
CHAPTER 6. LAND PLANNING ANALYSIS FOR
INVESTOR-SPONSORED COOPERATIVES

- 6-1. COOPERATIVE CHARACTERISTICS. Land Planning analysis of Section 213, and Section 221(d)(3) Market Interest Rate cooperatives must consider the cooperative character of this type of proposal. Each member's rights consist of a proportionate interest in the project, having exclusive use of one living unit together with the use of the common properties. The expense of maintaining the common properties is prorated, and each member pays his share.
- 6-2. COMMUNITY FACILITIES. Improvement of the common open space with amenities such as tennis courts, swimming pools and community buildings are an asset to the project and should be encouraged, but only to the extent that the cost of their maintenance will be affordable by the membership.
- 6-3. MINIMUM PROPERTY STANDARDS. Minimum property standards for one or two living units apply to all single family dwellings in Section 213 cooperative projects, whereas, garden apartments and highrise buildings must comply with the Minimum Property Standards for Multifamily Housing.