since CA-11 reflects the original unadjusted monthly unit authorizations, while CA-14 reflects all adjustments which have been made since that time. Adjustments include cancellations, expired permits, renewals, re-issues, and other adjustments.											
3 Conversion from housing units to committed or potential population involved the following average household size contribution factors: Single Family, 3.7; Townhouse, 3.5; Apartment, 2.4.											

DEVELOPMENT OF NEW HOUSING ON
SEPTIC TANK SYSTEMS

March, 1974

I Purpose

This report is the second in a series of investigations into the development of new housing on septic systems as opposed to public sanitary sewer. It is intended to provide insight into the potential growth capabilities and possible problems connected with septic development.

II Major changes since January, 1974 Report

- A. Applications for perc tests have begun to drop off due to the Interim Development Control Ordinance (See Tables 1 and 2).
- B. As septic perc test applications drop off, it may be expected that some of the corresponding lag times involved in the approval process may decrease due to the decreasing work load.
- C. The number of building permits approved for new housing on septic systems has dropped during the normal seasonal slump. (See Table 2) An increase in building permit approvals may be expected as soon as plans for septic development are approved.

III Summary of Trends

- A. Trends in Septic Perc Test Applications.
 - 1. In June of 1972, the first major activity in septic development was spawned when applications for perc tests began to increase from an average of 60 lots per month to the present level (FY74) of nearly 250 lots per month (a 317% increase). (See Table 2)
 - 2. Lag times from initial application for perc tests to final construction approval on septic subdivision may extend as long as three years.
 - 3. Based upon current lag times between applications for perc tests and construction of septic developments, the earliest year in which the large influx of septic subdivisions will impact the real estate market is FY-1976.
 - 4. Septic subdivisions of 10 lots or more have made up 60% of all applications for residential septic system perc tests during the past twelve months.
 - 5. The major septic subdivision development may be expected to occur on the fringe of the urbanized areas of the County from Nichols Run to the Occoquan Watershed, where soil suitability and the availability of land at relatively reasonable costs are encouraging applications for septic subdivisions. (See Table 1)
- B. Trends in septic permit issuance.
 - 1. Approximately 80% of the housing proposed in septic subdivisions will receive building permit approval. The remaining 20% will not pass County percolation standards.
 - 2. Septic permits issued (building permit approvals) for new housing can be expected to increase from the present level of 45 per month (See Table 2) to an average of 200 per month by FY-1976 (a 344% increase). This increase reflects the normal lag times experienced during the past twelve months between perc test applications and building permit approvals. For this reason, an increase here is not inconsistent with a simultaneous decrease in applications for septic perc tests.

C. Trends in Septic System Construction Approvals.

1. Construction approvals for new residential septic systems may be expected to increase from the present rate of 40 per month (see Table 2) to nearly 125 per month by FY-1977 (a 400% increase between FY-74 and FY-77). A significant increase in approvals over the same period last year may be noted in Table 2, illustrating this trend.
2. Current trends for septic construction approval indicate that 62% of all approvals are made for septic systems to be used by new residences. The remaining 38% represents septic systems for non-residential uses or systems for existing homes.
3. Construction approvals indicate the concentration of current septic development to be in the Difficult Run, Occoquan, and Colvin Run Watersheds.

IV Conclusions from the Data

- A. The Interim Development Control Ordinance, as adopted by the Board of Supervisors in February, 1974, will significantly decrease the number of new applications for septic permits over the next 18 months by curtailing the submission of additional subdivision preliminary plats. The beginning of this trend may be noted in the 53% decrease during February (Table 2).
- B. The extent of septic development activities will not taper off immediately due to the extensive lag times between initial application and construction approval. Based upon current time lags involved in the approval process, the increasing activity in construction approvals should continue throughout the eighteen month period covered by the Ordinance. This trend would give rise to an increase in housing on septic systems to 125 units per month during the first part of FY-1976.

Sources: Environmental Health Division
Office of Research & Statistics
Department of County Development

SECTION IV

POPULATION REPORTS

HOUSING UNITS AND POPULATION
Summarized By Magisterial District
Fairfax County, Virginia

Magisterial District ²	Code	HOUSING UNITS					POPULATION					
		Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Housing Unit ⁷	Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Population ⁶	Total Housing Unit ⁷
Centreville	01 ³	18,335	4,030	500		22,865	62,141	10,023	1,305	280	73,749	22,865
Dranesville	02 ⁴	15,643	2,168			17,811	54,227	5,124		133	59,484	17,811
Annandale	03	14,881	3,885			18,766	52,702	9,568		108	62,378	18,766
Lee	04	13,583	4,891	974		19,448	46,169	12,965	2,542	6,026	67,702	19,448
Mason	05	10,972	9,982			20,954	37,075	22,821		217	60,113	20,954
Mount Vernon	06	11,867	6,986	692		19,545	40,009	16,179	1,806	86	58,080	19,545
Providence	07	13,868	9,101			22,969	43,972	22,591		164	66,727	22,969
Springfield	08 ⁵	17,812	2,140	264		20,216	62,712	5,278	689	8,877	77,556	20,216
Town of Clifton	10	67				67	239				239	67
Town of Herndon	12	1,820	1,153			2,973	5,792	3,043		6	8,841	2,973
Town of Vienna	13	4,182	730			4,912	15,130	1,827		113	17,070	4,912
TOTAL COUNTY		123,030	45,066	2,430		170,526	420,168	109,419	6,342	16,010	551,939	170,526

Source: UDIS Parcel File, July, 1974

NOTES: 1 The factors used to convert housing units into estimated population appear in Appendix G. The weighted countywide average housing-to-population conversion factors are:

Housing Type	Average Household Type
Single Family Detached	3.57
Duplex	3.22
Multiplex	2.42
Townhouse	2.81
Garden Apartment	2.50
Elevator Apartment	1.52
Mobile Home	2.61

2 A map outlining the Fairfax County Magisterial Districts may be found in Appendix E.
 3 Excludes Town of Vienna.
 4 Excludes Town of Herndon.
 5 Excludes Town of Clifton.
 6 This is the estimated population as of January 1, 1975.
 7 Included are some units under construction but which are sufficiently near completion to warrant their inclusion in the dwelling unit inventory.

HOUSING UNITS AND POPULATION
Summarized By Planning District
Fairfax County, Virginia

Planning District ²	Code	HOUSING UNITS					POPULATION ¹					Total Housing Units																
		Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Housing Units	Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Population ⁶																	
Annandale	A	16,707	3,885			20,592	59,145	9,568		203	68,916	20,592																
Baileys	B	5,172	7,563			12,735	17,132	16,803		43	33,978	12,735																
Bull Run	C	5,744	303	510		6,557	19,224	776	1,331	160	21,491	6,557																
Fairfax	D	6,374	2,900	254		9,528	21,718	7,192	663	32	29,605	9,528																
Jefferson	E	8,410	5,215			13,625	26,899	12,936		176	40,011	13,625																
Lincolnia	F	1,476	2,419			3,895	5,237	6,018		6	11,261	3,895																
Lower Potomac	G	1,520	224			1,744	5,037	579		14,799	20,415	1,744																
McLean	H	14,065	2,165			16,230	48,666	5,116		133	53,915	16,230																
Mount Vernon	I	15,987	11,118	1,666		28,771	53,024	27,192	4,348	86	84,650	28,771																
Pohick	J ⁵	10,611	54			10,665	36,620	172		45	36,837	10,665																
Rose Hill	K	6,239	554			6,793	22,024	1,424		20	23,468	6,793																
Springfield	L	8,056	2,067			10,123	29,091	5,055		9	34,155	10,123																
Upper Potomac	M ⁴	11,069	4,583			15,652	36,397	11,548		18	47,963	15,652																
Vienna	N ³	11,600	2,016			13,616	39,954	5,040		280	45,274	13,616																
TOTAL COUNTY		123,030	45,066	2,430		170,526	420,168	109,419	6,342	16,010	551,939	170,526																
Source: UDIS Parcel File, July, 1974																												
NOTES: 1 The factors used to convert housing units into estimated population appear in Appendix G. The weighted countywide average housing-to-population conversion factors are:																												
<table border="0"> <thead> <tr> <th>Housing Type</th> <th>Average Household Size</th> </tr> </thead> <tbody> <tr> <td>Single Family Detached</td> <td>3.57</td> </tr> <tr> <td>Duplex</td> <td>3.22</td> </tr> <tr> <td>Multiplex</td> <td>2.42</td> </tr> <tr> <td>Townhouse</td> <td>2.81</td> </tr> <tr> <td>Garden Apartment</td> <td>2.50</td> </tr> <tr> <td>Elevator Apartment</td> <td>1.52</td> </tr> <tr> <td>Mobile Home</td> <td>2.61</td> </tr> </tbody> </table>													Housing Type	Average Household Size	Single Family Detached	3.57	Duplex	3.22	Multiplex	2.42	Townhouse	2.81	Garden Apartment	2.50	Elevator Apartment	1.52	Mobile Home	2.61
Housing Type	Average Household Size																											
Single Family Detached	3.57																											
Duplex	3.22																											
Multiplex	2.42																											
Townhouse	2.81																											
Garden Apartment	2.50																											
Elevator Apartment	1.52																											
Mobile Home	2.61																											
2 A map outlining the Fairfax County Planning Districts may be found in Appendix F																												
3 Includes Town of Vienna																												
4 Includes Town of Herndon																												
5 Includes Town of Clifton																												
6 This is the estimated population as of January 1, 1975																												
7 Included are some units under construction but which are sufficiently near completion to warrant their inclusion in the dwelling unit inventory																												

HOUSING UNITS AND POPULATION
Summrized By Sewershed
Fairfax County, Virginia

Sewershed ²	Code	HOUSING UNITS					POPULATION					Total ⁴
		Ownership	Rental Project	Mobile	Group Otrs.	Total	Ownership	Rental Project	Mobile	Group Otrs.	Total	
		Housing	Housing	Homes	& Military	Housing Units	Housing	Housing	Home	& Military	Population	
Horsepen Creek	A-1	370				370	1,294				1,294	370
Horsepen Creek F. Branch	A-2	247	180			427	733	475			1,208	427
Horsepen Creek F. Branch	A-3	347				347	1,055				1,055	347
Sugarland Run	B-1	507	250			757	1,641	630			2,271	757
Sugarland Run	B-2	224				224	767				767	224
Sugarland Run	B-3	99				99	341				341	99
Sugarland Run	B-4	4				4	13				13	4
Sugarland Run	B-5	1,656	973			2,629	5,287	2,568	6		7,861	2,629
Nichols Run	C-1	224				224	778				778	224
Pond Branch	C-2	392	3			395	1,401	8			1,409	395
Colvin Run	D-1	1,062				1,062	3,819				3,819	1,062
Colvin Run	D-2	2,348	2,052			4,400	7,502	5,031	6		12,539	4,400
Difficult Run	D-3	11,088	1,383			12,471	38,972	3,483	162		42,617	12,471
Scotts Run	E-1	1,894	1,517			3,411	6,137	3,793	7		9,937	3,411
Bull Neck Run	E-2	243				243	889				889	243
Dead Run	F	1,934				1,934	6,883		25		6,908	1,934
Pimmit	G-1	7,486	1,660			9,146	25,429	4,118	96		29,643	9,146
Little Pimmit	G-2	746	297			1,043	2,601	451			3,052	1,043
Turkey Run	G-3	138				138	505				505	138
Strahman Run	G-4	316				316	1,157				1,157	316
Four Mile Run	H	1,404	4,464			5,868	4,506	2,388	18		13,912	5,868
Cameron	I-1	13,321	7,789			21,110	44,423	19,065	418		63,906	21,110
Cameron	I-2	1,140				1,140	3,712				3,712	1,140
Cameron	I-3	14,639	7,561	90		22,290	51,064	17,821	235	115	69,235	22,290
Cameron	I-4	74				74	269				269	74
Lucky Run	I-5	143				143	355				355	143
Belle Haven	J-3	1,842	2,189			4,031	6,233	5,141	9		11,383	4,031
Little Hunting Creek	K	7,978	4,051	1,458		13,487	26,505	10,710	3,805	66	41,086	13,487
Dogue Creek	L	6,151	1,094	118		7,363	20,994	2,812	308	20	24,134	7,363
Accotink Creek	M-1	2,187	1,156	160		3,503	7,103	2,867	418	50	10,438	3,503
Accotink Creek	M-2	12,106	6,184			18,290	40,582	15,361	29		55,972	18,290
Accotink Creek	M-3	5,302	391			5,693	19,400	899			20,299	5,693
Accotink Creek	M-4	5,721	1,290			7,011	20,600	3,268			23,868	7,011
Accotink Creek	M-5	593				593	2,049				2,049	593
Long Branch	M-6	1,423				1,423	4,895		9		4,904	1,423
Fort Belvoir	M-7	25	198			223	89	509			598	223
Fort Belvoir	M-8	1				1	3			13,073	13,076	1
Phick	N	9,590	61			9,651	32,656	191	32		32,879	9,651
Kane	O-1	311				311	1,109				1,109	311
Mill Branch	P	451	19			470	1,612	51		1,726	3,389	470
Occoquan	Q-1	497				497	1,773				1,773	497
Popes Head Creek	R	966		104		1,070	3,488		271	13	3,772	1,070
Little Rocky	S-1	305	3			308	1,080	8		130	1,218	308
Jahny Moore	S-2	123				123	438				438	123
Cub Run	T-1	44	1	500		545	150	3	1,305		1,458	545
Cub Run	T-2	979				979	3,332				3,332	979
Cub Run	T-3	1,483				1,483	4,785				4,785	1,483
Cub Run	T-4	1,988	151			2,139	7,235	374			7,609	2,139
Cub Run	T-5	730	148			878	1,879	391			2,270	878
Bull Run	T-6	38				38	128				128	38
Cub Run	T-7	150	1			151	517	3			520	151
TOTAL COUNTY		123,030	45,066	2,430		170,526	420,168	109,419	6,342	16,010	551,939	170,526

Source: UDIS Parcel File, July, 1974

Notes: 1 The factors used to convert housing units into estimated population appear in Appendix G. The weighted County-wide average housing-to-population conversion factors are:

Housing Type	Average Household Size
Single Family	3.57
Duplex	3.22
Multiplex	2.42
Townhouse	2.81
Garden Apartment	2.50
Elevator Apartment	1.52
Mobile Home	2.61

2 A map outlining the Fairfax County Sewersheds may be found in Appendix D.

3 This is the estimated population as of January 1, 1975.

4 Included are some units under construction but which are sufficiently near completion to warrant their inclusion in the dwelling unit inventory.

REPORT P-3

ESTIMATED FAIRFAX COUNTY POPULATION^a
AND NUMBER OF DWELLING UNITS
1973 - 1977

<u>Date</u>	<u>Dwelling Units</u>	<u>Population</u>
April 1, 1970	130,817	455,021 ^b
January 1, 1973	155,460	522,966 ^c
January 1, 1974	165,400	540,056 ^d
January 1, 1975	170,526	551,939
July 1, 1975	174,726 ^e	565,127 ^f
January 1, 1976	180,126 ^g	582,083 ^h
July 1, 1976	181,926 ⁱ	587,735 ^h
January 1, 1977	183,726 ⁱ	593,387 ^h

* Source: ORS, 9/26/74

- Notes:
- a 1970 figure represents actual population; all other figures represent population holding capacity.
 - b As reported by the 1970 United States Census.
 - c Reflects an estimated average household size of 3.27 persons/unit, interpolated between the 1970 average household size of 3.5 and the 1974 average household size of 3.14.
 - d Reflects an estimated average household size of 3.18.
 - e Reflects a completion rate of 700 units per month 1-75 through 6-75.
 - f Reflects an average household size of 3.14 persons per unit for those units completed after 1-75.
 - g Reflects a completion rate of 900 units per month from 7-75 to 1-76.
 - h Reflects an average household size of 3.14 persons per unit for those units completed since the previous estimate.
 - i Reflects a completion rate of 300 units per month since the previous estimate.

Report P-3 shows population and dwelling unit estimates from the time of the 1970 Census through January 1, 1977. The projections for 1975 - 1977 are based on an analysis of all known restraints, including sewer moratoria and general economic conditions.

Each population estimate is lower than earlier estimates issued by the County due to the use of lower and more precise housing-to-population conversion factors. The former household sizes (which had been in general use in Fairfax County since the 1968 Council of Governments Home Interview Survey) compare with the revised factors, on a countywide basis, as shown below:

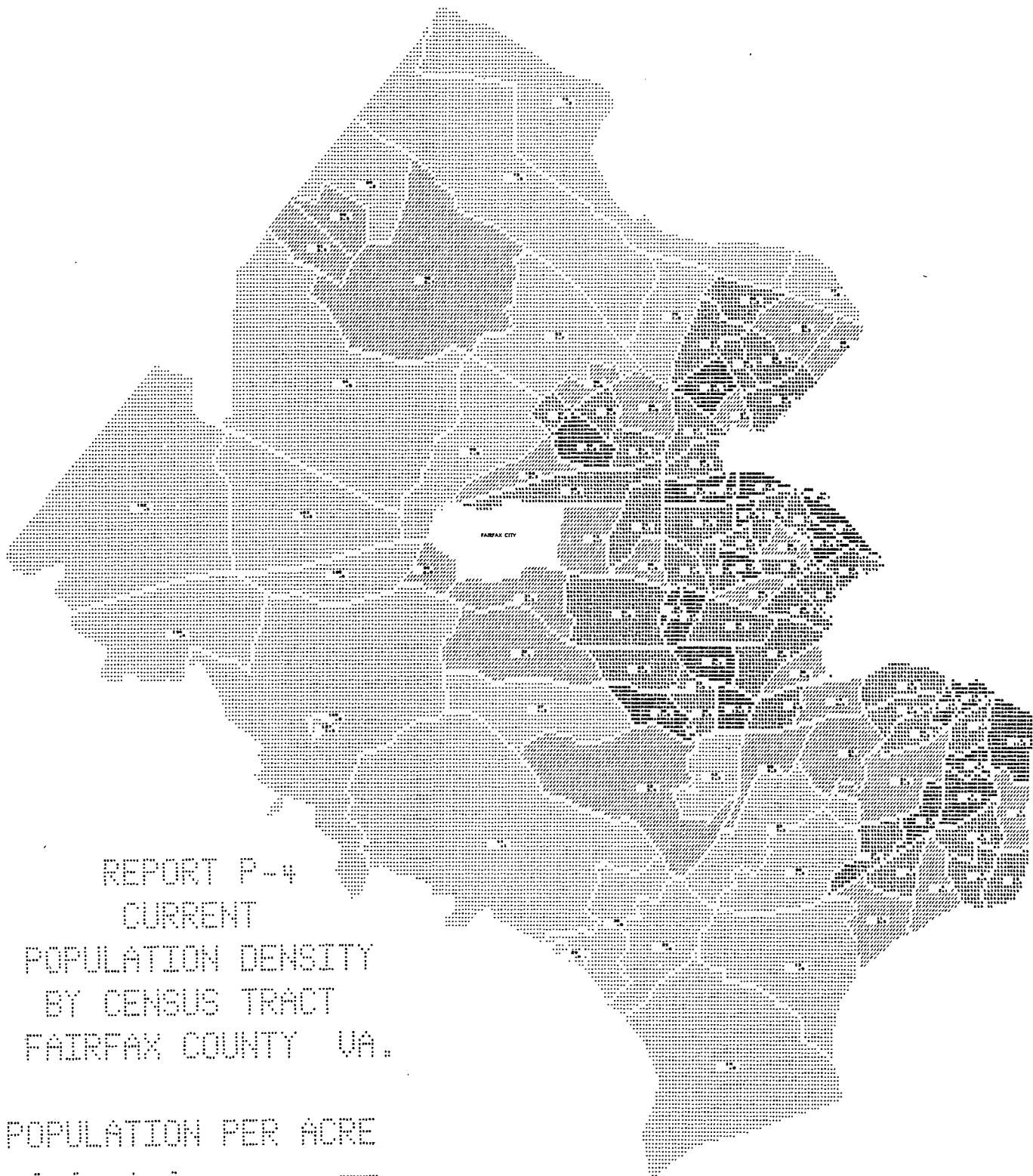
COMPARISON OF HOUSING-TO-POPULATION CONVERSION FACTORS

Housing Type	Former Average Household Size	Revised Countywide Average Household Size	Percent Change
Single Family } Duplex } Multiplex }	3.7	3.57	-3.5
		3.22	-13.0
	--	2.42	--
Townhouse	3.5	2.81	-19.7
Garden Apartment	3.0	2.50	-16.7
Elevator Apartment	1.8	1.52	-15.6
Mobile Home	2.9	2.61	-10.0

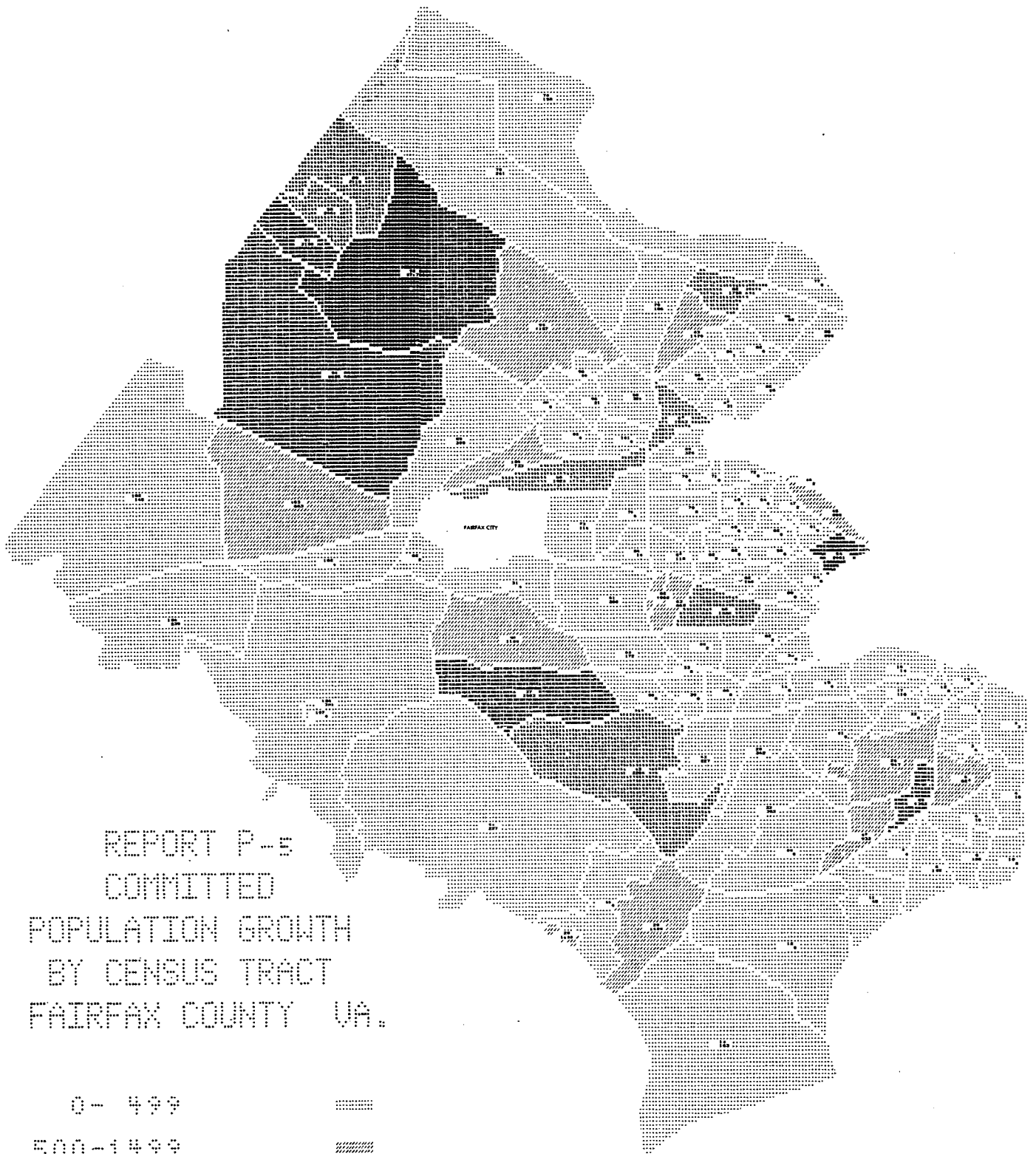
The revised factors are the result of a statistical analysis of the 1974 Fairfax County School Census Survey. The analysis determined appropriate housing-to-population conversion factors for each of seven types of housing unit construction in ten areas of the County.

Generally poor economic conditions have been a second influence acting to reduce the housing and population estimates for 1976 - 1977. The current construction slowdown has reduced the completion rate and market absorption of new units to significantly below what earlier had been expected.

It should be emphasized that there is relatively uncertain basis at this time for the assumptions (footnoted in the table) regarding future rates of housing completions. The primary justification for the indicated increase in the housing inventory is that many building permits remain outstanding, and it is reasonable to expect developers to complete those units as soon as economic and market conditions permit.



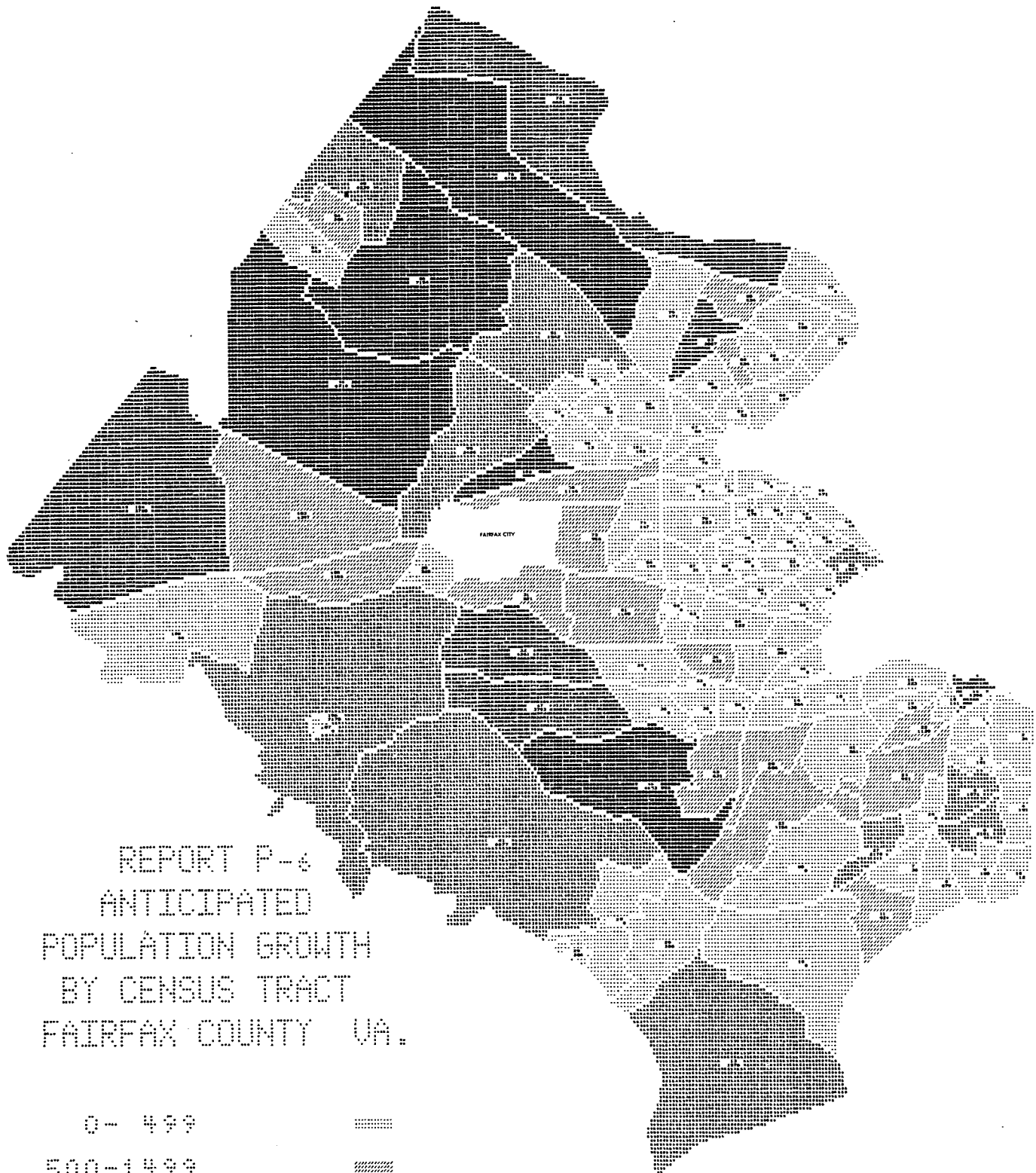
SOURCE - UDIS 1974



REPORT P-5
 COMMITTED
 POPULATION GROWTH
 BY CENSUS TRACT
 FAIRFAX COUNTY VA.

- 0- 499 ▤
- 500-1499 ▧
- 1500-2499 ▨
- 2500-4999 ▩
- 5000 PLUS █████

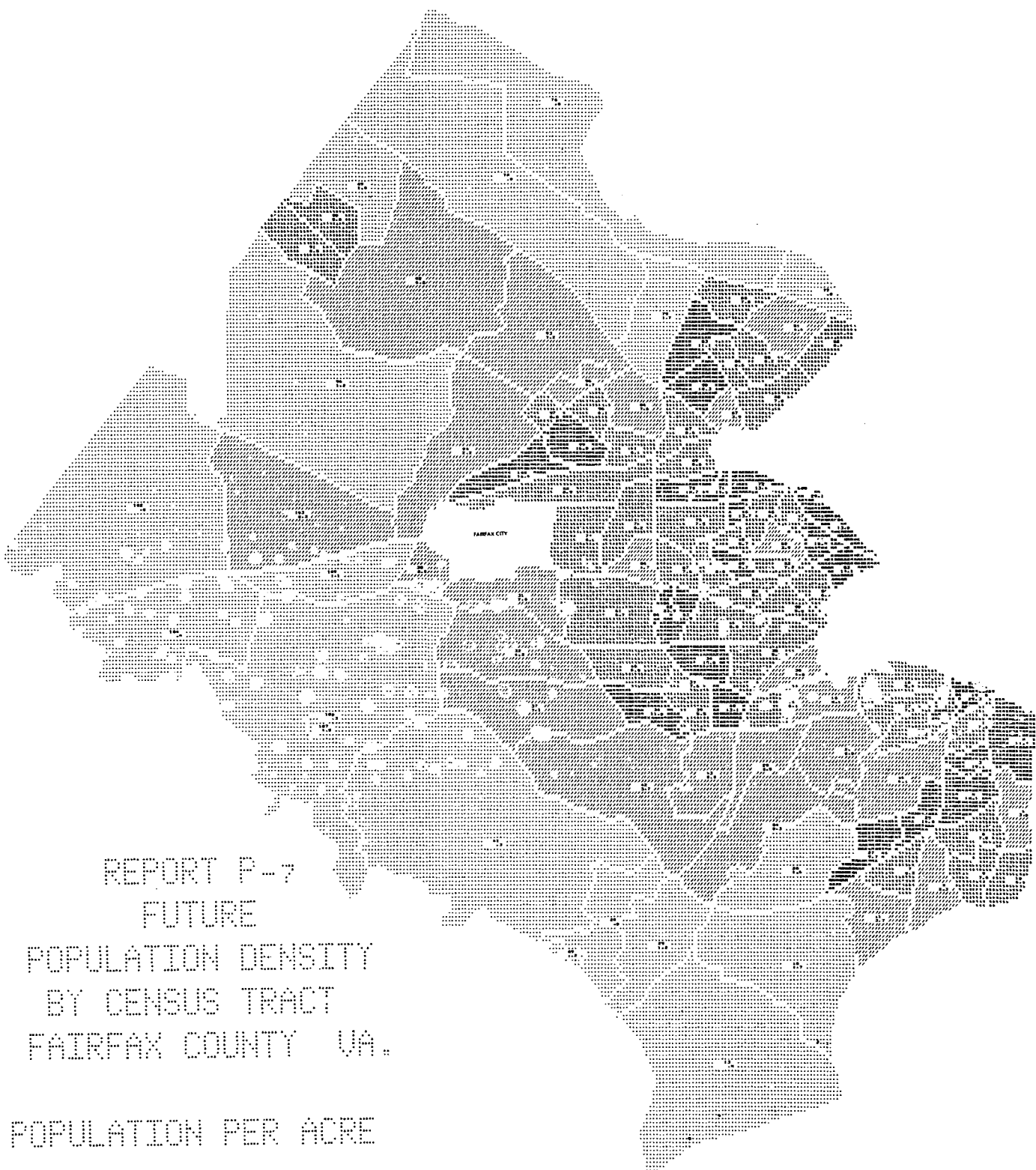
SOURCE - UDIS 1974



REPORT P-6
 ANTICIPATED
 POPULATION GROWTH
 BY CENSUS TRACT
 FAIRFAX COUNTY VA.

0- 499	▬▬▬▬
500-1499	▬▬▬▬▬
1500-2499	▬▬▬▬▬▬
2500-4999	▬▬▬▬▬▬▬
5000 PLUS	▬▬▬▬▬▬▬▬

SOURCE - UDIS 1974



REPORT P-7
 FUTURE
 POPULATION DENSITY
 BY CENSUS TRACT
 FAIRFAX COUNTY VA.

POPULATION PER ACRE

- 0.0- 1.9 ▨
- 2.0- 4.9 ▩
- 5.0- 8.9 ▪
- 9.0-19.9 ▫
- 20.0 PLUS ▬

SOURCE - UDIS 1974

SECTION V

LAND USE REPORTS

ACRES OF LAND BY ZONING CLASS
 Summarized By Planning District
 Page 1 of 2
 Fairfax County, Virginia

Zone Code	Zone Class	Anneandale A	Baileys B	Bull Run C	Fairfax D	Jefferson E	Lincolnia F	Lower Potomac G	McLean H	Mount Vernon I	Pohick J	Rose Hill K	Springfield L	Upper Potomac M	Vienna N	Total	Percentage
010	RPC				15	15		198	10	29	572		603	3,192		3,795	1.6%
020	PDH	127													49	1,015	0.4%
030	RM-1				512					175						175	0.1%
040	PAD															512	0.2%
050	RM-2	198	202	33		165	55	8	128	692		25	25	14	77	1,622	0.7%
060	RM-2G	113	14	73	262	119	48	55	201	280	63	2	21		23	1,274	0.5%
070	RM-2H		35		1	206			48	27					50	367	0.2%
080	RM-2M	6	43		9				45							103	0.0%
100	RM-3			82						83						165	0.1%
110	RT-10	6	14	187	5	3		1	21	140	3	16	96	20	21	533	0.2%
111	RT-5	5													9	166	0.1%
112	RTC-10	123	4	36	43	25	13	32	68	18	324	2	59	66	161	974	0.4%
113	RTC-5	35			41	8					120				14	218	0.1%
116	R-5									14		7	29			50	0.0%
120	R-10	355	6			1,524	116		959	907		528	430		61	4,886	2.0%
140	R-12.5	3,242	1,561	679	417	1,260	5	106	1,762	3,158	267	2,706	1,292	214	688	17,357	7.2%
141	R-12.5C	259	38	1,039	15				21	70	1,099	369	44	276	19	3,249	1.3%
160	R-17	1,297	777	211	47	5	3		1,232	1,277	168	243	6	22	160	5,448	2.2%
161	R-17C	693		136	269	27			280	10	1,143	11		290	289	3,148	1.3%
180	RE-0.5	1,559	200		1,080	251	1,150		701	2,666	549	2	343	506	189	9,196	3.8%
181	RE-0.5C	16			101				322	200	213			76	309	1,237	0.5%
200	RE-1	807		23,380	7,814	511		14,329	7,734	402	41,777	3,857	3,811	20,408	4,282	129,812	53.7%
201	RE-1-C				151				201		7			360	177	876	0.4%
220	RE-2				1,273			8,347	1,941	1				16,323	672	28,557	11.8%
221	RE-2-C			1,939	120									175		2,234	1.0%
240	PREDOM. RES.	114	60		263	481	18	174	175	154	1,042	275	591	3,103	405	6,855	2.8%
245	PREDOM. RES. CLUSTER	1			13				5		104			319		442	0.2%
246	RA							23	72					99		194	0.1%
250	C-O	31	40		11	67	3		10	4		10	3		24	203	0.1%
260	C-OL	17	8		1	1	2		19	7	7	2	2	1	5	72	0.0%
261	C-OH		2			23	5		118			12			6	166	0.1%
270	C-G	27	102	69	101	68	27	61	32	492	1	11	16	141	29	1,177	0.5%
290	C-DM	10	9	16		7		13	41	14		3	26		3	142	0.1%
300	C-RMH		4		34				56	143						237	0.1%
310	C-N	12	11	9	11	30	6	9	17	50	16	14	28	7	19	239	0.1%
330	C-D	112	139	29	3	63	80	6	71	156	48	68	210	20	74	1,079	0.4%
335	PDC		317			9										326	0.1%
340	PREDOM. COMM.	22	33	80	16	29	2	16	230	156	54	26	25	23	87	799	0.3%

ACRES OF LAND BY ZONING CLASS
 Summarized By Planning District
 Page 2 of 2
 Fairfax County, Virginia

Zone Code	Zone Class	Annandale A	Baileys B	Bull Run C	Fairfax D	Jefferson E	Lincolnia F	Lower Potomac G	McLean H	Mount Vernon I	Pahick J	Rose Hill K	Springfield L	Upper Potomac M	Vienna N	Total	Percentage
350	I-1						15		53			5				73	0.0%
370	I-S	2				44							19	20		85	0.0%
390	I-P	30	12	13		9	13	50	315		6		287	203	50	988	0.4%
410	I-L	64	5	74	17	144		6	55	10	46	22	509	481	112	1,545	0.7%
430	I-G	206		4		1		133					341	74		759	0.3%
450	PREDOM. IND.	340		166		4	169	161	23		54	32	143	269	20	1,381	0.6%
470	PL	362	74	13	116	89	15	560	152	1,071	24	91	270	20	46	2,903	1.2%
Other (Clifton, Herndon, Vienna)											163			2,725	2,340	5,228	2.2%
Totals:		10,191	3,710	28,268	12,761	5,188	1,745	24,288	17,118	12,406	48,022	8,339	9,229	49,447	11,170	241,882	100%
Percentage:		4.2%	1.5%	11.7%	5.3%	2.2%	0.7%	10.0%	7.1%	5.1%	19.9%	3.5%	3.8%	20.4%	4.6%	100%	

Source: UDIS Parcel File, January, 1974

Notes: 1 Functional descriptions of zoning class codes appear in Appendix B.
 2 Figures may not add due to rounding.
 3 The balance of the county's 257,000 acres are in roads, water and other areas not zoned.

ACRES OF VACANT LAND BY ZONING CLASS
Summarized By Planning District
Page 1 of 2
Fairfax County, Virginia

Zone Code	Zone Class	Annonadale A	Baileys B	Bull Run C	Fairfax D	Jefferson E	Lincolnia F	Lower Potomac G	McLean H	Mount Vernon I	Pohick J	Rose Hill K	Springfield L	Upper Potomac M	Vienna N	Totals	Percentage
010	RPC												168	1,500		1,668	1.8%
020	PDH	102				10				9	285					406	0.4%
030	RM-1									16						16	0.0%
040	PAD				53											53	0.0%
050	RM-2	27	21	25		4				90			3	11	16	197	0.2%
060	RM-2G	4	6		23	16		35	139	13		1			9	246	0.3%
070	RM-2H		1		1	184									50	236	0.3%
080	RM-2M	6	24						42							72	0.0%
100	RM-3									1						1	0.0%
110	RT-10	4	2	110	3	2		1	7	67	3	9	43	14	16	281	0.3%
111	RT-5	2									110				4	116	0.1%
112	RTC-10	87	2	25	25	16	6	20	34	9	50	1	37	53	87	452	0.5%
113	RTC-5	13			41	8					98				10	170	0.2%
116	R-5									6		1	27			34	0.0%
120	R-10	48	2			76	8		53	189		163	5		8	552	0.6%
140	R-12.5	268	241	425	42	233	4	3	178	545	215	865	117	214	82	3,432	3.7%
141	R-12.5C	7		217					2	24	332	123	16	98	1	820	0.9%
160	R-17	198	46	179	4				227	203	121	44	1	22	43	1,088	1.2%
161	R-17-C	49		8	1	4			46	3	123			129	47	410	0.4%
180	RE-0.5	323	2		213	5	285		116	419	372	1	108	267	37	2,148	2.3%
181	RE-0.5-C	4			6				78	33	5			21	65	212	0.2%
200	RE-1	143		11,682	2,722	89		1,393	2,798	7	23,719	2,588	1,582	7,819	1,451	55,993	60.0%
201	RE-1-C				82				58					78	34	232	0.3%
220	RE-2				596			3,372	608	1				7,957	264	12,798	13.7%
221	RE-2-C				120									120		240	0.3%
240	PREDOM. RES.	73		1,153	144	456		48	96	28	816	255	244	2,232	21	5,566	6.0%
245	PREDOM. RES. CLUSTER				13						104			21		138	0.2%
246	R-A								5					18		23	0.0%
250	C-O	9	25		5	45	3		1	2			1		8	99	0.1%
260	C-OL		3			1	1		9	2	3	1	1		1	22	0.0%
261	C-OH	5	2				5		108			3			6	122	0.2%
270	C-G		16	35	10	22	11	6	6	111	1	4	4	113	7	346	0.4%
290	C-DM	9	2			2			13	41						87	0.1%
300	C-RMH	1	4		9				45	35			1			94	0.1%
310	C-N	3	3	1	4	6	1	4	3	22	3	9	5	1	7	72	0.0%
330	C-D	15	17	16		1	1	6	14	32	35	56	78	17	23	311	0.3%
335	PDC		265			4										269	0.3%
340	PREDOM. COMM.	3	2	60	1	8	1	1	122	39	47	5		5	44	338	0.4%

ACRES OF VACANT LAND BY ZONING CLASS
 Summarized By Planning District
 Page 2 of 2
 Fairfax County, Virginia

Zone Code	Zone Class	Planning Districts														Totals	Percentage	
		Annapdale A	Baileys B	Bull Run C	Fairfax D	Jefferson E	Lincolnia F	Lower Potomac G	McLean H	Mogot Vernon I	Pohick J	Rose Hill K	Springfield L	Upper Potomac M	Vienna N			
350	I-1						15	54			1						70	0.0%
370	I-5											13	5				18	0.0%
390	I-P	12	3			5		12	204		5	131	74	27			473	0.5%
410	I-L	12	4	74	9	42		2	29		28	6	380	145	52		720	0.9%
430	I-G	63		4		1		84					153	39			335	0.4%
450	PREDOM. IND.	42				4	134	112	4		48		115	254	1		714	0.8%
470	PL					1				11		3					15	0.0%
Other (Clifton, Herndon, Vienna)											69			1,218	215		1,502	1.6%
Totals:		1,532	693	14,014	4,107	1,245	475	5,112	5,127	1,925	26,592	4,140	3,243	22,436	2,643		93,284	100%
Percentage:		1.7%	0.8%	15.0%	4.4%	1.3%	0.5%	5.5%	5.5%	2.0%	28.5%	4.4%	3.5%	24.1%	2.8%		100%	

Source: UDIS Parcel File, January, 1974
 Notes: 1 Functional descriptions of zoning class codes appear in Appendix B.
 2 Figures may not add due to rounding.

