

Suggested standards and requirements for cooperative housing and cohousing

Cooperative housing

Suggested definition: A dwelling unit where 100% of ownership is held by a Cooperative Corporation incorporated under Chapter 185 Wisconsin Statutes, in which all the residents are members of the Cooperative, as that term is used in Chapter 185. In such housing all residents have private bedrooms, but share cooking, dining and common areas and share some household maintenance and cooking 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.

Suggested locations and conditions for permitted and conditional use:

1. Permitted use in the TR-V2, TR-U1 and TR-U2 districts. The number of people who may live in a cooperative house is not an issue in these districts.
2. Permitted use in SR-C3, SR-V1, SR-V2, TR-C3 and TR-V1, under the condition that the Cooperative may reconfigure where in the building bedrooms and kitchens and other rooms are located, however, the Cooperative may not increase the number of permitted occupants above the number previously permitted before the conversion for the building as a whole. Within these districts, a Cooperative may be established in a dwelling unit, with occupancy consistent with the requirements of the family definition.
3. Conditional use status in the SR-C3, SR-V1, SR-V2, TR-C3, TR-V1 and TR-P districts, when a Cooperative wants to obtain permission to increase the number of occupants over the number permitted prior to a conversion, for the building as a whole.

	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	-	-	P/ C	P/ C	P/ C	-	-	P/ C	P/ C	P	P	P		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. (All the normal building permits would still be required for the construction work involved in performing the relocation of rooms including removal of kitchens.)

Parking and open space requirement: When a Cooperative is established under the Permitted Use standard, the parking and open space requirements applicable to the building shall remain the same as they were before the conversion. When a Cooperative is seeking Conditional Use, then the following standards for parking shall be met unless a lesser standard is shown to be justified: 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 has private living quarters and often combines this 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.) Ownership of all the real estate may be by one Cooperative in which the residents, or owners, of each individual dwelling unit have a membership and occupancy interest in the Cooperative, or it may be set up as a condominium where each individual dwelling unit is owned by one or more individuals.

Suggested locations: The many different types of cohousing make 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 group living 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.