

Table 2: Comparison of Recommendations for Cooperative Housing

Existing Districts*	Proposed Districts	Staff/Consultant Recommendation	Housing Cooperatives Proposal	Gruber Proposal	Kerr/Bidar-Stieff
R1R, R1 R2, R2S R2T, R2V R2Z	TRR, SRG1, SRG2, TRG1, TRG2, TR-G4 (Single-family residence districts)	Not allowed at all	<ul style="list-style-type: none"> Not allowed at all 	<ul style="list-style-type: none"> Not allowed at all 	<ul style="list-style-type: none"> Not allowed
R3	SR-G3	Not allowed at all	<ul style="list-style-type: none"> Permitted when converting a SF home, 2-unit, 3-unit, or multi-unit building. Occupancy = Legal # of Bedrooms prior to conversion (e.g., for a converted duplex which had two 3-bedroom units, maximum occupancy = 6) Conditional for occupancy to exceed legal # bedrooms prior to conversion 	<ul style="list-style-type: none"> Permitted when converting a SF home, 2-unit, 3-unit, or 4-unit building. Occupancy = Legal # of Bedrooms prior to conversion (e.g., for a converted duplex which had two 3-bedroom units, maximum occupancy = 6) Conditional for occupancy to exceed legal # bedrooms prior to conversion Conditional when converting 5-8-unit bldg. 	<ul style="list-style-type: none"> Permitted when converting a 2-unit, 3-unit, and multi-unit rental property with legal occupancy greater than five and post-coop conversion occupancy established as the legal number of bedrooms or that allowed under any certificate of non-conforming, legal over-occupancy whichever is less. Conditional when converting 4-8-unit bldg.
R3, R4 R4A, R4L	TR-G3	<ul style="list-style-type: none"> Conditional Max Occupancy = 5 Can occur in any residential structure 	<ul style="list-style-type: none"> Permitted when converting a SF home, 2-unit, 3-unit, or multi-unit building. Occupancy = Legal # of Bedrooms prior to conversion Conditional for occupancy to exceed legal # bedrooms prior to conversion 	<ul style="list-style-type: none"> Not allowed at all 	<ul style="list-style-type: none"> Permitted when converting a 2-unit, 3-unit, and multi-unit rental property with legal occupancy greater than five and post-coop conversion occupancy established as the legal number of bedrooms or that allowed under any certificate of non-conforming, legal over-occupancy whichever is less. Conditional when converting 4-8-unit bldg.
R3, R4 R4A, R4L	SR-V1, SR-V2	<ul style="list-style-type: none"> Conditional Max Occupancy = 5 Can occur in any residential structure 	<ul style="list-style-type: none"> Permitted when converting a SF home, 2-unit, 3-unit, or multi-unit building. Occupancy = Legal # of Bedrooms prior to conversion Conditional for occupancy to exceed legal # bedrooms prior to conversion 	<ul style="list-style-type: none"> Permitted when converting a SF home, 2-unit, 3-unit, or 4-unit building. Occupancy = Legal # of Bedrooms prior to conversion Conditional for occupancy to exceed legal # bedrooms prior to conversion Conditional when converting 5-8-unit bldg. 	<ul style="list-style-type: none"> Permitted when converting a 2-unit, 3-unit, and multi-unit rental property with legal occupancy greater than five and post-coop conversion occupancy established as the legal number of bedrooms or that allowed under any certificate of non-conforming, legal over-occupancy whichever is less. Conditional when converting 4-8-unit bldg.
R4, R4A R4L, G1, G2	TR-V1, TR-V2, NMX, TSS, GC-T	<ul style="list-style-type: none"> Permitted Max Occupancy = 5 Conditional Occupancy exceeds 5 	<ul style="list-style-type: none"> Permitted when converting a SF home, 2-unit, 3-unit, or multi-unit building. Occupancy = Legal # of Bedrooms prior to conversion Conditional for occupancy to exceed legal # bedrooms prior to conversion of 2-unit, 3-unit, or multi-unit building. Max. Occupancy = 5 	<ul style="list-style-type: none"> Permitted when converting a SF home, 2-unit, 3-unit, or 4-unit building. Occupancy = Legal # of Bedrooms prior to conversion Conditional for occupancy to exceed legal # bedrooms prior to conversion of 2-unit, 3-unit, 4-unit Conditional when converting 5-8-unit bldg. Permitted in any dwelling unit, Max. Occupancy = 5 	<ul style="list-style-type: none"> Permitted when converting a 2-unit, 3-unit, and multi-unit rental property with legal occupancy greater than five and post-coop conversion occupancy established as the legal number of bedrooms or that allowed under any certificate of non-conforming, legal over-occupancy whichever is less. Conditional when converting 4-8-unit bldg.