ACRES OF LAND BY LAND USE CATEGORY
 Summarized By Planning District
 Page 1 of 2
 Fairfax County, Virginia

S
M
M
M
TH
TH

Land Use Code	Land Use	Annandale	Baileys	Bull Run	Fairfax	Jefferson	Lincolnia	Lower Potomac	McLean	Mount Vernon	Pohick	Rose Hill	Springfield	Upper Potomac	Vienna	Total	Percentage
		A	B	C	D	E	F	G	H	I	J	K	L	M	N		
01	Single Family Dwelling	5,832	1,922	10,707	6,299	2,552	752	3,065	8,665	5,628	14,957	3,023	3,014	18,424	4,760	91,600	37.9%
02	Apartments	231	277	17	143	275	114	11	109	464		25	130	253	140	2,189	0.9%
03	Store	52	45	14		18	10	2	19	58	9	1	65	9	53	355	0.1%
04	Garage	4	5	1		10	6	1	3	2	2		4	21	1	60	0.0%
05	Service Station	21	13	27	3	14	16	10	18	38	10	7	10	21	24	232	0.1%
06	Factory	17	7			46		29					24	68	1	192	0.1%
07	Office	28	25	15	13	54	2	9	125	26	12	55	13	308	44	729	0.3%
08	Vacant Land	1,532	693	14,014	4,107	1,245	475	5,112	5,127	1,925	26,592	4,140	3,243	22,436	2,643	93,284	38.6%
09	Church	182	54	125	67	50	14	49	155	110	49	86	98	146	115	1,300	0.5%
10	School	363	165	77	564	208	45	14	597	316	261	223	150	157	263	3,403	1.4%
11	Barn and Outhouses	6	2	160	40	17	2	42	50	79	232	43	44	1,251	48	2,016	0.8%
12	Dwelling Converted Apts.	1	2	2				5	1	5	1			160	3	180	0.1%
13	Store & Apt., Garage & Apt.	4		13	8	1		9		5	1	1		7	7	56	0.0%
14	Outlet Road			1		2	1	3					4			12	0.0%
15	Financial Institution	10	1	2		4	3	2	3	6	5	1	5	4	5	51	0.0%
16	Communication Facilities		3	5	3	5	2	2	13	21	4	207	3	45	1	314	0.1%
17	Garage & Car Sales Room		3			3	14		15	23			14	4	21	97	0.0%
18	Dwelling & Professional	3	3	6	1	1			1	7			2		1	28	0.0%
19	Store & Service Station	1	4			1		5	1	2	3	1		2	1	21	0.0%
20	Cemetery	14		4	228	98		1	6	5	14	53		35	3	465	0.2%
21	Lodge or Club House	30	5	433	88		105	6	14	95	3	4	164	116	174	1,237	0.5%
22	Park	1,054	100	1,556	371	216	39	3,036	666	283	3,912	344	302	1,846	178	13,903	5.8%
23	Utilities	105	2	47	3	15		74	146	40	863	35	21	183	194	1,728	0.7%
24	Government Services	9	1	206	96	29		8,642	592	301	34		911	2,498	11	13,330	5.5%
25	Professional Services	19	7	4	16	6			12	14	107		5	50	36	276	0.1%
26	Personal Services	3	2			1				1		1		1	2	11	0.0%
27	Business Services	191	25	3	2	18	49	65	103	19	11	9	245	93	84	917	0.4%
28	Repair Services	2			3	1			1	2			1	1		11	0.0%
29	Transportation	84					20	214				181	35	222		756	0.3%
30	Printing & Publishing														2	2	0.0%
31	Contract Construction Svc.	111							2				10	5	22	150	0.1%
32	Resource Prod. & Extract.	8		71		16		126	4	300	12		260	14	15	826	0.3%
33	Shopping Center	79	91	109	3	51	44		121	117	10	14	102	57	70	868	0.4%
34	Dwelling & Business	3	4	42	21	108	3	3	68	35	13	8	10	33	106	457	0.2%
35	Office-Store-Restaurant	1				2		4	1	14			1	12	5	40	0.0%
36	Carports														40	40	0.0%
37	Townhouses & Porio House	52	12	46	19	9	5	10	37	53	94	1	91	141	50	620	0.3%
38	Restaurant	10	11	9	2	7	2	17	19	29		1	11	1	7	126	0.0%
39	Duplex Houses					1		2	1	151	3			1		159	0.1%
40	Motels & Hotels		4	13	7	13	5	18		75	1		9	29		174	0.1%
41	Airports														1	1	0.0%
42	Police Station															1	0.0%
43	Trailer Parks			89	30											276	0.1%
44	Reformatory			71				3,491								3,562	1.5%

ACRES OF LAND BY LAND USE CATEGORY
 Summarized By Planning District
 Page 2 of 2
 Fairfax County, Virginia

Land Use Code	Land Use	Annandale A	Baileys B	Bull Run C	Fairfax D	Jefferson E	Lincolnia F	Lower Potomac G	McLean H	Mount Vernon I	Pohick J	Rose Hill K	Springfield L	Upper Potomac M	Vienna N	Total	Percentage
46	Condominium-Townhouse	1		5	354			176	94	6	21		21	31	5	714	0.3%
48	Condominium-Triplex	15		64	95					1	260					435	0.2%
49	Condominium-Apartment	40	37		62	25			50	131				273	13	631	0.3%
50	Condominium-Fourplex									235						235	0.1%
51	Condominium-Fiveplex							22		186						208	0.1%
52	Communal Land-Carprt. Sp.												1			1	0.0%
55	Private Entertainment & Rec.	61	166	227	24	37	9	11	157	153	170	16	11	525	48	1,615	0.7%
56	Comm. Entertainment & Rec.	7	3	83	64	26	4		6	4		2	6	146	1	352	0.1%
57	Public Entertainment & Rec.	5	16		25	3			116	1,283	3		2		12	1,465	0.6%
60	Iwakota Farm										171					171	0.1%
County Total:		10,191	3,710	28,268	12,761	5,188	1,745	24,288	17,118	12,406	48,022	8,339	9,229	49,447	11,170	241,882	100%
Percentage:		4.2%	1.5%	11.7%	5.3%	2.2%	0.7%	10.0%	7.1%	5.1%	19.9%	3.5%	3.8%	20.4%	4.6%	100%	
Source:		UDIS Parcel File, January, 1974															
Notes:		1 Figures may not add due to rounding. 2 The balance of the county's 257,000 acres is in roads, water and other areas not zoned.															

Subcensus Tract ³	Appraised Land Value	Appraised Improvement Value	Appraised Total Value	Acres ²
1.010	8,091,154	17,282,753	25,373,907	158
1.020	7,616,415	13,671,343	21,287,758	242
1.030	3,376,727	8,987,057	12,363,784	90
2.010	6,618,036	13,896,997	20,515,033	229
2.020	5,040,216	15,644,072	20,684,288	139
2.030	1,892,850	5,559,464	7,452,314	48
2.040	1,800		1,800	1
3.010	3,256,668	6,487,340	9,744,008	94
3.020	5,179,501	14,834,922	20,014,423	181
3.030	3,509,850	9,438,357	12,948,207	68
3.040	1,715,226	2,543,438	4,258,664	94
4.010	10,911,313	30,369,429	41,280,742	283
4.020	674,000	1,321,982	1,995,982	41
4.030	3,014,463	7,546,373	10,560,836	145
4.040	4,489,414	2,528,592	7,018,006	485
5.010	16,836,350	39,247,608	56,083,958	547
5.020	6,379,452	15,517,434	21,896,886	235
5.030	2,202,857	3,140,649	5,343,506	94
6.010	7,535,802	13,259,352	20,795,154	464
6.020	8,387,328	26,156,658	34,543,986	269
6.030	2,904,640	7,239,543	10,144,183	123
6.040	862,000	2,631,020	3,493,020	27
7.010	5,244,175	5,249,126	10,493,301	198
7.020	9,304,734	18,993,281	28,298,015	353
7.030	3,578,538	8,982,803	12,561,341	208
8.010	16,266,430	29,031,555	45,297,985	1,078
8.020	9,712,653	14,235,981	23,948,634	594
8.040	2,517,178	3,856,843	6,374,021	96
9.010	7,133,021	23,873,767	31,006,788	262
9.020	7,703,204	25,902,964	33,606,168	247
9.030	5,588,358	13,076,737	18,665,095	239
10.010	5,775,450	15,190,495	20,965,945	153
10.020	11,330,451	33,776,986	45,107,437	284
10.030	3,311,100	5,148,825	8,459,925	269
11.010	8,316,311	5,875,331	14,191,642	422
11.020	1,136,875	2,447,606	3,584,481	62
11.030	10,096,254	21,942,950	32,039,204	456
11.040	8,612,714	12,435,542	21,048,256	348
12.010	7,045,600	178,681	7,224,281	4,146
13.010	6,952,747	4,325,844	11,278,591	2,489
13.020	15,807,023	10,584,430	26,391,453	6,540
14.010	6,033,565	13,369,019	19,402,584	130
14.020	9,301,769	22,269,887	31,571,656	493
15.010	6,077,166	7,972,003	14,049,169	488
15.020	11,148,196	18,067,951	29,216,147	416
16.010	7,640,417	20,879,826	28,520,243	309
16.020	6,329,294	10,328,350	16,657,644	361
16.030	1,980,513	4,598,867	6,579,380	94
16.040	3,219,119	5,387,710	8,606,829	151
17.010	7,373,679	20,738,087	28,111,766	306
17.020	2,139,502	4,510,278	6,649,780	88
17.030	5,911,426	14,778,611	20,690,037	219
18.010	2,190,967	5,828,296	8,019,263	42
18.020	2,526,988	6,447,710	8,974,698	39

Subcensus Tract ³	Appraised Land Value	Appraised Improvement Value	Appraised Total Value	Acres ²
18.030	5,826,547	13,957,739	19,784,286	209
19.010	7,569,109	21,094,186	28,663,295	127
19.020	12,238,330	23,055,381	35,293,711	244
19.030	2,164,991	3,867,815	6,032,806	36
20.010	18,601,501	30,372,627	48,974,128	517
20.020	4,149,361	8,472,455	12,621,816	141
20.030	2,485,843	4,742,043	7,227,886	231
20.040	10,442,146	15,156,480	25,598,626	734
21.010	8,516,725	17,168,806	25,685,531	792
21.020	7,544,260	6,233,457	13,777,717	1,029
21.030	2,761,477	7,593,485	10,354,962	166
22.010	4,549,440	9,001,877	13,551,317	252
22.020	2,470,038	6,650,149	9,120,187	82
22.030	6,111,227	10,314,309	16,425,536	280
23.010	8,512,830	7,649,548	16,162,378	1,037
23.020	5,112,798	9,308,068	14,420,866	893
23.030	9,919,089	30,982,541	40,902,030	487
23.040	6,974,308	7,233,426	14,207,736	242
23.050	1,361,864	743,438	2,105,302	251
23.060	589,489	168,851	758,340	131
23.070	4,953,605	8,781,809	13,735,414	281
23.080	993,706	2,126,316	3,120,522	77
23.090	910,220	1,744,621	2,654,841	29
24.010	9,487,951	13,830,315	23,318,266	383
24.020	9,786,209	17,841,617	27,627,826	200
24.030	11,104,889	17,753,609	28,858,498	260
24.040	7,482,702	568,076	8,050,778	1,567
25.010	11,789,940	20,219,032	32,008,972	444
25.020	4,376,429	12,293,318	16,669,747	213
25.030	6,075,637	11,951,786	18,027,423	188
26.010	7,045,600	178,682	7,224,282	4,145
27.010	15,244,819	44,758,586	60,003,405	522
27.020	10,769,048	14,649,210	25,418,258	598
28.010	7,446,601	5,000,763	12,447,364	3,667
29.010	2,537,080	531,083	3,068,163	515
29.020	132,288	48,376	180,664	47
29.030	2,165,601	2,026,110	4,191,711	741
29.040	7,124,227	8,264,482	15,388,709	629
29.050	2,390,059	12,116,418	14,506,477	526
29.060	2,117,138	825,511	2,942,649	451
30.010	8,838,671	15,213,523	24,052,194	396
31.010	7,977,776	19,555,735	27,533,511	514
31.020	2,098,677	1,483,779	3,582,456	245
31.030	17,491,612	40,179,494	57,671,106	1,004
32.010	6,827,064	16,178,346	23,005,410	295
32.020	6,766,485	14,366,537	21,133,022	483
32.030	3,644,533	3,070,518	6,715,051	246
32.040	23,433,984	55,389,667	78,823,851	1,438
32.050	19,754,404	50,085,503	69,839,907	852
32.060	3,127,052	177,202	3,304,254	434
33.010	4,879,151	12,419,745	17,298,896	218
34.010	5,027,951	13,017,095	18,045,046	168
34.020	3,276,300	8,133,490	11,409,790	89
34.030	2,689,900	6,505,279	9,195,179	63

Subcensus Tract ³	Appraised		Appraised		Acres ²
	Land	Improvement	Total		
	Value	Value	Value		
34.040	5,873,140	13,323,538	19,196,678	208	
34.050	5,190,128	6,837,262	12,027,390	183	
35.010	18,398,327	20,859,769	39,258,096	453	
35.020	9,467,269	13,862,431	23,329,700	322	
35.030	6,438,641	13,171,150	19,609,791	250	
35.040	8,074,217	21,211,228	29,285,445	248	
36.010	10,311,714	18,297,483	28,609,197	303	
36.020	3,009,043	2,225,515	5,234,558	191	
36.030	3,532,151	6,814,168	10,346,319	125	
37.010	1,851,854	547,303	2,399,157	365	
37.020	2,269,326	53,676	2,323,002	441	
37.030	7,087,629	1,404,572	8,492,201	1,159	
37.040	1,419,620	322,765	1,742,385	331	
37.050	29,962,194	49,213,198	79,175,392	1,620	
38.010	26,014,187	86,109,430	112,123,617	892	
39.010	3,099,363	7,696,331	10,795,694	160	
39.020	5,123,702	12,666,767	17,790,469	118	
39.030	4,956,791	14,054,893	19,011,684	362	
40.010	4,902,313	14,675,544	19,577,857	90	
40.020	4,371,450	11,907,853	16,279,303	75	
40.030	9,007,941	12,645,769	21,653,710	135	
40.040	9,562,617	19,533,824	29,096,441	172	
41.010	2,507,776	2,578,742	5,086,518	1,029	
41.020	5,041,506	5,701,285	10,742,791	2,086	
41.030	1,838,103	1,707,472	3,545,575	741	
41.040	2,148,111	1,438,515	3,586,626	712	
41.050	2,509,781	1,379,784	3,889,565	1,074	
41.060	3,420,641	707,690	4,128,331	1,623	
41.070	4,216,206	591,667	4,807,873	2,432	
41.080	6,162,056	3,414,216	9,576,272	3,235	
41.090	2,636,674	707,696	3,344,370	1,171	
41.100	3,391,733	1,553,887	4,945,620	1,756	
41.110	2,334,357	1,499,313	3,833,670	1,249	
41.120	2,470,818	672,708	3,143,526	1,080	
42.010	18,612,507	27,442,681	46,055,188	2,082	
42.020	21,007,705	57,497,373	78,505,078	1,287	
42.030	14,780,235	26,614,391	41,394,626	880	
42.040	18,566,634	32,601,554	51,168,188	1,658	
42.050	9,007,454	1,982,043	10,989,497	700	
43.010	5,549,703	7,437,040	12,986,743	547	
43.020	11,619,803	14,773,026	26,392,829	385	
43.030	2,409,000		2,409,000	803	
44.010	1,546,588	1,314,825	2,861,413	16	
44.020	3,262,964	6,542,826	9,805,790	44	
44.030	4,745,626	4,460,502	9,206,128	46	
45.010	4,803,501	8,679,171	13,482,672	61	
45.020	3,100,163	7,819,439	10,919,602	74	
45.030	1,959,500	3,979,625	5,939,125	55	
46.010	10,004,642	18,709,710	28,714,352	206	
46.020	4,373,489	8,136,689	12,530,178	140	
46.030	4,274,126	8,761,345	13,035,471	168	
47.010	9,452,809	17,108,801	26,561,610	203	
47.020	8,112,141	18,263,879	26,376,020	155	

Subcensus Tract ³	Appraised Land Value	Appraised Improvement Value	Appraised Total Value	Acres ²
48.010	12,285,244	15,766,588	28,051,834	93
48.020	7,872,455	18,326,167	26,268,622	167
48.030	12,329,633	26,659,539	38,989,172	240
48.040	11,220,858	15,518,157	26,739,015	138
49.010	4,492,915	8,087,349	12,580,264	166
49.020	4,537,014	10,998,887	15,535,901	164
50.010	4,577,313	10,540,936	15,118,249	173
50.020	9,232,750	14,828,709	24,061,459	229
50.030	2,631,701	5,188,861	7,820,562	101
51.010	3,034,188	13,234,219	16,268,407	65
51.020	1,355,300	3,030,323	4,385,623	30
51.030	4,622,302	9,152,513	13,774,815	88
51.040	6,165,662	9,225,458	15,895,120	110
51.050	7,189,725	11,819,979	19,009,704	146
52.010	6,252,113	14,382,060	20,634,173	157
52.020	10,332,977	15,164,673	25,497,650	204
53.010	10,987,008	15,429,253	26,416,961	297
53.020	19,490,324	33,515,662	53,005,986	488
54.010	6,410,689	13,809,184	20,219,873	165
54.020	2,348,601	6,345,577	8,694,178	138
54.030	5,416,491	14,380,482	19,796,973	204
55.010	16,962,087	28,135,978	45,098,065	626
56.010	6,796,993	17,874,841	24,671,834	372
56.020	5,781,342	14,409,795	20,191,137	307
57.010	8,210,136	13,524,364	21,734,500	432
57.020	10,616,553	23,631,008	34,247,561	269
58.010	4,016,627	9,569,012	13,585,639	118
58.020	5,958,678	14,169,512	20,128,190	167
58.030	8,609,380	11,335,310	19,944,690	160
59.010	5,004,750	11,353,070	16,357,820	127
59.020	7,359,441	20,667,286	28,026,727	217
60.010	20,178,692	32,640,353	52,819,045	497
61.010	9,019,881	21,819,111	30,838,992	346
61.020	1,238,250	1,956,205	3,194,455	64
61.030	5,878,793	15,286,530	21,165,323	257
61.040	12,320,640	32,491,608	44,812,248	429
61.050	21,337,044	61,052,043	82,389,087	703
61.060	11,385,128	30,149,689	41,534,817	410
61.070	2,576,450	116,350	2,692,800	286
62.010	11,590,781	36,303,137	47,893,918	240
63.010	10,446,362	19,663,595	30,109,957	199
63.020	4,181,813	12,582,247	16,764,060	146
63.030	3,351,638	8,608,876	11,960,514	100
64.010	2,744,775	4,768,894	7,513,669	134
64.020	11,225,298	16,129,227	27,354,525	378
64.030	9,080,482	19,873,257	28,953,739	224
64.040	8,177,903	20,018,469	28,196,372	280
64.050	5,479,600	11,721,672	17,201,278	253
65.010	16,914,829	46,572,997	63,487,826	960
65.020	17,596,873	36,644,610	54,241,483	374
66.010	20,334,121	17,253,027	37,587,148	491
66.020	3,579,859	5,390,762	8,970,621	255
66.030	2,767,216	2,442,910	5,210,126	116
66.040	2,651,278	6,923,058	9,574,336	93

Subcensus Tract ³	Appraised		Appraised		Acres ²
	Land	Improvement	Total		
	Value	Value	Value		
66.050	4,157,809	2,023,745	6,181,554	245	
67.010	16,506,493	30,586,916	47,093,409	630	
67.020	10,649,233	22,237,074	32,886,307	237	
68.010	861,738	1,721,641	2,583,379	43	
68.020	14,323,911	39,077,838	53,401,749	349	
68.030	5,568,454	10,840,496	16,408,950	257	
68.040	12,589,816	29,921,075	42,510,891	400	
68.050	5,636,878	12,812,688	18,449,566	224	
68.060	4,876,922	6,549,298	11,426,220	175	
68.070	14,886,944	15,124,984	30,011,928	299	
68.080	3,656,031	8,584,070	12,240,101	92	
69.010	15,650,888	32,131,378	47,782,266	625	
69.020	4,441,576	11,550,544	15,992,120	109	
70.010	4,461,563	11,101,272	15,562,835	109	
70.020	3,192,063	6,643,161	9,835,224	67	
70.030	6,093,915	10,013,454	16,107,369	100	
71.010	1,688,439	4,875,292	6,563,731	43	
71.020	2,858,576	6,053,588	8,912,164	58	
71.030	2,640,601	5,342,434	7,983,035	76	
71.040	4,836,414	12,874,715	17,711,129	100	
72.010	4,221,931	8,549,276	12,771,207	57	
72.020	3,077,650	7,402,143	10,479,793	63	
72.030	7,427,502	11,078,045	18,505,547	165	
72.040	5,394,719	12,859,981	18,254,700	63	
73.010	5,583,767	8,722,356	14,306,123	423	
73.020	17,054,181	41,530,609	58,584,790	594	
73.030	7,613,081	16,476,112	24,089,193	391	
74.010	24,670,730	39,739,939	64,410,669	483	
74.020	12,786,128	67,545,287	80,331,415	564	
74.030	3,373,326	149,578	3,522,904	156	
74.040	2,699,439	4,136,811	6,836,250	197	
75.010	5,157,151	1,590,665	6,747,816	310	
75.020	8,828,803	23,430,657	32,259,460	231	
75.030	3,613,363	7,353,428	10,966,791	83	
75.040	2,685,001	6,188,079	8,873,080	69	
75.050	3,229,540	7,415,915	10,645,455	116	
75.060	3,986,526	10,093,242	14,079,768	107	
75.070	1,962,726	4,232,581	6,195,307	61	
76.010	8,648,004	3,072,976	11,720,980	2,981	
76.020	3,759,639	5,920,460	9,680,099	782	
76.030	5,771,428	3,455,207	9,226,635	1,280	
76.040	8,739,457	4,404,537	13,143,994	2,083	
76.050	14,345,344	9,082,355	23,427,699	1,372	
76.060	7,338,529	13,174,482	20,513,011	311	
76.070	15,268,817	9,831,384	25,100,201	805	
76.080	2,063,551	1,952,061	4,015,612	88	
76.090	14,746,761	9,411,285	24,158,046	455	
77.010	11,327,464	70,628,401	81,955,865	653	
78.010	6,437,584	3,053,322	9,490,906	1,729	
78.020	8,978,274	5,255,376	14,233,650	2,508	
78.030	5,350,449	4,843,408	10,193,857	1,120	
78.040	3,713,357	2,204,198	5,917,555	784	
78.050	7,871,969	8,701,331	16,573,300	1,308	
78.060	12,940,437	13,194,790	26,135,227	2,531	

Subcensus Tract ³	Appraised		Appraised Total Value	Acres ²
	Land Value	Improvement Value		
78.070	4,754,654	7,804,519	12,559,173	548
78.080	15,913,313	24,562,615	40,475,928	1,932
78.090	6,839,769	3,262,505	10,102,274	89
79.010	9,493,399	13,055,436	22,548,835	727
79.020	6,833,297	9,961,717	16,795,014	483
79.030	10,427,766	31,661,012	42,088,778	259
79.040	38,471,224	15,189,156	53,660,380	601
79.050	17,958,947	41,156,751	59,115,698	131
80.010	2,143,814	4,111,544	6,255,358	78
80.020	6,066,739	15,111,203	21,177,942	189
80.030	12,581,159	23,716,213	36,297,372	329
80.040	4,606,102	11,529,610	16,135,712	143
80.050	2,456,700	3,024,990	5,481,691	72
80.060	7,281,432	5,904,095	13,185,527	67
81.010	13,252,934	19,070,251	32,323,185	402
81.020	1,076,252	507,039	1,583,291	47
81.030	10,898,519	15,614,414	26,512,933	392
81.040	5,409,867	11,025,151	16,435,018	200
81.050	8,478,698	18,997,096	27,475,794	263
82.010	16,710,357	35,035,112	51,745,469	377
82.020	2,400,613	3,739,960	6,140,573	106
82.030	6,517,766	11,581,515	18,099,281	189
83.010	4,002,842	4,290,805	8,293,647	212
83.020	3,460,791	5,158,166	8,618,957	98
83.030	3,659,903	8,357,561	12,017,464	103
83.040	5,071,781	6,264,274	11,336,055	71
83.050	2,933,552	15,075	2,948,627	80
83.060	5,076,691	11,830,078	16,906,769	62
83.070	2,450,039	7,915,593	10,365,632	30
83.080	23,709,385	41,544,421	65,253,806	509
84.010	4,005,841	8,089,012	12,094,860	130
84.020	11,551,520	28,619,145	40,170,665	309
85.010	7,952,925	12,831,558	20,784,483	159
85.020	5,584,114	13,573,613	18,957,727	163
85.030	4,252,975	8,465,686	12,718,661	149
85.040	4,986,650	13,116,383	18,103,033	124
85.050	2,449,838	5,794,949	8,244,787	77
85.060	3,289,800	7,702,560	10,992,360	80
86.010	1,524,763	3,171,017	4,695,780	43
86.020	1,974,500	4,549,765	6,524,265	62
86.030	2,132,125	5,015,040	7,147,165	68
86.040	2,749,000	6,074,552	8,823,552	80
86.050	2,219,900	5,013,633	7,233,533	65
86.060	5,679,728	12,101,612	17,781,340	149
86.070	2,766,463	8,441,114	11,207,577	77
86.080	4,543,255	9,932,087	14,475,342	181
87.010	1,717,914	1,680,891	3,398,805	74
87.020	2,999,265	5,617,695	8,616,960	127
87.030	6,036,153	9,086,006	15,122,159	171
88.010	8,316,552	16,357,806	24,674,358	316
88.020	9,617,702	26,381,416	35,999,118	219
88.030	3,302,250	6,726,946	10,029,196	73
88.040	2,699,777	4,699,218	7,398,995	183
88.050	3,546,451	8,178,502	11,724,953	107
88.060	1,233,200	2,679,221	3,912,521	32

Subsensus Tract ³	Appraised Land Value	Appraised Improvement Value	Appraised Total Value	Acres ²
89.010	6,541,233	4,373,152	10,914,385	810
89.020	5,701,256	4,558,908	10,260,164	1,288
89.030	4,640,658	446,142	5,086,800	963
90.010	17,026,073	17,095,717	34,121,790	1,184
91.010	23,999,529	34,690,141	58,689,670	1,377
92.010	6,138,834	610,867	6,799,701	1,248
92.020	2,900,828	211,113	3,111,941	468
92.030	23,963,648	77,516,502	101,480,150	767
92.040	28,600,944	47,349,843	75,950,787	1,759
92.050	5,628,465	2,709,914	8,338,379	1,164
92.060	23,353,838	27,644,302	50,998,140	1,135
92.070	67,791,315	111,404,879	179,196,194	3,704
93.010	2,206,754	573,903	2,780,657	505
93.020	8,618,068	20,105,799	28,723,867	516
93.030	4,035,833	5,060,193	9,096,026	429
93.040	3,935,264	1,459,912	5,395,176	888
93.050	1,133,278	1,330,677	2,463,955	176
93.060	2,657,842	4,315,409	6,973,251	243
93.070	20,214,617	19,480,288	39,694,905	539
93.080	7,386,911	13,640,390	21,027,301	1,027
93.090	7,752,042	17,295,687	25,047,729	329
93.100	5,567,866	14,717,472	20,285,338	291
94.010	6,153,445	6,836,626	12,990,071	349
94.020	1,187,738	1,001,385	2,189,123	278
94.030	11,766,484	3,348,696	15,115,180	1,982
94.040	1,594,517	488,342	2,082,859	634
94.050	1,402,028	312,779	1,714,807	461
94.060	6,882,875	3,458,192	10,341,067	2,034
94.070	9,589,607	6,274,762	15,864,369	857
94.080	4,068,488	4,865,671	8,934,159	1,021
94.090	8,683,705	18,610,901	27,294,606	992
94.100	4,812,009	4,557,304	9,369,313	1,088
94.110	6,295,867	8,408,534	14,704,401	1,109
94.120	2,731,631	1,338,042	4,069,673	404
94.130	7,854,086	4,352,521	12,206,607	1,895
94.140	3,204,132	1,958,030	5,162,162	911
94.150	3,560,780	5,511,408	9,072,188	675
94.160	3,522,829	3,762,070	7,291,899	628
95.010	2,732,550	2,916,093	5,648,643	540
95.020	10,016,301	25,943,749	35,960,050	575
95.030	7,429,435	8,087,008	15,516,443	1,760
95.040	15,034,166	36,646,009	51,680,175	916
95.050	1,606,231	1,808,154	3,414,385	349
95.060	3,116,707	1,166,186	4,282,893	318
96.010	14,912,612	31,558,794	46,471,406	552
97.010	12,096,227	21,614,038	33,710,265	338
98.010	13,746,664	30,968,819	44,715,483	490
99.010	27,974,061	64,343,175	92,317,236	935
100.010	2,244,502	1,901,031	4,145,533	182
100.020	7,087,816	5,580,321	12,668,137	253
100.030	1,868,322	3,151,589	5,019,911	166
100.040	2,658,672	5,384,328	8,043,000	128
100.050	2,417,878	6,105,069	8,522,947	157
100.060	4,130,292	794,256	4,924,548	253

APPRAISED VALUATIONS¹
 Page 8 of 8
 Fairfax County, Virginia

REPORT L-4

Subcensus Tract ³	Appraised	Appraised	Appraised	Acres ²
	Land	Improvement	Total	
	Value	Value	Value	
100.070	801,200	2,185,218	2,986,418	36
101.010	1,886,702	3,950,040	5,836,742	90
101.020	4,583,375	37,123,931	51,707,306	450
102.010	2,044,150	84,464	2,130,614	573
102.020	910,728	262,965	1,173,693	466
102.030	5,681,981	1,364,930	7,046,911	1,838
102.040	5,067,403	699,001	5,766,404	1,603
102.050	6,270,078	7,256,371	13,526,449	1,345
102.060	1,011,630	416,578	1,428,208	46
102.070	2,015,593	376,241	2,391,834	1,538
102.080	5,042,108	332,542	5,374,650	3,565
102.090	4,926,247	33,608,606	48,534,853	2,473
102.100	1,765,944	713,598	2,479,542	467
102.110	2,136,640	1,658,839	3,795,479	149
102.120	24,666,451	385,838	25,052,289	2,469
103.010	11,333,541	23,264,722	34,598,263	950
103.020	3,094,200	886,783	3,980,983	1,210
103.030	2,150,323	2,184,129	4,334,452	496
103.040	21,200,200	72,920,035	94,120,235	1,933
103.050	1,978,770	842,021	2,820,791	746
103.060	2,114,843	807,984	2,922,827	260
103.070	4,703,543	4,466,398	9,169,941	672
104.010	1,292,056	524,893	1,816,949	866
104.020	2,342,838	1,179,399	3,522,237	1,588
104.030	1,260,256	553,394	1,813,650	849
104.040	6,741,897	15,312,764	22,054,661	1,121
104.050	6,127,941	1,447,652	7,575,593	1,954
105.010	1,716,393	1,019,406	2,735,799	268
105.020	8,564,011	9,651,610	18,215,621	2,330
106.010	2,289,683	460,357	2,750,040	1,219
106.020	6,682,532	6,957,260	13,639,792	2,151
106.030	2,634,006	2,884,832	5,518,838	995
106.040	3,185,835	2,692,355	5,878,190	1,110
106.050	844,614	812,105	1,656,719	277
106.060	6,248,605	4,509,230	10,757,835	2,247
106.070	3,411,701	1,899,553	5,311,254	2,487
106.080	677,552	323,666	1,001,218	305
106.090	2,664,816	1,093,208	3,758,024	1,534
106.100	2,190,507	240,579	2,431,086	1,811
106.110	218,451	105,765	324,216	102
106.120	677,413	418,103	1,095,516	296
106.130	989,063	1,206,818	2,195,881	308
106.140	939,690	293,253	1,232,943	556
106.150	449,876	558,216	1,008,092	178
106.160	2,276,890	107,438	2,384,328	1,465
107.010	948,815	1,317,557	2,266,372	157
TOTALS:	2,978,745,897	5,277,470,574	8,256,216,471	240,235

Source: UDIS Parcel File, July, 1974

- Notes: 1 Appraised valuations are as of June 28, 1974.
 2 Acreage data as of July, 1974.
 3 Subcensus tracts are locally-defined subdivisions of United States Census Tracts, developed for purposes at data aggregation. The number to the left of the decimal point refers to the United States Census Tract number as used in the 1970 Census. The numbers to the right refer to the subcensus designation.

<u>CODE</u>	<u>ZONING DES.</u>	<u>COMMERCIAL</u>
310	C-N	(Neighborhood)
330	C-D	(Design Shopping)
335	P-D-C	(Planned Development Commercial)
340	Predominantly commercial, but contains other zoning classes or a combination of commercial zonings.	

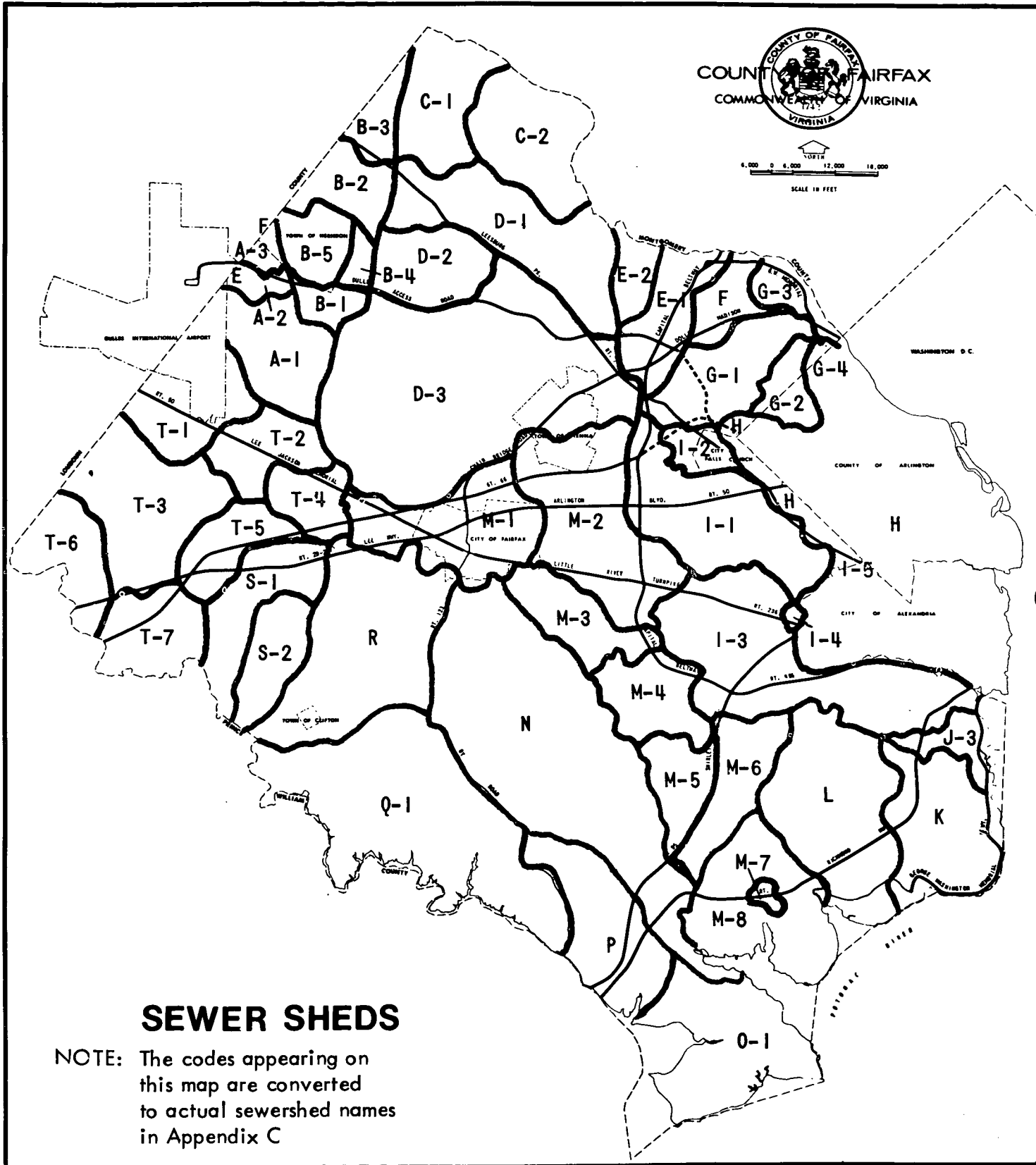
<u>CODE</u>	<u>ZONING DES.</u>	<u>INDUSTRIAL</u>
350	I-I	(Institutional)
370	I-S	(Specialized)
390	I-P	(Park)
410	I-L	(Limited)
430	I-G	(General)
450	Predominantly industrial, but contains other zoning classes or a combination of industrial zoning.	
470	PL	(Public Lands)

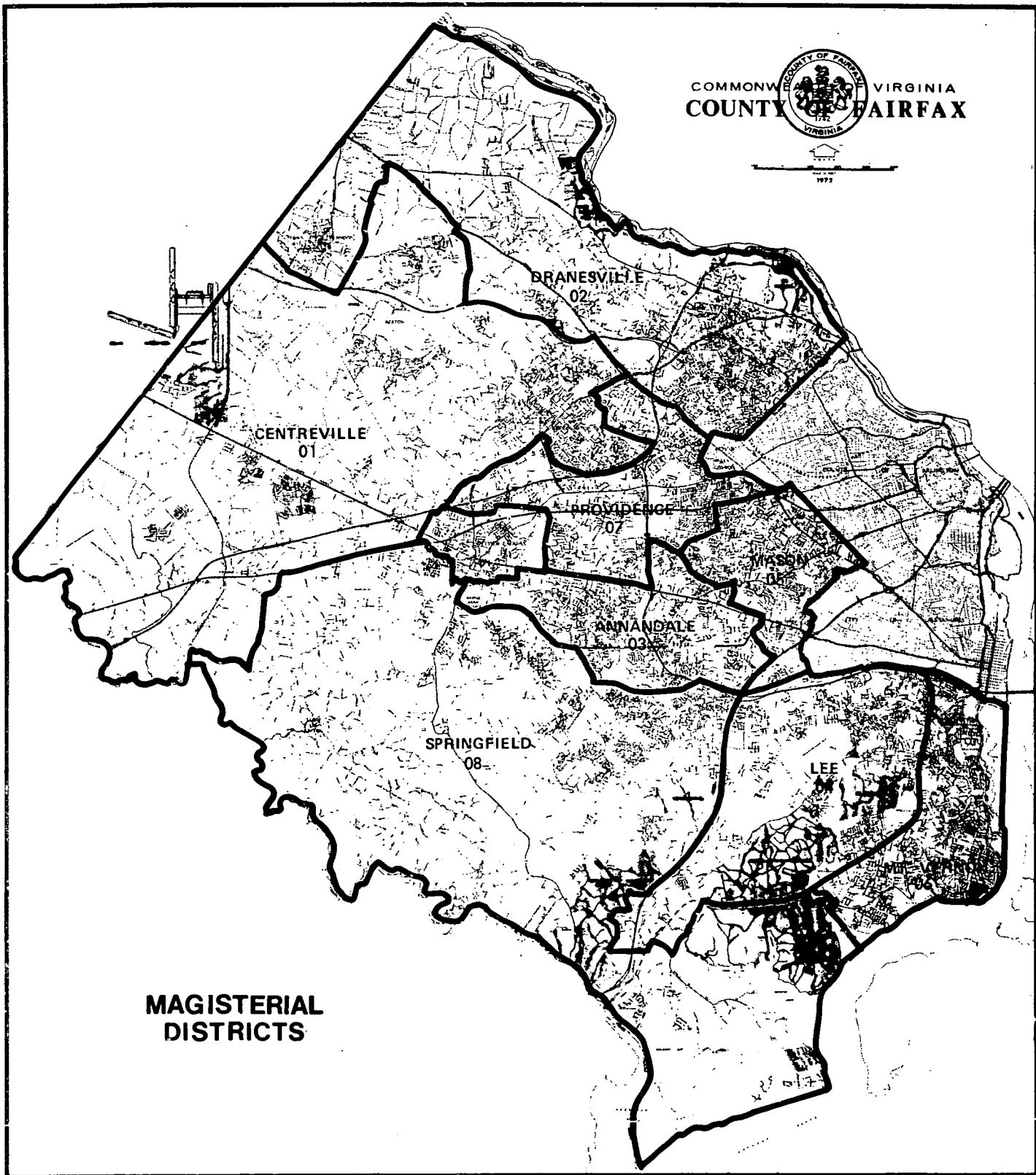
APPENDIX C
SEWERSHED CODES

<u>CODE</u>	<u>SEWERSHED</u>	<u>SERVICING TREATMENT PLANT</u>	<u>CODE</u>
A-1	Horsepen Creek	Blue Plains	BP
A-2	Horsepen Creek E Branch	Blue Plains	BP
A-3	Horsepen Creek F Branch	Blue Plains	BP
B-1	Sugarland Run	Blue Plains	BP
B-2	Sugarland Run	Blue Plains	BP
B-3	Sugarland Run	Blue Plains	BP
B-4	Sugarland Run	Blue Plains	BP
B-5	Sugarland Run	Blue Plains	BP
C-1	Nichols Run	Blue Plains	BP
C-2	Pond Branch	Blue Plains	BP
D-1	Colvin Run	Blue Plains	BP
D-2	Colvin Run	Blue Plains	BP
D-3	Difficult Run	Blue Plains	BP
E-1	Scotts Run	Blue Plains	BP
E-2	Bull Neck Run	Blue Plains	BP
F	Dead Run	Blue Plains	BP
G-1	Pimmit	Blue Plains	BP
G-2	Little Pimmit	Blue Plains	BP
G-3	Turkey Run	Blue Plains	BP
G-4	Strohman Run	Blue Plains	BP
H	Four Mile Run	Arlington	AR
I-1	Cameron	Westgate/Alexandria	WG/AL
I-2	Cameron	Westgate/Alexandria	WG/AL
I-3	Cameron	Westgate/Alexandria	WG/AL
I-4	Cameron	Westgate/Alexandria	WG/AL
I-5	Lucky Run	Alexandria	AL
J-3	Belle Haven	Westgate	WG
K	Little Hunting Creek	Little Hunting Creek	LH
L	Dogue Creek	Dogue Creek	DC
M-1	Accotink Creek	Lower Potomac	LP
M-2	Accotink Creek	Lower Potomac	LP
M-3	Accotink Creek	Lower Potomac	LP
M-4	Accotink Creek	Lower Potomac	LP
M-5	Accotink Creek	Lower Potomac	LP
M-6	Long Branch	Lower Potomac	LP
M-7	Fort Belvoir	Fort Belvoir	FB
M-8	Fort Belvoir	Fort Belvoir	FB
N	Pohick	Lower Potomac	LP
O-1	Kane	None	None
P	Mill Branch	None	None
Q-1	Occoquan	None	None
R	Popes Head Creek	Clifton No Sewer Avail.	CL

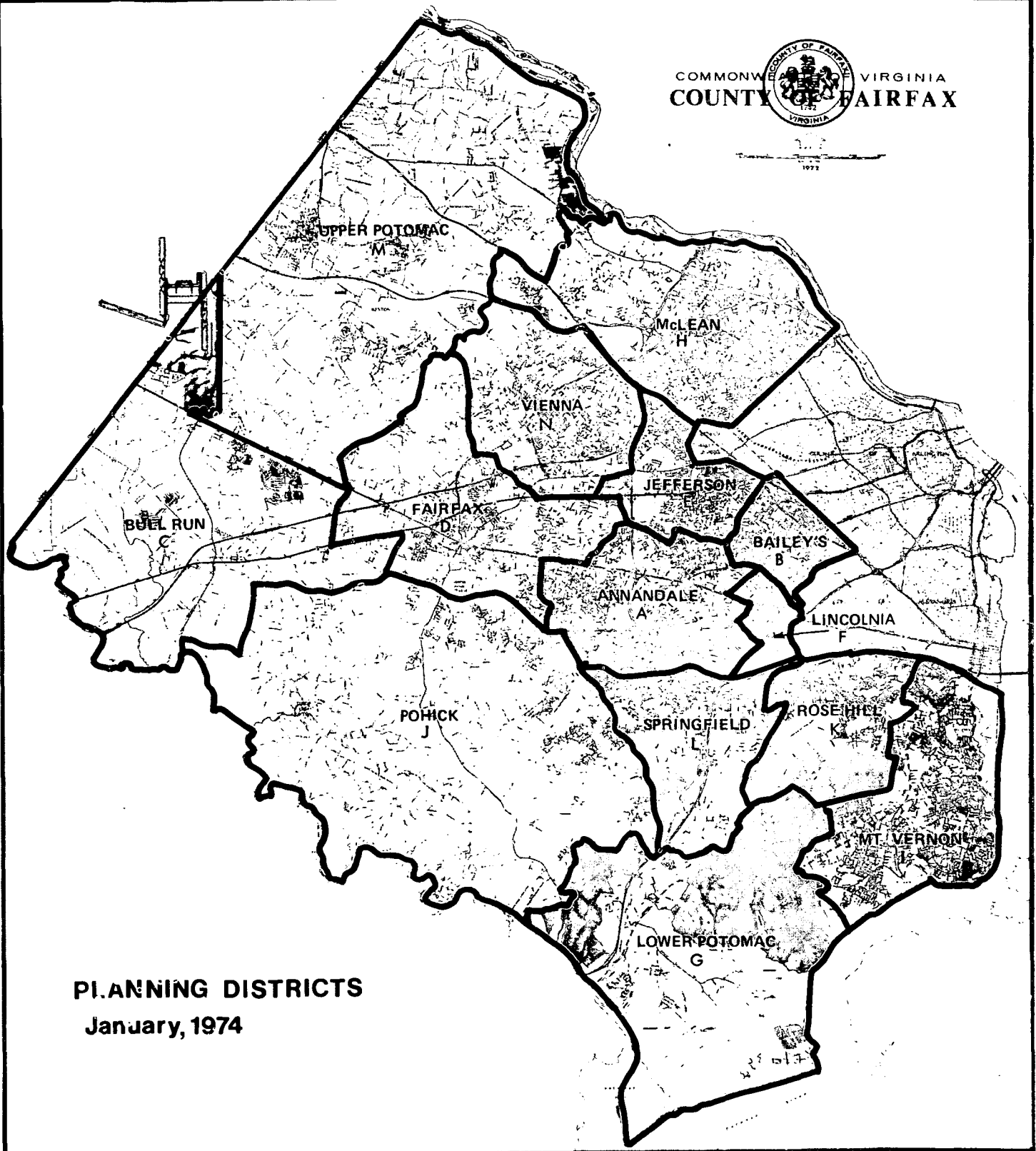
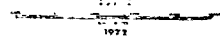
<u>CODE</u>	<u>SEWERSHED</u>	<u>SERVICING TREATMENT PLANT</u>	<u>CODE</u>
S-1	Little Rocky	None	None
S-2	Johnny Moore	None	None
T-1	Cub Run	Upper Cub Run	UC
T-2	Cub Run	Flatlick	FL
T-3	Cub Run	Middle Cub Run	MC
T-4	Cub Run	Greenbriar	GR
T-5	Cub Run	Big Rocky Run	BR
T-6	Bull Run	None	None
T-7	Cub Run	None	None

APPENDIX D





**MAGISTERIAL
DISTRICTS**



PLANNING DISTRICTS
January, 1974

(October, 1974)

APPENDIX G

HOUSEHOLD SIZE FACTORS BY SUBCENSUS TRACT

This Appendix itemizes the housing-to-population conversion factors which currently are in use in Fairfax County. The factors are given for each subcensus tract and for seven housing construction types. These factors were derived from the 1974 School Census Survey.

