



Legislation Text

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File #: 63457, Version: 2

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**Fiscal Note**

No City appropriation required.

**Title**

SUBSTITUTE - Repealing and Recreating Subsection entitled "Housing Cooperative" of Section 28.151 of Madison General Ordinances. Amending the definition of "Housing Cooperative" in Section 28.211, amending Table 28C-1, Table 28D-2, Table 28E-2, Table 28F-1 and Table 28G-1 of Madison General Ordinances.

**Body**

DRAFTER'S ANALYSIS: First, this ordinance repeals and recreates the supplemental regulations for Housing Cooperatives. The primary change to the supplemental regulations is with respect to how to calculate occupancy limits. The proposed occupancy calculation in this ordinance treats occupancy limits in housing cooperatives similarly to occupancy limits in equivalent residential dwelling units. Second, this ordinance expands the number of zoning districts in which Housing Cooperates can be established as a permitted use. Third, this ordinance amends the definition of Housing Cooperative to clarify that areas like kitchen, living rooms, and dining rooms within an exclusive individual living area do not qualify as "common areas". Combined, these three changes create an easier and more equitable treatment of Housing Cooperatives, which staff believe will aid in the availability of affordable housing for Madison's residents, and provides clarification to the existing definition of Housing Cooperatives.

This substitute ordinance increases the potential occupancies of Housing Cooperatives, either by allowing higher occupancies before a conditional use is required (as in the case of Housing Cooperatives converted from lodging houses or Multi-Family Dwellings) or allowing for greater occupancies with conditional use approval (as in the case of single-family dwellings).

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The Common Council of the City of Madison do hereby ordain as follows:

See **Body File No. 63457 SUB** in Attachments.