

## Suggested standards and requirements for cooperative housing and cohousing

### Cooperative housing

**Suggested definition:** A dwelling owned and maintained by the residents, in which all residents have private bedrooms, but share cooking, dining and common areas and share some household maintenance duties. The entire structure and real property is under common ownership as contrasted to a condominium dwelling where individual units are under separate individual occupant ownership. Housing cooperatives are incorporated under Chapter 185 Wisconsin Statutes.

**Suggested locations:** Based on what we have heard from previous meetings, the cooperatives prefer to be located in close-in neighborhoods, with convenient access to transit and activity centers. However, occupancy of co-ops can reach a size that may not fit the character of largely single- and two-family neighborhoods. Therefore we recommend the following two classification groups:

1. Conditional use status in the SR-V1, SR-V2, TR-C3 and TR-P districts. Within these districts, upon Conditional Use approval, a co-op may be established in a dwelling unit, with occupancy consistent with the requirements of the base family definition.
2. TRV-1, TR-V2, TR-U1 and TR-U2 districts. Within these districts, a co-op may be established in a dwelling unit as a permitted use if the occupancy meets the base family definition. If the co-op requests an exception to the family definition to exceed the maximum number of unrelated individuals occupying a dwelling unit, this exception would require Conditional Use approval. *This alternative will require a change to the family definition to create an exception process for coops.*

	SR-C1	SR-C2	SR-C3	SR-V1	SR-V2	TR-C1	TR-C2	TR-C3	TR-V1	TR-V2	TR-U1	TR-U2	TR-R	TR-P
Cooperative housing	-	-	-	C	C	-	-	C	P/ C	P/ C	P/ C	P/ C		C

Whether permitted or conditional, co-ops would still need to meet the standards below.

### Suggested standards:

Cooperatives may be established within single-family dwellings, meeting occupancy limits and parking requirements. The single-family appearance or function of the building must not be altered through addition of entrances, kitchens, etc. Any additions must meet dimensional requirements of the zoning district.

Two-family, three-family and multi-family dwellings may be converted into cooperatives provided that:

- the entire building is converted, and must remain as a single co-operative while occupied as such;
- building code standards are met. [probably self-evident, but are there issues involved in combining or removing kitchens?]

**Occupancy limits:** Existing family definition, unless an exception is granted as a conditional use in those districts that CU review for exception is an option.

**Parking requirement:** 1 space per four bedrooms minimum, 1 per bedroom maximum; requirement may be further reduced as described in the parking regulations section of the ordinance.

***Cohousing community***

**Suggested definition:** A living arrangement that combines private living quarters with common dining and activity areas in a community whose residents share in tasks such as childcare. Living quarters can range from detached units to townhouses or multifamily units. (This definition does not include commercial uses that serve a larger public.)

**Suggested locations:** The many different types of cohousing makes it difficult to confine it to specific zoning districts. Cohousing can occur in single-family dwellings, townhouses, apartments, or other configurations, at any density. Therefore we suggest the following standard:

- Cohousing would be a permitted use within those housing types that are already permitted within the primary zoning district.
- Other housing types that are conditional within that district could be used for cohousing under conditional use requirements. This would make cohousing a **"P/C" use in all residential districts**.
- Cohousing would not include individual lodging rooms (like co-ops) except in those districts where those uses are allowed.
- Other cohousing provisions might include:
  - Required open space per unit per unit may be combined as shared open space.
  - For new housing, allow housing to be clustered on smaller lots without changing the underlying density (a “conservation design” type provision).

**Occupancy limits:** Same as for other dwelling units.

**Parking requirement:** 1 space per four bedrooms minimum, 1 per bedroom maximum; requirement may be further reduced as described in the parking regulations section of the ordinance.