APPENDIX G
 COUNTY OF FAIRFAX
 HOUSEHOLD SIZE FACTORS BY SUBCENSUS (UDIS-UDSRH344)
 PAGE 1 of 9

SUBCEN	SINGLE	DUPLEX	TOWNHOUSE	GARDEN APT	ELEVATOR APT	MOBILE HOME	MULTIPLX
00101	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00102	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00103	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00201	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00202	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00203	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00204	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00301	3.560	3.220	3.080	2.570	1.520	2.610	2.420
00302	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00303	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00304	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00401	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00402	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00403	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00404	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00501	3.560	3.220	3.080	2.570	1.520	2.610	2.420
00502	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00503	3.560	3.220	3.080	2.570	1.520	2.610	2.420
00601	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00602	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00603	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00604	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00701	3.560	3.220	3.080	2.570	1.520	2.610	2.420
00702	3.560	3.220	3.080	2.570	1.520	2.610	2.420
00703	3.560	3.220	3.080	2.570	1.520	2.610	2.420
00801	3.560	3.220	3.080	2.570	1.520	2.610	2.420
00802	3.560	3.220	3.080	2.570	1.520	2.610	2.420
00803	3.560	3.220	3.080	2.570	1.520	2.610	2.420
00804	3.560	3.220	3.080	2.570	1.520	2.610	2.420
00901	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00902	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00903	3.340	3.220	2.890	2.530	1.520	2.610	2.420
01001	3.340	3.220	2.890	2.530	1.520	2.610	2.420
01002	3.340	3.220	2.890	2.530	1.520	2.610	2.420
01003	3.340	3.220	2.890	2.530	1.520	2.610	2.420
01101	3.560	3.220	3.080	2.570	1.520	2.610	2.420
01102	3.560	3.220	3.080	2.570	1.520	2.610	2.420
01103	3.560	3.220	3.080	2.570	1.520	2.610	2.420
01104	3.560	3.220	3.080	2.570	1.520	2.610	2.420
01201	3.560	3.220	3.080	2.570	1.520	2.610	2.420
01202	3.560	3.220	3.080	2.570	1.520	2.610	2.420
01301	3.570	3.220	2.790	2.630	1.520	2.510	2.420
01302	3.570	3.220	2.790	2.630	1.520	2.610	2.420
01401	3.780	3.220	2.850	2.300	1.520	2.610	2.420
01402	3.780	3.220	2.850	2.300	1.520	2.610	2.420
01501	3.560	3.220	3.080	2.570	1.520	2.610	2.420
01502	3.560	3.220	3.080	2.570	1.520	2.610	2.420
01601	3.560	3.220	3.080	2.570	1.520	2.610	2.420
01602	3.340	3.220	2.890	2.530	1.520	2.610	2.420
01603	3.340	3.220	2.890	2.530	1.520	2.610	2.420
01604	3.340	3.220	2.890	2.530	1.520	2.610	2.420

APPENDIX G
COUNTY OF FAIRFAX
HOUSEHOLD SIZE FACTORS BY SUBCENSUS (UDIS-UDSRH344)
PAGE 2 of 9

SUBCEN	SINGLE	DUPLEX	TOWNHOUSE	GARDEN APT	ELEVATOR APT	MOBILE HOME	MULTIPLEX
01701	3.560	3.220	3.080	2.570	1.520	2.610	2.420
01702	3.560	3.220	3.080	2.570	1.520	2.610	2.420
01703	3.560	3.220	3.080	2.570	1.520	2.610	2.420
01801	3.340	3.220	2.890	2.530	1.520	2.610	2.420
01802	3.340	3.220	2.890	2.530	1.520	2.610	2.420
01803	3.340	3.220	2.890	2.530	1.520	2.610	2.420
01901	3.340	3.220	2.890	2.530	1.520	2.610	2.420
01902	3.340	3.220	2.890	2.530	1.520	2.610	2.420
01903	3.340	3.220	2.890	2.530	1.520	2.610	2.420
02001	3.780	3.220	2.850	2.300	1.520	2.610	2.420
02002	3.560	3.220	3.030	2.570	1.520	2.610	2.420
02003	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02004	3.780	3.220	2.850	2.300	1.520	2.610	2.420
02101	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02102	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02103	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02201	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02202	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02203	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02301	3.570	3.220	2.790	2.630	1.520	2.610	2.420
02302	3.560	3.220	3.030	2.570	1.520	2.610	2.420
02303	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02304	3.780	3.220	2.850	2.300	1.520	2.610	2.420
02305	3.570	3.220	2.790	2.680	1.520	2.610	2.420
02306	3.570	3.220	2.790	2.680	1.520	2.610	2.420
02307	3.570	3.220	2.790	2.680	1.520	2.610	2.420
02308	3.570	3.220	2.790	2.680	1.520	2.610	2.420
02309	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02401	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02402	3.560	3.220	3.030	2.570	1.520	2.610	2.420
02403	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02404	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02501	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02502	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02503	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02601	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02701	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02702	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02801	3.570	3.220	2.790	2.680	1.520	2.610	2.420
02901	3.570	3.220	2.790	2.680	1.520	2.610	2.420
02902	3.570	3.220	2.790	2.630	1.520	2.610	2.420
02903	3.570	3.220	2.790	2.680	1.520	2.610	2.420
02904	3.570	3.220	2.790	2.680	1.520	2.610	2.420
02905	3.570	3.220	2.790	2.680	1.520	2.610	2.420
02906	3.570	3.220	2.790	2.630	1.520	2.610	2.420
03001	3.640	3.220	2.530	2.430	1.520	2.610	2.420
03101	3.640	3.220	2.530	2.430	1.520	2.610	2.420
03102	3.640	3.220	2.530	2.430	1.520	2.610	2.420
03103	3.640	3.220	2.530	2.430	1.520	2.610	2.420
03201	3.640	3.220	2.530	2.430	1.520	2.610	2.420
03202	3.570	3.220	2.790	2.680	1.520	2.610	2.420

APPENDIX G
COUNTY OF FAIRFAX
HOUSEHOLD SIZE FACTORS BY SUBCENSUS (UDIS-UDSRH344)
PAGE 3 of 9

SUBCEN	SINGLE	DUPLEX	TOWNHOUSE	GARDEN APT	ELEVATOR APT	MOBILE HOME	MULTIPLE X
03203	3.640	3.220	2.530	2.480	1.520	2.610	2.420
03204	3.640	3.220	2.530	2.480	1.520	2.610	2.420
03205	3.570	3.220	2.790	2.680	1.520	2.610	2.420
03206	3.570	3.220	2.790	2.680	1.520	2.610	2.420
03301	3.780	3.220	2.850	2.300	1.520	2.610	2.420
03401	3.780	3.220	2.850	2.300	1.520	2.610	2.420
03402	3.780	3.220	2.850	2.300	1.520	2.610	2.420
03403	3.780	3.220	2.850	2.300	1.520	2.610	2.420
03404	3.780	3.220	2.850	2.300	1.520	2.610	2.420
03405	3.780	3.220	2.850	2.300	1.520	2.610	2.420
03501	3.780	3.220	2.850	2.300	1.520	2.610	2.420
03502	3.780	3.220	2.850	2.300	1.520	2.610	2.420
03503	3.640	3.220	2.530	2.480	1.520	2.610	2.420
03504	3.640	3.220	2.530	2.480	1.520	2.610	2.420
03601	3.640	3.220	2.530	2.480	1.520	2.610	2.420
03602	3.640	3.220	2.530	2.480	1.520	2.610	2.420
03603	3.640	3.220	2.530	2.480	1.520	2.610	2.420
03701	3.570	3.220	2.790	2.680	1.520	2.610	2.420
03702	3.570	3.220	2.790	2.680	1.520	2.610	2.420
03703	3.570	3.220	2.790	2.680	1.520	2.610	2.420
03704	3.570	3.220	2.790	2.680	1.520	2.610	2.420
03705	3.570	3.220	2.790	2.680	1.520	2.610	2.420
03801	3.780	3.220	2.850	2.300	1.520	2.610	2.420
03901	3.780	3.220	2.850	2.300	1.520	2.610	2.420
03902	3.780	3.220	2.850	2.300	1.520	2.610	2.420
03903	3.780	3.220	2.850	2.300	1.520	2.610	2.420
04001	3.780	3.220	2.850	2.300	1.520	2.610	2.420
04002	3.780	3.220	2.850	2.300	1.520	2.610	2.420
04003	3.780	3.220	2.850	2.300	1.520	2.610	2.420
04004	3.780	3.220	2.850	2.300	1.520	2.610	2.420
04101	3.570	3.220	2.790	2.680	1.520	2.610	2.420
04102	3.570	3.220	2.790	2.680	1.520	2.610	2.420
04103	3.570	3.220	2.790	2.680	1.520	2.610	2.420
04104	3.570	3.220	2.790	2.680	1.520	2.610	2.420
04105	3.570	3.220	2.790	2.680	1.520	2.610	2.420
04106	3.570	3.220	2.790	2.680	1.520	2.610	2.420
04107	3.570	3.220	2.790	2.680	1.520	2.610	2.420
04108	3.570	3.220	2.790	2.680	1.520	2.610	2.420
04109	3.570	3.220	2.790	2.680	1.520	2.610	2.420
04110	3.570	3.220	2.790	2.680	1.520	2.610	2.420
04111	3.570	3.220	2.790	2.680	1.520	2.610	2.420
04112	3.780	3.220	2.850	2.300	1.520	2.610	2.420
04201	3.780	3.220	2.850	2.300	1.520	2.610	2.420
04202	3.780	3.220	2.850	2.300	1.520	2.610	2.420
04203	3.780	3.220	2.850	2.300	1.520	2.610	2.420
04204	3.780	3.220	2.850	2.300	1.520	2.610	2.420
04205	3.780	3.220	2.850	2.300	1.520	2.610	2.420
04301	3.780	3.220	2.850	2.300	1.520	2.610	2.420
04302	3.780	3.220	2.850	2.300	1.520	2.610	2.420
04303	3.780	3.220	2.850	2.300	1.520	2.610	2.420
04401	3.270	3.220	2.740	2.480	1.520	2.610	2.420

APPENDIX G
 COUNTY OF FAIRFAX
 HOUSEHOLD SIZE FACTORS BY SUBCENSUS (UDIS-UDSRH344)
 PAGE 4 of 9

SUBCEN	SINGLE	DUPLEX	TOWNHOUSE	GARDEN APT	ELEVATOR APT	MOBILE HOME	MULTIPLEX
04402	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04403	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04501	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04502	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04503	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04601	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04602	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04603	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04701	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04702	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04801	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04802	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04803	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04804	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04901	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04902	3.270	3.220	2.740	2.480	1.520	2.610	2.420
05001	3.270	3.220	2.740	2.480	1.520	2.610	2.420
05002	3.270	3.220	2.740	2.480	1.520	2.610	2.420
05003	3.270	3.220	2.740	2.480	1.520	2.610	2.420
05101	3.270	3.220	2.740	2.480	1.520	2.610	2.420
05102	3.270	3.220	2.740	2.480	1.520	2.610	2.420
05103	3.270	3.220	2.740	2.480	1.520	2.610	2.420
05104	3.270	3.220	2.740	2.480	1.520	2.610	2.420
05105	3.270	3.220	2.740	2.480	1.520	2.610	2.420
05201	3.270	3.220	2.740	2.480	1.520	2.610	2.420
05202	3.270	3.220	2.740	2.480	1.520	2.610	2.420
05301	3.640	3.220	2.530	2.480	1.520	2.610	2.420
05302	3.640	3.220	2.530	2.480	1.520	2.610	2.420
05401	3.640	3.220	2.530	2.480	1.520	2.610	2.420
05402	3.640	3.220	2.530	2.480	1.520	2.610	2.420
05403	3.640	3.220	2.530	2.480	1.520	2.610	2.420
05501	3.640	3.220	2.530	2.480	1.520	2.610	2.420
05601	3.640	3.220	2.530	2.480	1.520	2.610	2.420
05602	3.640	3.220	2.530	2.480	1.520	2.610	2.420
05701	3.640	3.220	2.530	2.480	1.520	2.610	2.420
05702	3.640	3.220	2.530	2.480	1.520	2.610	2.420
05801	3.640	3.220	2.530	2.480	1.520	2.610	2.420
05802	3.640	3.220	2.530	2.480	1.520	2.610	2.420
05803	3.640	3.220	2.530	2.480	1.520	2.610	2.420
05901	3.640	3.220	2.530	2.480	1.520	2.610	2.420
05902	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06001	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06101	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06102	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06103	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06104	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06105	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06106	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06107	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06201	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06301	3.640	3.220	2.530	2.480	1.520	2.610	2.420

APPENDIX G
 COUNTY OF FAIRFAX
 HOUSEHOLD SIZE FACTORS BY SUBCENSUS (UDIS-UDSRH344)
 PAGE 5 of 9

SUBCEN	SINGLE	DUPLEX	TOWNHOUSE	GARDEN APT	ELEVATOR APT	MOBILE HOME	MULTIPLYX
06302	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06303	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06401	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06402	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06403	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06404	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06405	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06501	3.780	3.220	2.850	2.300	1.520	2.610	2.420
06502	3.780	3.220	2.850	2.300	1.520	2.610	2.420
06601	3.660	3.220	2.740	2.500	1.520	2.610	2.420
06602	3.660	3.220	2.740	2.500	1.520	2.610	2.420
06603	3.660	3.220	2.740	2.500	1.520	2.610	2.420
06604	3.660	3.220	2.740	2.500	1.520	2.610	2.420
06605	3.660	3.220	2.740	2.500	1.520	2.610	2.420
06701	3.270	3.220	2.740	2.480	1.520	2.610	2.420
06702	3.270	3.220	2.740	2.480	1.520	2.610	2.420
06801	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06802	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06803	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06804	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06805	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06806	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06807	3.660	3.220	2.740	2.500	1.520	2.610	2.420
06808	3.660	3.220	2.740	2.500	1.520	2.610	2.420
06901	3.270	3.220	2.740	2.480	1.520	2.610	2.420
06902	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07001	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07002	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07003	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07101	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07102	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07103	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07104	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07201	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07202	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07203	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07204	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07301	3.640	3.220	2.530	2.480	1.520	2.610	2.420
07302	3.640	3.220	2.530	2.480	1.520	2.610	2.420
07303	3.640	3.220	2.530	2.480	1.520	2.610	2.420
07401	3.640	3.220	2.530	2.480	1.520	2.610	2.420
07402	3.640	3.220	2.530	2.480	1.520	2.610	2.420
07403	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07404	3.640	3.220	2.530	2.480	1.520	2.610	2.420
07501	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07502	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07503	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07504	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07505	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07506	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07507	3.270	3.220	2.740	2.480	1.520	2.610	2.420

APPENDIX G
COUNTY OF FAIRFAX
HOUSEHOLD SIZE FACTORS BY SUBCENSUS (UDIS-UDSRH344)
PAGE 6 of 9

SUBCEN	SINGLE	DUPLEX	TOWNHOUSE	GARDEN APT	ELEVATOR APT	MOBILE HOME	MULTIPLX
07601	3.580	3.220	2.500	2.500	1.520	2.610	2.420
07602	3.580	3.220	2.500	2.500	1.520	2.610	2.420
07603	3.580	3.220	2.500	2.500	1.520	2.610	2.420
07604	3.580	3.220	2.500	2.500	1.520	2.610	2.420
07605	3.660	3.220	2.740	2.500	1.520	2.610	2.420
07606	3.660	3.220	2.740	2.500	1.520	2.610	2.420
07607	3.660	3.220	2.740	2.500	1.520	2.610	2.420
07608	3.660	3.220	2.740	2.500	1.520	2.610	2.420
07609	3.660	3.220	2.740	2.500	1.520	2.610	2.420
07701	3.660	3.220	2.740	2.500	1.520	2.610	2.420
07801	3.440	3.220	2.940	2.640	1.520	2.610	2.420
07802	3.440	3.220	2.940	2.640	1.520	2.610	2.420
07803	3.580	3.220	2.500	2.500	1.520	2.610	2.420
07804	3.440	3.220	2.940	2.640	1.520	2.610	2.420
07805	3.580	3.220	2.500	2.500	1.520	2.610	2.420
07806	3.580	3.220	2.500	2.500	1.520	2.610	2.420
07807	3.660	3.220	2.740	2.500	1.520	2.610	2.420
07808	3.660	3.220	2.740	2.500	1.520	2.610	2.420
07809	3.660	3.220	2.740	2.500	1.520	2.610	2.420
07901	3.660	3.220	2.740	2.500	1.520	2.610	2.420
07902	3.660	3.220	2.740	2.500	1.520	2.610	2.420
07903	3.660	3.220	2.740	2.500	1.520	2.610	2.420
07904	3.660	3.220	2.740	2.500	1.520	2.610	2.420
07905	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08001	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08002	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08003	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08004	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08005	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08006	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08101	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08102	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08103	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08104	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08105	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08201	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08202	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08203	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08301	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08302	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08303	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08304	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08305	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08306	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08307	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08308	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08401	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08402	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08501	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08502	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08503	3.660	3.220	2.740	2.500	1.520	2.610	2.420

APPENDIX G
COUNTY OF FAIRFAX
HOUSEHOLD SIZE FACTORS BY SUBCENSUS (UDIS-UDSRH344)
PAGE 7 of 9

SUBCEN	SINGLE	DUPLEX	TOWNHOUSE	GARDEN APT	ELEVATOR APT	MOBILE HOME	MULTIPLX
08504	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08505	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08506	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08601	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08602	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08603	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08604	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08605	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08606	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08607	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08608	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08701	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08702	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08703	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08801	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08802	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08803	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08804	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08805	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08806	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08901	3.440	3.220	2.940	2.640	1.520	2.610	2.420
08902	3.440	3.220	2.940	2.640	1.520	2.610	2.420
08903	3.440	3.220	2.940	2.640	1.520	2.610	2.420
09001	3.440	3.220	2.940	2.640	1.520	2.610	2.420
09101	3.440	3.220	2.940	2.640	1.520	2.610	2.420
09201	3.900	3.220	3.040	2.520	1.520	2.610	2.420
09202	3.900	3.220	3.040	2.520	1.520	2.610	2.420
09203	3.900	3.220	3.040	2.520	1.520	2.610	2.420
09204	3.900	3.220	3.040	2.520	1.520	2.610	2.420
09205	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09206	3.900	3.220	3.040	2.520	1.520	2.610	2.420
09207	3.900	3.220	3.040	2.520	1.520	2.610	2.420
09301	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09302	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09303	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09304	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09305	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09306	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09307	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09308	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09309	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09310	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09401	3.440	3.220	2.940	2.640	1.520	2.610	2.420
09402	3.440	3.220	2.940	2.640	1.520	2.610	2.420
09403	3.440	3.220	2.940	2.640	1.520	2.610	2.420
09404	3.440	3.220	2.940	2.640	1.520	2.610	2.420
09405	3.440	3.220	2.940	2.640	1.520	2.610	2.420
09406	3.440	3.220	2.940	2.640	1.520	2.610	2.420
09407	3.440	3.220	2.940	2.640	1.520	2.610	2.420
09408	3.440	3.220	2.940	2.640	1.520	2.610	2.420
09409	3.900	3.220	3.040	2.520	1.520	2.610	2.420

APPENDIX G
COUNTY OF FAIRFAX
HOUSEHOLD SIZE FACTORS BY SUBCENSUS (UDIS-UDSRH344)
PAGE 8 of 9

SUBCEN	SINGLE	DUPLEX	TOWNHOUSE	GARDEN APT	ELEVATOR APT	MOBILE HOME	MULTIPLX
09410	3.580	3.220	2.500	2.500	1.520	2.610	2.420
09411	3.580	3.220	2.500	2.500	1.520	2.610	2.420
09412	3.440	3.220	2.940	2.640	1.520	2.610	2.420
09413	3.640	3.220	2.530	2.480	1.520	2.610	2.420
09414	3.580	3.220	2.500	2.500	1.520	2.610	2.420
09415	3.580	3.220	2.500	2.500	1.520	2.610	2.420
09416	3.640	3.220	2.530	2.480	1.520	2.610	2.420
09501	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09502	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09503	3.580	3.220	2.500	2.500	1.520	2.610	2.420
09504	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09505	3.640	3.220	2.530	2.480	1.520	2.610	2.420
09506	3.640	3.220	2.530	2.480	1.520	2.610	2.420
09601	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09701	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09801	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09901	3.660	3.220	2.740	2.500	1.520	2.610	2.420
10001	3.640	3.220	2.530	2.480	1.520	2.610	2.420
10002	3.640	3.220	2.530	2.480	1.520	2.610	2.420
10003	3.580	3.220	2.500	2.500	1.520	2.610	2.420
10004	3.660	3.220	2.740	2.500	1.520	2.610	2.420
10005	3.660	3.220	2.740	2.500	1.520	2.610	2.420
10006	3.660	3.220	2.740	2.500	1.520	2.610	2.420
10007	3.660	3.220	2.740	2.500	1.520	2.610	2.420
10101	3.660	3.220	2.740	2.500	1.520	2.610	2.420
10102	3.660	3.220	2.740	2.500	1.520	2.610	2.420
10201	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10202	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10203	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10204	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10205	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10206	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10207	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10208	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10209	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10210	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10211	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10212	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10301	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10302	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10303	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10304	3.640	3.220	2.530	2.480	1.520	2.610	2.420
10305	3.640	3.220	2.530	2.480	1.520	2.610	2.420
10306	3.640	3.220	2.530	2.480	1.520	2.610	2.420
10307	3.640	3.220	2.530	2.480	1.520	2.610	2.420
10401	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10402	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10403	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10404	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10405	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10501	3.570	3.220	2.790	2.630	1.520	2.610	2.420

APPENDIX G
 COUNTY OF FAIRFAX
 HOUSEHOLD SIZE FACTORS BY SUBCENSUS (UDIS-UDSRH344)
 PAGE 9 of 9

SUBCEN	SINGLE	DUPLEX	TOWNHOUSE	GARDEN APT	ELEVATOR APT	MOBILE HOME	MULTIPLX
10502	3.640	3.220	2.530	2.480	1.520	2.610	2.420
10601	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10602	3.640	3.220	2.530	2.480	1.520	2.610	2.420
10603	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10604	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10605	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10606	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10607	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10608	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10609	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10610	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10611	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10612	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10613	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10614	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10615	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10616	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10701	3.570	3.220	2.790	2.680	1.520	2.610	2.420
COUNTYWIDE AVERAGES							
	3.570	3.220	2.810	2.500	1.520	2.610	2.420

(October, 1974)

APPENDIX H
SUMMARY OF ADDITIONS AND REVISIONS

The May, 1974 Standard Reports, as amended by the October, 1974 Supplement, constitute the complete and current set of Standard Reports.

Earlier revisions which have been superseded are:

August, 1973 (Superseded)

September, 1973 (Superseded)

October, 1973 (Superseded)

April, 1974 Supplement (Superseded)

Report CA-5 incorporates Reports CA-1 through CA-4 which appeared in earlier editions of the Standard Reports. Similarly, Report CA-9 has been deleted.

STANDARD REPORTS

**Compiled From The Files Of
The Urban Development Information System**



**Prepared By:
The Office of Research & Statistics
County of Fairfax, Virginia**

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: RECIPIENTS OF STANDARD REPORTS **DATE** OCTOBER 15, 1974
FROM: SAMUEL A. FINZ, DIRECTOR *SAF*
OFFICE OF RESEARCH AND STATISTICS
FILE NO:
SUBJECT: STANDARD REPORTS : October, 1974 Supplement

REFERENCE:

The October, 1974 Standard Reports Supplement contains reports on housing, population, land use and construction activity. This publication is not intended to be a complete set of reports but rather a supplement to the May, 1974 edition. The October Supplement updates specific reports found in the recent May, 1974 publication. It also provides five additional reports not previously published in the Standard Reports.

Persons already possessing the May, 1974 Standard Reports may update their copies by removing the old reports from the loose leaf binder, and inserting the corresponding new reports found in the attached Supplement. The old reports may be destroyed or retained for purposes of historical reference and comparative analysis. Additional copies of the Standard Reports, together with revisions and new reports as they are issued, are available at cost through the Administrative Services Division, 10555 Main Street, Fairfax, Virginia 22030.

The Office of Research and Statistics has prepared this supplement to afford County citizens, the Board of Supervisors, and the Staff the most current information available concerning the development of Fairfax County. We will continue to provide these reports on a regular basis as new data becomes available.

SAF/DKC/sm

FOREWORD

This volume contains a variety of inventory reports regarding housing, population, and land uses in Fairfax County, Virginia. The reports are called Standard Reports because their contents are of continuing general interest and can serve as reference sources for most agencies and persons interested in Fairfax County. For this reason these Standard Reports will be updated from time to time as new information becomes available. In addition, a number of other Standard Reports will be produced in future months to supplement and to expand on the reports included in this set of compilations.

The reports are numbered so as to identify both a general subject area and also a specific report number. Thus, DU-5 identifies Dwelling Unit Report #5, P-2 refers to Population Report #2, and L-3 identifies Land Use Report #3.

This series of reports should be kept in a loose leaf binder with dividers to separate the various subject areas. As additional reports become available through the Office of Research and Statistics, they can simply be inserted into the loose leaf binder. As updated reports are received, the superseded report can be removed from the binder and replaced by the updated version.

Periodic memorandums from the Office of Research and Statistics will accompany new reports and will identify which reports are currently effective and which ones are superseded. In addition these memorandums will comment as necessary on the following subjects:

- Qualification and assumptions regarding the Standard Reports
- Analysis of individual reports
- How to obtain assistance in using Standard Reports
- How to obtain additional or more specific information through the Office of Research and Statistics.

Additional copies of the Standard Reports, together with revisions and newly-issued reports, are available at cost at the following location:

Fairfax County Administrative Services Office
Fairfax Building
10555 Main Street
Fairfax, Virginia 22030

Telephone: 691-2781

UDIS STANDARD REPORTS
Table of Contents
(Includes Supplements Through October, 1974)

	<u>Page</u>
Foreword	i
Table of Contents	ii
 Summary Section	
*Housing Inventory Reports Summary	I-1
Construction Activity Reports Summary	I-2
*Population Reports Summary	I-3
*Land Use Reports Summary	I-5
 Housing Inventory Reports	
DU-1a Dwelling Units	Magisterial District II-1
DU-1b Dwelling Units	Planning District II-2
DU-2a Dwelling Units by Type and Land Use	Magisterial District II-3
DU-2b Dwelling Units by Type and Land Use	Planning District II-4
DU-3a Individually Owned Dwelling Units	Magisterial District II-5
DU-3b Individually Owned Dwelling Units	Planning District II-6
DU-4a Rental Dwelling Units	Magisterial District II-7
DU-4b Rental Dwelling Units	Planning District II-8
DU-5a Sales Price Distribution	Magisterial District II-9
DU-5b Sales Price Distribution	Planning District II-10
*DU-6 Dwelling Units and Population	Subcensus Tract II-11
DU-7 Vacancy Analysis of Rental Projects	Countywide II-20
+DU-8 Condominium Inventory	Countywide II-21
 Construction Activity Reports	
CA-5 Construction Activity Summary	Planning District III-1
CA-6 Construction Activity Summary	Magisterial District III-2
CA-7 Construction Activity Summary	Sewershed III-3
CA-8 Construction Activity by Stage	Sewershed III-5
CA-10 Committed and Anticipated Growth	Census Tract III-7
*CA-11 Housing Units Authorized (1968-1974)	Countywide III-9
CA-12 Actual and Estimated Residential Units Authorized vs. Units Completed (1968- 1975)	Countywide III-9
CA-13 Location of Residential Construction Activity	Sewershed III-11
CA-14 Building Permit Activity	Planning District III-12
CA-15 Development of New Housing on Septic Tank Systems	Sewershed III-21
 Population Reports	
*P-1a Current Population	Magisterial District IV-1
+P-1b Current Population	Planning District IV-2
+P-1c Current Population	Sewershed IV-3
*P-2 Components of Future Population	Countywide IV-4
*P-3 Population: Future Estimates	Countywide IV-5
*P-4 Current Population Density	Census Tract IV-7
*P-5 Committed Growth	Census Tract IV-8
*P-6 Anticipated Growth	Census Tract IV-9
*P-7 Future Population, Including Committed and Anticipated	Census Tract IV-10
 Land Use Reports	
L-1 Acres of Land by Zoning Class	Planning District V-1
L-2 Acres of Vacant Land by Zone	Planning District V-3
L-3 Acres of Land by Land Use Category	Planning District V-5
+L-4 Appraised Valuations	Subcensus Tract V-7
Appendix A UDIS Residential Monitoring System: Method, Assumptions and Limitations	A-1
Appendix B Zoning Classification Description	B-1
+Appendix C Sewershed Codes	C-1
+Appendix D Fairfax County Sewershed Map	D-1
+Appendix E Fairfax County Magisterial Districts	E-1
+Appendix F Fairfax County Planning Districts	F-1
+Appendix G Housing-to-Population Conversion Factors	G-1
*Appendix H Table of Additions and Revisions	H-1

*Denotes report updated by October, 1974 Supplement.

+Denotes new report not previously published in Standard Reports prior to October, 1974.

SECTION I
SUMMARY SECTION

CURRENT HOUSING INVENTORY
Fairfax County, Virginia
Brief Summary

Reports DU-2, DU-3, and DU-4 illustrate that 72 percent of the total dwelling units are individually owned units* and 28 percent are rental units. The large majority of individually owned units, 84 percent, are single family detached. Ninety-five percent of the rental units are found in rental highrise, rental townhouse or garden apartment projects.

Centreville, the largest Magisterial District, in terms of both dwelling units and population, has 27,777 units or 16 percent of the total County housing inventory. Centreville also has the greatest number of individually owned units, while Mason has the greatest share of rental units.

The median price in Fairfax County's inventory of individually owned housing is about \$55,000. Thus, 50 percent of the homes cost less than \$55,000 and 50 percent cost more. Only about 7 percent of all individually owned units are under \$30,000. On the other hand, 3.7 percent or 4,468 units have a market value of \$100,000 or more.

Reports DU-1 through DU-6 provide a profile of Fairfax County's housing inventory in greater detail. It should be noted that reports DU-6 and DU-8 are more current than DU-1 through DU-5 and hence reflect a moderately increased housing inventory.

*Individually owned units include condominiums.

May, 1974

CONSTRUCTION ACTIVITY
Fairfax County, Virginia
Brief Summary

Some 107,007 proposed dwelling units were at various stages in the development process as identified in a compilation of construction plans and ongoing building activity completed in April, 1974. Completion of these units would increase the county housing inventory by 64%.

The proposed new dwelling units, as of the first quarter of 1974, fell into the following stages of completion:

<u>Stage of Completion</u>	<u>Number of Units</u>	<u>% of Proposed Units</u>
Under Construction	11,890	11%
Outstanding Building Permits, Not Started	10,442	10%
Plans Approved	9,218	9%
Plans Under Review	21,661	20%
Rezoned Recently	8,968	8%
Rezoning: Likely*	0	0
Rezoning: Likelihood Uncertain	30,258	28%
Rezoning: Unlikely*	0	0
Rezoning: Recently Denied or Withdrawn	14,570	14%
	<u>107,007</u>	<u>100%</u>

Of the total construction activity, 22,332 units (21%) represent Committed Growth, since building permits and sewer taps, where applicable, already have been issued. This component of future county growth is unaffected by current sewer moratoria.

The collection of proposed construction activity data confirms the trend toward more townhouse and multi-family housing in Fairfax County. While 60% (101,352 units) of the present housing inventory is single family detached, only 32% of the proposed housing is of this type.

Reports CA-5 through CA-8, and CA-10 summarize construction plans in detail. CA-11 through CA-14 provide a breakdown on building permit activity. Report CA-15 highlights recent trends in the development of new housing on septic tank systems.

The construction activity reports generally are compiled according to three basic structural housing types: single-family, townhouse, and apartment. The first category refers to single-family detached housing. The townhouse category covers townhouses and various multiplex structures. The apartment category includes garden apartment, low-rise, mid-rise, and high-rise units. The three structural types are not meant to suggest the tenure of occupancy, i.e. rental or owner-occupied.

* Due to the zoning process restrictions included in the Interim Development Control Ordinance, no judgements have been made as to the likelihood of pending rezoning applications being granted. For this reason, these categories are blank in this report.

POPULATION
Fairfax County, Virginia
Brief Summary

The population holding capacity of Fairfax County as of January 1, 1975 is estimated at 551,939¹. This figure is 7.6 percent smaller than a previous estimate reported in an earlier edition of the Standard Reports. The lower population estimate is the result of two factors:

1. The current construction slowdown which has reduced the completion rate and market absorption of new units significantly below what originally had been expected, and
2. Determination and use of revised household size factors which confirm the recent national and regional trends toward lower household sizes.

The Office of Research and Statistics determined the new household size factors from a statistical analysis of the 1974 School Census Survey. The former household size factors, which had been in general use in Fairfax County since the 1968 Council of Governments Home Interview Survey, compare with the revised factors as shown below:

COMPARISON OF HOUSING-TO-POPULATION
CONVERSION FACTORS

Housing Type	Former Average Household Size	Revised Countywide Average Household Size	Percent Change
Single Family } Duplex } Multiplex }	3.7	3.57	-3.5
	--	3.22	-13.0
	--	2.42	--
Townhouse	3.5	2.81	-19.7
Garden Apartment	3.0	2.50	-16.7
Elevator Apartment	1.8	1.52	-15.6
Mobile Home	2.9	2.61	-10.0

A complete discussion of the demographic trends contributing to the smaller average household size is included in "Demographic Factors of Growth in Fairfax County, 1960 - 1970," published by the Office of Research and Statistics and available through the Administrative Services Offices, 10555 Main Street, Fairfax, Virginia 22030.

NOTE: The term "population holding capacity" is distinct from population in that the first term indicates what the current housing inventory could hold were there no vacancies and all new units were occupied shortly after entering the market. The latter refers to the actual number of persons in the County.

The new population estimates, like the earlier ones, show the Centreville Magisterial District (including Vienna) to be by far the most populous with 90,819 persons. Mount Vernon District is the smallest with 58,080 persons. (Report P-1a)

Given the estimated population holding capacity of 551,939 as of January 1, 1975, and assuming housing completion rates as estimated in Report P-3, the January, 1976 population should be about 582,000.

Report P-2 illustrates that the addition of all currently Committed Growth* (building permits outstanding) and Anticipated Growth* (site plans or subdivision plats submitted) could result in a total population of 705,535 persons in the foreseeable future. However, while the Committed Growth component would normally occur within a year or two, current economic conditions already indicate a substantial slowdown and hence a longer time frame. It also should be noted that large amounts of property tributive to the Anticipated Growth category are uneconomic to develop under current conditions, despite early intentions as evidenced by subdivision plat submissions. (Report P-2)

Reports P-1 through P-7 on Pages IV-1 through IV-7 illustrate the population figures in more detail.

*Complete definitions appear in Appendix A.

October, 1974

LAND USE
Fairfax County, Virginia
Brief Summary

Of Fairfax County's 257,000 acres (402 square miles), 241,882 acres are zoned predominately in the categories shown in Report L-1. The remaining 15,118 acres are in roads, water and other areas not zoned.

Fifty-four percent (129,812 acres) of the County's zoned land is RE-1 with the largest single portion (32%) found in Pohick Planning District. An additional 33% of the land zoned RE-1 is located in the Upper Potomac and Bull Run Planning Districts. Almost two-thirds of all the land in Fairfax is either RE-1 or RE-2.

Ninety-three percent of the County's land is zoned predominantly residential. Less than 2% is commercial and less than 2% industrial. There are 2,903 acres zoned "Public Land," located mainly in Mount Vernon and Lower Potomac Planning Districts.

Some 93,284 acres of all County land is vacant. This accounts for about 39% of the total amount of zoned land. Better than 52% of all vacant land is found in Pohick and Upper Potomac Planning Districts. In addition to vacant land, the County has a large amount of land which is substantially vacant but which is classified otherwise. Report L-2 does not include such "underdeveloped" lands.

Report L-3 tabulates current land uses by Planning District. Presently, 38% of all zoned land is devoted to single family housing. This nearly equals the 39% which is vacant. The Government Services category, which includes Fort Belvoir, accounts for some 13,330 acres.