Zoning Code Rewrite
 Revised Housing Coop Table

Prepared October 4, 2010

R4, R5	TR-UI, TR-UP	<ul style="list-style-type: none"> Permitted Max Occupancy = 5 Conditional Occupancy exceeds 5 	<ul style="list-style-type: none"> Permitted when converting a SF home, 2-unit, 3-unit, or multi-unit building; Occupancy = Legal # of Bedrooms prior to conversion Conditional for occupancy to exceed legal # bedrooms prior to conversion of 2-unit, 3-unit, or multi-unit building Permitted when converting a sorority, fraternity, or lodging house, with maximum occupancy set by building code 	<ul style="list-style-type: none"> Permitted when converting a SF home, 2-unit, 3-unit, or up to 8-unit building; Occupancy = Legal # of Bedrooms prior to conversion Conditional for occupancy to exceed legal # bedrooms prior to conversion of 2-unit, 3-unit, or multi-unit building Conditional when converting a sorority, fraternity, or lodging house, with maximum occupancy set by building code 	<ul style="list-style-type: none"> Permitted when converting a SF home, 2-unit, 3-unit, or multi-unit building; Occupancy = Legal # of Bedrooms prior to conversion Conditional for occupancy to exceed legal # bedrooms prior to conversion of 2-unit, 3-unit, or multi-unit building Permitted when converting a sorority, fraternity, or lodging house, with maximum occupancy set by building code
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*Note: There is not a perfect correlation between existing and proposed districts, but the existing districts have been included for reference.

Roll, Rick

From: Murphy, Brad
Sent: Monday, October 04, 2010 9:54 AM
To: Firchow, Kevin; Roll, Rick
Subject: FW: Coop Zoning

For the Plan Commission.

Brad Murphy
Planning Division Director
Dept. of Planning & Community & Economic Development
P.O. Box 2985
215 Martin Luther King Jr. Blvd
Madison, WI 53701
608 266 4635

From: Thomas Mertz [mailto:tjmertz@sbcglobal.net]
Sent: Monday, October 04, 2010 8:40 AM
To: avandrzejews@wisc.edu; timothy_gruber@yahoo.com; mabasford@charter.net; jabowser@facstaff.wisc.edu; michael.heifetz@deancare.com; jolson@operationfreshstart.org; erics@cows.org; Kerr, Julia; Cnare, Lauren; Schumacher, Michael; Murphy, Brad; Bidar-Sielaff, Shiva
Subject: Coop Zoning

I am a resident of District 13 and the owner of a single-family home currently zoned R-3. I am supportive of the entire proposal for more Coop-friendly zoning changes.

I am unable to attend the Planning Commission meeting this evening.

I attended the meeting last week hosted by Alders Kerr and Bidar-Sielaff. From that meeting, my impression was that removing single-family homes from the proposal would be a compromise that addresses the core concerns of all involved. Although I would support changes that include single-family homes, removing them is compromise appears to be reasonable and expedient. I urge you to explore and advance a zoning code that eases the creation of Coops; either the full, initial proposal or a compromise without single-family homes.

Thank you.

TJM

Thomas J. Mertz
Department of History
Edgewood College
tjmertz@sbcglobal.net

Advocating on Madison Public Schools

Roll, Rick

From: Lea Jacobs [jacobs@wisc.edu]
Sent: Friday, October 01, 2010 3:35 PM
To: Roll, Rick; Kerr, Julia
Subject: MCC proposal for cooperatives in rezoning

Dear Rick Roll,

I am writing with regard to the Madison Community Coop proposal in relation to rezoning. I am not in favor of their proposal.

The main difference between the Consultant and Staff recommendation on the possibilities of establishing housing cooperatives in the proposed new zones on the one hand, and those proposed by the Madison Community Co-op on the other, is that the MCC's proposal changes the establishment of a co-op in a whole series of proposed zones from a conditional use to a permitted use. The effect is to remove the establishment of a co-op from planning review, preventing either the city or the neighborhood from making any assessment or recommendation as to this use. This is in effect to suggest that the establishment of a housing co-op is no different from a new family moving into a family-occupied home or a landlord purchasing a rental property from another landlord. Whatever the merits of cooperatives in general, establishing one is a change of use which city and neighborhood should be able to comment on rather than have to accept as a fair accompli.

