

Comparison of Recommendations for Cooperative Housing

Existing Districts ¹	Proposed Districts	Proposed Ordinance - March 2011 Plan Commission (PC) Recommendation* *Based on the Kerr/Bidar-Sielaff 10-4-2010 Recommendation- as amended by PC	Proposed Amendment #1 Original Staff/Consultant Recommendation Amendment proposed for 3-29-2011 Common Council consideration by Ald. Kerr	Proposed Amendment #2 Housing Cooperatives Recommendation Amendment proposed for 3-29-2011 Council consideration by Ald. Rummel
R1R, R1, R2, R2S, R2T, R2Y, R2Z	TR-R, SR-C1, SR-C2, TR-C1, TR-C2, TR-C4	Not allowed	Not allowed	Not allowed
R3	SR-C3	<ul style="list-style-type: none"> • Permitted Buildings with more than one (1) dwelling unit may be converted for use as a Housing Cooperative if the occupancy is the lesser of the number of legal bedrooms prior to conversion or the legal occupancy allowed at the time of conversion. • Conditional Any occupancy greater than fourteen (14) requires conditional use approval. 	Not allowed	<ul style="list-style-type: none"> • Permitted Buildings with more than one (1) dwelling unit may be converted for use as a Housing Cooperative if the occupancy is the lesser of the number of legal bedrooms prior to conversion or the legal occupancy allowed at the time of conversion. • Conditional Any occupancy greater than fourteen (14) requires conditional use approval. • Conditional A housing cooperative may locate in a single-family dwelling with conditional use approval.
R3, R4, R4A, R4L	TR-C3	Not allowed	<ul style="list-style-type: none"> • Conditional (Conditional Use approval required for all Housing Cooperatives) Housing Cooperatives shall not have an occupancy greater than five (5) persons. <p style="margin-left: 20px;">NOTE: Can occur in any residential structure</p>	<ul style="list-style-type: none"> • Permitted Buildings with more than one(1) dwelling unit may be converted for use as a Housing Cooperative if the occupancy is the lesser of the number of legal bedrooms prior to conversion or the legal occupancy allowed at the time of conversion. • Conditional Any occupancy greater than fourteen (14) requires conditional use approval. • Conditional A housing cooperative may locate in a single-family dwelling with conditional use approval.

Existing Districts	Proposed Districts	Proposed Ordinance- March 2011 Kerr & Bidar-Sielaff Recommendation	Proposed Amendment #1 Original Staff/Consultant Recommendation	Proposed Amendment #2 Housing Cooperatives Recommendation
R3, R4, R4A, R4L	SR-V1, SR-V2	<ul style="list-style-type: none"> ● Permitted Buildings with more than one (1) dwelling unit may be converted for use as a Housing Cooperative if the occupancy is the lesser of the number of legal bedrooms prior to conversion or the legal occupancy allowed at the time of conversion. ● Conditional Any occupancy greater than twenty (20) requires conditional use approval. 	<ul style="list-style-type: none"> ● Conditional (Conditional Use approval required for all Housing Cooperatives) Housing Cooperatives shall not have an occupancy greater than five (5) persons. NOTE: Can occur in any residential structure 	<ul style="list-style-type: none"> ● Permitted Buildings with more than one (1) dwelling unit may be converted for use as a Housing Cooperative if the occupancy is the lesser of the number of legal bedrooms prior to conversion or the legal occupancy allowed at the time of conversion. ● Conditional Any occupancy greater than twenty (20) requires conditional use approval. ● Conditional A housing cooperative may locate in a single-family dwelling with conditional use approval.
R4, R4A, R4L, C1, C2	TR-V1, TR-V2, NMX, TSS, CC-T	<ul style="list-style-type: none"> ● Permitted Buildings with more than one (1) dwelling unit may be converted for use as a Housing Cooperative if the occupancy is the lesser of the number of legal bedrooms prior to conversion or the legal occupancy allowed at the time of conversion. ● Conditional Any occupancy greater than twenty (20) requires conditional use approval. ● Conditional A Housing Cooperative may locate in a single-family dwelling with conditional use approval. 	<ul style="list-style-type: none"> ● Permitted Up to an occupancy of five (5) persons. ● Conditional Conditional Use approval required for occupancy greater than five (5) persons. 	<ul style="list-style-type: none"> ● Permitted Buildings with more than one (1) dwelling unit may be converted for use as a Housing Cooperative if the occupancy is the lesser of the number of legal bedrooms prior to conversion or the legal occupancy allowed at the time of conversion. ● Conditional Any occupancy greater than twenty (20) requires conditional use approval. ● Conditional A housing cooperative may locate in a single-family dwelling with conditional use approval.
R4, R5	TR-U1, TR-U2	<ul style="list-style-type: none"> ● Permitted Housing Cooperatives may locate in any single-family dwelling or convert a building with more than one (1) dwelling unit if the occupancy equals the number of legal bedrooms prior to a change in use to a Housing Cooperative. ● Conditional Occupancy greater than the legal number of bedrooms prior to a change in use requires conditional use approval. 	<ul style="list-style-type: none"> ● Permitted Up to an occupancy of five (5) persons. ● Conditional Conditional Use approval required for occupancy greater than five (5) persons. 	<ul style="list-style-type: none"> ● Permitted Housing cooperatives may locate in any single-family dwelling or convert a building with more than one(1) dwelling unit if the occupancy equals the number of legal bedrooms prior to a change in use to a housing cooperative. ● Conditional Occupancy greater than the legal number of bedrooms prior to a change in use requires conditional use approval.

¹ There is not a perfect correlation between existing and proposed districts, but the existing districts have been included for reference