EXCLUSION AND ZONING
THE ORIGINS AND LEGACY OF SINGLE FAMILY RESIDENTIAL ZONING

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WHAT DOES ZONING DO?

- Divides areas of urban areas into zones for pre-approved use:
  - Industrial
  - Commercial
  - Residential
  - Etc.

- Excludes uses not listed as acceptable

- Can also regulate intensity of use, height, bulk, size, placement, etc.
ZONING CODE EVOLUTION

Legend: Land-use NYC
- Residential
- Mixed Use
- Commercial
- Parks
- Transport / Parking
- Institutions
- Industrial
- Vacant Lots

Source: CMAP/Oasis

Table 1: Denver Zoning Districts

<table>
<thead>
<tr>
<th>1923</th>
<th>1957</th>
<th>1994</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 residential</td>
<td>6 business</td>
<td>16 residential</td>
</tr>
<tr>
<td>3 business</td>
<td>1 office/institution</td>
<td>12 business</td>
</tr>
<tr>
<td>3 commercial</td>
<td>1 park</td>
<td>7 mixed-use</td>
</tr>
<tr>
<td>2 industrial</td>
<td>3 special</td>
<td>2 office</td>
</tr>
<tr>
<td></td>
<td>3 industrial</td>
<td>1 park</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3 industrial</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 planned unit development (PUD)</td>
</tr>
</tbody>
</table>

Total = 13
Total = 19
Total = 42
EARLY ZONING CODES

- NYC 1916 Code (Top right)
- Euclid OH 1922 (Bottom right)
CHINESE?

NO! NO! NO!

Come to 10th and A Streets at 7:30 Monday evening and express your opinion on the Chinese question.

CHINESE

NO! NO! NO!

Baltimore Tries Drastic Plan of Race Segregation

Strange Situation Which Led the Oriole City to Adopt the Most Pronounced “Jim Crow” Measure on Record.

Race Segregation Law Is Attacked

Louisville Case Argued in Supreme Court; Other Cities Affected.

Only Members of the Caucasian Race

Washington, Apr...
ZONING PROTECTS

From: Big Plans: The Allure and Folly of Urban Design
EXCLUSIONARY ZONING

- Bans on multifamily – duplex to high density apartments
- Bans on mobile homes
- SF zones with minimum lot sizes, architectural design features, etc.
- OR has already banned some of these!
- But the creation of large SF zones is common
Portland Exclusion Vs. Income

Portland’s highest income Census block groups mapped against its first 15 exclusionary zones from 1924 rezoning. Map by Neil Heller. Median income data: Census American Community Survey.

Socioeconomics in Baltimore

Following the funeral of Freddie Gray, a 25-year-old black man who died after he was injured in police custody, disturbances broke out a few blocks from the site of the service. Demonstrations turned violent and spread through parts of Baltimore on Monday.

New Shiloh Baptist Church (location of Gray’s funeral)

BLACK/AFRICAN AMERICAN POPULATION
As a percentage of total population

INCOME PER CAPITA IN THE PAST 12 MONTHS
In 2013 inflation-adjusted dollars

UNEMPLOYMENT
Unemployed population* as a percentage of total
CREATING HOUSING CHOICES
64% of housing is single family detached
84% of these homes are owner occupied
% of Racial Groups living in SF detached
- **66%** White non-Hispanic
- 46% Latinos
- **36%** Blacks
- 52% Native
- 44% Native Hawaiian
- 60% Asian

**Median Household Income (2011 – 2015)**

- Asian (Non-Hispanic): $65,623
- White (Non-Hispanic): $53,185
- All Oregonians: $51,489
- Two or More Races (Non-Hispanic): $43,138
- Hispanic: $41,062
- Other Races (Non-Hispanic): $41,009
- American Indian, Alaskan Native (Non-Hispanic): $36,046
- Native Hawaiian, Other Pacific Islander (Non-Hispanic): $35,040
- African American (Non-Hispanic): $32,509


MIDDLE HOUSING OPTIONS
STATE LAND-USE SYSTEM GOALS
CONCERNS RAISED ABOUT GOALS

- Goal 1 - Citizen Involvement: “insures the opportunity for citizens to be involved in all phases of the planning process.”
- Goal 10 – Housing: To provide for the housing needs of citizens of the state.
QUESTIONS?

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Liberty, Robert. https://lawdigitalcommons.bc.edu/cgi/viewcontent.cgi?referer=https://www.google.com/&httpsredir=1&article=1177&context=ealr