Report L-4 reports the total appraised value of all assessed properties in Fairfax County by subcensus tract. Of the 156,394 land parcels in the County, the total appraised value is in excess of \$8 billion. Of the total appraised value, \$2.9 billion is attributed to land value and \$5.2 billion is appraised improvement value.

II. HOUSING
INVENTORY

SECTION II

HOUSING INVENTORY REPORTS

DWELLING UNITS¹
 Summarized By Magisterial District
 Fairfax County, Virginia

Magisterial District Code	Magisterial District	Dwelling Units	Percentage												
01	CENTREVILLE ²	21,721	13.0%												
02	DRANESVILLE ³	17,477	10.4%												
03	ANNANDALE	18,568	11.1%												
04	LEE	19,348	11.6%												
05	MASON	20,929	12.4%												
06	MOUNT VERNON	19,548	11.7%												
07	PROVIDENCE	22,520	13.4%												
08	SPRINGFIELD ⁴	20,279	12.1%												
10	TOWN OF CLIFTON	67	0.0%												
12	TOWN OF HERNDON	2,115	1.3%												
13	TOWN OF VIENNA	4,969	3.0%												
	COUNTY TOTAL ⁵	167,541	100.0%												
		Source: UDIS Parcel File, January, 1974													
		Notes: 1 Figures exclude housing located on Federal property. Mobile home sites are included where applicable.													
		2 Excludes Town of Vienna.													
		3 Excludes Town of Herndon.													
		4 Excludes Town of Clifton.													
		5 Dwelling units represented in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory.													

DWELLING UNITS¹
Summarized by Planning District
Fairfax County, Virginia

Planning District Code	Planning District	Dwelling Units	Percentage																	
A	ANNANDALE	20,340	12.1%																	
B	BAILEYS	12,749	7.6%																	
C	BULL RUN	6,462	3.9%																	
D	FAIRFAX	9,431	5.6%																	
E	JEFFERSON	13,280	7.9%																	
F	LINCOLNIA	3,916	2.3%																	
G	LOWER POTOMAC	1,669	1.0%																	
H	MCLEAN	15,938	9.5%																	
I	MOUNT VERNON	28,779	17.2%																	
J	POHICK ⁴	10,537	6.3%																	
K	ROSE HILL	6,740	4.0%																	
L	SPRINGFIELD	10,331	6.2%																	
M	UPPER POTOMAC ³	13,836	8.3%																	
N	VIENNA ²	13,533	8.1%																	
COUNTY TOTAL: ⁵		167,541	100%																	
Source: UDIS Parcel File, January, 1974																				
Notes: 1 Figures exclude housing located on Federal property. Mobile home sites are included where applicable.																				
2 Includes Town of Vienna.																				
3 Includes Town of Herndon.																				
4 Includes Town of Clifton.																				
5 Dwelling units represented in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory.																				

DWELLING UNITS BY TYPE AND LAND USE ¹
 Summarized By Magisterial District
 Fairfax County, Virginia

Magisterial District Code	Magisterial District	Single Family LU-01 ⁵	Rental Units LU-02	Converted To Apartment LU-12, 13	Business and Dwelling LU-18, 35	Ownership Townhouse LU-38	Multiplex Units LU-40, 48, 50, 51	Condominium Townhouse LU-46	Condominium Apartment LU-49	Mobile Home LU-44	Total Magisterial Districts	Percentage
01	CENTREVILLE ²	11,987	3,972	11	21	3,480	629	98	1,023	500	21,721	13.0%
02	DRANESVILLE ³	14,297	2,162	7	25	748	2	236			17,477	10.4%
03	ANNANDALE	12,913	3,881	5	15	1,058	255	25	416		18,568	11.1%
04	LEE	10,686	4,656	19	17	1,338	1,223	126	304	979	19,348	11.6%
05	MASON	10,244	10,110	14	15	403			143		20,929	12.5%
06	MOUNT VERNON	11,286	5,904	24	25	163	1,138	99	216	693	19,548	11.7%
07	PROVIDENCE	10,582	9,648	12	13	1,548	162		555		22,520	13.4%
08	SPRINGFIELD ⁴	14,263	2,079	12	15	3,267	175	204		264	20,279	12.1%
10	TOWN OF CLIFTON	67									67	0.0%
12	TOWN OF HERNDON	1,009	678	30	5	393					2,115	1.2%
13	TOWN OF VIENNA	4,018	751	24	8	132			36		4,969	3.0%
COUNTY TOTAL: ⁶		101,352	43,841	158	159	12,530	3,584	788	2,693	2,436	167,541	100%
PERCENTAGE:		60.5%	26.2%	0.1%	0.1%	7.5%	2.1%	0.4%	1.6%	1.5%	100%	

Source: UDIS Parcel File, January, 1974

- Notes:
- 1 Figures exclude housing located on Federal property. Mobile home sites are included where applicable.
 - 2 Excludes Town of Vienna.
 - 3 Excludes Town of Herndon.
 - 4 Excludes Town of Clifton.
 - 5 Codes such as LU-01 and LU-02 refer to Temporary Land Use Codes.
 - 6 Dwelling units represented in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory.

DWELLING UNITS BY TYPE AND LAND USE¹
 Summarized By Planning District
 Fairfax County, Virginia

Planning District	Planning District	Single Family LU-01 ⁵	Rental Units LU-02	Converted To Apartment LU-12, 13	Business and Dwelling LU-18, 35	Ownership Townhouse LU-38	Multiplex Units LU-40, 48, 50, 51	Condominium LU-46	Condominium Apartment LU-49	Mobile Home LU-44	Total By Planning District	Percentage
A	ANNANDALE	14,567	3,881	5	12	1,179	255	25	416		20,340	12.1%
B	BAILEYS	4,729	7,691	14	12	160			143		12,749	7.6%
C	BULL RUN	4,362	296	8	10	658	618			510	6,462	3.9%
D	FAIRFAX	5,104	2,898	3	9	491	161		511	254	9,431	5.6%
E	JEFFERSON	7,837	5,163	4	8	223	1		44		13,280	8.0%
F	LINCOLNIA	1,374	2,419		1	122					3,916	2.3%
G	LOWER POTOMAC	1,074	204	21	3	241	1	125			1,669	1.0%
H	MCLEAN	12,767	2,162	3	20	748	2	236			15,938	9.5%
I	MOUNT VERNON	13,488	9,814	29	30	766	2,361	100	520	1,672	28,779	17.2%
J	POHICK ⁴	8,031		4	5	2,270	174	52			10,537	6.2%
K	ROSE HILL	6,161	554	1	8	16					6,740	4.0%
L	SPRINGFIELD	6,628	2,067		9	1,475		152			10,331	6.2%
M	UPPER POTOMAC ³	5,425	4,054	35	10	3,180	11	98	1,023		13,836	8.2%
N	VIENNA ²	9,805	2,638	31	22	1,001			36		13,533	8.1%
COUNTY TOTAL: ⁶		101,352	43,841	158	159	12,530	3,584	788	2,693	2,436	167,541	100%
PERCENTAGE:		60.5%	26.2%	0.1%	0.1%	7.5%	2.1%	0.4%	1.6%	1.5%	100%	

Source: UDIS Parcel File, January, 1974

Notes: 1 Figures exclude housing located on Federal property. Mobile home sites are included where applicable.
 2 Includes Town of Vienna.
 3 Includes Town of Herndon.
 4 Includes Town of Clifton.
 5 Codes such as LU-01 and LU-02 refer to Temporary Land Use Codes.
 6 Dwelling units represented in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory.

INDIVIDUALLY OWNED DWELLING UNITS ¹
 Summarized by Magisterial District
 Fairfax County, Virginia

Magisterial District Code	Magisterial District	Single Family	Converted To Apartment	Business and Dwelling	Ownership Townhouse	Multiplex ⁵ Units	Condominium Townhouse	Condominium Apartments	Total By Magisterial District	Percentage
01	CENTREVILLE ²	11,987	11	21	3,480	629	98	1,023	17,249	14.2%
02	DRANESVILLE ³	14,297	7	25	748	2	236		15,315	12.6%
03	ANNANDALE	12,913	5	15	1,058	255	25	416	14,687	12.1%
04	LEE	10,686	19	17	1,338	1,223	126	304	13,713	11.3%
05	MASON	10,244	14	15	403			143	10,819	8.9%
06	MOUNT VERNON	11,286	24	25	163	1,138	99	216	12,951	10.7%
07	PROVIDENCE	10,582	12	13	1,548	162		555	12,872	10.6%
08	SPRINGFIELD ⁴	14,263	12	15	3,267	175	204		17,936	14.8%
10	TOWN OF CLIFTON	67							67	0.1%
12	TOWN OF HERNDON	1,009	30	5	393				1,437	1.2%
13	TOWN OF VIENNA	4,018	24	8	132			36	4,218	3.5%
COUNTY TOTAL: ⁶		101,352	158	159	12,530	3,584	788	2,693	121,264	100%
PERCENTAGE:		83.6%	0.1%	0.1%	10.3%	3.0%	0.7%	2.2%	100%	

Source: UDIS Parcel File, January, 1974

- Notes:
- 1 Figures exclude housing located on Federal property.
 - 2 Excludes Town of Vienna.
 - 3 Excludes Town of Herndon.
 - 4 Excludes Town of Clifton.
 - 5 Includes duplex units as well as others, e.g., triplex, fourplex, etc.
 - 6 Dwelling units represented in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory.

INDIVIDUALLY OWNED DWELLING UNITS¹
 Summarized By Planning District
 Fairfax County, Virginia

Planning District Code	Planning District	Single Family	Converted To Apartments	Business and Dwelling	Ownership Townhouse	Multiplex ⁵ Units	Condominium Townhouse	Condominium Apartment	Total By Planning District	Percentage
A	ANNANDALE	14,567	5	12	1,179	255	25	416	16,459	13.6%
B	BAILEYS	4,729	14	12	160			143	5,058	4.2%
C	BULL RUN	4,362	8	10	658	618			5,656	4.6%
D	FAIRFAX	5,104	3	9	491	161		511	6,279	5.2%
E	JEFFERSON	7,837	4	8	223	1		44	8,117	6.7%
F	LINCOLNIA	1,374		1	122				1,497	1.2%
G	LOWER POTOMAC	1,074	21	3	241	1	125		1,465	1.2%
H	MCLEAN	12,767	3	20	748	2	236		13,776	11.3%
I	MOUNT VERNON	13,488	29	30	766	2,361	100	520	17,294	14.3%
J	POHICK ⁴	8,031	4	5	2,270	174	52		10,536	8.7%
K	ROSE HILL	6,161	1	8	16				6,186	5.1%
L	SPRINGFIELD	6,628		9	1,475		152		8,264	6.8%
M	UPPER POTOMAC ³	5,425	35	10	3,180	11	98	1,023	9,782	8.1%
N	VIENNA ²	9,805	31	22	1,001			36	10,895	9.0%
COUNTY TOTAL: ⁶		101,352	158	159	12,530	3,584	788	2,693	121,264	100%
PERCENTAGE:		83.6%	0.1%	0.1%	10.3%	3.0%	0.6%	2.2%	100%	

Source: UDIS Parcel File, January, 1974

Notes:

- 1 Figures exclude housing on Federal property.
- 2 Includes Town of Vienna.
- 3 Includes Town of Herndon.
- 4 Includes Town of Clifton.
- 5 Includes duplex units as well as others, e.g., triplex, fourplex, etc.
- 6 Dwelling units represented in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory.

RENTAL DWELLING UNITS ¹
 Summarized By Magisterial District
 Fairfax County, Virginia

Magisterial District Code	Magisterial District	Rental Units ⁵	Mobile Home Pads	Total Magisterial District	Percentage
01	CENTREVILLE ²	3,972	500	4,472	9.6%
02	DRANESVILLE ³	2,162		2,162	4.7%
03	ANNANDALE	3,881		3,881	8.4%
04	LEE	4,656	979	5,635	12.3%
05	MASON	10,110		10,110	21.8%
06	MOUNT VERNON	5,904	693	6,597	14.2%
07	PROVIDENCE	9,648		9,648	20.8%
08	SPRINGFIELD ⁴	2,079	264	2,343	5.1%
12	TOWN OF HERNDON	678		678	1.5%
13	TOWN OF VIENNA	751		751	1.6%
COUNTY TOTAL: ⁶		43,841	2,436	46,277	100%
PERCENTAGE:		94.6%	5.4%	100%	

Source: UDIS Parcel File, January, 1974

Notes:

- 1 Figures exclude housing on Federal property.
- 2 Includes Town of Vienna.
- 3 Includes Town of Herndon.
- 4 Includes Town of Clifton.
- 5 "Rental Units" in this report refers primarily to those units occurring in major apartment and town-house rental projects. The units surveyed in Report DU-7 are included among those summarized in this report. Excluded from this tabulation are individually-owned houses and condominium units which are being rented out by their owners.
- 6 Dwelling units represented in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory.

RENTAL DWELLING UNITS¹
Summarized By Planning District
Fairfax County, Virginia

Planning District Code	Planning District	Rental Units ⁴	Mobile Home Pads	Total Planning District	Percentage
A	ANNANDALE	3,881		3,881	8.4%
B	BAILEYS	7,691		7,691	16.6%
C	BULL RUN	296	510	806	1.7%
D	FAIRFAX	2,898	254	3,152	6.8%
E	JEFFERSON	5,163		5,163	11.0%
F	LINCOLNIA	2,419		2,419	5.2%
G	LOWER POTOMAC	204		204	0.4%
H	MCLEAN	2,162		2,162	4.7%
I	MOUNT VERNON	9,814	1,672	11,486	25.0%
J	POHICK	0		0	0.0%
K	ROSE HILL	554		554	1.2%
L	SPRINGFIELD	2,067		2,067	4.5%
M	UPPER POTOMAC ³	4,054		4,054	8.7%
N	VIENNA ²	2,638		2,638	5.7%
COUNTY TOTAL: ⁵		43,841	2,436	46,277	100%
PERCENTAGE:		94.6%	5.4%	100%	

Source: UDIS Parcel File, January, 1974

Notes:

- 1 Figures exclude housing on Federal property.
- 2 Excludes Town of Vienna.
- 3 Excludes Town of Herndon.
- 4 "Rental Units" in this report refers primarily to those units occurring in major apartment and townhouse rental projects. The units surveyed in Report DU-7 are included among those summarized in this report. Excluded from this tabulation are individually-owned houses and condominium units which are being rented out by their owners.
- 5 Dwelling units represented in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory.

DWELLING UNITS BY SALES PRICE DISTRIBUTION²
 (Thousands of Dollars)
 Summarized by Magisterial District
 Fairfax County, Virginia

Magisterial District	Unit Type	Less Than \$30	\$30-35	\$35-40	\$40-45	\$45-50	\$50-55	\$55-60	\$60-70	\$70-80	\$80-90	\$90-100	Over \$100	Total ⁴	Percentage
CENTREVILLE	Single Family	622	218	230	426	1,232	1,624	1,641	2,295	1,692	1,060	395	552	11,987	
01	Townhouse ¹	451	358	556	673	638	381	441	484	158	45	11	5	4,196	
	Apartment	839	40	5		10	19	50	51	3	1			1,023	
	Total:	1,912	616	791	1,099	1,880	2,024	2,132	2,830	1,853	1,106	406	557	17,206	14.4%
DRANESVILLE	Single Family	437	690	1,230	760	679	699	951	2,809	1,656	1,323	1,065	1,997	14,296	
02	Townhouse ¹	27	19	133	64		47	60	343	272	10		9	984	
	Total:	464	709	1,363	824	679	746	1,011	3,152	1,928	1,333	1,065	2,006	15,280	12.8%
ANNANDALE	Single Family	159	202	334	778	1,068	2,227	3,087	2,218	1,592	399	62	87	12,913	
03	Townhouse ¹	189	30	21	136	339	327	222	72	2				1,338	
	Apartment	154	26	149	78	9								416	
	Total:	502	258	504	992	1,416	2,554	3,309	2,990	1,594	399	62	87	14,667	12.3%
LEE	Single Family	638	755	933	2,030	2,103	1,331	921	1,499	263	73	17	123	10,686	
04	Townhouse ¹	472	276	286	286	245	501	71	1					2,138	
	Apartment	304												304	
	Total:	1,414	1,031	1,219	2,316	2,348	1,832	992	1,500	263	73	17	123	13,128	11.0%
MASON	Single Family	335	286	960	892	1,348	1,320	1,044	1,792	1,028	511	289	439	10,244	
05	Townhouse ¹	4			7	31	25	191	144	1				403	
	Apartment	143												143	
	Total:	482	286	960	899	1,379	1,345	1,235	1,936	1,029	511	289	439	10,790	9.1%
MT. VERNON	Single Family	521	622	587	665	606	1,051	1,354	2,844	1,370	890	387	389	11,286	
06	Townhouse ¹	129	20		8	1	21	1	2	126	4			312	
	Apartment	60	92	3	53	7				1				216	
	Total:	710	734	590	726	614	1,072	1,355	2,846	1,497	894	387	389	11,814	9.9%
PROVIDENCE	Single Family	411	313	887	1,893	1,457	878	593	1,796	1,198	720	213	223	10,582	
07	Townhouse ¹	18	2	8	187	363	685	328	117	1				1,709	
	Apartment	472	62	13		2							5	555	
	Total:	901	377	908	2,080	1,822	1,563	921	1,913	1,200	720	213	228	12,846	10.8%
SPRINGFIELD	Single Family	1,246	239	231	714	1,348	1,969	2,525	3,778	1,309	392	165	347	14,263	
08	Townhouse ¹	503	185	434	534	616	639	289	124	28			242	3,594	
	Total:	1,749	424	665	1,248	1,964	2,608	2,814	3,902	1,337	392	165	589	17,857	15.0%
Town of CLIFTON	Single Family	32	8	6	6	7	2	2	2	2				67	
10	Total:	32	8	6	6	7	2	2	2	2				67	0.0%
Town of HERNDON	Single Family	172	59	91	201	160	130	87	55	14	6	5	29	1,009	
12	Townhouse ¹	84	61	188	49	11								393	
	Apartment	256	120	279	250	171	130	87	55	14	6	5	29	1,402	1.2%
Town of VIENNA	Single Family	166	92	151	452	896	877	466	482	342	56	17	21	4,018	
13	Townhouse ¹	34	2		7	50	40		23	12				132	
	Apartment	200	94	151	459	946	917	466	505	354	56	17	21	4,186	3.5%
County Total: ³		8,622	4,657	7,436	10,899	13,226	14,793	14,324	21,631	11,071	5,490	2,626	4,468	119,243	100.0%
Percentage Distribution:		7.2%	3.9%	6.2%	9.1%	11.1%	12.4%	12.0%	18.2%	2.3%	4.6%	2.2%	3.8%		
Cumulative-Up		7.2%	11.1%	17.3%	26.4%	37.5%	49.9%	61.9%	80.1%	89.4%	94.0%	96.2%	100.0%		
Cumulative-Down		100.0%	92.8%	88.9%	82.7%	73.6%	62.5%	50.1%	38.1%	19.9%	10.6%	6.0%	3.8%		
Source:	UDIS Parcel File, January, 1974														
Notes:	<ol style="list-style-type: none"> Townhouse category includes townhouses, duplex units, multiplex units, and all sales-type housing other than single-family detached and condominium apartment. Sales Price, in this report, refers to the estimated present market value. Market value for each dwelling unit is derived from recent sales prices, if any, and from the most recent tax assessment. In order to estimate market value for all dwelling units as of January 1, 1974, the following "price increase factors" have been applied to the period between the time of sale or assessment and January, 1974. During calendar year: 1973-15% annual rate of price increase, 1972-12%, 1971-9%, and 1970-7%. Dwelling units represented in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory. Totals may not agree with report DU-3a because not all individually owned dwelling unit categories are included, e.g., Business and Dwelling, Converted Apartments. 														

DWELLING UNITS BY SALES PRICE DISTRIBUTION²
 (Thousands of Dollars)
 Summarized By Planning District
 Fairfax County, Virginia

Planning District	Unit Type	Less Than \$30	\$30-35	\$35-40	\$40-45	\$45-50	\$50-55	\$55-60	\$60-70	\$70-80	\$80-90	\$90-100	Over \$100	Total ⁴	Percentage
ANNANDALE	Single Family	182	209	345	830	1,390	2,471	3,184	3,147	1,963	662	77	100	14,567	
A	Townhouse ¹	189	30	21	136	339	327	222	193	2				1,459	
	Apartment	154	26	149	78	9								416	
	Total:	525	265	515	1,044	1,738	2,798	3,406	3,340	1,965	662	77	100	16,442	13.8%
BAILEYS	Single Family	175	57	164	455	455	602	486	839	584	336	218	358	4,729	
B	Townhouse ¹	4					1	139	15	1				160	
	Apartment	143												143	
	Total:	322	57	164	455	455	603	625	854	585	336	218	358	5,032	4.2%
BULL RUN	Single Family	373	83	98	289	913	1,097	1,039	272	63	23	11	101	4,362	
C	Townhouse ¹	80	231	338	398	201	28							1,276	
	Total:	453	314	436	687	1,114	1,125	1,039	272	63	23	11	101	5,638	4.7%
FAIRFAX	Single Family	193	116	131	172	318	518	377	1,498	780	499	238	264	5,104	
D	Townhouse ¹	16		3	136	193	254	49	1					652	
	Apartment	431	62	13		1				1			3	511	
	Total:	640	178	147	308	512	772	426	1,499	781	499	238	267	6,267	5.3%
JEFFERSON	Single Family	162	327	1,372	1,895	1,358	725	528	773	402	159	56	80	7,837	
F	Townhouse ¹		1		23	26	140	30	3					223	
	Apartment	41				1							2	44	
	Total:	203	328	1,372	1,918	1,385	865	558	776	402	159	56	82	8,104	6.8%
LINCOLNIA	Single Family	133	59	68	92	326	221	140	125	92	23	13	12	1,374	
F	Townhouse ¹				7	31	24	52	8					122	
	Total:	133	59	68	99	427	245	192	133	92	23	13	12	1,496	1.3%
LOWER POTOMAC	Single Family	322	52	75	217	93	31	43	75	66	30	17	46	1,074	
G	Townhouse ¹	172	14	9	67	51	48	4	1					366	
	Total:	501	66	84	284	144	79	47	76	66	30	17	46	1,440	1.2%
MCLEAN	Single Family	270	642	1,179	704	623	588	826	2,624	1,521	1,212	970	1,607	12,766	
H	Townhouse ¹	27	19	133	64	47	60	343	272	10			9	984	
	Total:	297	661	1,312	768	623	635	886	2,967	1,793	1,222	970	1,616	13,750	11.5%
MOUNT VERNON	Single Family	693	827	872	1,195	1,170	1,264	1,455	2,943	1,382	893	388	406	13,488	
I	Townhouse ¹	318	248	197	92	101	434	68	2	126	4			1,590	
	Apartment	364	92	3	53	7				1				520	
	Total:	1,375	1,167	1,072	1,340	1,278	1,698	1,523	2,945	1,509	897	388	406	15,598	13.1%
POHICK	Single Family	849	162	124	176	392	542	1,691	2,852	624	208	129	282	8,031	
J	Townhouse ¹	499	167	412	459	533	284	89	1				1	2,445	
	Total:	1,348	329	536	635	925	826	1,780	2,853	624	208	129	283	10,476	8.8%
ROSE HILL	Single Family	224	461	474	913	1,093	931	672	1,039	212	63	10	69	6,161	
K	Townhouse ¹						16							16	
	Total:	224	461	474	913	1,093	947	672	1,039	212	63	10	69	6,177	5.2%
SPRINGFIELD	Single Family	229	90	190	878	1,146	1,291	856	1,119	620	151	20	38	6,628	
L	Townhouse ¹	115	52	102	210	177	379	200	123	28			241	1,627	
	Total:	344	142	292	1,088	1,323	1,670	1,056	1,242	648	151	20	279	8,255	6.9%
UPPER POTOMAC	Single Family	518	183	207	308	306	323	331	674	885	684	352	654	5,425	
M	Townhouse ¹	455	185	406	323	443	352	441	478	147	37	11		3,278	
	Apartment	839	40	5	10	19	50	51	3	1		5	1,023		
	Total:	1,812	408	618	631	759	694	822	1,203	1,035	722	363	659	9,726	8.1%
VIENNA	Single Family	409	216	341	693	1,251	1,504	1,043	2,290	1,272	480	116	190	9,805	
N	Townhouse ¹	2	4	5	36	199	332	249	142	24	8			1,001	
	Apartment	34	2											36	
	Total:	445	222	346	729	1,450	1,836	1,292	2,432	1,296	488	116	190	10,842	9.1%
County Total: ³		8,622	4,657	7,436	10,899	13,226	14,793	14,324	21,631	11,071	5,490	2,626	4,468	119,243	100.0%
Percentage Distribution		7.2%	3.9%	6.2%	9.2%	11.1%	12.4%	12.0%	18.2%	9.3%	4.6%	2.2%	3.7%		
Cumulative-Up		7.2%	11.1%	17.3%	26.5%	37.6%	50.0%	62.0%	80.2%	89.5%	94.1%	96.3%	100.0%		
Cumulative-Down		100.0%	92.8%	88.9%	82.7%	73.5%	62.4%	50.0%	38.0%	19.8%	10.5%	5.9%	3.7%		
Source: UDIS Parcel File, January, 1974															
Notes:															
1 Townhouse category includes townhouses, duplex units, multi-plex units, and all sales-type housing other than single-family detached and condominium apartment.															
2 Sales Price, in this report, refers to the estimated present market value. Market value for each dwelling unit is derived from recent sales prices, if any, and from the most recent tax assessment. In order to estimate market value for all dwelling units as of January 1, 1974, the following "price increase factors" have been applied to the period between the time of sale or assessment and January, 1974. During calendar year: 1973-15% annual rate of price increase, 1972-12% 1971-7%, and 1970-7%.															
3 Dwelling units represented in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory.															
4 Totals may not agree with report DU-3b because not all individually owned dwelling unit categories are included, e.g., Business and Dwelling, Converted Apartments.															

HOUSING UNITS AND POPULATION
Summarized By Subcensus Tract
Page 1 of 9
Fairfax County, Virginia

Magisterial District	Planning District	Subcensus Tract	HOUSING UNITS					POPULATION					
			Ownership Housing	Rental Project Housing	Mobile Homes	Group Ctrs. & Military	Total Housing Units	Ownership Housing	Rental Project Housing	Mobile Homes	Group Ctrs. & Military	Total Population	Total Housing Units
Mt. Vm 06	Mt. Vm I	1,010	386				386	1,290				1,290	386
06	I	1,020	300	72	90		462	1,001	182	235		1,418	462
06	I	1,030	268				268	895				895	268
06	I	2,010	318				318	1,002				1,002	318
06	I	2,020	18	1,479			1,497	60	3,237			3,297	1,497
06	I	2,030	117				117	391				391	117
06	I	3,010	220	32			252	778	100		9	887	252
06	I	3,020	246	201			447	822	647			1,469	447
06	I	3,030	188	290			478	628	934			1,562	478
06	I	3,040	100				100	324				324	100
06	I	4,010	527				527	1,760				1,760	527
06	I	4,020	74				74	247				247	74
06	I	4,030	283				283	945				945	283
06	I	4,040	93				93	311				311	93
06	I	5,010	524	1,374	454		2,352	1,862	3,531	1,185		6,578	2,352
06	I	5,020	349				349	1,166				1,166	349
06	I	5,030	175		30		205	583		78		661	205
06	I	6,010	268	209			477	895	529			1,424	477
06	I	6,020	685				685	2,288				2,288	685
06	I	6,030	216				216	721			63	784	216
06	I	6,040	90				90	301				301	90
06	I	7,010	82	168			250	289	432			721	250
06	I	7,020	621	239	118		978	2,041	614	308		2,963	978
06	I	7,030	289				289	1,029				1,029	289
06	I	8,010	811				811	2,887				2,887	811
06	I	8,020	134	3			137	477	8			485	137
06	I	8,040	87				87	310				310	87
06	I	9,010	599				599	2,001				2,001	599
06	I	9,020	447				447	1,493				1,493	447
06	I	9,030	426				426	1,423			3	1,426	426
06	I	10,010	427				427	1,426				1,426	427
06	I	10,020	739				739	2,468				2,468	739
06	I	10,030	177				177	591				591	177
06	I	11,010	104	45			149	366	116			482	149
06	I	11,020	73				73	260				260	73
06	I	11,030	547				547	1,947				1,947	547
06	I	11,040	295				295	1,050				1,050	295
Sprfld 08	L Potmac G	12,010									7,076	7,076	
08	G	13,010	188				188	670				670	188
08	G	13,020	358	8			366	1,278	22			1,300	366
Lee 04	Sprfld L	14,010	437				437	1,652				1,652	437
04	L	14,020	471				471	1,780				1,780	471
04	Rose Hill K	15,010	267				267	951				951	267
04	K	15,020	538				538	1,898				1,898	538
04	K	16,010	581				581	2,068				2,068	581
04	K	16,020	354				354	1,182				1,182	354
04	K	16,030	202				202	675				675	202
04	K	16,040	192				192	641				641	192
04	K	17,010	609				609	2,167				2,167	609
04	K	17,020	114				114	406				406	114
04	K	17,030	453				453	1,613				1,613	453
04	Mt. Vm I	18,010	63	115			178	210	371			581	178
04	I	18,020	5	422			427	16	1,313			1,329	427
04	I	18,030	370	414			784	1,081	1,101			2,182	784

HOUSING UNITS AND POPULATION
Summarized By Subcensus Tract
Page 2 of 9
Fairfax County, Virginia

Magisterial District	Planning District	Subcensus Tract	HOUSING UNITS					POPULATION						
			Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Housing Units	Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Population	Total Housing Units	
			1	2	3	4	5	6	7	8	9	10	11	
Mt. Vrn 06	Mt. Vrn I	19.010	35	1,587				1,622	117	2,964			3,081	1,622
06	I	19.020	357	1,286				1,643	980	2,882			3,862	1,643
06	I	19.030	172	1				173	574	3		11	588	173
Lee 04	Sprafld L	20.010	224					224	847			9	856	224
04	L	20.020	397					397	1,270				1,270	397
04	L	20.030	157					157	559				559	157
04	L	20.040	290					290	1,096				1,096	290
04	Rose Hill K	21.010	360	554				914	1,280	1,424			2,704	914
04	K	21.020	226					226	803				803	226
04	K	21.030	191					191	680				680	191
04	K	22.010	321					321	1,143				1,143	321
04	K	22.020	256					256	911				911	256
04	K	22.030	345					345	1,226				1,226	345
04	Sprafld L	23.010	311					311	970				970	311
04	Rose Hill K	23.020	142					142	506				506	142
04	K	23.030	692					692	2,463				2,463	692
04	Sprafld I	23.040	1					1	4				4	1
04	I	23.050	2					2	7				7	2
04	L	23.060	10					10	36				36	10
04	I Potmac G	23.070	407					407	1,345				1,345	407
04	G	23.080	13					13	46				46	13
04	G	23.090	25	198				223	89	509			598	223
04	Rose Hill K	24.010	395					395	1,407				1,407	395
04	Mt. Vrn I	24.020	213	728				941	728	1,871			2,599	941
04	I	24.030	246	1,195				1,441	875	3,071			3,946	1,441
04	Rose Hill K	24.040	1					1	4			20	24	1
04	Mt. Vrn I	25.010	499	250	974			1,723	1,579	643	2,542		4,764	1,723
04	I	25.020	485	204				689	1,282	524			1,806	689
04	I	25.030	106	443				549	362	1,191			1,553	549
04	I Potmac G	26.010										5,997	5,997	
04	Mt. Vrn I	27.010	1,651	240				1,891	5,499	617			6,116	1,891
04	I	27.020	482	121				603	1,383	311			1,694	603
Sprafld 08	I Potmac G	28.010	1					1	4			1,726	1,730	1
Lee 04	G	29.010	32					32	114				114	32
Sprafld 08	G	29.020	1					1	4				4	1
Lee 04	G	29.030	84	1				85	300	3			303	85
Sprafld 08	G	29.030	9					9	32				32	9
Lee 04	G	29.040	345	6				351	951	16			967	351
04	G	29.050	18					18	64				64	18
Sprafld 08	G	29.060	39	11				50	140	29			169	50
08	Fairfax D	30.010	513		254			767	1,867		663		2,530	767
Annandl 03	D	31.010	44					44	160				160	44
03	D	31.020	58					58	211				211	58
03	D	31.030	1,006					1,006	3,659				3,659	1,006
Sprafld 08	Pohick J	32.010	458					458	1,667			15	1,682	458
08	J	32.020	372					372	1,327				1,327	372
08	J	32.030	109					109	397				397	109
08	J	32.040	1,353					1,353	4,776			17	4,793	1,353
08	J	32.050	1,447	51				1,498	4,397	164			4,561	1,498
08	J	32.060	9					9	32				32	9
Annandl 03	Annandl A	33.010	431					431	1,629				1,629	431
03	A	34.010	506					506	1,912				1,912	506
03	A	34.020	345					345	1,304				1,304	345
03	A	34.030	284					284	1,074				1,074	284

HOUSING UNITS AND POPULATION
Summarized By Subcensus Tract
Page 3 of 9
Fairfax County, Virginia

Magisterial District	Planning District	Subcensus Tract 1	HOUSING UNITS 5					POPULATION 3					
			Ownership	Rental Project	Mobile	Group Ctrs.	Total	Ownership	Rental Project	Mobile	Group Ctrs.	Total 4	
			Housing	Housing	Homes	& Military	Housing Units 2	Housing	Housing	Homes	& Military	Population	Housing Units
Annandl 03	Annandl A	34.040	326	412			738	1,232	948			2,180	738
		34.050	189				189	620				620	189
		35.010	291				291	1,100				1,100	291
		35.020	349				349	1,319				1,319	349
Mason 05	Lincolna F	35.030	323				323	1,176				1,176	323
		35.040	306	1,022			1,328	1,039	2,534			3,573	1,328
		36.010	365	367			732	1,329	910		6	2,245	732
		36.020	10	176			186	36	436			472	186
		36.030	76				76	277				277	76
Sprgfld 08	Pohick J	37.010	11	3			14	39	8			47	14
		37.020	4				4	14				14	4
		37.030	35				35	124				124	35
		37.040	10				10	36				36	10
		37.050	1,545				1,545	4,945				4,945	1,545
		38.010	2,007	1,340			3,347	6,975	3,382			10,357	3,347
		39.010	217				217	820				820	217
		39.020	338				338	1,278				1,278	338
		39.030	372				372	1,406				1,406	372
		40.010	384	166			550	1,353	382			1,735	550
		40.020	350				350	1,323				1,323	350
		40.030	257	220			477	971	506			1,477	477
		40.040	435				435	1,644				1,644	435
		41.010	62				62	221				221	62
		41.020	142				142	507				507	142
		41.030	38				38	136				136	38
		41.040	52				52	186				186	52
		41.050	43				43	153				153	43
		41.060	11				11	39				39	11
		41.070	21				21	75				75	21
41.080	80				80	285				285	80		
41.090	38				38	136				136	38		
41.100	69				69	246				246	69		
41.110	115				115	411				411	115		
41.120	68				68	257				257	68		
42.010	846				846	3,054				3,054	846		
42.020	1,737				1,737	6,498				6,498	1,737		
42.030	775				775	2,836				2,836	775		
42.040	1,108				1,108	3,691				3,691	1,108		
42.050	10				10	38				38	10		
43.010	230	242			472	869	557			1,426	472		
43.020	381	99			480	1,357	228			1,585	480		
Mason 05	Baileys B	44.010		244			244				605	244	
		44.020		766			766	1	1,694			1,695	766
		44.030	1	125			126	3	310			313	126
	Jeferan E	45.010	359				359	1,174			11	1,185	359
		45.020	300				300	981				981	300
		45.030	170				170	556				556	170
		46.010	266				266	870				870	266
	Baileys B	46.020	338				338	1,105				1,105	338
		46.030	229				229	748			62	810	229
		47.010	387				387	1,265			7	1,272	387
47.020	310	108			418	1,011	268			1,279	418		
48.010	46	897			943	150	2,224		6	2,380	943		
48.020	310	601			911	1,013	914		7	1,934	911		

HOUSING UNITS AND POPULATION
Summarized By Subcensus Tract
Page 4 of 9
Fairfax County, Virginia

Magisterial District 6	Planning District 7	Subcensus Tract 1	HOUSING UNITS 5					POPULATION 3					
			Ownership	Rental Project	Mobile	Group Qtrs.	Total	Ownership	Rental Project	Mobile	Group Qtrs.	Total 4	
			Housing	Housing	Homes	& Military	Housing Units 2	Housing	Housing	Homes	& Military	Population	Housing Unit 2
Mason 05	Baileys B	48.030	365	331			696	1,109	821			1,930	696
05	B	48.040	71	450			521	232	1,116			1,348	521
05	Jefersn F	49.010	281				281	919				919	281
05	E	49.020	291				291	952				952	291
05	Baileys B	50.010	202				202	660				660	202
05	B	50.020	303				303	991				991	303
05	B	50.030	101				101	330				330	101
05	B	51.010	152	679			831	384	1,416			1,802	831
05	B	51.020	80				80	262				262	80
05	B	51.030	95	882			977	311	2,187			2,498	977
05	B	51.040	164	444			608	537	1,101			1,638	608
05	B	51.050	210	196			406	686	486			1,172	406
05	B	52.010	353				353	1,154				1,154	353
05	B	52.020	429				429	1,403				1,403	429
05	B	53.010	205	810			1,015	741	2,009			2,750	1,015
05	B	53.020	428	1,030			1,458	1,393	1,652			3,045	1,458
05	B	54.010	414				414	1,507				1,507	414
05	B	54.020	173				173	630				630	173
05	B	54.030	373				373	1,357			23	1,380	373
05	Lincona F	55.010	396	854			1,250	1,380	2,138			3,518	1,250
Provdce 07	Annancl A	56.010	456				456	1,660				1,660	456
07	A	56.020	388				388	1,412				1,412	388
Annancl 03	A	57.010	431				431	1,488				1,488	431
03	A	57.020	215	1,143			1,358	783	2,835			3,618	1,358
Mason 05	A	58.010	288				288	1,048				1,048	288
05	A	58.020	433				433	1,575				1,575	433
Annancl 03	A	58.030	363				363	1,152				1,152	363
Mason 05	A	59.010	409				409	1,489				1,489	409
05	A	59.020	479				479	1,744			95	1,839	479
Annancl 03	A	60.010	242				242	809				809	242
Mason 05	A	60.010	481				481	1,545				1,545	481
Annancl 03	A	61.010	612	1			613	2,227	2			2,229	613
03	A	61.020	83				83	302				302	83
03	A	61.030	435				435	1,583				1,583	435
03	A	61.040	629				629	2,290				2,290	629
03	A	61.050	1,622				1,622	5,807				5,807	1,622
03	A	61.060	641				641	2,333				2,333	641
03	A	62.010	467	1,428			1,895	1,172	3,549			4,721	1,895
03	A	63.010	328	895			1,223	1,083	2,220		10	3,313	1,223
03	A	63.020	382				382	1,390				1,390	382
03	A	63.030	346				346	1,260				1,260	346
03	A	64.010	110				110	401				401	110
03	A	64.020	537	2			539	1,770	5		98	1,873	539
03	A	64.030	464				464	1,524				1,524	464
03	A	64.040	545	3			548	1,650	7			1,657	548
03	A	64.050	279	1			280	989	2			991	280
03	A	65.010	1,466				1,466	5,237				5,237	1,466
03	A	65.020	855				855	3,232				3,232	855
Provdce 07	Vienna N	66.010	345	3			348	1,259	8		22	1,289	348
07	N	66.020	129				129	473				473	129
07	N	66.030	101				101	370				370	101
07	N	66.040	172				172	530				530	172
07	N	66.050	130	5			135	476	14			490	135
07	Jefersn E	67.010	480	1,311			1,791	1,147	3,252			4,399	1,791

HOUSING UNITS AND POPULATION
Summarized By Subcensus Tract
Page 5 of 9
Fairfax County, Virginia

Magisterial District	Planning District	Subcensus Tract	HOUSING UNITS					POPULATION					
			Ownership Housing	Rental Project Housing	Mobile Homes	Group Ctrs. & Military	Total Housing Units	Ownership Housing	Rental Project Housing	Mobile Homes	Group Ctrs. & Military	Total Population	Total Housing Units
07	Jefersn E	67.020	537				537	1,740				1,740	537
07	Fairfax D	68.010	57				57	207				207	57
07	D	68.020	874	1,154			2,028	2,652	2,862			5,514	2,028
07	Vienna N	68.030	307				307	921				921	307
07	N	68.040	1,028	196			1,224	2,023	486			2,509	1,224
07	N	68.050	326				326	1,137			7	1,144	326
07	N	68.060	117				117	426				426	117
07	N	68.070	161				161	512				512	161
07	N	68.080	38	782			820	139	1,955			2,094	820
07	Jefersn E	69.010	887	351			1,238	2,760	870			3,630	1,238
07	E	69.020	257	366			623	840	908			1,748	623
07	E	70.010	93	363			456	304	900			1,204	456
07	E	70.020	201	150			351	657	372			1,029	351
07	E	70.030	338	63			401	1,105	156			1,261	401
07	E	71.010		512			512		1,270			1,270	512
07	E	71.020	240				240	785				785	240
07	E	71.030	180	24			204	589	60			649	204
07	E	71.040	386				386	1,262				1,262	386
07	E	72.010	299	1			300	978	2		6	986	300
07	E	72.020	291				291	952				952	291
07	E	72.030	224	521			745	702	1,292			1,994	745
07	E	72.040	225	2			227	735	6			741	227
07	Fairfax D	73.010	219				219	797				797	219
07	D	73.020	995				995	3,622				3,622	995
07	D	73.030	378	386			764	1,178	957			2,135	764
07	Jefersn E	74.010	24	711			735	87	1,763			1,850	735
07	Fairfax D	74.020	506	1,358			1,864	1,501	3,368		12	4,881	1,864
07	Jefersn E	74.030	8				8	26	1			27	8
07	Fairfax D	74.040	112				112	408				408	112
07	Jefersn E	75.010	49				49	160			97	257	49
07	E	75.020	267	839			1,106	873	2,081			2,954	1,106
07	E	75.030	304				304	994				994	304
07	E	75.040	188	1			189	615	3			618	189
07	E	75.050	174				174	569				569	174
07	E	75.060	355				355	1,161				1,161	355
07	E	75.070	169				169	553				553	169
02	U. Patom M	76.010	67	2			69	239	5			244	69
02	M	76.020	100				100	358				358	100
02	M	76.030	68	1			69	243	3			246	69
02	M	76.040	112				112	401				401	112
02	McLean H	76.050	76				76	279			5	284	76
02	H	76.060	222				222	813				813	222
02	H	76.070	122				122	447				447	122
02	H	76.080	44				44	161				161	44
02	H	76.090	110				110	391				391	110
02	H	77.010	1				1	4				4	1
02	U. Patom M	78.010	94				94	322				322	94
02	M	78.020	162				162	555				555	162
02	M	78.030	162				162	579				579	162
02	M	78.040	75				75	259				259	75
02	M	78.050	198				198	705				705	198
02	M	78.060	283				283	1,005				1,005	283
02	McLean H	78.070	165				165	602				602	165
02	H	78.080	466				466	1,703				1,703	466