Sincerely,
Lea Jacobs
1624 Madison Street
Madison, WI 53711
phone: 608-258-9587

Roll, Rick

From: Nina T. Chaopracha [ntrautmann@gmail.com]
Sent: Friday, October 01, 2010 9:23 AM
To: Kerr, Julia; Roll, Rick
Subject: I support allowing housing coops in Greenbush/Vilas

Dear Alder Julia Kerr and the Plan Commission,

I wanted to let you know that as a former co-op house resident who now lives on Orchard St. in the Greenbush/Vilas area, I support allowing co-op houses in our community. The time I spent in co-op houses were some of the best parts of my life, and it was a great way to save money, eat healthy food, and make friends. I hope that others have such opportunities as well. I know of several "informal" co-op houses in our neighborhood already, and I would welcome more official ones.

Best wishes,
Nina Chaopracha

Roll, Rick

From: Bill Sethares [sethares@gmail.com]
Sent: Thursday, September 30, 2010 9:35 PM
To: Roll, Rick
Subject: Zoning proposal for housing cooperatives

Dear Rick

My name is Bill Sethares from Arboretum Cohousing in the Greenbush neighborhood, and I am writing to let you know that I, and many of the residents here at Arbco are strongly in favor of David Sparer's proposal and opposed to the consultant/staff recommendations on the conversion of rental properties into owner occupied cooperatives.

Several people here at Arbco are former coop-ers and most people here are strongly in favor of such owner-occupied housing. Coops can be a gateway for younger people to enter in community lifestyles and they can foster responsible social activity. They can help increase the population density without turning the neighborhood into a rental market. They can help continue Wisconsin's long history of farming, commercial, and housing coops.

As I read the current proposal by the planning commission staff recommendation, coops will essentially be forbidden throughout Greenbush, and throughout large swaths of the city. Even where allowed, they are mostly limited to 5 persons. I take offense at this number, as it is clearly aimed to forbid MCCs expansion (note that MCC houses range in occupancy from 6 to 30 members). Furthermore, even where allowed, the occupancy exceeding 5 is conditional. This means that, in a practical manner, it will be more difficult to purchase such buildings for conversion because it will be more difficult to borrow money from banks which are often leary of contingencies. For all these reasons, I am strongly against this proposal, and I urge you to reconsider.

--Bill Sethares
1137 Erin Street
Madison, WI

Roll, Rick

From: Caitlin Seifert [caitlinseifert54@gmail.com]
Sent: Monday, October 04, 2010 4:29 PM
To: Roll, Rick; Kerr, Julia; Bidar-Sielaff, Shiva
Cc: Rosemary Bodolay; master chorus.net; nwarnke@tds.net
Subject: GNA statement regarding MCC proposal
Attachments: Greenbush Neighborhood Association Statement Regarding MCC.pdf

Hello all,

My apologies that I will be unable to make tonight's meeting, but I've come down with a cold. Attached is the GNA council's statement regarding MCC's proposals. Basically, we believe conditional use permits are a must, keep single family homes as they are, and that any housing co-op pay property tax.

Hope all is well with you,
Caitlin

--

Caitlin Seifert
217.430.6149

Greenbush Neighborhood Association Statement Regarding MCC's Proposal for Zoning Code Rewrite

Dear Plan Commission Committee members,

While Greenbush neighbors are supportive of co-operative communities and lifestyles, residents do not support MCC's proposal for both PERMITTED and CONDITIONAL use of housing co-operatives. Rather, the Greenbush Neighborhood Association council supports the recommendation of city planning staff allowing only for CONDITIONAL use of housing co-operatives with maximum occupancy of 5. All housing co-operative proposals would require Plan Commission approval thus allowing neighborhood input.

