

# Urban Land Use Models

AMSCO

## I. Urban Models

- \* They classify and categorize land use in urban areas
- \* They describe how various urban land uses are segregated spatially
- \* They offer explanations for the location of different urban land uses

### A. Urban Zones

1. Functional Zonation: the idea that portions of an urban area, regions, or zones within the city - have specific and distinct purposes.
  - a) zones fit together like a puzzle

### B. The Central Business District (CBD)

1. Commercial heart of the city
2. Often located at the physical center of the city
3. Focus of transportation and services
4. Bid Rent curves explain land use in CBD's (too expensive for anything other than commercial)
  - \* Show Bid Rent Curves\*
5. CBD has skyscrapers and "underground cities": parking, shopping, rapid transit.
6. CBD's rarely have manufacturing b/c cost is so high.
7. Usually have high density housing

## II. Models of North American Cities

### A. Concentric Zones (Burgess Model)

1. Describes a city as a series of rings that surround a central business district.

a) 1<sup>st</sup> ring surrounding the CBD: Zone of Transition: industrial mixed with poorer quality housing. Housing older sub-divided housing.

- <sup>2nd</sup> b) Next ring: low cost residential
- c) 3<sup>rd</sup> Ring: Moderate cost residential
- d) 4<sup>th</sup> Ring: Commuters' zone

## B. Sector Model

1. Homer Hoyt (1930)

2. Described different types of land use and housing were all in the CBD

a) So when they grew they formed wedges (sectors)

3. Shows transportation running through the CBD

\* Shaw model \*

\* Describe housing \*

## C. Multiple Nuclei Model

1. Chauncy Harris and Edward Ullman (1940s)

2. Functional zonations occurred around multiple centers or nuclei.

a) Each nuclei either attracted or repelled certain types of activities

b) small business districts emerged from the suburbs

c) Industry could be in a variety of locations

## D. Peripheral Model

1. Variant of multiple nuclei model

2. Suburban neighborhoods surrounding an inner city and served by nodes of commercial activity along a ring road or beltway.

3. Service nodes develop along the periphery of the city.

## E. Galactic Cities

1. Chauncy Harris 1950s
2. Spread of US cities outward from CBD into the suburbs
  - a) declining inner city
3. As suburbs grew some of the functions of CBD began to appear in them.
4. At key locations along transportation routes, mini downtowns of hotels, and office complexes emerged (edge cities)
  - a) tall office buildings, retail shops

in 51  
1933  
Chron  
C20

## III World Regional Models

### A. Latin American Cities (Griffin-Ford Model)

1. 2 part CBD at the center of the city
  - a) Traditional Market adjacent to a modern high rise center
  - b) Most desirable housing located there: extends outward from urban core
  - c) Commercial spine: Theaters, restaurants, parks and other amenities, ends in a growing secondary center (mall)
2. As distance increases from the CBD quality of housing falls
  - a) Public Transit, Urban water supply, and access to electricity all diminish (some disappear)
3. The outer ring of the city: periferia
  - a) Poverty
  - b) lack of infrastructure
  - c) shanty towns
4. Many Latin American cities also contain favelas or barrios
  - a) Neighborhoods in extreme poverty, homelessness, lawlessness
  - b) Disenfranchised Zones: not connected to city services and under control of drug lords & gangs

## B. European Cities

1. Many descendants of medieval and pre-industrial cities
2. City walls restrained growth
3. Dense mix of commercial and residential but are with narrow, winding streets
  - a) Later renovations cut through areas and made wide boulevards with high quality housing + shops.
4. CBDs different than North American cities
  - a) Limit new construction in Urban Core, limited height of buildings
  - b) Many more residents living in low rise apartment buildings
  - c) Many more small businesses, vegetable markets, bakeries, butcher shops
5. Suburbs different than North American
  - a) Higher % of taller buildings, most are apartments
  - b) Ethnic diversity in suburbs