HOUSING UNITS AND POPULATION
Summarized by Subcensus Tract
Page 6 of 9
Fairfax County, Virginia

Magisterial District ⁶	Planning District ⁷	Subcensus Tract ¹	HOUSING UNITS ⁵					POPULATION ³					Total ⁴ Population	Total Housing Unit ²
			Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Housing Unit ²	Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military			
02	McLean	H	78,090	6			6	22				22	6	
02	H	79,010	184				184	674			2	676	184	
02	H	79,020	166				166	608				608	166	
02	H	79,030	487				487	1,782				1,782	487	
02	H	79,040	4				4	12				12	4	
02	H	79,050	39				39	141				141	39	
02	H	80,010	90				90	330				330	90	
02	H	80,020	295				295	1,080				1,080	295	
02	H	80,030	515				515	1,700				1,700	515	
02	H	80,040	284				284	1,039				1,039	284	
02	H	80,050	78				78	285				285	78	
02	H	80,060	42				42	150				150	42	
02	H	81,010	307				307	1,072				1,072	307	
02	H	81,020	10				10	36				36	10	
02	H	81,030	215				215	782				782	215	
02	H	81,040	216				216	791				791	216	
02	H	81,050	421				421	1,541				1,541	421	
02	H	82,010	559				559	2,045				2,045	559	
02	H	82,020	76				76	277				277	76	
02	H	82,030	256				256	937				937	256	
02	H	83,010	79				79	289				289	79	
02	H	83,020	105				105	385				385	105	
02	H	83,030	224				224	820			25	845	224	
02	H	83,040	163				163	589				589	163	
02	H	83,050	2				2	7				7	2	
02	H	83,070	182				182	521				521	182	
02	H	83,080	588	1,517			2,105	1,539	3,793			5,332	2,105	
02	H	84,010	177				177	647				647	177	
02	H	84,020	720	2			722	2,511	5		6	2,522	722	
02	H	85,010	272				272	996				996	272	
02	H	85,020	365	1			366	1,336	3			1,339	366	
02	H	85,030	247	6			253	904	15			919	253	
02	H	85,040	362				362	1,325				1,325	362	
02	H	85,050	192				192	703				703	192	
02	H	85,060	257				257	941				941	257	
02	H	86,010	155				155	507				507	155	
02	H	86,020	208				208	680				680	208	
02	H	86,030	224				224	732				732	224	
02	H	86,040	303				303	991				991	303	
02	H	86,050	245				245	801				801	245	
02	H	86,060	337	340			677	1,101	843			1,944	677	
02	H	86,070	188				188	688				688	188	
02	H	86,080	303				303	991				991	303	
02	H	87,010	58				58	189				189	58	
02	H	87,020	189				189	618				618	189	
02	H	87,030	166				166	543				543	166	
02	H	88,010	397	297			694	1,298	451			1,749	694	
02	H	88,020	671				671	2,093			90	2,183	671	
02	H	88,030	253				253	827				827	253	
02	H	88,040	68				68	222				222	68	
02	H	88,050	291	2			293	951	6		5	962	293	
02	H	88,060	107				107	350				350	107	
02	U. Potom	M	89,010	151			151	519				519	151	
02	M	89,020	43				43	146				146	43	

HOUSING UNITS AND POPULATION
Summarized By Subcensus Tract
Page 7 of 9
Fairfax County, Virginia

Magisterial District ⁶	Planning District ⁷	Subcensus Tract ¹	HOUSING UNITS ⁵					POPULATION ³				
			Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Housing Unit ²	Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Population ⁴
1	Ctrville 01	U. Potom M	82,030	15			15	51			51	15
2	Herndon 12	M	90,010	630	523		1,153	2,044	1,380		3,424	1,153
3	12	M	91,010	1,190	630		1,820	3,748	1,663	6	5,417	1,820
4	Ctrville 01	M	92,010	18			18	68			68	18
5	01	M	92,020	3			3	12			12	3
6	01	M	92,030	1,407	1,827		3,234	4,567	4,464	6	9,037	3,234
7	01	M	92,040	861	225		1,086	2,643	567		3,210	1,086
8	Dmsvil 02	M	92,050	63			63	230			230	63
9	Ctrville 01	M	92,060	892	490		1,382	2,727	1,235		3,962	1,382
10	01	M	92,070	2,702	884		3,586	8,825	2,228		11,053	3,586
11	Dmsvil 02	McLean H	93,010	17			17	61			61	17
12	02	H	93,020	474			474	1,732			1,732	474
13	02	H	93,030	20			20	74			74	20
14	Ctrville 01	Vienna N	93,040	55			55	201			201	55
15	01	N	93,050	61			61	223			223	61
16	01	N	93,060	1272			1272	465			465	1272
17	01	N	93,070	376			376	1,332			1,332	376
18	01	N	93,080	368			368	1,343			1,343	368
19	01	N	93,090	475			475	1,739		21	1,760	475
20	01	N	93,100	330			330	1,207			1,207	330
21	01	U. Potom M	94,010	420			420	1,248			1,248	420
22	01	M	94,020	39			39	134			134	39
23	01	M	94,030	85	1		86	293	3		296	86
24	01	M	94,040	23			23	79			79	23
25	01	M	94,050	14			14	48			48	14
26	01	M	94,060	71			71	244			244	71
27	01	M	94,070	181			181	622			622	181
28	01	M	94,080	134			134	461			461	134
29	01	M	94,090	431			431	1,681		6	1,687	431
30	01	M	94,100	108			108	386			386	108
31	01	Fairfax D	94,110	168			168	601			601	168
32	01	U. Potom M	94,120	62			62	214			214	62
33	01	M	94,130	132			132	480			480	132
34	01	M	94,140	73			73	261			261	73
35	01	Fairfax D	94,150	155			155	555			555	155
36	01	D	94,160	137			137	498			498	137
37	01	D	95,010	84			84	307			307	84
38	01	Vienna N	95,020	615			615	2,251			2,251	615
39	01	Fairfax D	95,030	255			255	912			912	255
40	01	Vienna N	95,040	699	300		999	2,522	750		3,272	999
41	01	Fairfax D	95,050	64			64	232			232	64
42	01	D	95,060	55			55	200			200	55
43	Vienna 13	Vienna N	96,010	696			696	2,512		25	2,537	696
44	13	N	97,010	631	10		641	2,198	25	66	2,289	641
45	13	N	98,010	728	85		813	2,663	213	22	2,898	813
46	13	N	99,010	2,127	635		2,762	7,757	1,589		9,346	2,762
47	Provdce 07	Fairfax D	100,010	75			75	273			273	75
48	07	D	100,020	359			359	938			938	359
49	07	D	100,030	104	2		106	372	5	20	397	106
50	07	Vienna N	100,040	110			110	402			402	110
51	07	N	100,050	89			89	265			265	89
52	07	N	100,060	27			27	99			99	27
53	07	N	100,070	89			89	326			326	89
54	Ctrville 01	N	101,010	116			116	425			425	116

HOUSING UNITS AND POPULATION
Summarized By Subcensus Tract
Page 8 of 9
Fairfax County, Virginia

Masterial District 6	Planning District 7	Subcensus Tract 1	HOUSING UNITS 5					POPULATION 3						
			Ownership Housing	Rental Project Housing	Mobile Homes	Group Q'trs. & Military	Total Housing Unit 2	Ownership Housing	Rental Project Housing	Mobile Homes	Group Q'trs. & Military	Total Population 4	Total Housing Unit 2	
1	01	Vienna N	1,027					1,027	3,758			117	3,875	1,027
2	01	Bull Run C	6					6	20				20	6
3	01	C	10					10	34				34	10
4	01	C	20		500			520	68		1,305		1,373	520
5	01	C	5					5	16				16	5
6	01	C	253					253	870				870	253
7	01	C	10	3				13	34	8			42	13
8	01	C	11					11	36				36	11
9	01	C	25					25	86				86	25
10	01	C	1,178					1,178	3,737				3,737	1,178
11	01	C	39					39	134				134	39
12	01	C	5					5	17				17	5
13	01	C	1					1	3				3	1
14	01	C	817					817	2,759				2,759	817
15	01	C	41					41	139				139	41
16	01	C	118	3				121	406	8			414	121
17	01	C	1,923	151				2,074	6,997	374			7,371	2,074
18	01	C	40					40	145			130	275	40
19	01	Fairfax D	35					35	128				128	35
20	01	D	121					121	440				440	121
21	01	Bull Run C	19					19	65				65	19
22	01	C	38	1				39	130	3			133	39
23	01	C	34					34	116				116	34
24	01	C	658	144				802	1,634	380			2,014	802
25	01	C	63					63	217				217	63
26	01	C	27	1				28	95	3			98	28
27	08	Sprgfld C	403		10			413	1,466		26	30	1,522	413
28	08	Pahick J	41					41	146				146	41
29	08	J	218					218	794				794	218
30	08	J	73					73	260				260	73
31	08	J	76					76	272				272	76
32	08	J	24					24	86				86	24
33	08	J	131					131	467				467	131
34	08	J	58					58	207			13	220	58
35	08	J	9					9	33				33	9
36	08	J	32					32	115				115	32
37	08	J	10					10	35				35	10
38	08	J	6					6	21				21	6
39	08	J	19					19	68				68	19
40	08	J	27					27	96				96	27
41	08	J	18					18	65				65	18
42	08	J	13					13	46				46	13
43	08	J	6					6	21				21	6
44	10	Clifton J	67					67	239				239	67
45														
46														
47		TOTAL COUNTY	123,020	45,066	2,430			170,526	420,168	109,419	6,342	16,010	551,939	170,526
48														
49														
50														
51														
52														
53														
54														

HOUSING UNITS AND POPULATION
Summarized By Magisterial District
Page 9 of 9
Fairfax County, Virginia

M. D. CODE	Magisterial District ⁶	HOUSING UNITS ⁵					POPULATION ³					Total ⁴	Total Housing Unit ²															
		Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Housing Units	Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Population																	
01	Centreville	18,335	4,030	500		22,865	62,141	10,023	1,305	280	73,749	22,865																
02	Dranesville	15,643	2,168			17,811	54,227	5,124		133	59,484	17,811																
03	Annondale	14,881	3,885			18,766	52,702	9,568		108	62,378	18,766																
04	Lee	13,583	4,891	974		19,448	46,169	12,965	2,542	6,026	67,702	19,448																
05	Moson	10,972	9,982			20,954	37,075	22,821		217	60,113	20,954																
06	Mt. Vernon	11,867	6,986	692		19,545	40,009	16,179	1,806	86	58,080	19,545																
07	Providence	13,868	9,101			22,969	43,972	22,591		164	66,727	22,969																
08	Springfield	17,812	2,140	264		20,216	62,712	5,278	689	8,877	77,556	20,216																
09	Town of Clifton	67				67	239				239	67																
12	Town of Herndon	1,820	1,153			2,973	5,792	3,043		-6	8,841	2,973																
13	Town of Vienna	4,182	730			4,912	15,130	1,827		113	17,070	4,912																
COUNTY TOTAL:		123,030	45,066	2,430		170,526	420,168	109,419	6,342	16,010	551,939	170,526																
<p>Source: UDIS Parcel File, July, 1974</p> <p>NOTES: 1 Subcensus tracts are locally-defined subdivisions of United States Census Tracts, developed for purposes of data aggregation. The number to the left of the decimal point refers to the United States Census Tract number as used in the 1970 Census. The numbers to the right refer to the subcensus designation.</p> <p>2 This report includes some dwelling units under construction. Such units are sufficiently near completion to warrant their inclusion in the estimated January 1, 1975 dwelling unit inventory.</p> <p>3 The factors used to convert housing units to estimated population appear in Appendix G. The weighted countywide average housing-to-population conversion factors are:</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th>Housing Type</th> <th>Average Household Size</th> </tr> </thead> <tbody> <tr> <td>Single Family Detached</td> <td>3.57</td> </tr> <tr> <td>Duplex</td> <td>3.22</td> </tr> <tr> <td>Multiplex</td> <td>2.42</td> </tr> <tr> <td>Townhouse</td> <td>2.81</td> </tr> <tr> <td>Garden Apartment</td> <td>2.50</td> </tr> <tr> <td>Elevator Apartment</td> <td>1.52</td> </tr> <tr> <td>Mobile Home</td> <td>2.61</td> </tr> </tbody> </table> <p>4 This is the estimated population as of January 1, 1975.</p> <p>5 Included are some units under construction but which are sufficiently near completion to warrant their inclusion in the dwelling unit inventory.</p> <p>6 A map outlining the Fairfax County Magisterial District appears in Appendix E.</p> <p>7 A map outlining the Fairfax County Planning Districts appears in Appendix F.</p>													Housing Type	Average Household Size	Single Family Detached	3.57	Duplex	3.22	Multiplex	2.42	Townhouse	2.81	Garden Apartment	2.50	Elevator Apartment	1.52	Mobile Home	2.61
Housing Type	Average Household Size																											
Single Family Detached	3.57																											
Duplex	3.22																											
Multiplex	2.42																											
Townhouse	2.81																											
Garden Apartment	2.50																											
Elevator Apartment	1.52																											
Mobile Home	2.61																											

VACANCY ANALYSIS OF MAJOR RENTAL APARTMENT
AND TOWNHOUSE PROJECTS

Survey Conducted in January, 1974

There are 41,371 units in major apartment and townhouse rental projects in Fairfax County. This figure includes 3,947 units that are less than one year old, which are not included in the vacancy analysis because they have a higher vacancy rate (17.2%) than the older, established projects. Based on a 99% sample of the remaining units, there are 1,321 vacant units among the 36,942 surveyed. This results in a County vacancy rate of 3.6%, nearly twice that of last year. One reason for this increase is the addition of new units to the rental market. Another is the growing number of condominium units that are being rented by investor-owners. Although this vacancy rate is double that of last year, it is far below the 5 or 6% which would not be considered excessive in the high-turnover Washington area housing market.

This 3.6% vacancy figure includes one project which has an unusually high vacancy rate of 30.8%. If this development of over 400 units were excluded from the sample, the total rate for the County would be reduced to 3.2%. The same development had a vacancy rate of 17% last year.

Currently, there are 2,273 rental units under construction in the County. Most of these units represent the remainder of the 6,300 that were under construction last year. Since there were comparatively few new rental units started since the last survey, we can expect the vacancy rate to decline next year, as the demand surpasses the building rate of the past year.

Included in the 36,942 units surveyed are 262 townhouse units available for rent within sale projects. This is 9% of the rental townhouses surveyed. Although these units are presently for rent, when the builder considers it feasible, they will be sold as condominiums.

The following table summarizes the rental housing inventory and vacancy rates for various sizes of units. It is interesting to note that units in elevator buildings, generally speaking, are experiencing the highest vacancy rates.

SUMMARY OF RENTAL HOUSING INVENTORY AND VACANCY RATES Fairfax County, Virginia January, 1974						
Size	Type	Total No. Units	Units Vacant	Jan. 74 % Vacant	July 73 % Vacant	Dec. 71 % Vacant
Efficiency	Garden	234	11	4.7%	4.0%	3.4%
	Elevator	774	31	4.0%	4.0%	1.9%
	Total	<u>1,008</u>	<u>42</u>	<u>4.2%</u>	<u>4.0%</u>	<u>2.3%</u>
1 Bedroom & 1 Bedroom/Den	Garden	10,375	225	2.2%	1.0%	1.5%
	Elevator	3,051	228	7.5%	3.4%	1.4%
	Total	<u>13,426</u>	<u>453</u>	<u>3.4%</u>	<u>1.5%</u>	<u>1.5%</u>
2 Bedroom & 2 Bedroom/Den	Garden	15,066	480	3.2%	1.7%	1.6%
	Elevator	1,626	108	6.6%	4.9%	1.7%
	Total	<u>16,692</u>	<u>588</u>	<u>3.5%</u>	<u>1.9%</u>	<u>1.6%</u>
3 Bedroom & 3 Bedroom/Den	Garden	2,411	117	4.9%	2.5%	1.7%
	Elevator	363	27	7.4%	2.5%	2.3%
	Total	<u>2,774</u>	<u>144</u>	<u>5.2%</u>	<u>2.5%</u>	<u>1.8%</u>
4 Bedroom	Garden	140	4	2.9%	0%	-
	Elevator	0	0	0%	0%	-
	Total	<u>140</u>	<u>4</u>	<u>2.9%</u>	<u>0%</u>	<u>-</u>
Townhouse	Townhouse	2,902	90	3.1%	.5%	1.8%
County Total:	Garden	28,226	837	3.0%	1.5%	1.6%
	Elevator	5,814	394	6.8%	3.9%	1.6%
	Townhouse	2,902	90	3.1%	.5%	1.8%
	Total	<u>36,942</u>	<u>1,321</u>	<u>3.6%</u>	<u>1.8%</u>	<u>1.6%</u>

CONDOMINIUM UNITS
IN FAIRFAX COUNTY
June, 1974

As of June, 1974 there were 4,219 completed condominium units in Fairfax County. Slightly over one third (1,463 units) of these units were converted from rental units to condominiums in the past few years. The present inventory also includes 524 units which project owners are renting until the units can be sold. These condominium units plus units being rented by individual owners may have had some bearing on the increased vacancy rate in rental housing developments this year.

There are 6,770 additional units that are in various stages of construction. When these units are completed, they will more than double the inventory of condominium units in Fairfax County. However, it is likely that some of these units will be rented for a time before they are actually sold. The rental of some units in new condominium projects is anticipated because of the tight money market and the large number of new units to go on the market in a short span of time. This could have an effect on existing rental projects of drawing people away to rent in the more luxurious condominium developments.

The most noticeable feature of condominiums currently under construction is the decreasing proportion of townhouse units. Currently, townhouse units account for 46 percent (1,951 units) of the total inventory. Yet only 24 percent (1,605) of newly-constructed units are townhouses. The majority of units under construction are either garden (42 percent) or elevator (33 percent). The increase of smaller apartment units may indicate the decreasing household size in Fairfax County and the growing number of young and single-person households.

SUMMARY OF CONDOMINIUM UNITS IN FAIRFAX COUNTY June, 1974						
<u>Project Status</u>	<u>Single Family</u>	<u>Garden</u>	<u>Elevator</u>	<u>Townhouse</u>	<u>Total Units</u>	<u>Units Currently Rental²</u>
Completed	0	1,054	0	1,702	2,756	299
Converted ¹	0	999	215	249	1,463	225
Total Completed	0	2,053	215	1,951	4,219	524
Under Construction	11	2,889	2,265	1,605	6,770 ³	30
Total Completed & Under Construction	11	4,942	2,480	3,556	10,989	554

NOTES: ¹ Not shown in the table are units which have been converted from rental to cooperative (406 elevator and townhouse units), or that have been converted from rental to conventional sale units (334 townhouses). Although these units are not condominiums, they have been taken off the rental market and converted to some type of individual ownership.

² These are units currently rented by the owners of the projects, not individual owners.

³ Of these units in projects under construction, 986 are actually completed.

III. CONSTRUCTION
ACTIVITY

SECTION III

CONSTRUCTION ACTIVITY REPORTS

PLANNING DISTRICT SUMMARY OF CONSTRUCTION ACTIVITY^{6,7}
Fairfax County, Virginia

Planning District Code	Planning District ⁸	COMMITTED GROWTH				ANTICIPATED GROWTH				PROBABLE GROWTH				POSSIBLE GROWTH				TOTAL PLANNED GROWTH				Percentage ⁹	
		Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total		
A	ANNANDALE	166	856	466	1,488	457	195		652	7	550	58	615		173		173	630	1,774	524	2,928	2.7%	
B	BAILEYS	17		1,164	1,181	71			632	703	16		16		43		43	88	59	1,796	1,943	1.8%	
C	BULL RUN	87	295		382	1,144	848		1,992		715	1,085	1,800		212	568	157	937	1,443	2,426	1,242	5,111	4.8%
D	FAIRFAX	190	161	882	1,233	1,174	205	1,564	2,943	444	334	811	1,589		10	890	364	1,264	1,818	1,590	3,621	7,029	6.6%
E	JEFFERSON	20	152	484	656	166	20		188		118	1,560	1,678		68	298	366	184	358	2,344	2,888	2.7%	
F	LINCOLNIA	6			6	98			98		225	177	402		145		145	104	370	177	651	0.6%	
G	LOWER POTOMAC	56	574		630	515	110		625	3	352	602	957		273		273	574	1,309	602	2,485	2.3%	
H	MCLEAN	700	18	1,037	1,755	1,307	64	1,111	2,482	67	128	201	396		50	102	152	2,124	312	2,349	4,785	4.5%	
I	MOUNT VERNON	315	591	1,609	2,515	921	660	2,424	4,005	42	393	640	1,075		477	494	971	1,278	2,121	5,167	8,566	8.0%	
J	POHICK ¹⁰	1,562	1,362		2,924	3,720	2,127		5,847	1,943	10,144	4,354	16,441		1,101	1,858	514	3,473	8,326	15,491	4,868	28,685	26.8%
K	ROSE HILL	434			434	814			814	2,995	912	217	4,124		47	1,754	1,801	4,243	959	1,971	7,173	6.7%	
L	SPRINGFIELD	29	294	275	598	242	616		858	743	1,627	886	3,256		1,157	570	1,727	1,014	3,694	1,731	6,439	6.0%	
M	UPPER POTOMAC ⁴	3,014	2,716	2,037	7,767	4,633	1,047	1,307	6,987	1,875	1,325	820	4,020		1,449	961	2,410	10,971	6,049	4,164	21,184	19.8%	
N	VIENNA ⁴	450	215	98	763	477	466	1,742	2,685	331	308	2,218	2,857		30	805	835	1,258	1,019	4,863	7,140	6.7%	
TOTAL:		7,046	7,234	8,052	22,332	15,739	6,358	8,782	30,879	8,450	17,147	13,629	39,224		2,822	6,792	4,956	14,570	34,057	37,531	35,419	107,007	100%
PERCENTAGE: ⁹					20.9%				28.8%				36.7%									100%	
Source:		UDIS Residential Builder Plans File, April, 1974																					
Notes:		<ol style="list-style-type: none"> See Appendix A for Methods, Assumptions, and Limitations. Data as of April, 1974, except where noted in Appendix A. All construction activity and builder plans (CL-1 through CL-9) are included in this report. Data for Herndon and Vienna is incomplete. Townhouse category includes townhouses, duplex, multiplex, and all individually owned housing units other than single-family detached and condominium apartment. Complete definitions of Committed, Anticipated, Probable and Possible Growth are in Appendix A. This report includes data which appeared in Report CA-1, CA-2, CA-3 and CA-4 in former editions of the Standard Reports. Minor changes in some planning district boundaries have been made since publication of previous Standard Reports. Percentages may not add due to rounding. The present tabulation of planned units for the Pohick Planning District increased notably over the tabulation in the previous series of Standard Reports. The increase is due to the combined effect of four factors: (1) New zoning applications involving nearly 4,000 units; (2) Individual rezoning case amendments altering the type of number of units; (3) Adjustments in planning district boundaries which shifted over 3,000 units; (4) The tabulation of a substantial amount of previously zoned or recently denied land (over 5,000 units) which was not included in the earlier series of reports. 																					

MAGISTERIAL DISTRICT SUMMARY OF CONSTRUCTION ACTIVITY^{6,7}
Fairfax County, Virginia

Magisterial District Code	COMMITTED GROWTH				ANTICIPATED GROWTH				PROBABLE GROWTH				POSSIBLE GROWTH				TOTAL PLANNED GROWTH				Percentage ⁸
	Single Family	Townhouse	Apart-ment	Total	Single Family	Townhouse	Apart-ment	Total	Single Family	Townhouse	Apart-ment	Total	Single Family	Townhouse	Apart-ment	Total	Single Family	Townhouse	Apart-ment	Total	
01 CENTREVILLE ⁹	1,964	2,080	1,311	5,355	3,944	1,655	1,667	7,266	1,031	2,186	1,905	5,122	947	1,399	289	2,635	7,884	7,320	5,172	20,376	19.0%
02 DRANESVILLE ⁹	1,546	18	1,037	2,601	3,924	64	1,111	5,099	567	128	201	896	764	232		996	6,801	442	2,349	9,592	9.0%
03 ANNANDALE	163	764	466	1,393	428	228	136	792	341	511	200	1,052	10	193	232	435	942	1,696	1,034	3,672	3.4%
04 LEE	586	1,355	1,373	3,314	992	1,060	378	2,430	3,464	1,620	1,109	6,193		1,209	2,818	4,027	5,042	5,244	5,678	15,964	14.9%
05 MASON	30	92	1,164	1,286	241		632	873		241	177	418		204	298	502	271	537	2,271	3,079	2.9%
06 MOUNT VERNON	165		236	401	797	326	2,046	3,169		65	350	415		114		114	962	505	2,632	4,099	3.8%
07 PROVIDENCE	223	457	1,464	2,144	426	658	2,680	3,764	257	653	4,447	5,357		952	805	1,757	906	2,720	9,396	13,022	12.2%
08 SPRINGFIELD	1,664	1,466	275	3,405	4,899	2,127		7,026	2,262	11,743	5,240	19,245	1,101	2,485	514	4,104	9,926	17,825	6,025	33,780	31.6%
12 TOWN OF HERNDON ⁴	632	1,002	726	2,360	53	240	132	425	528			528					1,213	1,242	858	3,313	3.1%
13 TOWN OF VIENNA ⁴	73			73	35			35									108			108	0.1%
TOTAL:	7,046	7,234	8,052	22,332	15,739	6,358	8,782	30,879	8,450	17,147	13,625	39,224	2,822	6,792	4,956	14,570	34,057	37,531	35,419	107,007	100%
PERCENTAGE: ⁸				20.9%				28.8%				36.7%				13.6%					100%

Source: UDIS Residential Builder Plans File, April, 1974

Notes:

- 1 See Appendix A for Methods, Assumptions, and Limitations.
- 2 Data as of April, 1974, except where noted in Appendix A.
- 3 All construction activity and builder plans (CL-1 through CL-9) are included in this report.
- 4 Data for Herndon and Vienna is incomplete.
- 5 Townhouse category includes townhouses, duplex, multiplex, and all individually owned housing units other than single-family detached and condominium apartment.
- 6 Complete definitions of Committed, Anticipated, Probable and Possible Growth are in Appendix A.
- 7 This report includes data which appeared in Report CA-1, CA-2, CA-3, and CA-4 in former editions of the Standard Reports.
- 8 Percentages may not add due to rounding.
- 9 Excludes Herndon and Vienna.

Sewer Shed Code	COMMITTED GROWTH		ANTICIPATED GROWTH		PROBABLE GROWTH		POSSIBLE GROWTH		TOTAL PLANNED GROWTH		Percentage								
	Single Family	Town-Apart-ment	Single Family	Town-Apart-ment	Single Family	Town-Apart-ment	Single Family	Town-Apart-ment	Single Family	Town-Apart-ment									
A1 Horseshoe Creek	838	838	328	378			735	735	1,901	1,901	1.8%								
A2 Horseshoe Creek - F Branch							831	831	831	831	0.8%								
A3 Horseshoe Creek - F Branch	71	666	165	165	281	281			358	831	1.1%								
B1 Sugarland Run	323	172	328	823	24	85	45	154	347	257	373	0.2%							
B2 Sugarland Run	670	670	686	686	666	666	285	130	2,307	130	2,437	2.3%							
B3 Sugarland Run	13	13	277	277			245	245	535		535	0.5%							
B4 Sugarland Run	475	614	1,089	295					528	854	1,382	1.3%							
B5 Sugarland Run 4	157	140	726	1,023	132	132	247	247	404	140	858	1.4%							
C1 Nichols Run	39	39	223	223					262		262	0.2%							
C2 Pond Branch	57	57	344	344					401		401	0.4%							
D1 Colvin Run	97	97	1,156	1,156			34	34	1,253	34	1,287	1.2%							
D2 Colvin Run	15	132	56	203	74	450	524	184	273	132	746	1.1%							
D3 Diffcult Run 4	949	1,063	927	2,639	2,763	557	897	4,217	4,223	3,174	2,404	10,303	9.6%						
E1 Scotts Run	85	1	493	579	400	1,111	1,511	40	524	1,604	2,130	2.0%							
F2 Bull Neck Run	39	39	64	64	3	3			106		106	0.1%							
F3 Dead Run	39	13	544	594	339	2	341	17	403	15	745	1.6%							
G1 Pinnit	144	4	484	632	287	62	349	68	805	873	438	2,641	3,341	3.1%					
G2 Little Pinnit	28	28	41	41					69		69	0.1%							
G3 Turkey Run	5	5	5	17					22		22	0.0%							
G4 Strahmen Run	40	40	17	17					57		57	0.1%							
H Four Mile Run	10	224	234	8	150	155			18		374	392	0.4%						
I Cameron	33	146	179	226	20	484	730	181	412	593	259	3,663	1,194	1,816	1.7%				
J2 Cameron	6	6	9	9					52		52	0.1%							
J3 Cameron	75	661	385	1,121	748	3,111	1,400	2,458	7	1,223	744	1,974	830	2,545	4,362	7,737	7.2%		
J5 Lucky Run			940	940							940	940	0.9%						
J3 Belle Haven	5	5	104	104					105		105	0.2%							
K Little Hunting Creek	84	391	1,232	1,707	383	326	695	1,404	189	494	683	467	904	2,470	3,843	3.6%			
L Doane Creek	598	200	210	1,006	641	334	329	1,304	3,249	326	241	3,818	4,684	1,150	1,271	6,907	6.4%		
M1 Accotink Creek	25	157	882	1,064	31	154	1,428	1,613	77	811	888	59	132	191	56	447	3,253	3,756	3.5%
M2 Accotink Creek 4	239	255	346	840	418	484	1,661	2,563	153	476	2,072	2,701	852	852	830	2,067	4,079	6,976	6.5%
M3 Accotink Creek	115	88	275	478	301	33	334	198	353	557	10	166	176	624	648	273	1,545	1,545	1.4%
M4 Accotink Creek	26	172	198	201	150	351			8	98	470	572	1,157	1,157	233	1,578	470	2,283	2.1%
M5 Accotink Creek									309	1,500	416	2,225	47	47	309	1,500	416	2,225	2.1%
M6 Long Branch	6	190	196	62	350	412			214	95	313			282	688	948	0.9%		
N Pohick	1,320	1,868	3,188	2,411	2,237	4,648			1,101	1,985	746	3,832	6,912	18,431	5,702	29,045	27.1%		
O1 Kane	14	14	475	475					489		489	489	489	489	489	489	0.4%		
P Mill Branch	43	43	131	131					176		176	176	176	176	176	176	0.2%		
Q1 Occoquan	111	111	551	551					662		662	662	662	662	662	662	0.6%		
R Popes Head Creek	135	135	1,084	1,084					1,219		1,219	1,219	1,219	1,219	1,219	1,219	1.1%		
S1 Little Rocky	1	1	55	55					56		56	56	56	56	56	56	0.1%		
S2 Johnny Moore	10	10	15	15					25		25	25	25	25	25	25	0.0%		

SEWERSHED SUMMARY OF CONSTRUCTION ACTIVITY^{6,7}
 Page 2 of 2
 Fairfax County, Virginia

Sewer Shed Code	COMMITTED GROWTH				ANTICIPATED GROWTH				PROBABLE GROWTH				POSSIBLE GROWTH				TOTAL PLANNED GROWTH				Percentage ⁸
	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	
T1 Cub Run	3			3	7			7								10			10	0.0%	
T2 Cub Run	76	168		244	76	265		341								152	433		585	0.5%	
T3 Cub Run	5	49		54	590	583		1,173								595	632		1,227	1.1%	
T4 Cub Run	3			3	107			107					212	157	369	322		157	479	0.4%	
T5 Cub Run		78		78					715	1,085	1,800		568	568		1,361	1,085		2,446	2.3%	
T7 Cub Run	1			1	12			12								13			13	0.0%	
Total:	7,046	7,234	8,052	22,332	15,739	6,358	8,782	30,879	8,450	17,142	13,629	39,226	2,822	6,792	4,956	14,570	34,057	37,531	35,419	107,007	100%
Percentage⁸				20.9%				28.8%				36.7%				13.6%				100%	

Source: UDIS Residential Builder Plans File, April, 1974

- Notes:
- 1 See Appendix A for Methods, Assumptions, and Limitations.
 - 2 Data as of April, 1974, except where noted in Appendix A.
 - 3 All construction activity and builder plans (CL-1 through CL-9) are included in this report.
 - 4 Data for Herndon and Vienna is incomplete.
 - 5 Townhouse category includes townhouses, duplex, multiplex, and all individually owned housing units other than single-family detached and condominium apartment.
 - 6 Complete definitions of Committed, Anticipated, Probable and Possible Growth are in Appendix A.
 - 7 This report includes data which appeared in Report CA-1, CA-2, CA-3, and CA-4 in former editions of the Standard Report.
 - 8 Percentages may not add due to rounding.

CONSTRUCTION ACTIVITY BY STAGE OF COMPLETION⁵
Summarized By Sewershed
Page 2 of 2

Fairfax County, Virginia

Sewer Shed Code	Sewershed	CL-4 ⁶				CL-3				CL-2 ⁶				CL-1				CL-1 Through CL-9			
		Rezoning Pending: Likely				Rezoning Pending: Uncertain				Rezoning Pending: Unlikely				Rezoning Denied/Withdrawn				Total Planned Growth			
		Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total
A1	Horsepen Creek												735			735	1,901			1,901	
A2	Horsepen Creek-E Brch.													831		831		831			831
A3	Horsepen Creek-F Brch.																358	831			1,189
B1	Sugarland Run																347	257	373		977
B2	Sugarland Run					666				666				285	130	415	2,307	130			2,437
B3	Sugarland Run												245			245	535				535
B4	Sugarland Run																528	854			1,382
B5	Sugarland Run ⁴																404	140	858		1,402
C1	Nichols Run																262				262
C2	Pond Branch																401				401
D1	Colvin Run													34		34	1,253	34			1,287
D2	Colvin Run								240	240			184			184	273	132	746		1,151
D3	Difficult Run ⁴					233	231			464			42			42	4,723	3,176	2,404		10,303
E1	Scotts Run					40				40							525	1	1,604		2,130
E2	Bull Neck Run																106				106
F	Dead Run								201	201			8			8	403	15	745		1,163
G1	Pimmit						118	812		930				68	805	873	438	262	2,641		3,341
G2	Little Pimmit																69				69
G3	Turkey Run																22				22
G4	Strahman Run																57				57
H	Four Mile Run																18		374		392
I1	Cameron						130	412		542			16	298	314	259	363	1,194		1,816	
I2	Cameron												52		52	9	58				67
I3	Cameron					3	1,066	524		1,593			350	1,833	2,183	830	2,545	4,362		7,737	
I5	Lucky Run																		940		940
J3	Belle Haven						65			65							109	65			174
K	Little Hunting Creek							43		43			189	494	683	467	906	2,470		3,843	
L	Dogue Creek					3,207				3,207			288	491	779	4,486	1,150	1,271		6,907	
M1	Accotink Creek							379		379			59	132	191	56	442	3,253		3,756	
M2	Accotink Creek ⁴					5	476	2,072		2,553			852		852	830	2,067	4,079		6,976	
M3	Accotink Creek							364		364		10	166		176	624	646	275		1,545	
M4	Accotink Creek					8	99	470		577			1,157		1,157	235	1,578	470		2,283	
M5	Accotink Creek						1,143			1,143						309	1,500	416		2,225	
M6	Long Branch					214	99			313				47	47	282	686			968	
N	Pohick					1,495	9,734	3,905		15,138			1,101	1,985	746	3,832	6,912	6,431		5,702	29,045
O1	Kane															485					485
P	Mill Branch																176				176
Q1	Occoquan																662				662
R	Popes Head Creek																1,219				1,219
S1	Little Rocky																56				56
S2	Jahnnny Moore																25				25
T1	Cub Run																10				10
T2	Cub Run																152	433			585
T3	Cub Run																595	632			1,227
T4	Cub Run												212		157	369	322		157		479
T5	Cub Run							715	1,085		1,800			568		568		1,361	1,085		2,446
T7	Cub Run																13				13
Total:							5,876	14,235	10,147	30,258				2,822	6,792	4,956	14,570	34,057	37,531	35,419	107,007

Source: UDIS Residential Builder Plans File, April, 1974

- Notes:
- 1 See Appendix A for Methods, Assumptions, and Limitations.
 - 2 Data as of April, 1974, except where noted in Appendix A.
 - 3 Townhouse category includes townhouses, duplex, multiplex, and individually owned housing units other than single-family detached and condominium apartments.
 - 4 Data for Herndon and Vienna is incomplete.
 - 5 Complete definitions of the various stages of completion appear in Appendix A.
 - 6 Due to the zoning process restrictions included in the Interim Development Control Ordinance, no judgements have been made as to the likelihood of pending rezoning applications being granted. For this reason, confidence levels 4 and 2 are blank in this report.

COMMITTED AND ANTICIPATED GROWTH BY CENSUS TRACT⁴
 Page 1 of 2
 Fairfax County, Virginia

Census Tract	Committed Units	Anticipated Units ⁵	Total Units ⁵								
001		2	2								
002	2	11	13								
003	8	48	56								
004	7	61	68								
005	256	501	757								
006	5	669	674								
007	1	30	31								
008	51	89	140								
009	41	59	100								
010	1	6	7								
011	29	293	322								
013	55	502	557								
014		116	116								
015		12	12								
016	7	71	78								
017	44	60	104								
018		46	46								
019		1,400	1,400								
020	122	193	315								
021	30	83	113								
022	7	364	371								
023	140	365	505								
024	512	303	815								
025	1,387		1,387								
027	558	694	1,252								
029	507	123	630								
030	12	105	117								
031	5	185	190								
032	536	1,357	1,893								
034	13	203	216								
035	6	98	104								
037	1,245	1,208	2,453								
038	304		304								
041	112	726	838								
042	899	1,864	2,763								
043	101	201	302								
044		150	150								
045		55	55								
046	6	4	10								
047		10	10								
048	225	5	230								
051	4	12	16								
052		39	39								
053	943	483	1,426								
054	9	4	13								
056	7	32	39								
057	46	10	56								
060	94	13	107								
061	136	352	488								
062	322		322								
063	215	3	218								
064	567	39	606								
065	88		88								

COMMITTED AND ANTICIPATED GROWTH BY CENSUS TRACT ⁴
 Page 2 of 2
 Fairfax County, Virginia

Census Tract	Committed Units ⁵	Anticipated Units ⁵	Total Additional Units
066	119	53	172
067	496	22	518
068	1,028	366	1,394
069	152	25	177
071	1	10	11
072	1	1	2
073	51	305	356
074	5	47	52
075		71	71
076	93	854	947
078	173	1,637	1,810
079	56	150	206
080	579	170	749
081	41	41	82
082	105	38	143
083	532	1,117	1,649
084	8	200	208
085	6	9	15
086	31	22	53
087	11	26	37
088	14	50	64
089	669	713	1,382
090 ³	1,270	284	1,554
091 ³	1,090	141	1,231
092	3,267	2,274	5,541
093	480	491	971
094	1,344	2,137	3,481
095	158	766	924
096 ³	33	10	43
097 ³	8	3	11
098 ³	14	17	31
099 ³	18	5	23
100	284	2,832	3,116
101	9	33	42
102	54	1,180	1,234
103	247	445	692
104	79	12	91
105	7	371	378
106	134	692	826
Total:	22,332	30,879	53,211

Source: UDIS Residential Builder Plans File, April 1974

Notes:

- 1 See Appendix A for Method, Assumptions, and Limitations.
- 2 Data as of April 1974 except as noted in Appendix A.
- 3 Data for Herndon and Vienna is incomplete.
- 4 The Census Tracts are as defined by the 1970 Census.
- 5 Committed Growth includes housing units under construction (CL-9) and housing units for which there are building permits outstanding, but no recorded starts (CL-8). Anticipated Growth includes housing units for which site plans are under review (CL-6), or for which such plans have been approved (CL-7).