Below are specific examples of our concerns with MCC's proposals. The following would be permitted without Plan Commission approval or neighborhood input:

- Purchase of single family homes currently occupied by a couple, single person or family converted in to a housing co-op. The number of unrelated individuals that could occupy the dwelling would be limited only by the number of bedrooms. For example, under the MCC proposal a single family residence could be occupied by up to 4-5 unrelated individuals depending on the number of bedrooms.
- Current zoning regulations for multi-family units are governed by the definition of 'family' and 'owner occupancy'. Occupancy rules for a multi-family unit are currently defined as 2 unrelateds unless there is a non-conforming certificate of occupancy which would allow a greater number of occupants. Under the MCC proposal the number of non-related occupants would be defined by the number of bedrooms. For example, a 2 flat consisting of two, 3 bedroom apartments is currently limited to a total of 4 non-related occupants (unless a certificate of non-conforming occupancy is on file). With the MCC proposal, this 2 flat could be occupied by up to 6 people, defined by the number of bedrooms.

In both of the above scenarios the MCC proposal increases the density of non-owner occupants in our neighborhood. The Greenbush neighborhood already has a large percentage of non-owner occupied population relative to the overall city (per Greenbush Neighborhood Plan). This increased density is at odds with the Greenbush Neighborhood Plan as well as several workforce initiatives (UW-Madison and Meriter). The following problems/deficiencies described in the Greenbush Neighborhood Plan are associated with increased density:

- Increased traffic
- Decreased available parking
- Deferred maintenance on non-owner occupied residences
- Loose trash
- Tenants not aware of rights and responsibilities
-

MCC's proposal is also at odds with several of the recommendations cited in the Greenbush Neighborhood Plan, such as converting existing 2-flat and multi-family structures in to single family homes, and more restrictive zoning (R3 conversion to R2 and R4 to R3).

Greenbush is a welcoming neighborhood and we are open and accepting to the idea of co-operatives. However, we feel that it is imperative that these are CONDITIONAL use permits to begin/maintain a dialogue with the neighborhood. We also believe any housing co-op should be responsible for full property taxes.

Respectfully submitted,

The Greenbush Neighborhood Association council



Department of Planning and Community & Economic Development
Planning Division

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DATE: August 31, 2010
TO: All Alders
FROM: Rick Roll, Planner III, Zoning Code Rewrite Project Manager
SUBJECT: Zoning Code Rewrite-Housing Cooperatives

The purpose of this memorandum is to provide you with information about how housing cooperatives may be addressed in the draft zoning code and how they could affect your district. As you know, the City of Madison continues its work on rewriting the existing zoning code. Work on the ongoing zoning code rewrite began in late 2007. As the zoning code rewrite has progressed, various issues have been discussed by the Zoning Code Rewrite Advisory Committee, the Plan Commission and other boards and commissions. One of these issues, housing cooperatives, has been extensively discussed by the Zoning Code Rewrite Advisory Committee, the Housing Committee and the Plan Commission. The Plan Commission has not reached a consensus on how to address housing cooperatives in the draft zoning code. Additional discussions will occur in October, 2010.

Because the draft zoning map is not complete, the potential locations of new housing cooperatives are uncertain. The draft zoning map is not expected to be complete until mid 2011. As a basic reference, the attached Table 1 and Table 2 are provided to summarize in which districts housing cooperatives are allowed under the current zoning code, and proposed under the draft zoning code and an alternative approach proposed by Mr. David Sparer on behalf of various Madison housing cooperatives. Mr. Sparer et al's proposal, which was recommended by the Housing Committee to the Plan Commission, would increase the locations where housing cooperatives would be permitted, eliminate certain requirements that would trigger a conditional use process for housing cooperatives and expand the definition of a housing cooperative to include other qualifying types of cooperatives.

Over the next few months, the Plan Commission will continue its consideration of zoning regulations for housing cooperatives. A recommendation will eventually be made to the Common Council as the draft zoning code is considered for adoption. More information about housing cooperatives can be found at Legistar 15932, including the recommendation of the Housing Committee to the Plan Commission. If you have questions, please contact me. I can be reached at 267-8732 and rroll@cityofmadison.com.