## C. African Cities

1. Traditional CBD: existed before European colonization; small shops clustered along narrow twisting streets. (formal economy, permanent stores)
2. Colonial CBD: broad, straight avenues and large homes, parks and administrative centers.
3. Informal economy zone: curbside, car-side and stall based business that often hire people temporarily and do not follow regulations
  - a) Periodic Markets: small scale merchants congregate weekly or yearly
  - b) Residential zones based on ethnicity
  - c) Periphery of cities have informal settlement: densely populated w/o coordinated planning, or public services
  - d) Squatter Settlements

## D. Middle Eastern and Islamic Cities

1. Mid East, N. Africa, Parts of Spain, and E. Africa, SE Asia
2. Central Mosque with minarets, surrounded by buildings to and the public.
3. Many built with a defensive citadel (fort designed to defend the city)
  - a) Major Roads run from gates to the city.
  - b) Along the roads are outdoor markets, covered bazaars (suqs)
    - i) more expensive stuff near the center of the city
4. Residential neighborhoods often reflect ethnicity, tribe, or branch of Islam
  - a) Streets & alleys are often twisting, dead end streets are common
  - b) Homes have central courtyards rather than yards in front or back
  - c) Small windows located above eye level
    - i) creates shady areas, privacy

## E. Southeast Asian Cities (McGee Model)

1. Focus is often a former colonial port.
2. Cities can have a government zone
3. Commercial zones: dominated by foreign merchants and ambassadors
4. Belt of Market gardening is common
5. Many have a secondary commercial zone dominated by Chinese business
6. Industrial Parks and Regions of Manufacturing have emerged on the periphery.

## IV Local Regulations on Land Use

### A. Cities use zoning ordinances

1. Define how property in different geographic regions can be used
  - a) Residential, Commercial, Industrial

### 2. Used to balance competing desires

Ex: Homes quiet at night, Factories wanting to be open 24/7

3 a) Tool of Urban Planning: process of promoting growth and controlling change in land use.

## B. Residential Zones

1. Areas of a city devoted to where people live
2. Set limits on the density and size of the homes.
3. Creates various types of neighborhoods that appeal to people with various housing needs + lifestyle
  - a) (-) Can be used to prevent socioeconomic diversity or ethnic diversity in a neighborhood.
4. In North America residential areas surrounding the CBD is known as the inner city
  - a) has the highest population density and is dominated by Apartments + town homes.
5. As you go further from the city density falls. (Residential Density Gradient)
6. Suburbs: single family detached homes
  - a) More than half of all Americans live in Suburbs
  - b) More and more people are tearing down old ones and building newer bigger ones, (McMansions)

## C. Changes in Urban and Suburban Areas

1. Neighborhoods undergo transformations over time as existing residents move out and new ones move in
2. Filtering: houses pass from one social group to another
  - a) Wealthiest residents move into new homes and people with less wealth move into the homes they vacate.

3. Invasion and Succession: when one social or ethnic group gradually replaces another through filtering.

4. Rise of Gated Communities

5. Stripmalls + shopping malls. Big Box Retail has expanded. Office and business services have moved to the suburbs

## D. Residential Land Use Outside North America

1. Population density tends to increase as you head into the suburbs in Europe, % historical buildings in CBD.

2. In Latin America peripheral areas may contain suburbs typical of the United States and also suburbs like Europe

a) Favelas are more common

b) Wealthy urban elites developing gated communities

## Political Organization of Cities

\* cities are also political entities

\* municipal = local government, or services provided by the government of a city or town

\* municipality: local entity is all under the same jurisdiction

## A. Annexation and Incorporation

1. Annexation: adding land to a cities legally defined territory

2. Incorporation: legally joining together to form a new city

a) Still can be bedroom communities: commuter suburbs

## B. Patterns of Municipal Government

1. Metro areas can become a jigsaw of municipalities

a) Consolidation: certain ~~area~~ elements of government are handled jointly

b) Special Districts . Attempt to solve a specific need

Ex: Transportation Authority

c) Unincorporated Areas . Don't fall within the legal boundary of any city or municipality

## C. Population Data in Urban Areas

1. Urban areas are divided into census tracts (4,000 - 12,000 people)

a) Census block . densely populated urban area