HOUSING UNITS AUTHORIZED
1968 - 1974

HOUSING UNITS AUTHORIZED 1968				HOUSING UNITS AUTHORIZED 1969				HOUSING UNITS AUTHORIZED 1970			
Year	SF	MF	TOTAL	Year	SF	MF	TOTAL	Year	SF	MF	TOTAL
<u>1968</u>				<u>1969</u>				<u>1970</u>			
Jan.	139	0	139	Jan.	202	0	202	Jan.	41	396	437
Feb.	375	48	423	Feb.	296	0	296	Feb.	131	0	131
March	568	274	842	March	632	215	847	March	571	223	794
1st Quarter Total	1,082	322	1,404	1st Quarter Total	1,130	215	1,345	1st Quarter Total	743	619	1,362
April	353	196	549	April	688	410	1,098	April	663	144	807
May	405	0	405	May	626	261	887	May	737	855	1,592
June	478	132	610	June	692	106	798	June	573	219	792
2nd Quarter Total	1,236	328	1,564	2nd Quarter Total	2,006	777	2,783	2nd Quarter Total	1,973	1,218	3,191
July	419	0	419	July	439	49	488	July	439	22	461
Aug.	511	0	511	Aug.	432	74	506	Aug.	560	215	775
Sept.	709	0	709	Sept.	376	0	376	Sept.	361	452	813
3rd Quarter Total	1,639	0	1,639	3rd Quarter Total	1,247	123	1,370	3rd Quarter Total	1,360	689	2,049
Oct.	488	0	488	Oct.	359	384	743	Oct.	332	653	985
Nov.	382	198	580	Nov.	342	172	514	Nov.	133	0	133
Dec.	321	216	537	Dec.	223	307	530	Dec.	395	0	395
4th Quarter Total	1,191	414	1,605	4th Quarter Total	924	863	1,787	4th Quarter Total	860	653	1,513
Annual Total	5,148	1,064	6,212	Annual Total	5,307	1,978	7,285	Annual Total	4,936	3,179	8,115

HOUSING UNITS AUTHORIZED 1971				HOUSING UNITS AUTHORIZED 1972				HOUSING UNITS AUTHORIZED 1973			
Year	SF	MF	TOTAL	Year	SF	MF	TOTAL	Year	SF	MF	TOTAL
<u>1971</u>				<u>1972</u>				<u>1973</u>			
Jan.	347	940	1,287	Jan.	593	700	1,293	Jan.	640	200	840
Feb.	296	0	296	Feb.	645	0	645	Feb.	274	250	524
March	883	151	1,034	March	1,134	251	1,385	March	1,710	700	2,410
1st Quarter Total	1,526	1,091	2,617	1st Quarter Total	2,372	951	3,323	1st Quarter Total	2,624	1,150	3,774
April	910	333	1,243	April	1,185	582	1,767	April	1,110	0	1,110
May	1,372	754	2,126	May	1,174	339	1,513	May	460	722	1,182
June	538	347	885	June	799	290	1,089	June	172	215	387
2nd Quarter Total	2,820	1,434	4,254	2nd Quarter Total	3,158	1,211	4,369	2nd Quarter Total	1,742	937	2,679
July	575	240	815	July	1,657	1,237	2,894	July	136	282	418
Aug.	447	1,439	1,886	Aug.	1,193	0	1,193	Aug.	400	530	930
Sept.	614	418	1,032	Sept.	185	650	835	Sept.	1,144	0	1,144
3rd Quarter Total	1,636	2,097	3,733	3rd Quarter Total	3,035	1,887	4,922	3rd Quarter Total	1,680	812	2,492
Oct.	707	184	891	Oct.	1,888	353	2,241	Oct.	240	0	240
Nov.	568	530	1,098	Nov.	551	222	773	Nov.	1,127	339	1,466
Dec.	386	600	986	Dec.	841	474	1,315	Dec.	536	319	855
4th Quarter Total	1,661	1,314	2,975	4th Quarter Total	3,280	1,049	4,329	4th Quarter Total	1,903	658	2,561
Annual Total	7,643	5,936	13,579	Annual Total	11,845	5,098	16,943	Annual Total	7,949	3,557	11,506

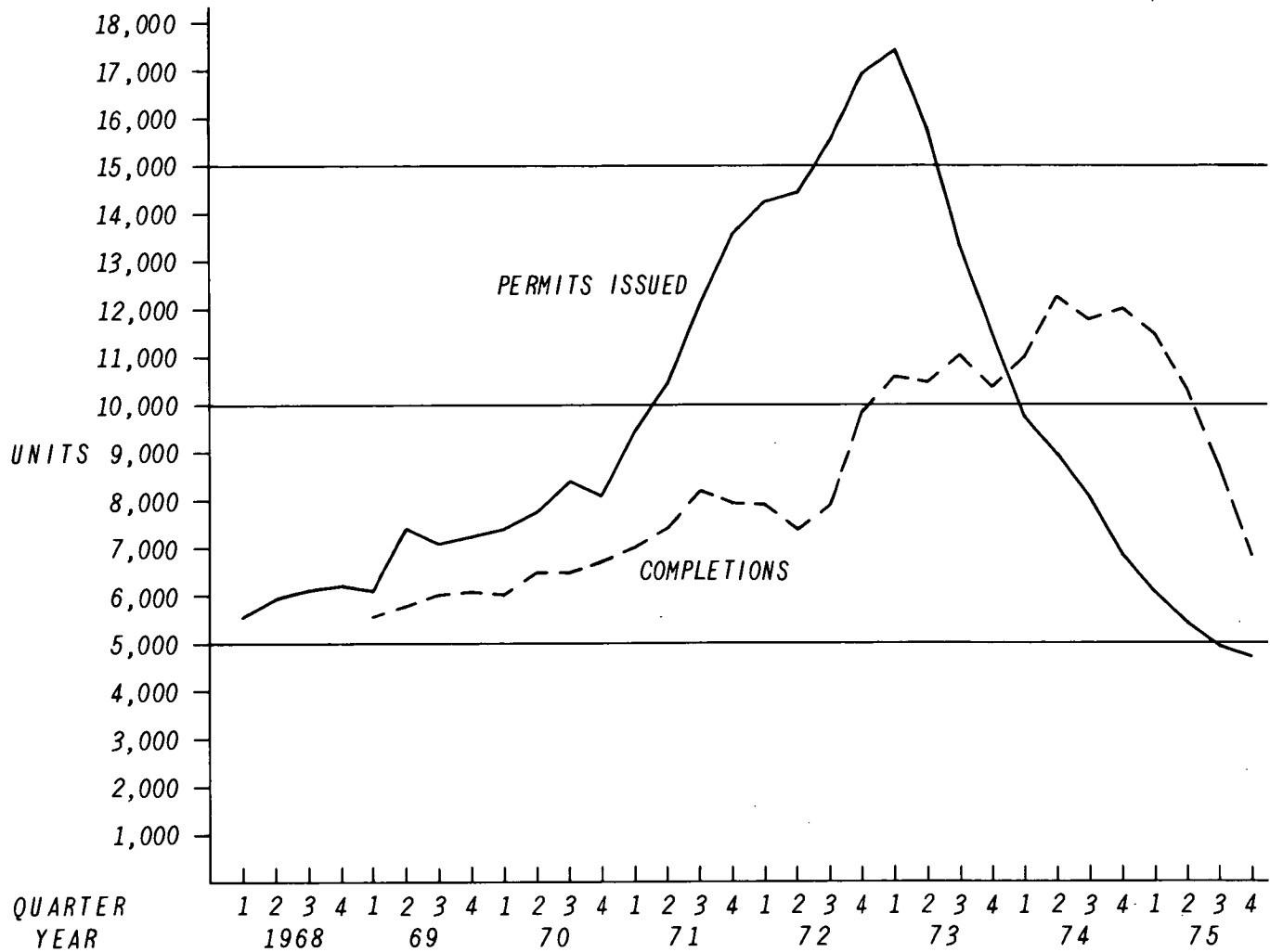
HOUSING UNITS AUTHORIZED 1974			
Year	SF	MF	TOTAL
<u>1974</u>			
Jan.	170	249	419
Feb.	469	771	1,240
March	395	116	511
1st Quarter Total	1,034	1,136	2,170
April	660	0	660
May	161	0	161
June	444	12	456
2nd Quarter Total	1,265	12	1,277
July	211	231	442
Aug.	235	0	235
Twa Month Total	446	231	677
Total Thus Far 1974	2,745	1,379	4,124

Source: Division of Inspections

- Notes:
- 1 The figures refer to the total number of new housing units authorized by Building Permits. In a multi-family structure, each separate dwelling unit counts as a housing unit.
 - 2 The figures are not meant to denote type of ownership, i.e. owner-occupied or rental.
 - 3 SF = Single family and includes townhouses.
MF = Multi-family and includes garden, mid-rise and high-rise apartments.

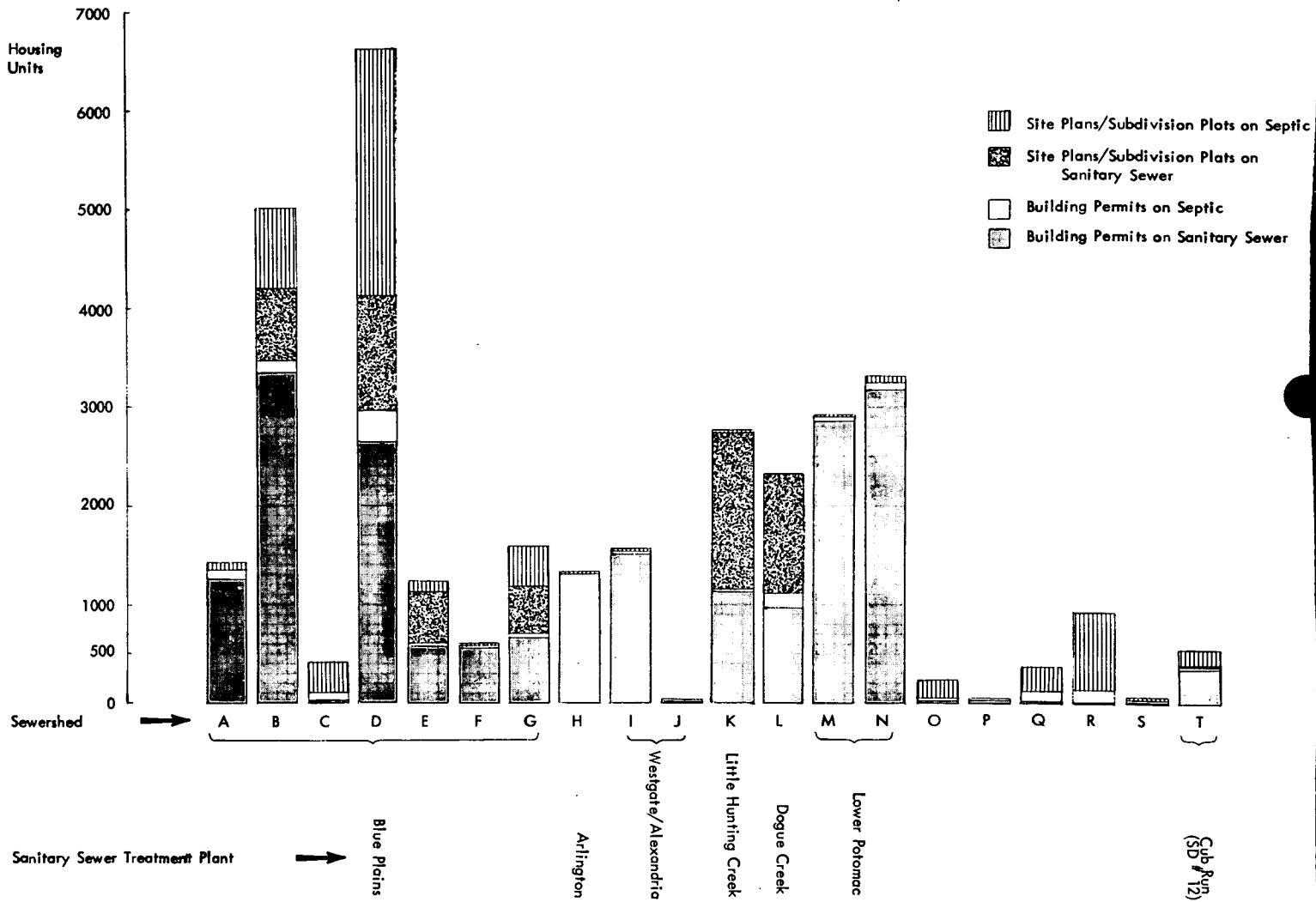
- 4 Close comparison of Report CA-11 with Report CA-14 will reveal minor discrepancies as to monthly permit issue totals. This is to be expected since CA-11 reflects the original unadjusted monthly unit authorizations, while CA-14 reflects all adjustments which have been made since that time. Adjustments include cancellations, expired permits, renewals, re-issues, and other adjustments.

Actual and Estimated Residential Building Permits Issued vs. Units Completed
 (Quarterly Moving Totals Expressed As An Annual Rate)
 January 1968 - December 1975



This chart shows residential building permits issued and residential building completions from January 1968 through December 1975, based on historical data and projections. In Fairfax County in the recent past completions generally have lagged 18 months behind issuance of permits. This chart shows the surge in permits which began early in 1971, as sewer constraints were beginning to be felt and indicates that as 1973 ended the number of permits issued fell below the number of completions for the first time in this period.

Location of Residential Construction Activity
Including Units Authorized by Outstanding Building Permits and
Units in the Site Plan/Subdivision Plat Process Which Either Have Sanitary
Sewer Availability or Have Plans to Use Septic Systems
By Sewershed
January, 1974



BUILDING PERMIT ACTIVITY ¹
 By Month and Planning District
 Page 1 of 9
 Fairfax County, Virginia

Month	Year	Planning District	Building Permits Issued		Bldg. Permits Outstanding						
			This Month		As of January 1, 1974						
			Housing Units	Committed Pop.	Housing Units	Potential Pop.					
JAN	1972	ANNANDALE	93	331	3	11					
JAN	1972	BULL RUN	87	309	20	74					
JAN	1972	FAIRFAX	139	340	2	7					
JAN	1972	JEFFERSON	1	4							
JAN	1972	LINCOLNIA									
JAN	1972	LOWER POTOMAC									
JAN	1972	MCLEAN	32	118	13	48					
JAN	1972	MOUNT VERNON	68	242	7	26					
JAN	1972	POHICK	64	236	2	7					
JAN	1972	ROSE HILL	6	22	3	11					
JAN	1972	SPRINGFIELD									
JAN	1972	UPPER POTOMAC	697	2,050	142	498					
JAN	1972	VIENNA	37	137	7	26					
Month Total: ²			1,224	3,788	199	709					
FEB	1972	ANNANDALE	13	48	1	4					
FEB	1972	BAILEYS	20	74	1	4					
FEB	1972	BULL RUN	12	44	2	7					
FEB	1972	FAIRFAX	16	59	3	11					
FEB	1972	LINCOLNIA									
FEB	1972	LOWER POTOMAC	1	4	1	4					
FEB	1972	MCLEAN	131	463	24	84					
FEB	1972	MOUNT VERNON	9	32	2	7					
FEB	1972	POHICK	291	1,041	42	151					
FEB	1972	ROSE HILL	12	44	6	22					
FEB	1972	SPRINGFIELD									
FEB	1972	UPPER POTOMAC	58	208	22	79					
FEB	1972	VIENNA	36	132	21	78					
Month Total: ²			599	2,150	125	451					
MAR	1972	ANNANDALE	69	244	19	68					
MAR	1972	BAILEYS									
MAR	1972	BULL RUN	66	233	1	4					
MAR	1972	FAIRFAX	20	74	2	7					
MAR	1972	LOWER POTOMAC	1	4	1	4					
MAR	1972	MCLEAN	45	164	12	44					
MAR	1972	MOUNT VERNON	250	864	66	232					
MAR	1972	POHICK	130	481	17	63					
MAR	1972	ROSE HILL	5	19	3	11					
MAR	1972	SPRINGFIELD	9	33	9	33					
MAR	1972	UPPER POTOMAC	637	1,987	444	1,299					
MAR	1972	VIENNA	30	111	5	19					
Month Total: ²			1,262	4,212	579	1,784					

BUILDING PERMIT ACTIVITY¹
 By Month and Planning District
 Page 2 of 9
 Fairfax County, Virginia

Month	Year	Planning District	Building Permits Issued		Bldg. Permits Outstanding						
			This Month		As of January 1, 1974						
			Housing Units	Committed Pop.	Housing Units	Potential Pop.					
APR	1972	ANNANDALE	55	199	11	40					
APR	1972	BAILEYS	1	4	1	4					
APR	1972	BULL RUN	21	74							
APR	1972	FAIRFAX	108	336	26	91					
APR	1972	JEFFERSON	1	4	1	4					
APR	1972	LINCOLNIA	1	4	1	4					
APR	1972	LOWER POTOMAC	67	235	20	70					
APR	1972	MCLEAN	320	863	25	92					
APR	1972	MOUNT VERNON	229	804	54	190					
APR	1972	POHICK	327	1,185	33	121					
APR	1972	ROSE HILL	3	11	2	7					
APR	1972	SPRINGFIELD	10	37	8	30					
APR	1972	UPPER POTOMAC	595	1,756	150	529					
APR	1972	VIENNA	90	319	14	52					
Month Total: ²			1,828	5,829	346	1,233					
MAY											
MAY	1972	ANNANDALE	259	909	61	214					
MAY	1972	BAILEYS	20	74	8	30					
MAY	1972	BULL RUN	2	7	1	4					
MAY	1972	FAIRFAX	113	405	74	262					
MAY	1972	JEFFERSON	2	7							
MAY	1972	LINCOLNIA	3	11	2	7					
MAY	1972	LOWER POTOMAC	1	4	1	4					
MAY	1972	MCLEAN	382	973	21	78					
MAY	1972	MOUNT VERNON	110	392	29	107					
MAY	1972	POHICK	447	1,623	158	574					
MAY	1972	ROSE HILL	10	37	6	22					
MAY	1972	SPRINGFIELD	6	22	6	22					
MAY	1972	UPPER POTOMAC	34	126	21	78					
MAY	1972	VIENNA	117	414	26	92					
Month Total: ²			1,506	5,004	414	1,494					
JUN											
JUN	1972	ANNANDALE									
JUN	1972	BULL RUN	3	11							
JUN	1972	FAIRFAX	3	11	2	7					
JUN	1972	JEFFERSON									
JUN	1972	LINCOLNIA	1	4							
JUN	1972	LOWER POTOMAC	38	133	26	91					
JUN	1972	MCLEAN	59	218	15	56					
JUN	1972	MOUNT VERNON	229	556	2	7					
JUN	1972	POHICK	113	418	72	266					
JUN	1972	ROSE HILL	7	26							
JUN	1972	SPRINGFIELD	154	467	37	130					
JUN	1972	UPPER POTOMAC	279	980	135	474					
JUN	1972	VIENNA	140	509	39	142					
Month Total: ²			1,026	3,333	328	1,173					

BUILDING PERMIT ACTIVITY¹
 By Month and Planning District
 Page 3 of 9
 Fairfax County, Virginia

Month	Year	Planning District	Building Permits Issued		Bldg. Permits Outstanding							
			This Month		As of January 1, 1974							
			Housing Units	Committed Pop.	Housing Units	Potential Pop.						
JUL	1972	ANNANDALE	96	347	29	104						
JUL	1972	BAILEYS	942	2,263	940	2,256						
JUL	1972	BULL RUN	23	81								
JUL	1972	FAIRFAX	368	891	323	777						
JUL	1972	JEFFERSON	111	393	63	222						
JUL	1972	LINCOLNIA										
JUL	1972	LOWER POTOMAC	202	707	173	606						
JUL	1972	MCLEAN	517	1,272	505	1,228						
JUL	1972	MOUNT VERNON	8	30	2	7						
JUL	1972	POHICK	577	2,126	393	1,448						
JUL	1972	ROSE HILL	105	389	65	241						
JUL	1972	SPRINGFIELD	92	322	19	67						
JUL	1972	UPPER POTOMAC	251	893	207	730						
JUL	1972	VIENNA	55	200	23	84						
Month Total: ²			3,347	9,913	2,742	7,769						
AUG	1972	ANNANDALE	85	299	22	78						
AUG	1972	BAILEYS	474	1,143	473	1,139						
AUG	1972	BULL RUN	1	4	1	4						
AUG	1972	FAIRFAX	7	26	4	15						
AUG	1972	JEFFERSON										
AUG	1972	LINCOLNIA										
AUG	1972	LOWER POTOMAC	13	48	11	41						
AUG	1972	MCLEAN	27	100	16	59						
AUG	1972	MOUNT VERNON	46	170	32	118						
AUG	1972	POHICK	403	1,434	233	827						
AUG	1972	ROSE HILL	21	78	1	4						
AUG	1972	SPRINGFIELD	389	935	275	660						
AUG	1972	UPPER POTOMAC	138	509	50	183						
AUG	1972	VIENNA	41	152	11	41						
Month Total: ²			1,645	4,897	1,129	3,168						
SEP	1972	ANNANDALE	40	143	34	121						
SEP	1972	BAILEYS	1	4								
SEP	1972	BULL RUN	39	144	3	11						
SEP	1972	FAIRFAX	14	52	8	30						
SEP	1972	JEFFERSON										
SEP	1972	LINCOLNIA	1	4	1	4						
SEP	1972	LOWER POTOMAC	8	30	4	15						
SEP	1972	MCLEAN	16	59	12	44						
SEP	1972	MOUNT VERNON	192	476	140	346						
SEP	1972	POHICK	18	67	12	44						
SEP	1972	ROSE HILL	5	19	1	4						
SEP	1972	SPRINGFIELD	1	4	1	4						
SEP	1972	UPPER POTOMAC	32	118	26	96						
SEP	1972	VIENNA	5	19	2	7						
Month Total: ²			372	1,138	244	726						

BUILDING PERMIT ACTIVITY¹
 By Month and Planning District
 Page 4 of 9
 Fairfax County, Virginia

Month	Year	Planning District	Building Permits Issued		Bldg. Permits Outstanding						
			This Month		As of January 1, 1974						
			Housing Units	Committed Pop.	Housing Units	Potential Pop.					
OCT	1972	ANNANDALE	674	2,040	433	1,269					
OCT	1972	BAILEYS									
OCT	1972	BULL RUN	1	4							
OCT	1972	FAIRFAX	12	44	7	26					
OCT	1972	JEFFERSON	9	32	3	11					
OCT	1972	LINCOLNIA	2	7							
OCT	1972	LOWER POTOMAC	184	644	184	644					
OCT	1972	MCLEAN	155	574	58	215					
OCT	1972	MOUNT VERNON	3	11	2	7					
OCT	1972	POHICK	882	3,128	653	2,315					
OCT	1972	ROSE HILL	53	196	43	159					
OCT	1972	SPRINGFIELD	56	196	51	179					
OCT	1972	UPPER POTOMAC	45	165	24	87					
OCT	1972	VIENNA	81	300	50	185					
Month Total: ²			2,157	7,340	1,508	5,097					
NOV	1972	ANNANDALE	551	1,710	498	1,517					
NOV	1972	BAILEYS									
NOV	1972	BULL RUN									
NOV	1972	FAIRFAX	12	44	11	41					
NOV	1972	JEFFERSON	86	301	86	301					
NOV	1972	LINCOLNIA	1	4	1	4					
NOV	1972	LOWER POTOMAC	1	4							
NOV	1972	MCLEAN	27	100	12	44					
NOV	1972	MOUNT VERNON	3	11	2	7					
NOV	1972	POHICK	94	348	79	292					
NOV	1972	ROSE HILL	12	44	12	44					
NOV	1972	SPRINGFIELD									
NOV	1972	UPPER POTOMAC	89	329	58	215					
NOV	1972	VIENNA	27	100	17	63					
Month Total: ²			903	2,995	776	2,528					
DEC	1972	ANNANDALE	90	315	77	270					
DEC	1972	BAILEYS	224	538							
DEC	1972	BULL RUN	1	4							
DEC	1972	FAIRFAX	11	41	7	26					
DEC	1972	JEFFERSON									
DEC	1972	LOWER POTOMAC	72	253	71	250					
DEC	1972	MCLEAN	9	33	4	15					
DEC	1972	MOUNT VERNON	71	263	50	185					
DEC	1972	POHICK	106	373	98	344					
DEC	1972	ROSE HILL	1	4	1	4					
DEC	1972	SPRINGFIELD									
DEC	1972	UPPER POTOMAC	618	1,936	514	1,588					
DEC	1972	VIENNA	54	190	51	179					
Month Total: ²			1,257	3,949	873	2,859					
Year Total: ²			17,126	54,548	9,263	28,991					

BUILDING PERMIT ACTIVITY¹
 By Month and Planning District
 Page 5 of 9
 Fairfax County, Virginia

Month	Year	Planning District	Building Permits Issued		Bldg. Permits Outstanding						
			This Month		As of January 1, 1974						
			Housing Units	Committed Pop.	Housing Units	Potential Pop.					
JAN	1973	ANNANDALE	3	11							
JAN	1973	BAILEYS	2	7							
JAN	1973	BULL RUN									
JAN	1973	FAIRFAX	74	185	73	182					
JAN	1973	JEFFERSON									
JAN	1973	LOWER POTOMAC	1	4							
JAN	1973	MCLEAN	7	26	6	22					
JAN	1973	MOUNT VERNON	174	610	135	473					
JAN	1973	POHICK	21	78	16	59					
JAN	1973	ROSE HILL	147	544	147	544					
JAN	1973	SPRINGFIELD									
JAN	1973	UPPER POTOMAC	357	1,112	324	996					
JAN	1973	VIENNA	46	167	45	163					
Month Total: ²			832	2,744	746	2,439					
FEB	1973	ANNANDALE	2	7	2	7					
FEB	1973	BAILEYS									
FEB	1973	BULL RUN	81	284	21	74					
FEB	1973	FAIRFAX	9	33	6	22					
FEB	1973	JEFFERSON									
FEB	1973	LOWER POTOMAC	4	15	4	15					
FEB	1973	MCLEAN	4	15	4	15					
FEB	1973	MOUNT VERNON	266	655	249	615					
FEB	1973	POHICK	9	33	5	19					
FEB	1973	ROSE HILL									
FEB	1973	SPRINGFIELD									
FEB	1973	UPPER POTOMAC	144	525	126	459					
FEB	1973	VIENNA	3	11	2	7					
Month Total: ²			522	1,579	419	1,232					
MAR	1973	ANNANDALE	10	35	10	35					
MAR	1973	BAILEYS									
MAR	1973	BULL RUN	58	203	58	203					
MAR	1973	FAIRFAX	110	396	107	385					
MAR	1973	JEFFERSON	485	1,165	484	1,162					
MAR	1973	LINCOLNIA	1	4	1	4					
MAR	1973	LOWER POTOMAC	116	408	116	408					
MAR	1973	MCLEAN	76	281	68	252					
MAR	1973	MOUNT VERNON	1	4	1	4					
MAR	1973	POHICK	877	3,152	807	2,898					
MAR	1973	ROSE HILL	2	7	1	4					
MAR	1973	SPRINGFIELD	119	417	119	417					
MAR	1973	UPPER POTOMAC	840	2,893	818	2,812					
MAR	1973	VIENNA	134	491	124	454					
Month Total: ²			2,829	9,457	2,714	9,036					

BUILDING PERMIT ACTIVITY¹
 By Month and Planning District
 Page 6 of 9
 Fairfax County, Virginia

Month	Year	Planning District	Building Permits Issued		Bldg. Permits Outstanding					
			This Month		As of January 1, 1974					
			Housing Units	Committed Pop.	Housing Units	Potential Pop.				
APR	1973	ANNANDALE	1	4	1	4				
APR	1973	BAILEYS	2	7	2	7				
APR	1973	BULL RUN	75	263	49	172				
APR	1973	FAIRFAX	18	67	16	59				
APR	1973	JEFFERSON								
APR	1973	LINCOLNIA								
APR	1973	LOWER POTOMAC	9	33	7	26				
APR	1973	MCLEAN	57	208	56	205				
APR	1973	MOUNT VERNON	4	15	2	7				
APR	1973	POHICK	18	67	11	41				
APR	1973	ROSE HILL								
APR	1973	SPRINGFIELD								
APR	1973	UPPER POTOMAC	259	927	250	894				
APR	1973	VIENNA	96	338	90	316				
Month Total: ²			539	1,929	484	1,731				
MAY	1973	ANNANDALE	84	294	83	291				
MAY	1973	BAILEYS								
MAY	1973	BULL RUN								
MAY	1973	FAIRFAX	2	7	1	4				
MAY	1973	LOWER POTOMAC	4	15	2	7				
MAY	1973	MCLEAN	292	727	290	719				
MAY	1973	MOUNT VERNON	20	74	19	70				
MAY	1973	POHICK	73	270	68	252				
MAY	1973	ROSE HILL	127	470	126	466				
MAY	1973	SPRINGFIELD								
MAY	1973	UPPER POTOMAC	574	1,522	549	1,433				
MAY	1973	VIENNA	6	22	5	19				
Month Total: ²			1,182	3,401	1,143	3,261				
JUN	1973	ANNANDALE	41	144	41	144				
JUN	1973	BAILEYS	2	7	1	4				
JUN	1973	BULL RUN	1	4	1	4				
JUN	1973	FAIRFAX	8	30	7	26				
JUN	1973	LOWER POTOMAC								
JUN	1973	MCLEAN	279	679	279	679				
JUN	1973	MOUNT VERNON	219	682	219	682				
JUN	1973	POHICK	81	292	79	284				
JUN	1973	ROSE HILL	3	11	3	11				
JUN	1973	SPRINGFIELD								
JUN	1973	UPPER POTOMAC	16	59	15	56				
JUN	1973	VIENNA	11	41	11	41				
Month Total: ²			661	1,947	656	1,928				

BUILDING PERMIT ACTIVITY¹
 By Month and Planning District
 Page 7 of 9
 Fairfax County, Virginia

Month	Year	Planning District	Building Permits Issued		Bldg. Permits Outstanding						
			This Month		As of January 1, 1974						
			Housing Units	Committed Pop.	Housing Units	Potential Pop.					
JUL	1973	ANNANDALE	2	7	2	7					
JUL	1973	BAILEYS									
JUL	1973	BULL RUN	1	4	1	4					
JUL	1973	FAIRFAX	75	184	75	184					
JUL	1973	JEFFERSON									
JUL	1973	LINCOLNIA									
JUL	1973	LOWER POTOMAC	1	4	1	4					
JUL	1973	MCLEAN	3	11	3	11					
JUL	1973	MOUNT VERNON	5	19	4	15					
JUL	1973	POHICK	28	104	28	104					
JUL	1973	ROSE HILL	1	4	1	4					
JUL	1973	SPRINGFIELD									
JUL	1973	UPPER POTOMAC	60	216	59	212					
JUL	1973	VIENNA	3	11	2	7					
Month Total: ²			179	562	176	551					
AUG	1973	ANNANDALE	1	4	1	4					
AUG	1973	BAILEYS									
AUG	1973	BULL RUN	40	148	39	144					
AUG	1973	FAIRFAX	4	15	3	11					
AUG	1973	JEFFERSON	3	11	3	11					
AUG	1973	LOWER POTOMAC									
AUG	1973	MCLEAN	41	152	41	152					
AUG	1973	MOUNT VERNON	27	100	27	100					
AUG	1973	POHICK	34	126	33	122					
AUG	1973	ROSE HILL	2	7	2	7					
AUG	1973	SPRINGFIELD	2	7	2	7					
AUG	1973	UPPER POTOMAC	418	1,317	418	1,317					
AUG	1973	VIENNA	4	15	4	15					
Month Total: ²			576	1,902	573	1,891					
SEP	1973	ANNANDALE	75	263	75	263					
SEP	1973	BAILEYS									
SEP	1973	BULL RUN									
SEP	1973	FAIRFAX	1	4	1	4					
SEP	1973	JEFFERSON									
SEP	1973	LINCOLNIA									
SEP	1973	LOWER POTOMAC									
SEP	1973	MCLEAN	180	666	180	666					
SEP	1973	MOUNT VERNON	51	189	51	189					
SEP	1973	POHICK	4	15	4	15					
SEP	1973	ROSE HILL									
SEP	1973	SPRINGFIELD									
SEP	1973	UPPER POTOMAC	770	2,765	770	2,765					
SEP	1973	VIENNA	38	141	38	141					
Month Total: ²			1,119	4,042	1,119	4,042					

BUILDING PERMIT ACTIVITY¹
 By Month and Planning District
 Page 8 of 9
 Fairfax County, Virginia

Month	Year	Planning District	Building Permits Issued		Bldg. Permits Outstanding						
			This Month		As of January 1, 1974						
			Housing Units	Committed Pop.	Housing Units	Potential Pop.					
OCT	1973	ANNANDALE	1	4	1	4					
OCT	1973	BAILEYS									
OCT	1973	BULL RUN	10	37	10	37					
OCT	1973	FAIRFAX	2	7	2	7					
OCT	1973	JEFFERSON	1	4	1	4					
OCT	1973	LINCOLNIA									
OCT	1973	LOWER POTOMAC	5	19	5	19					
OCT	1973	MCLEAN	22	81	22	81					
OCT	1973	MOUNT VERNON	11	41	11	41					
OCT	1973	POHICK	16	59	16	59					
OCT	1973	ROSE HILL									
OCT	1973	SPRINGFIELD									
OCT	1973	UPPER POTOMAC	167	597	167	597					
OCT	1973	VIENNA	33	122	33	122					
Month Total: ²			268	971	268	971					
NOV	1973	ANNANDALE									
NOV	1973	BAILEYS									
NOV	1973	BULL RUN	2	7	2	7					
NOV	1973	FAIRFAX	5	19	5	19					
NOV	1973	JEFFERSON									
NOV	1973	LOWER POTOMAC	1	4	1	4					
NOV	1973	MCLEAN	46	170	46	170					
NOV	1973	MOUNT VERNON	4	15	4	15					
NOV	1973	POHICK	37	137	37	137					
NOV	1973	ROSE HILL									
NOV	1973	SPRINGFIELD									
NOV	1973	UPPER POTOMAC	1,069	3,905	1,069	3,905					
NOV	1973	VIENNA	4	15	4	15					
Month Total: ²			1,168	4,271	1,168	4,271					

BUILDING PERMIT ACTIVITY ¹
 By Month and Planning District
 Page 9 of 9
 Fairfax County, Virginia

Month	Year	Planning District	Building Permits Issued		Bldg. Permits Outstanding						
			This Month		As of January 1, 1974						
			Housing Units	Committed Pop.	Housing Units	Potential Pop.					
DEC	1973	ANNANDALE									
DEC	1973	BAILEYS									
DEC	1973	BULL RUN	169	592	169	592					
DEC	1973	FAIRFAX	3	11	3	11					
DEC	1973	JEFFERSON									
DEC	1973	LINCOLNIA									
DEC	1973	LOWER POTOMAC	1	4	1	4					
DEC	1973	MCLEAN	8	30	8	30					
DEC	1973	MOUNT VERNON	341	818	341	818					
DEC	1973	POHICK	9	33	9	33					
DEC	1973	ROSE HILL	1	4	1	4					
DEC	1973	SPRINGFIELD									
DEC	1973	UPPER POTOMAC	345	1,270	345	1,270					
DEC	1973	VIENNA	2	7	2	7					
Month Total: ²			879	2,769	879	2,769					
Year Total: ²			10,754	35,573	10,345	34,121					
Source: UDIS Building Permit File, January, 1974											
Notes: 1 The figures refer to the total number of new housing units authorized by building permits. In a multi-family structure, each separate dwelling unit counts as a housing unit.											
2 Close comparison of Report CA-14 with Report CA-11 will reveal minor discrepancies as to monthly permit issue totals. This is to be expected since CA-11 reflects the original unadjusted monthly unit authorizations, while CA-14 reflects all adjustments which have been made since that time. Adjustments include cancellations, expired permits, renewals, re-issues, and other adjustments.											
3 Conversion from housing units to committed or potential population involved the following average household size contribution factors: Single Family, 3.7; Townhouse, 3.5; Apartment, 2.4.											

March, 1974

I Purpose

This report is the second in a series of investigations into the development of new housing on septic systems as opposed to public sanitary sewer. It is intended to provide insight into the potential growth capabilities and possible problems connected with septic development.

II Major changes since January, 1974 Report

- A. Applications for perc tests have begun to drop off due to the Interim Development Control Ordinance (See Tables 1 and 2).
- B. As septic perc test applications drop off, it may be expected that some of the corresponding lag times involved in the approval process may decrease due to the decreasing work load.
- C. The number of building permits approved for new housing on septic systems has dropped during the normal seasonal slump. (See Table 2) An increase in building permit approvals may be expected as soon as plans for septic development are approved.

III Summary of TrendsA. Trends in Septic Perc Test Applications.

- 1. In June of 1972, the first major activity in septic development was spawned when applications for perc tests began to increase from an average of 60 lots per month to the present level (FY74) of nearly 250 lots per month (a 317% increase). (See Table 2)
- 2. Lag times from initial application for perc tests to final construction approval on septic subdivision may extend as long as three years.
- 3. Based upon current lag times between applications for perc tests and construction of septic developments, the earliest year in which the large influx of septic subdivisions will impact the real estate market is FY-1976.
- 4. Septic subdivisions of 10 lots or more have made up 60% of all applications for residential septic system perc tests during the past twelve months.
- 5. The major septic subdivision development may be expected to occur on the fringe of the urbanized areas of the County from Nichols Run to the Occoquan Watershed, where soil suitability and the availability of land at relatively reasonable costs are encouraging applications for septic subdivisions. (See Table 1)

B. Trends in septic permit issuance.

- 1. Approximately 80% of the housing proposed in septic subdivisions will receive building permit approval. The remaining 20% will not pass County percolation standards.
- 2. Septic permits issued (building permit approvals) for new housing can be expected to increase from the present level of 45 per month (See Table 2) to an average of 200 per month by FY-1976 (a 344% increase). This increase reflects the normal lag times experienced during the past twelve months between perc test applications and building permit approvals. For this reason, an increase here is not inconsistent with a simultaneous decrease in applications for septic perc tests.

C. Trends in Septic System Construction Approvals.

1. Construction approvals for new residential septic systems may be expected to increase from the present rate of 40 per month (see Table 2) to nearly 125 per month by FY-1977 (a 400% increase between FY-74 and FY-77). A significant increase in approvals over the same period last year may be noted in Table 2, illustrating this trend.
2. Current trends for septic construction approval indicate that 62% of all approvals are made for septic system to be used by new residences. The remaining 38% represents septic systems for non-residential uses or systems for existing homes.
3. Construction approvals indicate the concentration of current septic development to be in the Difficult Run, Occoquan, and Colvin Run Watersheds.

IV Conclusions from the Data

- A. The Interim Development Control Ordinance, as adopted by the Board of Supervisors in February, 1974, will significantly decrease the number of new applications for septic permits over the next 18 months by curtailing the submission of additional subdivision preliminary plats. The beginning of this trend may be noted in the 53% decrease during February (Table 2).
- B. The extent of septic development activities will not taper off immediately due to the extensive lag times between initial application and construction approval. Based upon current time lags involved in the approval process, the increasing activity in construction approvals should continue throughout the eighteen month period covered by the Ordinance. This trend would give rise to an increase in housing on septic systems to 125 units per month during the first part of FY-1976.

Sources: Environmental Health Division
Office of Research & Statistics
Department of County Development

IV. POPULATION

SECTION IV
POPULATION REPORTS

REPORT P-3

ESTIMATED FAIRFAX COUNTY POPULATION
AND NUMBER OF DWELLING UNITS
1973 - 1977

<u>Date</u>	<u>Dwelling Units</u>	<u>Population</u>
71 72		486,000
		502,000
Jan. 1, 1973	155,460	533,900 523,000
Jan. 1, 1974	165,400	563,800 540,000
Jan. 1, 1975	176,550	597,300 552,000
Jan. 1, 1976	183,360	617,725
Jan. 1, 1977	188,000	631,750

Source: ORS, 1/13/74

This table shows population and dwelling unit projections for the period January 1, 1973 to January 1, 1977. These projections are based on an analysis of all known restraints, including sewer moratoria, economic conditions, and the Interim Development Control Ordinance. Estimates for 1974 and 1975 are somewhat lower than earlier projections issued by the County because of current housing market conditions. It is estimated that the Interim Development Control Ordinance will have a relatively minor effect on population and the number of available housing units during this period because of the number of units in the pipeline which will not be affected by it. Projections after 1977 depend on a number of factors including economic constraints, sewer constraints, and comprehensive plans and policies to be adopted by the Board of Supervisors in 1974 and early 1975.

The Office of Research and Statistics has embarked on a program to refine the average population contribution factors for different types of housing. This program is expected to be completed by August, 1974 at which time a new series of population estimates will be made based on the housing inventory.

Concerning Reports P-4 through P-7. Reports P-4, P-5, P-6 and P-7 appeared in the previous series of Standard Reports and are based on 1973 data. Revisions to these reports will be made when the new series of population estimates becomes available.

SECTION IV

POPULATION REPORTS

HOUSING UNITS AND POPULATION
Summarized by Magisterial District
Fairfax County, Virginia

Magisterial District ²	Code	HOUSING UNITS					POPULATION					Total Housing Unit ⁷
		Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Housing Unit ⁷	Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Population ⁶	
Centreville	01 ³	18,335	4,030	500		22,865	62,141	10,023	1,305	280	73,749	22,865
Droneseville	02 ⁴	15,643	2,168			17,811	54,227	5,124		133	59,484	17,811
Annandale	03	14,881	3,885			18,766	52,702	9,568		108	62,378	18,766
Lee	04	13,583	4,891	974		19,448	46,169	12,965	2,542	6,026	67,702	19,448
Mason	05	10,972	9,982			20,954	37,075	22,821		217	60,113	20,954
Mount Vernon	06	11,867	6,986	692		19,545	40,009	16,179	1,806	86	58,080	19,545
Providence	07	13,868	9,101			22,969	43,972	22,591		164	66,727	22,969
Springfield	08 ⁵	17,812	2,140	264		20,216	62,712	5,278	689	8,877	77,556	20,216
Town of Clifton	10	67				67	239				239	67
Town of Herndon	12	1,820	1,153			2,973	5,792	3,043		6	8,841	2,973
Town of Vienna	13	4,182	730			4,912	15,130	1,827		113	17,070	4,912
TOTAL COUNTY		123,030	45,066	2,430		170,526	420,168	109,419	6,342	16,010	551,939	170,526

Source: UDIS Parcel File, July, 1974

NOTES: 1 The factors used to convert housing units into estimated population appear in Appendix G. The weighted countywide average housing-to-population conversion factors are:

Housing Type	Average Household Type
Single Family Detached	3.57
Duplex	3.22
Multiplex	2.42
Townhouse	2.81
Garden Apartment	2.50
Elevator Apartment	1.52
Mobile Home	2.61

2 A map outlining the Fairfax County Magisterial Districts may be found in Appendix E.

3 Excludes Town of Vienna.

4 Excludes Town of Herndon.

5 Excludes Town of Clifton.

6 This is the estimated population as of January 1, 1975.

7 Included are some units under construction but which are sufficiently near completion to warrant their inclusion in the dwelling unit inventory.