Cc: Plan Commission
Bradley J. Murphy, Planning Division Director
Matt Tucker, Zoning Administrator
Kitty Noon, Assistant City Attorney

→ THE FOLLOWING
PAGES WERE
EMAILED TO THE
PC ON 10-1

Ordinance comparison, Housing Cooperatives
Existing MGO 28 vs 9-15-09 draft MGO 28

Summary of existing MGO28:

MGO 28.03(2) Cooperative housing arrangements are considered a "family" per the family definition:

- i. a nonstock corporation which has been organized under Chapter 181 of the Wisconsin Statutes and which has qualified as an exempt organization under Section 501(c)(3) of the Internal Revenue Code, or by a partnership in which such nonstock corporation is the sole general partner, and the unit is leased to or managed by a housing cooperative which has been organized under Chapter 185 of the Wisconsin Statutes to manage and control cooperative residential real estate provided, however, that all residents of the dwelling unit are members of the corporation and of the cooperative; or
- ii. a housing cooperative which has been organized under Chapter 185 of the Wisconsin Statutes to manage and control cooperative residential real estate, and which has qualified as an exempt organization under Section 501(c)(3) of the Internal Revenue Code, provided that all residents of the dwelling unit are members of the cooperative; or
- iii. a housing cooperative which has been organized under Chapter 185 of the Wisconsin Statutes to manage and control cooperative residential real estate provided, however, that all members of the cooperative are residents of the dwelling unit.

Further in the family definition, the following regulations exist:

Prohibition: c. In R1, R2, R2S, R2T, R2Y and R2Z residence districts dwelling units owned and occupied as provided in Section 28.03(2)2.b.i, ii. or iii. shall be prohibited.

Permission as a Conditional Use: d. In R3, R4A and R4L residence districts dwelling units owned and occupied as provided in Section 28.03(2)2.b.i, ii. or iii. shall be allowed only as a conditional use.

28.08(6)(b)3. In the R5 District, the following is a listed permitted use: Fraternity and sorority houses and other similar types of cooperative housing facilities.

28.08(7)(c) In the R6 district, the permitted R5 uses are listed as Conditional Uses.

Summary of draft MGO 28, 9-15-09:

Definitions:

Dwelling. (p. 228) A building or portion thereof designed or used primarily as living quarters for one or more families, but not including hotels or other accommodations for the transient public, lodging houses, *housing cooperative* or other group living arrangements.

Housing Cooperative (p. 233). A dwelling unit where one-hundred percent (100%) of the ownership is held by a Cooperative Corporation organized under Chapter 185, Wisconsin Statutes, for the purpose of residential living where the residents share common areas and cooking, dining, and maintenance duties. All residents shall be members of the Cooperative Corporation.

(Housing coops are no longer treated under the Family definition, but rather as a type of group household)

Supplemental Regulations (p. 164):

(5) Housing cooperative.

(a) Within the SR-V1, SR-V2, TR-C3 and TR-P districts, upon conditional use approval, a housing cooperative may be established in a dwelling unit, with a maximum occupancy of five (5) persons. *(Generally same as existing, similar to R3/R4A/R4L)*

(b) Within the TR-V1, TR-V2, TR-U1, TR-U2, NMX, TSS and CC-T districts, a housing cooperative may be established in a dwelling unit as a permitted use if the occupancy is five (5) or fewer persons. *Occupancy by more than five (5) persons requires conditional use approval. (This is new, previously limited to no more than 5 UR in a dwelling unit)*

(c) When housing cooperatives are established within single-family dwellings, the single-family appearance and function of the building shall not be altered through the addition of entrances or kitchens. *(This is new)*

(d) Two-family, three-family and multi-family buildings may be converted into cooperatives provided that the entire building is converted and must remain as a cooperative while so occupied. *(This is new, allows units to be combined, kitchens in units to be removed and replaced with bedrooms, creation of gathering space, otherwise allowing the multiple dwelling units to convert to a single, shared space)*

Table 1: Regulations for Housing Cooperatives in Existing Zoning Code

Existing Residential Zoning Districts	Regulations
R1-R, R1, R2, R2S, R2T, R2Y, R2Z (Single-Family Districts)	<ul style="list-style-type: none"> • Not allowed at all
R3 (Single and Two-Family District) R4A, R4L (Limited General Residence Districts) R4 (General Residence District)	<ul style="list-style-type: none"> • Conditional as a <u>"family" in a dwelling unit</u>, with occupancy ≤ 5 per unit
R5 (General Residence District)	<ul style="list-style-type: none"> • Permitted as a <u>lodging house</u>, with occupancy determined by building code • Permitted as a <u>"family" in a dwelling unit</u>, with occupancy ≤ 5 per unit)
R6, R6H (General Residence Districts) OR (Office Residence District)	<ul style="list-style-type: none"> • Conditional as a <u>lodging house</u>, with occupancy determined by building code • Conditional as a <u>"family" in a dwelling unit</u>, with occupancy ≤ 5 per unit

