CHAPTER 7. LAND PLANNING ANALYSIS FOR SALES TYPE COOPERATIVES

7-1. CHARACTERISTICS. Section 213 (Sales Type Cooperatives) is basically a financing method to permit a non-profit cooperative production of homes for subsequent purchase by members of a group.

7-2. REQUIREMENTS. Land Planning analysis of Sales Type Cooperatives determines the acceptability of the site plan as an over-all entity and compliance with the following considerations:

a. The dwelling types are detached, semi-detached, townhouse (row) or any combination of these types.

b. Each dwelling is saleable as an individual real estate entity, requiring separate boundary lot lines as they will exist when released from the blanket mortgage.

c. Separate access and utilities are provided to each dwelling.

d. The improvement of each lot complies with the Minimum Property Standards for one and two living units.

e. The streets will be improved and dedicated to a public body which is willing to accept them for maintenance.

f. The provision of recreation space for the common use of all residents is required; when provided, the size and type should relate to the number of living units in the project and their probable income level.