HOUSING UNITS AND POPULATION
Summarized By Planning District
Fairfax County, Virginia

Planning District ²	Code	HOUSING UNITS					POPULATION ¹					Total Housing Units
		Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Housing Units	Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Population ⁶	
Annandale	A	16,707	3,885			20,592	59,145	9,568		203	68,916	20,592
Baileys	B	5,172	7,563			12,735	17,132	16,803		43	33,978	12,735
Bull Run	C	5,744	303	510		6,557	19,224	776	1,331	160	21,491	6,557
Fairfax	D	6,374	2,900	254		9,528	21,718	7,192	663	32	29,605	9,528
Jefferson	E	8,410	5,215			13,625	26,899	12,936		176	40,011	13,625
Lincolnia	F	1,476	2,419			3,895	5,237	6,018		6	11,261	3,895
Lower Potomac	G	1,520	224			1,744	5,037	579		14,799	20,415	1,744
McLean	H	14,065	2,165			16,230	48,666	5,116		133	53,915	16,230
Mount Vernon	I	15,987	11,118	1,666		28,771	53,024	27,192	4,348	86	84,650	28,771
Pohick	J ⁵	10,611	54			10,665	36,620	172		45	36,837	10,665
Rose Hill	K	6,239	554			6,793	22,024	1,424		20	23,468	6,793
Springfield	L	8,056	2,067			10,123	29,091	5,055		9	34,155	10,123
Upper Potomac	M ⁴	11,069	4,583			15,652	36,397	11,548		18	47,963	15,652
Vienna	N ³	11,600	2,016			13,616	39,954	5,040		280	45,274	13,616
TOTAL COUNTY		123,030	45,066	2,430		170,526	420,168	109,419	6,342	16,010	551,939	170,526

Source: UDIS Parcel File, July, 1974

NOTES: 1 The factors used to convert housing units into estimated population appear in Appendix G. The weighted countywide average housing-to-population conversion factors are:

Housing Type	Average Household Size
Single Family Detached	3.57
Duplex	3.22
Multiplex	2.42
Townhouse	2.81
Garden Apartment	2.50
Elevator Apartment	1.52
Mobile Home	2.61

2 A map outlining the Fairfax County Planning Districts may be found in Appendix F

3 Includes Town of Vienna

4 Includes Town of Herndon

5 Includes Town of Clifton

6 This is the estimated population as of January 1, 1975

7 Included are some units under construction but which are sufficiently near completion to warrant their inclusion in the dwelling unit inventory

HOUSING UNITS AND POPULATION
Summarized By Sewershed
Fairfax County, Virginia

Sewershed ²	Code	HOUSING UNITS					POPULATION					
		Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Housing Units ⁴	Ownership Housing	Rental Project Housing	Mobile Home	Group Qtrs. & Military	Total Population ³	Total Housing Units ⁴
Horsepen Creek	A-1	370				370	1,294				1,294	370
Horsepen Creek E. Branch	A-2	747	180			427	733	475			1,208	427
Horsepen Creek F. Branch	A-3	347				347	1,055				1,055	347
Sugarland Run	B-1	507	250			757	1,641	630			2,271	757
Sugarland Run	B-2	224				224	767				767	224
Sugarland Run	B-3	99				99	341				341	99
Sugarland Run	B-4	4				4	13				13	4
Sugarland Run	B-5	1,656	973			2,629	5,287	2,568		6	7,861	2,629
Nichols Run	C-1	224				224	778				778	224
Pond Branch	C-2	392	3			395	1,401	8			1,409	395
Colvin Run	D-1	1,062				1,062	3,819				3,819	1,062
Colvin Run	D-2	2,348	2,052			4,400	7,502	5,031		6	12,539	4,400
Difficult Run	D-3	11,088	1,383			12,471	38,972	3,483		162	42,617	12,471
Scotts Run	E-1	1,894	1,517			3,411	6,137	3,793		7	9,937	3,411
Bull Neck Run	E-2	243				243	889				889	243
Dead Run	F	1,934				1,934	6,883			25	6,908	1,934
Pimmit	G-1	7,486	1,660			9,146	25,429	4,118		96	29,643	9,146
Little Pimmit	G-2	746	297			1,043	2,601	451			3,052	1,043
Turkey Run	G-3	138				138	505				505	138
Strohman Run	G-4	316				316	1,157				1,157	316
Four Mile Run	H	1,404	4,464			5,868	4,506	9,388		18	13,912	5,868
Cameron	I-1	13,321	7,789			21,110	44,423	19,065		418	63,906	21,110
Cameron	I-2	1,140				1,140	3,712				3,712	1,140
Cameron	I-3	14,639	7,561	90		22,290	51,064	17,821	235	115	69,235	22,290
Cameron	I-4	74				74	269				269	74
Lucky Run	I-5	143				143	355				355	143
Belle Haven	J-3	1,842	2,189			4,031	6,233	5,141		9	11,383	4,031
Little Hunting Creek	K	7,978	4,051	1,458		13,487	26,505	10,710	3,805	66	41,086	13,487
Dogue Creek	L	6,151	1,094	118		7,363	20,994	2,812	308	20	24,134	7,363
Accotink Creek	M-1	2,187	1,156	160		3,503	7,103	2,867	418	50	10,438	3,503
Accotink Creek	M-2	12,106	6,184			18,290	40,582	15,361		29	55,972	18,290
Accotink Creek	M-3	5,302	391			5,693	19,400	899			20,299	5,693
Accotink Creek	M-4	5,721	1,290			7,011	20,600	3,268			23,868	7,011
Accotink Creek	M-5	593				593	2,049				2,049	593
Long Branch	M-6	1,423				1,423	4,895			9	4,904	1,423
Fort Belvoir	M-7	25	198			223	89	509			598	223
Fort Belvoir	M-8	1				1	3			13,073	13,076	1
Pohick	N	9,590	61			9,651	32,656	191		32	32,879	9,651
Kane	O-1	311				311	1,109				1,109	311
Mill Branch	P	451	19			470	1,612	51		1,726	3,389	470
Occoquan	Q-1	497				497	1,773				1,773	497
Popes Head Creek	R	966		104		1,070	3,488		271	13	3,772	1,070
Little Rocky	S-1	305	3			308	1,080	8		130	1,218	308
Johanny Moore	S-2	123				123	438				438	123
Cub Run	T-1	44	1	500		545	150	3	1,305		1,458	545
Cub Run	T-2	979				979	3,332				3,332	979
Cub Run	T-3	1,483				1,483	4,785				4,785	1,483
Cub Run	T-4	1,988	151			2,139	7,235	374			7,609	2,139
Cub Run	T-5	730	148			878	1,879	391			2,270	878
Bull Run	T-6	38				38	128				128	38
Cub Run	T-7	150	1			151	517	3			520	151
TOTAL COUNTY		123,030	45,066	2,430		170,526	420,168	109,419	6,342	16,010	551,939	170,526

Source: UDIS Parcel File, July, 1974

Notes: 1 The factors used to convert housing units into estimated population appear in Appendix G. The weighted County-wide average housing-to-population conversion factors are:

Housing Type	Average Household Size
Single Family	3.57
Duplex	3.22
Multiplex	2.42
Townhouse	2.81
Garden Apartment	2.50
Elevator Apartment	1.52
Mobile Home	2.61

2 A map outlining the Fairfax County Sewersheds may be found in Appendix D.

3 This is the estimated population as of January 1, 1975.

4 Included are some units under construction but which are sufficiently near completion to warrant their inclusion in the dwelling unit inventory.

COMPONENTS OF FUTURE POPULATION
CURRENT POPULATION PLUS COMMITTED GROWTH PLUS ANTICIPATED GROWTH
Fairfax County, Virginia

COMPONENT OF FUTURE POPULATION	Population										
CURRENT POPULATION ²	551,939										
COMMITTED GROWTH ³ (CL-8, CL-9) ⁴	56,815										
ANTICIPATED GROWTH (CL-6, CL-7) ⁵	96,781										
TOTAL COUNTY POPULATION (current plus committed plus anticipated)	705,535										
<p>Source: UDIS Parcel File, July, 1974 UDIS Residential Builder Plans File, April, 1974</p> <p>Notes: 1 See Appendix A for Method, Assumptions, and Limitations in measuring committed and anticipated growth.</p> <p>2 Estimated for January, 1975.</p> <p>3 That portion of the April, 1974 committed growth which is not included in the January, 1975 current population estimate.</p> <p>4 Data as of April, 1974. Committed growth includes dwelling units under construction and all other outstanding building permits.</p> <p>5 Data as of April, 1974. Anticipated Growth includes site plans and subdivision plats which are either approved or under review.</p>											

REPORT P-3

ESTIMATED FAIRFAX COUNTY POPULATION^a
AND NUMBER OF DWELLING UNITS
1973 - 1977

<u>Date</u>	<u>Dwelling Units</u>	<u>Population</u>
April 1, 1970	130,817	455,021 ^b
January 1, 1973	155,460	522,966 ^c
January 1, 1974	165,400	540,056 ^d
January 1, 1975	170,526	551,939
July 1, 1975	174,726 ^e	565,127 ^f
January 1, 1976	180,126 ^g	582,083 ^h
July 1, 1976	181,926 ⁱ	587,735 ^h
January 1, 1977	183,726 ⁱ	593,387 ^h

* Source: ORS, 9/26/74

- Notes:
- a 1970 figure represents actual population; all other figures represent population holding capacity.
 - b As reported by the 1970 United States Census.
 - c Reflects an estimated average household size of 3.27 persons/unit, interpolated between the 1970 average household size of 3.5 and the 1974 average household size of 3.14.
 - d Reflects an estimated average household size of 3.18.
 - e Reflects a completion rate of 700 units per month 1-75 through 6-75.
 - f Reflects an average household size of 3.14 persons per unit for those units completed after 1-75.
 - g Reflects a completion rate of 900 units per month from 7-75 to 1-76.
 - h Reflects an average household size of 3.14 persons per unit for those units completed since the previous estimate.
 - i Reflects a completion rate of 300 units per month since the previous estimate.

Report P-3 shows population and dwelling unit estimates from the time of the 1970 Census through January 1, 1977. The projections for 1975 - 1977 are based on an analysis of all known restraints, including sewer moratoria and general economic conditions.

Each population estimate is lower than earlier estimates issued by the County due to the use of lower and more precise housing-to-population conversion factors. The former household sizes (which had been in general use in Fairfax County since the 1968 Council of Governments Home Interview Survey) compare with the revised factors, on a countywide basis, as shown below:

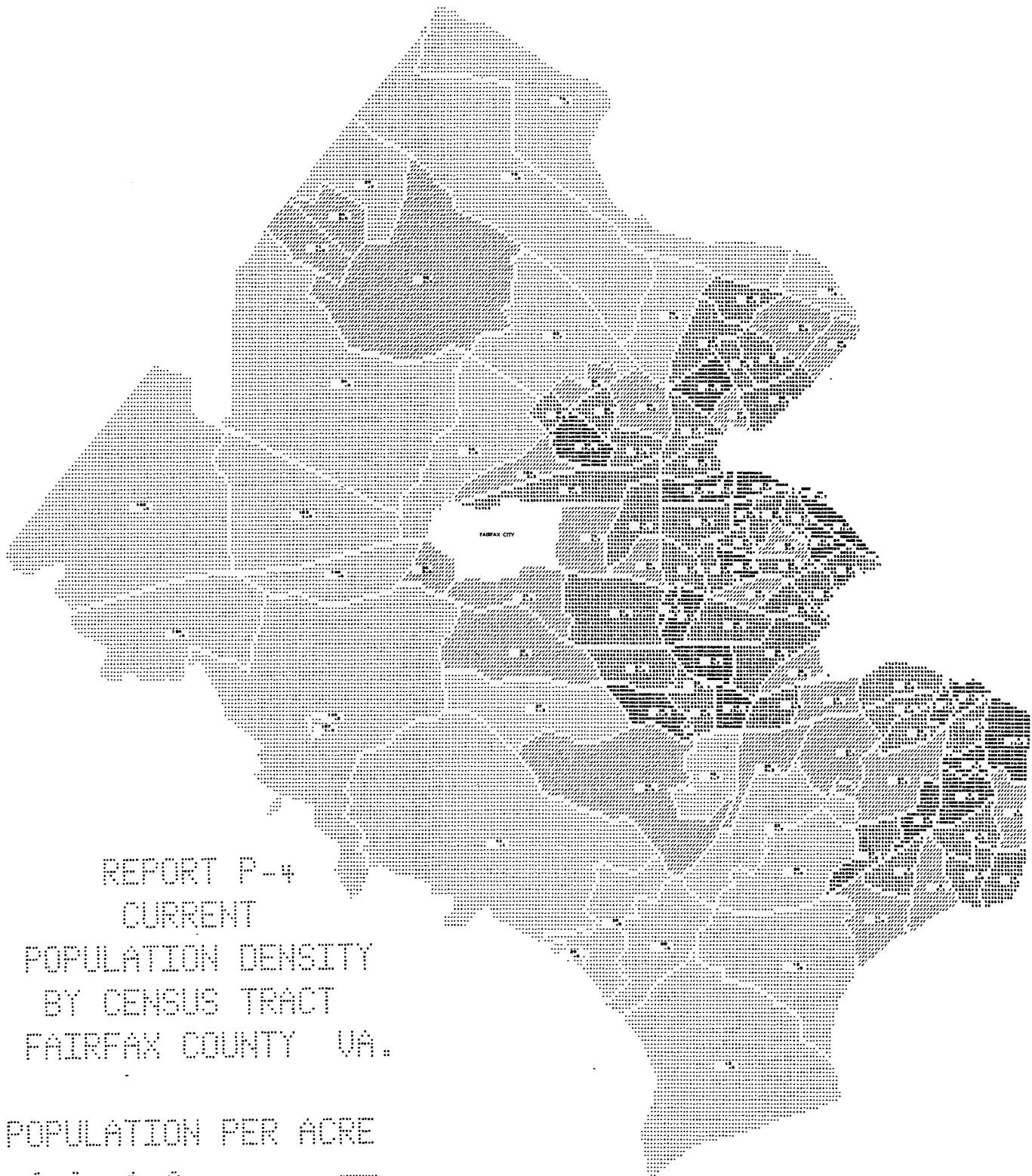
COMPARISON OF HOUSING-TO-POPULATION CONVERSION FACTORS

Housing Type	Former Average Household Size	Revised Countywide Average Household Size	Percent Change
Single Family } Duplex } Multiplex } Townhouse } Garden Apartment } Elevator Apartment } Mobile Home }	3.7	3.57	-3.5
		3.22	-13.0
	--	2.42	--
	3.5	2.81	-19.7
	3.0	2.50	-16.7
	1.8	1.52	-15.6
	2.9	2.61	-10.0

The revised factors are the result of a statistical analysis of the 1974 Fairfax County School Census Survey. The analysis determined appropriate housing-to-population conversion factors for each of seven types of housing unit construction in ten areas of the County.






Generally poor economic conditions have been a second influence acting to reduce the housing and population estimates for 1976 - 1977. The current construction slowdown has reduced the completion rate and market absorption of new units to significantly below what earlier had been expected.

It should be emphasized that there is relatively uncertain basis at this time for the assumptions (footnoted in the table) regarding future rates of housing completions. The primary justification for the indicated increase in the housing inventory is that many building permits remain outstanding, and it is reasonable to expect developers to complete those units as soon as economic and market conditions permit.

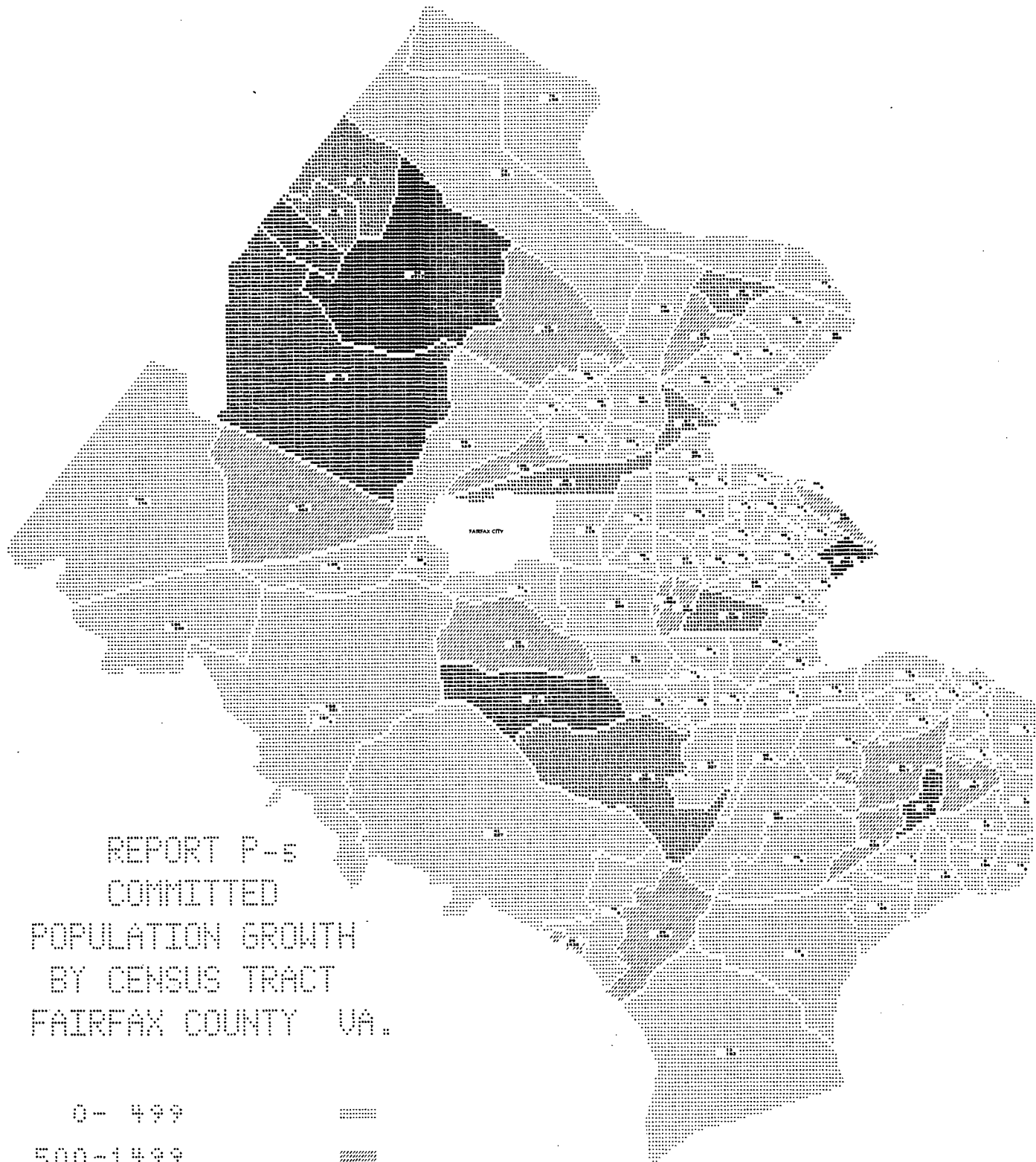


REPORT P-4
 CURRENT
 POPULATION DENSITY
 BY CENSUS TRACT
 FAIRFAX COUNTY VA.

POPULATION PER ACRE

- 0.0- 1.9 
- 2.0- 4.9 
- 5.0- 8.9 
- 9.0-19.9 
- 20.0 PLUS 

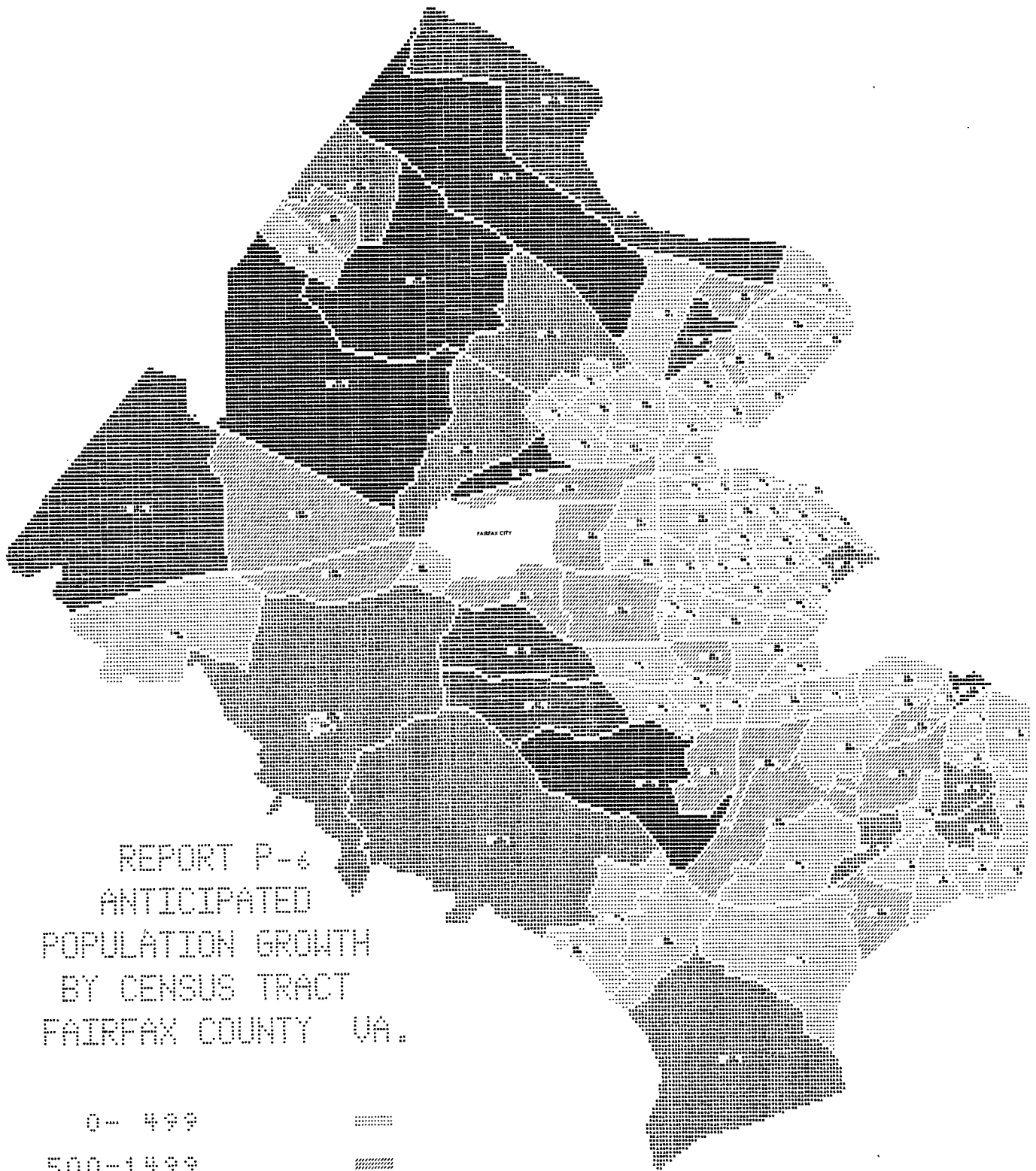
SOURCE - UDIS 1974



REPORT P-5
 COMMITTED
 POPULATION GROWTH
 BY CENSUS TRACT
 FAIRFAX COUNTY VA.

0- 499	=====
500-1499	=====
1500-2499	=====
2500-4999	=====
5000 PLUS	=====

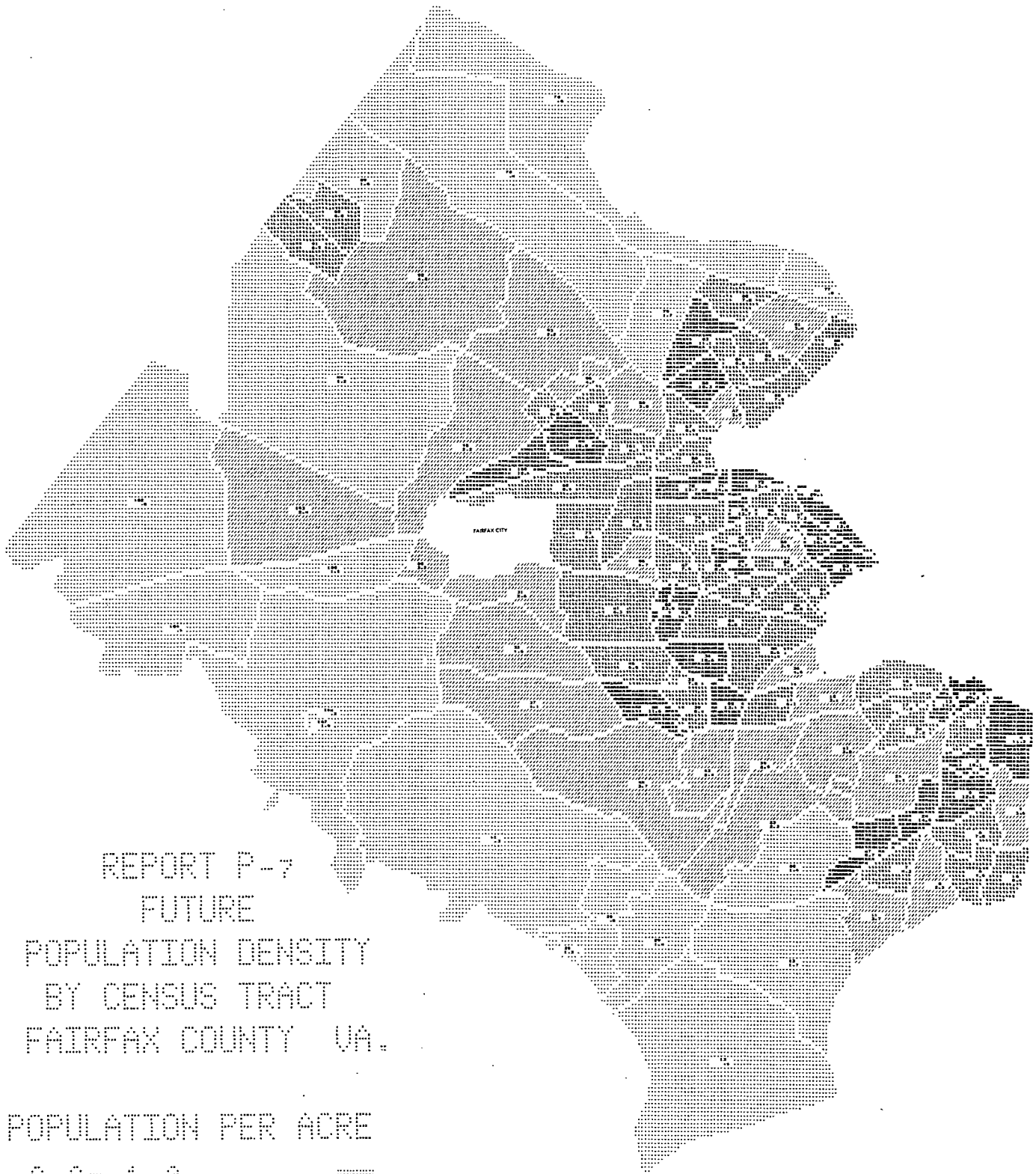
SOURCE - UDIS 1974



REPORT P-6
 ANTICIPATED
 POPULATION GROWTH
 BY CENSUS TRACT
 FAIRFAX COUNTY VA.

- 0- 499 ▤
- 500-1499 ▨
- 1500-2499 ▩
- 2500-4999 ▬
- 5000 PLUS ▮

SOURCE - UDIS 1974



REPORT P-7
 FUTURE
 POPULATION DENSITY
 BY CENSUS TRACT
 FAIRFAX COUNTY VA.

POPULATION PER ACRE

0.0- 1.9	=====
2.0- 4.9	=====
5.0- 8.9	=====
9.0-19.9	=====
20.0 PLUS	=====

SOURCE - UDIS 1974

SECTION V
LAND USE REPORTS

ACRES OF LAND BY ZONING CLASS
 Summarized By Planning District
 Page 1 of 2
 Fairfax County, Virginia

Zone Code	Zone Class	Planning Districts														Total	Percentage
		Annandale	Baileys	Bull Run	Fairfax	Jefferson	Lincolnia	Lower Potomac	McLean	Mount Vernon	Pohick	Rose Hill	Springfield	Upper Potomac	Vienna		
		A	B	C	D	E	F	G	H	I	J	K	L	M	N		
010	RPC												603	3,192		3,795	1.6%
020	PDH	127			15	15		198	10	29	572				49	1,015	0.4%
030	RM-1															175	0.1%
040	PAD				512					175						512	0.2%
050	RM-2	198	202	33		165	55	8	128	692		25	25	14	77	1,622	0.7%
060	RM-2G	113	14	73	262	119	48	55	201	280	63	2	21		23	1,274	0.5%
070	RM-2H		35		1	206			48	27						50	0.2%
080	RM-2M	6	43		9				45							103	0.0%
100	RM-3			82						83						165	0.1%
110	RT-10	6	14	187	5	3		1	21	140	3	16	96	20	21	533	0.2%
111	RT-5	5										152			9	166	0.1%
112	RTC-10	123	4	36	43	25	13	32	68	18	324	2	59	66	161	974	0.4%
113	RTC-5	35			41	8					120				14	218	0.1%
114	R-5									14		7	27			50	0.0%
120	R-10	355	6			1,524	116		959	907		528	430		61	4,886	2.0%
140	R-12.5	3,242	1,561	679	417	1,260	5	106	1,762	3,158	267	2,706	1,292	214	688	17,357	7.2%
141	R-12.5C	259	38	1,039	15				21	70	1,099	369	44	276	19	3,249	1.3%
160	R-17	1,297	777	211	47	5	3		1,232	1,277	168	243	6	22	160	5,448	2.2%
161	R-17C	693		136	269	27			280	10	1,143	11		290	289	3,148	1.3%
180	RE-0.5	1,559	200		1,080	251	1,150		701	2,666	549	2	343	506	189	9,126	3.8%
181	RE-0.5C	16			101				322	200	213			76	309	1,237	0.5%
200	RE-1	807		23,380	7,814	511		14,329	7,734	402	41,777	3,857	3,811	20,408	4,982	129,812	53.7%
201	RE-1-C				151				201		7			360	177	896	0.4%
220	RE-2				1,273			8,347	1,941	1				16,323	672	28,557	11.8%
221	RE-2-C			1,939	120									175		2,234	1.0%
240	PREDOM. RES.	114	60		263	481	18	174	175	154	1,042	275	591	3,103	405	6,855	2.8%
245	PREDOM. RES. CLUSTER	1			13				5		104			319		442	0.2%
246	RA							23	72					59		124	0.1%
250	C-O	31	40		11	67	3		10	4		10	3		24	203	0.1%
260	C-OL	17	8		1	1	2		19	7	7	2	2	1	5	72	0.0%
261	C-QH		2			23	5		118			12			6	166	0.1%
270	C-G	27	102	69	101	68	27	61	32	492	1	11	16	141	29	1,177	0.5%
290	C-DM	10	9	16		7		13	41	14		3	26		3	142	0.1%
300	C-RMH		4		34				56	143						237	0.1%
310	C-N	12	11	9	11	30	6	9	17	50	16	14	28	7	19	239	0.1%
330	C-D	112	139	29	3	63	80	6	71	156	48	68	210	20	74	1,079	0.4%
335	PDC		317			9										326	0.1%
340	PREDOM. COMM.	22	33	80	16	29	2	16	230	156	54	26	25	23	87	799	0.3%

ACRES OF LAND BY ZONING CLASS
 Summarized By Planning District
 Page 2 of 2
 Fairfax County, Virginia

Zone Code	Zone Class	Annonadale A	Baileys B	Bull Run C	Fairfax D	Jefferson E	Lincolnia F	Lower Potomac G	McLean H	Mount Vernon I	Pohick J	Rose Hill K	Springfield L	Upper Potomac M	Vienna N	Total	Percentage
350	I-1					44	15		53			5				73	0.0%
370	I-S	2											19	20		85	0.0%
390	I-P	30	12	13		9	13	50	315		6		287	203	50	988	0.4%
410	I-L	64	5	74	17	144		6	55	10	46	22	509	481	112	1,545	0.7%
430	I-G			4		1		133					341	74		759	0.3%
450	PREDOM. IND.	340		166		4	169	161	23		54	32	143	269	20	1,381	0.6%
470	PL	362	74	13	116	82	15	560	152	1,071	24	91	270	20	46	2,903	1.2%
Other (Clifton, Herndon, Vienna)											163			2,725	2,340	5,228	2.2%
Totals:		10,191	3,710	28,268	12,761	5,188	1,745	24,288	17,118	12,406	48,022	8,339	9,229	49,447	11,170	241,882	100%
Percentage:		4.2%	1.5%	11.7%	5.3%	2.2%	0.7%	10.0%	7.1%	5.1%	19.9%	3.5%	3.8%	20.4%	4.6%	100%	
Source:		UDIS Parcel File, January, 1974															
Notes:		1 Functional descriptions of zoning class codes appear in Appendix B. 2 Figures may not add due to rounding. 3 The balance of the county's 257,000 acres are in roads, water and other areas not zoned.															

ACRES OF VACANT LAND BY ZONING CLASS
 Summarized By Planning District
 Page 1 of 2
 Fairfax County, Virginia

Zone Code	Zone Class	Annandale A	Baileys B	Bull Run C	Fairfax D	Jefferson E	Lincolnia F	Lower Potomac G	McLean H	Mount Vernon I	Pahick J	Rose Hill K	Springfield L	Upper Potomac M	Vienna N	Totals	Percentage
010	RPC												168	1,500		1,668	1.8%
020	PDH	102				10				9	285					406	0.4%
030	RM-1									16						16	0.0%
040	PAD				53											53	0.0%
050	RM-2	27	21	25		4				90			3	11	16	197	0.2%
060	RM-2G	4	6		23	16		35	139	13		1			9	246	0.3%
070	RM-2H		1		1	184									50	236	0.3%
080	RM-2M	6	24						42							72	0.0%
100	RM-3									1						1	0.0%
110	RT-10	4	2	110	3	2		1	7	67	3	9	43	14	16	281	0.3%
111	RT-5	2											110		4	116	0.1%
112	RTC-10	87	2	25	25	16	6	20	34	9	50	1	37	53	87	452	0.5%
113	RTC-5	13			41	8					98				10	170	0.2%
116	R-5									6		1	27			34	0.0%
120	R-10	48	2			76	8		53	189		163	5		8	552	0.6%
140	R-12.5	268	241	425	42	233	4	3	178	545	215	865	117	214	82	3,432	3.7%
141	R-12.5C	7		212					2	24	332	123	16	98	1	820	0.9%
160	R-17	198	46	179	4				227	203	121	44	1	22	43	1,088	1.2%
161	R-17-C	49		8	1	4			46	3	123			129	47	410	0.4%
180	RE-0.5	323	2		213	5	285		116	419	372	1	108	267	37	2,148	2.3%
181	RE-0.5-C	4			6				78	33	5			21	65	212	0.2%
200	RE-1	143		11,682	2,722	89		1,393	2,798	7	23,219	2,588	1,582	7,819	1,451	55,993	60.0%
201	RE-1-C				62				58					78	34	232	0.3%
220	RE-2				576			3,372	608	1				7,957	264	12,798	13.7%
221	RE-2-C				120									120		240	0.3%
240	PREDOM. RES.	73		1,153	144	456		48	96	28	816	255	244	2,232	21	5,566	6.0%
245	PREDOM. RES. CLUSTER				13						104			21		138	0.2%
246	R-A								5					18		23	0.0%
250	C-O	9	25		5	45	3		1	2			1		8	99	0.1%
260	C-OL		3			1	1		9	2	3	1	1		1	22	0.0%
261	C-OH	5	2				5		108			3			6	129	0.2%
270	C-G		16	35	10	22	11	6	6	111	1	4	4	113	7	346	0.4%
290	C-DM	9	2			2		13	41	8		1	11			87	0.1%
300	C-RMH	1	4		9				45	35						94	0.1%
310	C-N	3	3	1	4	6	1	4	3	22	3	9	5	1	7	72	0.0%
330	C-D	15	17	16		1	1	6	14	32	35	56	78	17	23	311	0.3%
335	PDC		265			4										269	0.3%
340	PREDOM. COMM.	3	2	60	1	8	1	1	122	39	47	5		5	44	338	0.4%

ACRES OF VACANT LAND BY ZONING CLASS
 Summarized By Planning District
 Page 2 of 2
 Fairfax County, Virginia

Zone Code	Zone Class	Planning Districts														Totals	Percentage	
		Annandale A	Baileys B	Bull Run C	Fairfax D	Jefferson E	Lincolnia F	Lower Patomac G	McLean H	Mount Vernon I	Pohick J	Rose Hill K	Springfield L	Upper Patomac M	Vienna N			
350	I-1						15		54			1					70	0.0%
370	I-S											13	5				18	0.0%
390	I-P	12	3			5		12	204		5	131	74	27			473	0.5%
410	I-L	12	4	74	9	42		2	29		28	6	380	145	59		790	0.9%
430	I-G	63		4		1		84					153	30			335	0.4%
450	PREDOM. IND.	42				4	134	112	4		48		115	254	1		714	0.8%
470	PL					1				11		3					15	0.0%
Other (Clifton, Herndon, Vienna)											69			1,218	215		1,502	1.6%
Totals:		1,532	693	14,014	4,107	1,245	475	5,112	5,127	1,925	26,592	4,140	3,243	22,436	2,643		93,284	100%
Percentage:		1.7%	0.8%	15.0%	4.4%	1.3%	0.5%	5.5%	5.5%	2.0%	28.3%	4.4%	3.5%	24.1%	2.8%		100%	

Source: UDIS Parcel File, January, 1974

Notes: 1 Functional descriptions of zoning class appear in Appendix B.
 2 Figures may not add due to rounding.

ACRES OF LAND BY LAND USE CATEGORY
 Summarized By Planning District
 Page 1 of 2
 Fairfax County, Virginia

Land Use Code	Land Use	Annandale A	Baileys B	Bull Run C	Fairfax D	Jefferson E	Lincolnia F	Lower Potomac G	McLean H	Mount Vernon I	Pohick J	Rose Hill K	Springfield L	Upper Potomac M	Vienna N	Total	Percentage
01	Single Family Dwelling	5,832	1,922	10,707	6,299	2,552	752	3,065	8,665	5,628	14,957	3,023	3,014	18,424	6,760	91,600	37.9%
02	Apartments	231	277	17	143	275	114	11	109	464		25	130	253	140	2,189	0.9%
03	Store	52	45	14		18	10	2	19	58	9	1	65	9	53	355	0.1%
04	Garage	4	5	1		10	6	1	3	2	2		4	21	1	60	0.0%
05	Service Station	21	13	27	3	14	16	10	18	38	10	7	10	21	24	232	0.1%
06	Factory	17	7			46		29					24	68	1	192	0.1%
07	Office	28	25	15	13	54	2	9	125	26	12	55	13	308	44	729	0.3%
08	Vacant Land	1,532	693	14,014	4,107	1,245	475	5,112	5,127	1,925	26,592	4,140	3,243	22,436	2,643	93,284	38.6%
09	Church	182	54	125	67	50	14	49	155	110	49	86	98	146	115	1,300	0.5%
10	School	363	165	77	564	208	45	14	597	316	261	223	150	157	263	3,403	1.4%
11	Barn and Outhouses	6	2	160	40	17	2	42	50	79	232	43	44	1,251	48	2,016	0.8%
12	Dwelling, Converted Apts.	1	2	2				5	1	5	1			160	3	180	0.1%
13	Store & Apt., Garage & Apt.	4		13	8	1		9		5	1	1		7	7	56	0.0%
14	Outlet Road			1		2	1	3			1		4			12	0.0%
15	Financial Institution	10	1	2		4	3	2	3	6	5	1	5	4	5	51	0.0%
16	Communication Facilities		3	5	3	5	2	2	13	21	4	207	3	45	1	314	0.1%
17	Garage & Car Sales Room		3			3	14		15	23			14	4	21	97	0.0%
18	Dwelling & Professional	3	3	6	1	1			1	7		3	2		1	28	0.0%
19	Store & Service Station	1	4			1		5	1	2	3	1		2	1	21	0.0%
20	Cemetery	14		4	228	98	4	1	6	5	14	53		35	3	465	0.2%
21	Lodge or Club House	30	5	433	88		105	6	14	95	3	4	164	116	174	1,237	0.5%
22	Park	1,054	100	1,556	371	216	39	3,036	666	283	3,912	344	302	1,846	178	13,903	5.8%
23	Utilities	105	2	47	3	15		74	146	40	863	35	21	183	194	1,728	0.7%
24	Government Services	9	1	206	96	29		8,642	592	301	34		911	2,498	11	13,330	5.5%
25	Professional Services	19	7	4	16	6			12	14	107		5	50	36	276	0.1%
26	Personal Services	3	2			1				1		1		1	2	11	0.0%
27	Business Services	191	25	3	2	18	49	65	103	19	11	9	245	93	84	917	0.4%
28	Repair Services	2		3	1				1	2			1	1		11	0.0%
29	Transportation	84					20	214			181	35	222			756	0.3%
30	Printing & Publishing														2	2	0.0%
31	Contract Construction Svc.	111							2				10	5	22	150	0.1%
32	Resource Prod. & Extract.	8		71		16		126	4	300	12		260	14	15	826	0.3%
33	Shopping Center	79	91	109	3	51	44		121	117	10	14	102	57	70	868	0.4%
34	Dwelling & Business	3	4	42	21	108	3	3	68	35	13	8	10	33	106	457	0.2%
35	Office-Store-Restaurant	1				2		4	1	14			1	12	5	40	0.0%
36	Corporates													40		40	0.0%
37	Townhouses & Patio House	52	12	46	19	9	5	10	37	53	94	1	91	141	50	620	0.3%
38	Restaurant	10	11	9	2	7	2	17	19	29		1	11	1	7	126	0.0%
39	Duplex Houses							2	1	151	3			1		159	0.1%
40	Motels & Hotels		4	13	7	13	5	18		75	1		9	29		174	0.1%
41	Airports														1	1	0.0%
42	Police Station									1						1	0.0%
43	Trailer Parks			89	30					157						276	0.1%
44	Reformatory			71				3,491								3,562	1.5%

ACRES OF LAND BY LAND USE CATEGORY
 Summarized By Planning District
 Page 2 of 2
 Fairfax County, Virginia

Land Use Code	Land Use	Annapdale A	Baileys B	Bull Run C	Fairfax D	Jefferson E	Lincolnia F	Lower Potomac G	McLean H	Mount Vernon I	Pohick J	Rose Hill K	Springfield L	Upper Potomac M	Vienna N	Total	Percentage
46	Condominium-Townhouse	1		5	354			176	94	6	21		21	31	5	714	0.3%
48	Condominium-Triplex	15		64	95					1	260					435	0.2%
49	Condominium-Apartment	40	37		62	25			50	131				273	13	631	0.3%
50	Condominium-Fourplex									235						235	0.1%
51	Condominium-Fiveplex							22		186						208	0.1%
52	Communal Land-Carport, Sp.												1			1	0.0%
55	Private Entertainment & Rec.	61	166	227	24	37	9	11	157	153	170	16	11	525	48	1,615	0.7%
56	Comm. Entertainment & Rec.	7	3	83	64	26	4		6	4		2	6	146	1	352	0.1%
57	Public Entertainment & Rec.	5	16		25	3			116	1,283	3		2		12	1,465	0.6%
60	Iwakota Farm										171					171	0.1%
County Total:		10,191	3,710	28,268	12,761	5,188	1,745	24,288	17,118	12,406	48,022	8,332	9,229	49,447	11,170	241,882	100%
Percentage:		4.2%	1.5%	11.7%	5.3%	2.2%	0.7%	10.0%	7.1%	5.1%	19.9%	3.5%	3.8%	20.4%	4.6%	100%	

Source: UDIS Parcel File, January, 1974

Notes: 1 Figures may not add due to rounding.
 2 The balance of the county's 257,000 acres is in roads, water and other areas not zoned.