Table 2: Comparison of Recommendations for Cooperative Housing

Existing Districts*	Proposed Districts	Staff/Consultant Recommendation	Housing Cooperatives Proposal	Gruber Proposal
R1R, R1, R2, R2S, R2T, R2Y, R2Z	TRR, SRC1, SRC2, TRC1, TRC2, TR-C4 (Single-family residence districts)	Not allowed at all	<ul style="list-style-type: none"> Not allowed at all 	<ul style="list-style-type: none"> Not allowed at all
R3	SR-C3	Not allowed at all	<ul style="list-style-type: none"> Permitted when converting a SF home, 2-unit, 3-unit, or multi-unit building. Occupancy = Legal # of Bedrooms prior to conversion (e.g., for a converted duplex which had two 3-bedroom units, maximum occupancy = 6) Conditional for occupancy to exceed legal # bedrooms prior to conversion 	<ul style="list-style-type: none"> Permitted when converting a SF home, 2-unit, 3-unit, or 4-unit building. Occupancy = Legal # of Bedrooms prior to conversion (e.g., for a converted duplex which had two 3-bedroom units, maximum occupancy = 6) Conditional for occupancy to exceed legal # bedrooms prior to conversion Conditional when converting 5-8-unit bldg.
R3, R4, R4A, R4L	TRC3	<ul style="list-style-type: none"> Conditional Max Occupancy = 5 Can occur in any residential structure 	<ul style="list-style-type: none"> Permitted when converting a SF home, 2-unit, 3-unit, or multi-unit building. Occupancy = Legal # of Bedrooms prior to conversion Conditional for occupancy to exceed legal # bedrooms prior to conversion 	<ul style="list-style-type: none"> Not allowed at all
R3, R4, R4A, R4L	SR-V1, SR-V2	<ul style="list-style-type: none"> Conditional Max Occupancy = 5 Can occur in any residential structure 	<ul style="list-style-type: none"> Permitted when converting a SF home, 2-unit, 3-unit, or multi-unit building. Occupancy = Legal # of Bedrooms prior to conversion Conditional for occupancy to exceed legal # bedrooms prior to conversion 	<ul style="list-style-type: none"> Permitted when converting a SF home, 2-unit, 3-unit, or 4-unit building. Occupancy = Legal # of Bedrooms prior to conversion Conditional for occupancy to exceed legal # bedrooms prior to conversion Conditional when converting 5-8-unit bldg.
R4, R4A, R4L, C1, C2	TR-V1, TR-V2, NMX, TSS, CC-T	<ul style="list-style-type: none"> Permitted Max Occupancy = 5 Conditional Occupancy exceeds 5 	<ul style="list-style-type: none"> Permitted when converting a SF home, 2-unit, 3-unit, or multi-unit building. Occupancy = Legal # of Bedrooms prior to conversion Conditional for occupancy to exceed legal # bedrooms prior to conversion of 2-unit, 3-unit, or multi-unit building Permitted in any dwelling unit, Max. Occupancy = 5 	<ul style="list-style-type: none"> Permitted when converting a SF home, 2-unit, 3-unit, or 4-unit building. Occupancy = Legal # of Bedrooms prior to conversion Conditional for occupancy to exceed legal # bedrooms prior to conversion of 2-unit, 3-unit, 4-unit Conditional when converting 5-8-unit bldg. Permitted in any dwelling unit, Max. Occupancy = 5
R4, R5	TR-U1, TR-U2	<ul style="list-style-type: none"> Permitted Max Occupancy = 5 Conditional Occupancy exceeds 5 	<ul style="list-style-type: none"> Permitted when converting a SF home, 2-unit, 3-unit, or multi-unit building. Occupancy = Legal # of Bedrooms prior to conversion Conditional for occupancy to exceed legal # bedrooms prior to conversion of 2-unit, 3-unit, or multi-unit building Permitted when converting a sorority, fraternity, or lodging house, with maximum occupancy set by building code 	<ul style="list-style-type: none"> Permitted when converting a SF home, 2-unit, 3-unit, or up to 8-unit building. Occupancy = Legal # of Bedrooms prior to conversion Conditional for occupancy to exceed legal # bedrooms prior to conversion of 2-unit, 3-unit, or multi-unit building Conditional when converting a sorority, fraternity, or lodging house, with maximum occupancy set by building code

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