Subcensus Tract ³	Appraised Land Value	Appraised Improvement Value	Appraised Total Value	Acres ²
1.010	8,091,154	17,282,753	25,373,907	158
1.020	7,616,415	13,671,343	21,287,758	242
1.030	3,376,727	8,987,057	12,363,784	90
2.010	6,618,036	13,896,997	20,515,033	229
2.020	5,040,216	15,644,072	20,684,288	139
2.030	1,892,850	5,559,464	7,452,314	48
2.040	1,800		1,800	1
3.010	3,256,668	6,487,340	9,744,008	94
3.020	5,179,501	14,834,922	20,014,423	181
3.030	3,509,850	9,438,357	12,948,207	68
3.040	1,715,226	2,543,438	4,258,664	94
4.010	10,911,313	30,369,429	41,280,742	283
4.020	674,000	1,321,982	1,995,982	41
4.030	3,014,463	7,546,373	10,560,836	145
4.040	4,489,414	2,528,592	7,018,006	485
5.010	16,836,350	39,247,608	56,083,958	547
5.020	6,379,452	15,517,434	21,896,886	235
5.030	2,202,857	3,140,649	5,343,506	94
6.010	7,535,802	13,259,352	20,795,154	464
6.020	8,387,328	26,156,658	34,543,986	269
6.030	2,904,640	7,239,543	10,144,183	123
6.040	862,000	2,631,020	3,493,020	27
7.010	5,244,175	5,249,126	10,493,301	198
7.020	9,304,734	18,993,281	28,298,015	353
7.030	3,578,538	8,982,803	12,561,341	208
8.010	16,266,430	29,031,555	45,297,985	1,078
8.020	9,712,653	14,235,981	23,948,634	594
8.040	2,517,178	3,856,843	6,374,021	96
9.010	7,133,021	23,873,767	31,006,788	262
9.020	7,703,204	25,902,964	33,606,168	247
9.030	5,588,358	13,076,737	18,665,095	239
10.010	5,775,450	15,190,495	20,965,945	153
10.020	11,330,451	33,776,986	45,107,437	284
10.030	3,311,100	5,148,825	8,459,925	269
11.010	8,316,311	5,875,331	14,191,642	422
11.020	1,136,875	2,447,606	3,584,481	62
11.030	10,096,254	21,942,950	32,039,204	456
11.040	8,612,714	12,435,542	21,048,256	348
12.010	7,045,600	178,681	7,224,281	4,146
13.010	6,952,747	4,325,844	11,278,591	2,489
13.020	15,807,023	10,584,430	26,391,453	6,540
14.010	6,033,565	13,369,019	19,402,584	130
14.020	9,301,769	22,269,887	31,571,656	493
15.010	6,077,166	7,972,003	14,049,169	488
15.020	11,148,196	18,067,951	29,216,147	416
16.010	7,640,417	20,879,826	28,520,243	309
16.020	6,329,294	10,328,350	16,657,644	361
16.030	1,980,513	4,598,867	6,579,380	94
16.040	3,219,119	5,387,710	8,606,829	151
17.010	7,373,679	20,738,087	28,111,766	306
17.020	2,139,502	4,510,278	6,649,780	88
17.030	5,911,426	14,778,611	20,690,037	219
18.010	2,190,967	5,828,296	8,019,263	42
18.020	2,526,988	6,447,710	8,974,698	39

Subcensus Tract ³	Appraised ¹		Appraised ¹		Appraised ¹	Acres ²						
	Land		Improvement									
	Value		Value		Value							
18.030	5,826,547		13,957,739		19,784,286	209						
19.010	7,569,109		21,094,186		28,663,295	127						
19.020	12,238,330		23,055,381		35,293,711	244						
19.030	2,164,991		3,867,815		6,032,806	36						
20.010	18,601,501		30,372,627		48,974,128	517						
20.020	4,149,361		8,472,455		12,621,816	141						
20.030	2,485,843		4,742,043		7,227,886	231						
20.040	10,442,146		15,156,480		25,598,626	734						
21.010	8,516,725		17,168,806		25,685,531	792						
21.020	7,544,260		6,233,457		13,777,717	1,029						
21.030	2,761,477		7,593,485		10,354,962	166						
22.010	4,549,440		9,001,877		13,551,317	252						
22.020	2,470,038		6,650,149		9,120,187	82						
22.030	6,111,227		10,314,309		16,425,536	280						
23.010	8,512,830		7,649,548		16,162,378	1,037						
23.020	5,112,798		9,308,068		14,420,866	893						
23.030	9,919,089		30,982,941		40,902,030	487						
23.040	6,974,308		7,233,428		14,207,736	242						
23.050	1,361,864		743,438		2,105,302	251						
23.060	589,489		168,851		758,340	131						
23.070	4,953,605		8,781,809		13,735,414	281						
23.080	993,706		2,126,816		3,120,522	77						
23.090	910,220		1,744,621		2,654,841	29						
24.010	9,487,951		13,830,315		23,318,266	383						
24.020	9,786,209		17,841,617		27,627,826	200						
24.030	11,104,889		17,753,609		28,858,498	260						
24.040	7,482,702		568,076		8,050,778	1,567						
25.010	11,789,940		20,219,032		32,008,972	444						
25.020	4,376,429		12,293,318		16,669,747	213						
25.030	6,075,637		11,951,786		18,027,423	188						
26.010	7,045,600		178,682		7,224,282	4,145						
27.010	15,244,819		44,758,586		60,003,405	522						
27.020	10,769,048		14,649,210		25,418,258	598						
28.010	7,446,601		5,000,763		12,447,364	3,667						
29.010	2,537,080		531,083		3,068,163	515						
29.020	132,288		48,376		180,664	47						
29.030	2,165,601		2,026,110		4,191,711	741						
29.040	7,124,227		8,264,482		15,388,709	629						
29.050	2,390,059		12,116,418		14,506,477	526						
29.060	2,117,138		825,511		2,942,649	451						
30.010	8,838,671		15,213,523		24,052,194	886						
31.010	7,977,776		19,555,735		27,533,511	514						
31.020	2,098,677		1,483,779		3,582,456	245						
31.030	17,491,612		40,179,494		57,671,106	1,004						
32.010	6,827,064		16,178,346		23,005,410	295						
32.020	6,766,485		14,366,537		21,133,022	483						
32.030	3,644,533		3,070,518		6,715,051	246						
32.040	23,433,984		55,389,867		78,823,851	1,438						
32.050	19,754,404		50,085,503		69,839,907	852						
32.060	3,127,052		177,202		3,304,254	434						
33.010	4,879,151		12,419,745		17,298,896	218						
34.010	5,027,951		13,017,095		18,045,046	168						
34.020	3,276,300		8,133,490		11,409,790	89						
34.030	2,689,900		6,505,279		9,195,179	83						

Subcensus Tract ³	Appraised Land Value	Appraised Improvement Value	Appraised Total Value	Acres ²
34.040	5,873,140	13,323,538	19,196,678	208
34.050	5,190,128	6,837,262	12,027,390	183
35.010	18,398,327	20,859,769	39,258,096	453
35.020	9,467,269	13,862,431	23,329,700	322
35.030	6,438,641	13,171,150	19,609,791	250
35.040	8,074,217	21,211,228	29,285,445	248
36.010	10,311,714	18,297,483	28,609,197	303
36.020	3,009,043	2,225,515	5,234,558	191
36.030	3,532,151	6,814,168	10,346,319	125
37.010	1,851,854	547,303	2,399,157	365
37.020	2,269,326	53,676	2,323,002	441
37.030	7,087,629	1,404,572	8,492,201	1,159
37.040	1,419,620	322,765	1,742,385	331
37.050	29,962,194	49,213,198	79,175,392	1,620
38.010	26,014,187	86,109,430	12,123,617	892
39.010	3,099,363	7,696,331	10,795,694	160
39.020	5,123,702	12,666,767	17,790,469	118
39.030	4,956,791	14,054,892	19,011,684	362
40.010	4,902,313	14,675,544	19,577,857	90
40.020	4,371,450	11,907,853	16,279,303	75
40.030	9,007,941	12,645,769	21,653,710	135
40.040	9,562,617	19,533,824	29,096,441	172
41.010	2,507,776	2,578,742	5,086,518	1,029
41.020	5,041,506	5,701,285	10,742,791	2,086
41.030	1,838,103	1,707,472	3,545,575	741
41.040	2,148,111	1,438,515	3,586,626	712
41.050	2,509,781	1,379,784	3,889,565	1,074
41.060	3,420,641	707,690	4,128,331	1,623
41.070	4,216,206	591,667	4,807,873	2,432
41.080	6,162,056	3,414,216	9,576,272	3,235
41.090	2,636,674	707,696	3,344,370	1,171
41.100	3,391,733	1,553,887	4,945,620	1,756
41.110	2,334,357	1,499,313	3,833,670	1,249
41.120	2,470,818	672,708	3,143,526	1,090
42.010	18,612,507	27,442,681	46,055,188	2,082
42.020	21,007,705	57,497,373	78,505,078	1,287
42.030	14,780,235	26,614,391	41,394,626	880
42.040	18,566,634	32,601,554	51,168,188	1,658
42.050	9,007,454	1,982,043	10,989,497	700
43.010	5,549,703	7,437,040	12,986,743	547
43.020	11,619,803	14,773,026	26,392,829	385
43.030	2,409,000		2,409,000	803
44.010	1,546,588	1,314,825	2,861,413	16
44.020	3,262,964	6,542,826	9,805,790	44
44.030	4,745,626	4,460,502	9,206,128	46
45.010	4,803,501	8,679,171	13,482,672	81
45.020	3,100,163	7,819,439	10,919,602	74
45.030	1,959,500	3,979,625	5,939,125	55
46.010	10,004,642	18,709,710	28,714,352	206
46.020	4,393,489	8,136,689	12,530,178	140
46.030	4,274,126	8,761,345	13,035,471	168
47.010	9,452,809	17,108,801	26,561,610	203
47.020	8,112,141	18,263,879	26,376,020	155

Subcensus Tract ³	Appraised Land Value	Appraised Improvement Value	Appraised Total Value	Acres ²
48.010	12,285,246	15,766,588	28,051,834	93
48.020	7,872,455	18,396,167	26,268,622	167
48.030	12,329,633	26,659,539	38,989,172	240
48.040	11,220,858	15,518,157	26,739,015	138
49.010	4,492,915	8,087,349	12,580,264	166
49.020	4,537,014	10,998,887	15,535,901	164
50.010	4,577,313	10,540,936	15,118,249	173
50.020	9,232,750	14,828,709	24,061,459	229
50.030	2,631,701	5,188,861	7,820,562	101
51.010	3,034,188	13,234,219	16,268,407	65
51.020	1,355,300	3,030,323	4,385,623	30
51.030	4,622,302	9,152,513	13,774,815	88
51.040	6,165,662	9,729,458	15,895,120	110
51.050	7,189,725	11,819,979	19,009,704	146
52.010	6,252,113	14,382,060	20,634,173	167
52.020	10,332,977	15,164,673	25,497,650	204
53.010	10,987,008	15,429,953	26,416,961	297
53.020	19,490,324	33,515,662	53,005,986	488
54.010	6,410,689	13,809,184	20,219,873	165
54.020	2,348,601	6,345,577	8,694,178	138
54.030	5,416,491	14,380,482	19,796,973	204
55.010	16,962,087	28,135,978	45,098,065	626
56.010	6,796,993	17,874,841	24,671,834	372
56.020	5,781,342	14,409,795	20,191,137	307
57.010	8,210,136	13,524,364	21,734,500	432
57.020	10,616,553	23,631,008	34,247,561	269
58.010	4,016,627	9,569,012	13,585,639	118
58.020	5,958,678	14,169,512	20,128,190	167
58.030	8,609,380	11,335,310	19,944,690	160
59.010	5,004,750	11,353,070	16,357,820	127
59.020	7,359,441	20,667,286	28,026,727	217
60.010	20,178,692	32,640,353	52,819,045	497
61.010	9,019,881	21,819,111	30,838,992	346
61.020	1,238,250	1,956,205	3,194,455	64
61.030	5,878,793	15,286,530	21,165,323	257
61.040	12,320,640	32,491,608	44,812,248	429
61.050	21,337,044	61,052,043	82,389,087	703
61.060	11,385,128	30,149,689	41,534,817	410
61.070	2,576,450	116,350	2,692,800	286
62.010	11,590,781	36,303,137	47,893,918	240
63.010	10,446,362	19,663,595	30,109,957	199
63.020	4,181,813	12,582,247	16,764,060	146
63.030	3,351,638	8,608,876	11,960,514	100
64.010	2,744,775	4,768,894	7,513,669	134
64.020	11,225,298	16,129,227	27,354,525	378
64.030	9,080,482	19,873,257	28,953,739	224
64.040	8,177,903	20,018,469	28,196,372	280
64.050	5,479,606	11,721,672	17,201,278	253
65.010	16,914,829	46,572,997	63,487,826	960
65.020	17,596,873	36,644,610	54,241,483	374
66.010	20,334,121	17,253,027	37,587,148	491
66.020	3,579,859	5,390,767	8,970,621	255
66.030	2,767,216	2,442,310	5,209,526	116
66.040	2,651,278	6,923,058	9,574,336	96

Subcensus Tract ³	Appraised		Appraised		Acres ²
	Land Value	Improvement Value	Total Value		
66.050	4,157,809	2,023,745	6,181,554	245	
67.010	16,506,493	30,586,916	47,093,409	630	
67.020	10,649,233	22,237,074	32,886,307	237	
68.010	861,738	1,721,641	2,583,379	43	
68.020	14,323,911	39,077,838	53,401,749	349	
68.030	5,568,454	10,840,496	16,408,950	257	
68.040	12,589,814	29,921,075	42,510,891	400	
68.050	5,636,878	12,812,688	18,449,566	224	
68.060	4,876,922	6,549,298	11,426,220	175	
68.070	14,886,944	15,124,984	30,011,928	299	
68.080	3,656,031	8,584,070	12,240,101	92	
69.010	15,650,888	32,131,378	47,782,266	625	
69.020	4,441,574	11,350,544	15,792,120	109	
70.010	4,461,563	11,101,272	15,562,835	109	
70.020	3,192,063	6,643,161	9,835,224	67	
70.030	6,093,915	10,013,454	16,107,369	100	
71.010	1,688,439	4,875,292	6,563,731	43	
71.020	2,858,576	6,053,588	8,912,164	58	
71.030	2,640,601	5,342,434	7,983,035	76	
71.040	4,836,414	12,874,715	17,711,129	100	
72.010	4,221,931	8,549,276	12,771,207	57	
72.020	3,077,650	7,402,143	10,479,793	63	
72.030	7,427,502	11,078,045	18,505,547	165	
72.040	5,394,719	12,859,981	18,254,700	63	
73.010	5,583,767	8,722,356	14,306,123	423	
73.020	17,054,181	41,530,609	58,584,790	594	
73.030	7,613,081	16,476,112	24,089,193	391	
74.010	24,670,730	39,739,939	64,410,669	483	
74.020	12,786,128	67,545,287	80,331,415	564	
74.030	3,373,326	149,578	3,522,904	156	
74.040	2,699,439	4,136,811	6,836,250	197	
75.010	5,157,151	1,590,665	6,747,816	310	
75.020	8,828,803	23,430,657	32,259,460	231	
75.030	3,613,363	7,353,428	10,966,791	83	
75.040	2,685,001	6,188,079	8,873,080	69	
75.050	3,229,540	7,415,915	10,645,455	116	
75.060	3,986,526	10,093,242	14,079,768	107	
75.070	1,962,726	4,232,581	6,195,307	61	
76.010	8,648,004	3,072,976	11,720,980	2,981	
76.020	3,759,639	5,920,460	9,680,099	782	
76.030	5,771,428	3,455,207	9,226,635	1,280	
76.040	8,739,457	4,404,537	13,143,994	2,083	
76.050	14,345,344	9,082,355	23,427,699	1,372	
76.060	7,338,529	13,174,482	20,513,011	311	
76.070	15,268,817	9,831,384	25,100,201	805	
76.080	2,063,551	1,952,061	4,015,612	88	
76.090	14,746,761	9,411,285	24,158,046	455	
77.010	11,327,464	70,628,401	81,955,865	653	
78.010	6,437,584	3,053,322	9,490,906	1,729	
78.020	8,978,274	5,255,376	14,233,650	2,508	
78.030	5,350,449	4,843,408	10,193,857	1,120	
78.040	3,713,357	2,204,198	5,917,555	784	
78.050	7,871,969	8,701,331	16,573,300	1,308	
78.060	12,940,437	13,194,790	26,135,227	2,531	

Subcensus Tract ³	Appraised	Appraised	Appraised	Acres ²
	Land Value	Improvement Value	Total Value	
78.070	4,754,654	7,804,519	12,559,173	548
78.080	15,913,313	24,562,615	40,475,928	1,932
78.090	6,839,769	3,262,505	10,102,274	89
79.010	9,493,399	13,055,436	22,548,835	727
79.020	6,833,297	9,961,717	16,795,014	483
79.030	10,427,766	31,661,012	42,088,778	259
79.040	38,471,224	15,189,156	53,660,380	601
79.050	17,958,947	41,156,751	59,115,698	131
80.010	2,143,814	4,111,544	6,255,358	78
80.020	6,066,739	15,111,203	21,177,942	189
80.030	12,581,159	23,716,213	36,297,372	329
80.040	4,606,102	11,529,610	16,135,712	143
80.050	2,456,701	3,024,990	5,481,691	72
80.060	7,281,432	5,904,095	13,185,527	67
81.010	13,252,934	19,070,251	32,323,185	402
81.020	1,076,252	507,039	1,583,291	47
81.030	10,898,519	15,614,414	26,512,933	392
81.040	5,409,867	11,025,151	16,435,018	200
81.050	8,478,698	18,997,696	27,476,394	263
82.010	16,710,357	35,035,112	51,745,469	377
82.020	2,400,613	3,739,960	6,140,573	106
82.030	6,517,766	11,581,515	18,099,281	189
83.010	4,002,842	4,290,805	8,293,647	212
83.020	3,460,791	5,158,166	8,618,957	98
83.030	3,659,903	8,357,561	12,017,464	103
83.040	5,071,781	6,264,274	11,336,055	71
83.050	2,933,552	15,075	2,948,627	80
83.060	5,076,691	11,830,078	16,906,769	62
83.070	2,450,039	7,915,593	10,365,632	30
83.080	23,709,385	41,544,421	65,253,806	509
84.010	4,005,841	8,089,019	12,094,860	130
84.020	11,551,520	28,619,145	40,170,665	309
85.010	7,952,925	12,831,558	20,784,483	159
85.020	5,584,114	13,373,613	18,957,727	163
85.030	4,252,975	8,465,686	12,718,661	149
85.040	4,986,650	13,116,383	18,103,033	124
85.050	2,449,838	5,794,949	8,244,787	77
85.060	3,289,800	7,702,560	10,992,360	80
86.010	1,524,763	3,171,017	4,695,780	43
86.020	1,974,500	4,549,765	6,524,265	62
86.030	2,132,125	5,015,040	7,147,165	68
86.040	2,749,000	6,074,552	8,823,552	80
86.050	2,219,900	5,013,633	7,233,533	65
86.060	5,679,728	12,101,612	17,781,340	149
86.070	2,766,463	8,441,114	11,207,577	77
86.080	4,543,255	9,932,087	14,475,342	181
87.010	1,717,914	1,680,891	3,398,805	74
87.020	2,999,265	5,617,695	8,616,960	127
87.030	6,036,153	9,086,006	15,122,159	171
88.010	8,316,552	16,357,806	24,674,358	316
88.020	9,617,702	26,381,416	35,999,118	219
88.030	3,302,250	6,726,946	10,029,196	73
88.040	2,699,777	4,699,218	7,398,995	183
88.050	3,546,451	8,178,502	11,724,953	102
88.060	1,233,300	2,679,221	3,912,521	32

Subsensus Tract ³	Appraised	Appraised	Appraised	Acres ²
	Land	Improvement	Total	
	Value	Value	Value	
89.010	6,541,233	4,373,152	10,914,385	810
89.020	5,701,256	4,558,908	10,260,164	1,288
89.030	4,640,658	446,142	5,086,800	963
90.010	17,026,073	17,095,717	34,121,790	1,184
91.010	23,999,529	34,690,141	58,689,670	1,377
92.010	6,188,834	610,867	6,799,701	1,248
92.020	2,900,828	211,113	3,111,941	468
92.030	23,963,648	77,516,502	101,480,150	767
92.040	28,600,944	47,349,843	75,950,787	1,759
92.050	5,628,465	2,709,914	8,338,379	1,164
92.060	23,353,838	27,644,302	50,998,140	1,135
92.070	67,791,315	111,404,879	179,196,194	3,704
93.010	2,206,754	573,903	2,780,657	505
93.020	8,618,068	20,105,799	28,723,867	516
93.030	4,035,833	5,060,193	9,096,026	429
93.040	3,935,264	1,459,912	5,395,176	888
93.050	1,133,278	1,330,677	2,463,955	176
93.060	2,657,842	4,315,409	6,973,251	243
93.070	20,214,617	19,480,288	39,694,905	539
93.080	7,386,911	13,640,390	21,027,301	1,027
93.090	7,752,042	17,295,687	25,047,729	329
93.100	5,567,866	14,717,472	20,285,338	291
94.010	6,153,445	6,836,626	12,990,071	349
94.020	1,187,738	1,001,385	2,189,123	278
94.030	11,766,484	3,348,696	15,115,180	1,982
94.040	1,594,517	488,342	2,082,859	634
94.050	1,402,028	312,779	1,714,807	461
94.060	6,882,875	3,458,192	10,341,067	2,034
94.070	9,589,607	6,274,762	15,864,369	857
94.080	4,068,488	4,865,671	8,934,159	1,021
94.090	8,683,705	18,610,901	27,294,606	992
94.100	4,812,009	4,557,304	9,369,313	1,088
94.110	6,295,867	8,408,534	14,704,401	1,109
94.120	2,731,631	1,338,042	4,069,673	404
94.130	7,854,086	4,352,521	12,206,607	1,895
94.140	3,204,132	1,958,030	5,162,162	911
94.150	3,560,780	5,511,408	9,072,188	675
94.160	3,522,829	3,769,070	7,291,899	628
95.010	2,732,550	2,916,093	5,648,643	540
95.020	10,016,301	25,943,749	35,960,050	575
95.030	7,429,435	8,087,008	15,516,443	1,760
95.040	15,034,166	36,646,009	51,680,175	916
95.050	1,606,231	1,808,154	3,414,385	349
95.060	3,116,707	1,166,186	4,282,893	318
96.010	14,912,612	31,558,794	46,471,406	552
97.010	12,096,227	21,614,038	33,710,265	338
98.010	13,746,664	30,968,819	44,715,483	490
99.010	27,974,061	64,343,175	92,317,236	935
100.010	2,244,502	1,901,031	4,145,533	182
100.020	7,087,816	5,580,321	12,668,137	253
100.030	1,868,322	3,151,589	5,019,911	166
100.040	2,658,672	5,384,328	8,043,000	128
100.050	2,417,878	6,105,069	8,522,947	157
100.060	4,130,292	794,256	4,924,548	253

APPRAISED VALUATIONS¹
 Page 8 of 8
 Fairfax County, Virginia

REPORT L-4

Subcensus Tract ³	Appraised	Appraised	Appraised	Acres ²
	Land Value	Improvement Value	Total Value	
100.070	801,200	2,185,218	2,986,418	36
101.010	1,886,702	3,950,040	5,836,742	90
101.020	4,583,375	37,123,931	51,707,306	450
102.010	2,046,150	84,464	2,130,614	573
102.020	910,728	262,965	1,173,693	466
102.030	5,681,981	1,364,930	7,046,911	1,838
102.040	5,067,403	699,001	5,766,404	1,603
102.050	6,270,078	7,256,371	13,526,449	1,345
102.060	1,011,630	416,578	1,428,208	46
102.070	2,015,593	376,241	2,391,834	1,538
102.080	5,042,108	332,542	5,374,650	3,565
102.090	4,926,247	33,608,406	48,534,853	2,473
102.100	1,765,944	713,598	2,479,542	467
102.110	2,136,640	1,658,839	3,795,479	149
102.120	24,666,451	385,838	25,052,289	2,469
103.010	11,333,541	23,264,722	34,598,263	950
103.020	3,094,200	886,783	3,980,983	1,210
103.030	2,150,323	2,184,129	4,334,452	496
103.040	21,200,200	72,920,035	94,120,235	1,933
103.050	1,978,770	842,021	2,820,791	746
103.060	2,114,843	807,984	2,922,827	260
103.070	4,703,543	4,466,398	9,169,941	672
104.010	1,292,056	524,893	1,816,949	866
104.020	2,342,838	1,179,399	3,522,237	1,588
104.030	1,260,256	553,394	1,813,650	849
104.040	6,741,897	15,312,764	22,054,661	1,121
104.050	6,127,941	1,447,652	7,575,593	1,954
105.010	1,716,393	1,019,406	2,735,799	268
105.020	8,564,011	9,651,610	18,215,621	2,330
106.010	2,287,683	460,357	2,750,040	1,219
106.020	6,682,532	6,957,260	13,639,792	2,151
106.030	2,634,006	2,884,832	5,518,838	995
106.040	3,185,835	2,692,355	5,878,190	1,110
106.050	844,614	812,105	1,656,719	277
106.060	6,248,605	4,509,230	10,757,835	2,247
106.070	3,411,701	1,899,553	5,311,254	2,487
106.080	677,552	323,666	1,001,218	305
106.090	2,664,816	1,093,208	3,758,024	1,534
106.100	2,190,507	240,579	2,431,086	1,811
106.110	218,451	105,765	324,216	102
106.120	677,413	418,103	1,095,516	296
106.130	989,063	1,206,818	2,195,881	308
106.140	939,690	293,253	1,232,943	556
106.150	449,876	558,216	1,008,092	178
106.160	2,276,890	107,438	2,384,328	1,465
107.010	948,815	1,317,557	2,266,372	157
TOTALS:	2,978,745,897	5,277,470,574	8,256,216,471	240,235

Source: UDIS Parcel File, July, 1974

- Notes:
- 1 Appraised valuations are as of June 28, 1974.
 - 2 Acreage data as of July, 1974.
 - 3 Subcensus tracts are locally-defined subdivisions of United States Census Tracts, developed for purposes of data aggregation. The number to the left of the decimal point refers to the United States Census Tract number as used in the 1970 Census. The numbers to the right refer to the subcensus designation.

APPENDICES

APPENDIX A

SUBJECT: UDIS RESIDENTIAL MONITOR SYSTEM: METHOD, ASSUMPTIONS, AND LIMITATIONS

General: The design of the "Bottom Up" Residential Monitor System is based on the assumption that existing county records, if correctly assembled and inter-related, can identify the extent, nature and location of residential construction activity over a five-year period with reasonable accuracy.

Method: The land development process in Fairfax County has been divided into nine identifiable check points. Each check point is associated with a specific county record. In addition the check points indicate progressively higher likelihoods that a given development plan will ultimately result in completed housing units. For this reason the nine check points constitute nine "confidence levels" and can be related to county growth policy alternatives in the following manner:

<u>Check Point</u>	<u>Confidence Level</u>	<u>Growth Policy</u>
● Under Construction	9	Committed Growth
● Building Permit issued but not under construction	8	Committed Growth
● Site Plan and/or Subdivision Plat Approved	7	Anticipated Growth*
● Site Plan and/or Subdivision Plat Submitted	6	Anticipated Growth
● Rezoning Granted	5	Probable Growth
● Rezoning Pending: Likely	4	Probable Growth
● Rezoning Pending: Uncertain	3	Probable Growth
● Rezoning Pending: Unlikely	2	Possible Growth
● Rezoning Denied or Withdrawn (Since June, 1972)	1	Possible Growth

*Approved Subdivision Plats should be considered "Committed Growth" in large lot areas which can use septic tanks.

Files: Pertinent county records regarding the nine check points are compiled into the following files:

- Building Permit File (computer)
- Footings Inspection File (computer)
- Residential Use Permits File (computer)
- Rezoning Case File (computer)
- Builder Plans Monitor Cards (manual)

Printouts from the various computer files are posted manually to the Builder Plans Monitor Cards which subsequently are keypunched and used to create the Master Residential Builder Plans File (computer).

Reports: The Residential Builder Plans File can be used to produce reports in dozens of formats involving different combinations of geographic areas, confidence levels, and methods of tabulation. Initially the following reports were produced:

- Subdivision Summary of Construction Activity
- Sewershed Summary of Construction Activity
- Map Reference Number Summary of Construction Activity
- Subcensus Tract Summary of Construction Activity
- Elementary School Summary of Construction Activity
- Planning District Summary of Construction Activity
- Magisterial District Summary of Construction Activity
- Confidence Level Summary of Construction Activity
- Committed Growth/Anticipated Growth Summary of Construction Activity

Assumptions and Limitations: The monitoring process, for the sake of consistency, requires a careful statement of the assumptions made and the limitations connected with the data. The following items pertain to the monitoring compilation completed in April, 1974.

1. Time Period: The compilation or "Forecast" is effective as of April, 1974. It reflects the following data:
 - Building Permits Information through April, 1974
 - Inspection Data through December 31, 1973
 - Site Plan and subdivision plat data through April, 1974
 - Rezoning case data through April, 1974
2. Older Subdivisions: In cases of older subdivisions, with some remaining vacant lots, the compilations include only those older subdivisions for which some form of building or inspection activity was recorded since January 1, 1972.
3. Completion Dates, Start Dates, Permit Issue Dates:
 - Completion dates are held to be synonymous with the issue date of Residential Use Permits (RUP). Where the recordation of RUP's lags, a similar delay will appear in the record of completions. Thus, many housing units which were substantially completed in 1972 may not be recorded as completions until 1973, etc. Prior to the advent of the RUP midway through 1972, the electrical inspection date was used as a completion date.

- Footing Inspection Dates are used as Start Dates. It is not necessary that the footings be approved in order to register a construction start.
 - Building Permits are considered to be outstanding when the Permit Application is approved, rather than when the permit is actually transmitted to the builder. The permits remain outstanding until final inspection or the issuance of a Residential Use Permit.
4. Rate of Construction:
- The rate of construction in terms of housing units estimated to be completed in specified future years is based on the particular builder's record in previous projects or on an actual builder survey. In either case, the estimate considers also the check point or "confidence level" at which the project stands.
 - If the analyst has no information upon which to make a judgement regarding the expected rate of construction, the balance of housing units yet to be built will appear in the "Future Years" column.
5. Confidence Level 7: CL-7's typically show the rate at which the particular builder would be likely to proceed in view of the market situation and his past performance if he is free from constraints such as a sewer hook-up moratorium. It should be noted that non-septic tank construction plans having a confidence level of 7 can be delayed by a sewer moratorium, but not by a rezoning moratorium.
6. Effect of Moratorium on Confidence Levels 8 and 9: In view of the sewer moratorium and the Interim Development Control Ordinance, individual building schedules in the CL-8 and CL-9 levels could be effected in the following opposite manners:
- a) CL-8 and CL-9 construction would be accelerated by builders who wish to bring their operations in Fairfax County to a close in order to move to other areas, or to minimize the losses which they would suffer in continuing to operate at less than full speed.
 - b) On the other hand, CL-8 and CL-9 construction would be slowed down by builders who decide to wait out the moratoriums. They would reduce their construction rate and work force, and concentrate on trying to hold together a viable nucleus organization to await what they consider to be better times.

7. Assignment of Confidence Levels to Rezoning Cases: Pending rezonings cases normally are rated according to their likelihood of passage in the judgement of several county staff members working together. When a rezoning case stands up well to sound planning criteria and the staff members' interpretation of current Board policy, the case is assigned a confidence level of 4 which means "Rezoning Likely." On the other hand, when a case is obviously not in accord with current Board policy or sound planning principles, the case is assigned a confidence level of 2, meaning "Rezoning Unlikely." When the staff members feel unable to estimate the likelihood of rezoning, they assign a confidence level of 3, meaning "Rezoning Uncertain." Rezoning cases which have been withdrawn or denied within the past two years carry a confidence level of 1. The theory is that these areas are still actively under consideration for development. A rezoning case assumes a confidence level of 5 when it is granted.

Due to the zoning process restrictions included in the Interim Development Control Ordinance, no judgements have been made in the May, 1974 Standard Reports as to the likelihood of pending rezoning applications being granted. For this reason, confidence levels 4 and 2 are blank in Report CA-8.

APPENDIX B
ZONING CODES

<u>CODE</u>	<u>ZONING DES.</u>	<u>RESIDENTIAL</u>
010	RPC	(Residential Planned Community)
020	PDH,	(Planned Development Housing)
030	RM-1	(Semi-Det.)
040	PAD	(Planned Apt. Development)
050	RM-2	(Apartments)
060	RM-2G	(Apartments - Garden)
070	RM-2H	(Apartments - High-Rise)
080	RM-2M	(Apartments - Medium- Rise)
100	RM-3	(Mobile Homes)
110	RT-10	(Town Houses - 10 Units per Acre)
111	RT-5	(Town Houses - 5 Units per Acre)
112	RTC-10	(Town House Cluster - 10 Units per Acre)
113	RTC-5	(Town House Cluster - 5 Units per Acre)
116	R-5	(Residential Garden Court - 6 Houses per Acre)
120	R-10	(10,000 sq. ft.)
140	R-12.5	(12,500 Sq. ft.)
141	R-12.5-C	(12,500 Sq. ft. - Alt. Devlp. or Cluster)
160	R-17	(17,000 Sq. ft.)
161	R-17-C	(17,000 Sq. ft. - Alt. Devlp. or Cluster)
180	RE-0.5	($\frac{1}{2}$ Acre)
181	RE-0.5-C	($\frac{1}{2}$ Acre - Alt. Devlp. or Cluster)
200	RE-1	(1 Acre)
201	RE-1-C	(1 Acre - Alt. Devlp. or Cluster)
220	RE-2	(2 Acres)
221	RE-2-C	(2 Acres - Alt. Devlp. or Cluster)
240	Predominantly residential, but contains other zoning classes or a combination of residential zoning.	
245	Predominantly residential, but contains other zoning classes or a combination of residential zonings (CLUSTER).	
246	R-A	(Residential - Agricultural)

<u>CODE</u>	<u>ZONING DES.</u>	<u>COMMERCIAL</u>
250	C-O	(Office)
260	C-O-L	(Office - Low-Rise)
261	C-O-H	(Office - High-Rise)
270	C-G	(General)
290	C-D-M	(Motel)
300	C-R M H	(Commercial High-Rise - Apartments)

<u>CODE</u>	<u>ZONING DES.</u>	<u>COMMERCIAL</u>
310	C-N	(Neighborhood)
330	C-D	(Design Shopping)
335	P-D-C	(Planned Development Commercial)
340	Predominantly commercial, but contains other zoning classes or a combination of commercial zonings.	

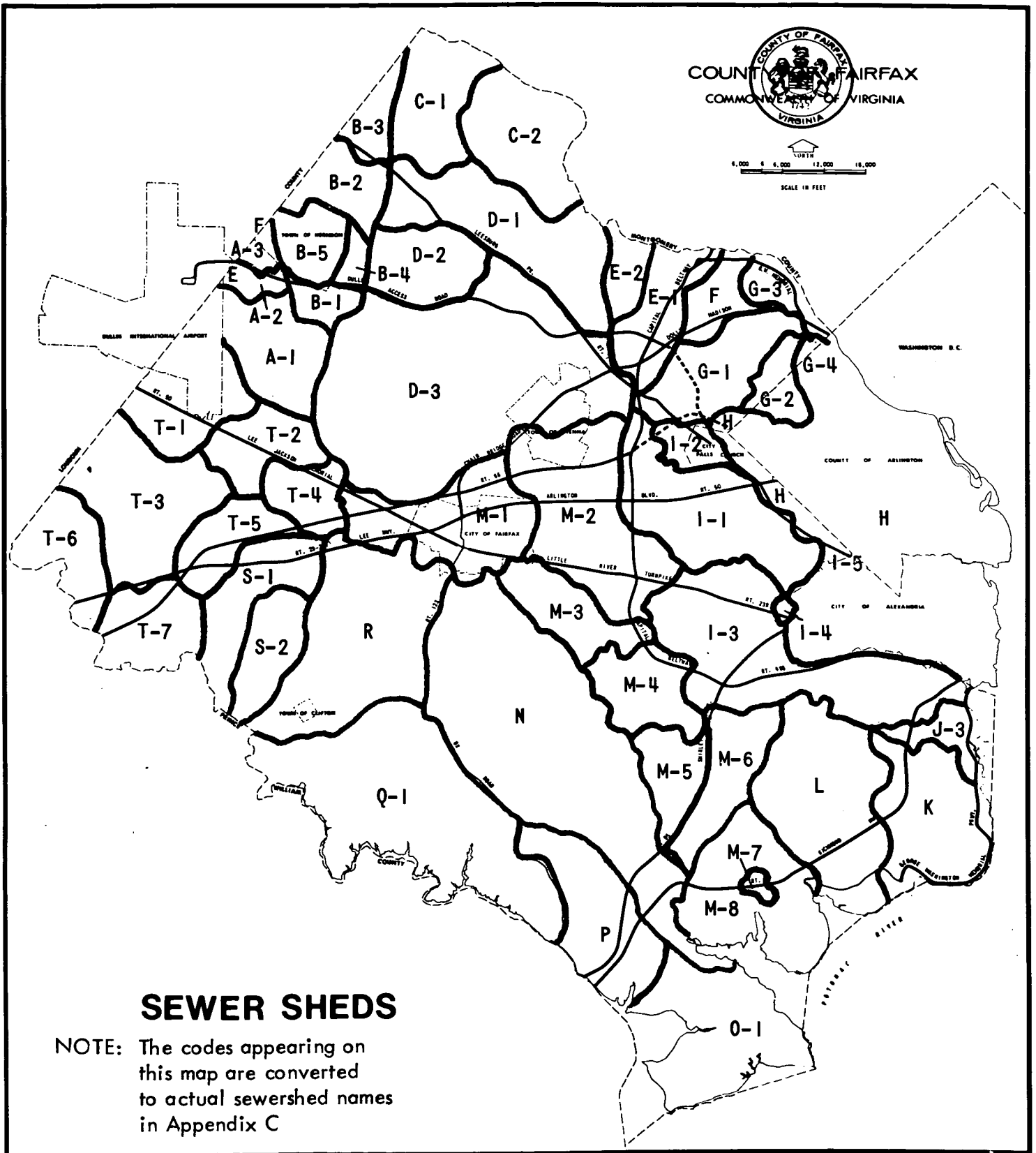
<u>CODE</u>	<u>ZONING DES.</u>	<u>INDUSTRIAL</u>
350	I-I	(Institutional)
370	I-S	(Specialized)
390	I-P	(Park)
410	I-L	(Limited)
430	I-G	(General)
450	Predominantly industrial, but contains other zoning classes or a combination of industrial zoning.	
470	PL	(Public Lands)

APPENDIX C
SEWERSHED CODES

<u>CODE</u>	<u>SEWERSHED</u>	<u>SERVICING TREATMENT PLANT</u>	<u>CODE</u>
A-1	Horsepen Creek	Blue Plains	BP
A-2	Horsepen Creek E Branch	Blue Plains	BP
A-3	Horsepen Creek F Branch	Blue Plains	BP
B-1	Sugarland Run	Blue Plains	BP
B-2	Sugarland Run	Blue Plains	BP
B-3	Sugarland Run	Blue Plains	BP
B-4	Sugarland Run	Blue Plains	BP
B-5	Sugarland Run	Blue Plains	BP
C-1	Nichols Run	Blue Plains	BP
C-2	Pond Branch	Blue Plains	BP
D-1	Colvin Run	Blue Plains	BP
D-2	Colvin Run	Blue Plains	BP
D-3	Difficult Run	Blue Plains	BP
E-1	Scotts Run	Blue Plains	BP
E-2	Bull Neck Run	Blue Plains	BP
F	Dead Run	Blue Plains	BP
G-1	Pimmit	Blue Plains	BP
G-2	Little Pimmit	Blue Plains	BP
G-3	Turkey Run	Blue Plains	BP
G-4	Strohan Run	Blue Plains	BP
<u>H</u>	Four Mile Run	Arlington	AR
I-1	Cameron	Westgate/Alexandria	WG/AL
I-2	Cameron	Westgate/Alexandria	WG/AL
I-3	Cameron	Westgate/Alexandria	WG/AL
I-4	Cameron	Westgate/Alexandria	WG/AL
I-5	Lucky Run	Alexandria	AL
J-3	Belle Haven	Westgate	WG
<u>K</u>	Little Hunting Creek	Little Hunting Creek	LH
L	Dogue Creek	Dogue Creek	DC
M-1	Accotink Creek	Lower Potomac	LP
M-2	Accotink Creek	Lower Potomac	LP
M-3	Accotink Creek	Lower Potomac	LP
M-4	Accotink Creek	Lower Potomac	LP
M-5	Accotink Creek	Lower Potomac	LP
M-6	Long Branch	Lower Potomac	LP
M-7	Fort Belvoir	Fort Belvoir	FB
M-8	Fort Belvoir	Fort Belvoir	FB
N	Pohick	Lower Potomac	LP
O-1	Kane	None	None
P	Mill Branch	None	None
Q-1	Occoquan	None	None
R	Popes Head Creek	Clifton No Sewer Avail.	CL

<u>CODE</u>	<u>SEWERSHED</u>	<u>SERVICING TREATMENT PLANT</u>	<u>CODE</u>
S-1	Little Rocky	None	None
S-2	Johnny Moore	None	None
T-1	Cub Run	Upper Cub Run	UC
T-2	Cub Run	Flatlick	FL
T-3	Cub Run	Middle Cub Run	MC
T-4	Cub Run	Greenbriar	GR
T-5	Cub Run	Big Rocky Run	BR
T-6	Bull Run	None	None
T-7	Cub Run	None	None

APPENDIX D



(October, 1974)

APPENDIX H
SUMMARY OF ADDITIONS AND REVISIONS

The May, 1974 Standard Reports, as amended by the October, 1974 Supplement, constitute the complete and current set of Standard Reports.

Earlier revisions which have been superseded are:

August, 1973 (Superseded)

September, 1973 (Superseded)

October, 1973 (Superseded)

April, 1974 Supplement (Superseded)

Report CA-5 incorporates Reports CA-1 through CA-4 which appeared in earlier editions of the Standard Reports. Similarly, Report CA-9 has been deleted.