



RESOLUTION

PROPOSING AN AMENDMENT TO CHAPTER 21, REVISED ORDINANCES OF HONOLULU 1990 (THE LAND USE ORDINANCE), RELATING TO GREEN ROOFS.

WHEREAS, "green roofs," also called "eco-roofs," "vegetated roofs," or "living roofs," are comprised of multiple layers of waterproofing, drainage, growing media and plant material (of which not less than 50 percent is endemic to the Hawaiian Islands) forming a permanent vegetative layer over the roof deck; depth may vary, and when properly designed, these roofs are stable; and

WHEREAS, the major green roof types are "extensive green roofs" (characterized by material depth of less than or equal to six inches, frequent inaccessibility, low fully saturated weight, low plant diversity, low cost, and minimal maintenance) and "intensive green roofs" (characterized by material depth of greater than six inches, frequent accessibility, high fully saturated weight, the greatest plant diversity, and the highest cost and maintenance); and

WHEREAS, when compared, extensive and intensive green roofs offer distinct advantages: extensive green roofs are light weight, suitable for large areas, low maintenance costs, including no requirement for irrigation, suitability for retrofit projects, lower capital costs, and easier replacement, and intensive green roofs support a greater variety of plants, feature the best insulation properties and stormwater management opportunities, greater design range, often accessible, greater variety of human uses, and greater biodiversity potential; and

WHEREAS, precursors to the modern green roof, such as sod roofs, have been in use for centuries; and

WHEREAS, more recently, a flourishing green roof industry, together with advanced research, materials and technology, has emerged from the European continent, primarily from Germany, in support of the green roof natural ecosystem; and

WHEREAS, the ecological, aesthetic, and financial benefits of green roofs include, but are not necessarily limited to:

- (1) Controlling stormwater runoff, erosion, and pollution, thereby contributing to improved water quality;
- (2) Mitigating urban heat-island effects, cooling and cleaning the air, extending roof service life, and reducing landfill costs and extending landfill life;



## RESOLUTION

---

- (3) Conserving energy;
- (4) Reducing sound reflection and transmission;
- (5) Creating wildlife habitat; and
- (6) Improving the aesthetic environment in both the workplace and homesettings;

and

WHEREAS, green roof initiatives in a variety of forms are in place in other jurisdictions such as, for example, Portland, Chicago, Seattle, and Toronto; and

WHEREAS, the council supports the construction and utilization of green roof technology as soon as practicable on certain buildings in the city; and

WHEREAS, the council also supports feasible and safe opportunities and meaningful incentives to encourage green roof retrofits, and the council is informed that standards applicable to retrofitting are adopted or recognized by the National Roofing Contractors Association and the International Green Roof Association; and

WHEREAS, Section 6-1513 of the Revised Charter of the City and County of Honolulu 1973, as amended (RCH), provides that "[a]ny revision of or amendment to the zoning ordinances may be proposed by the council and shall be processed in the same manner as if proposed by the director [of planning and permitting]"; and

WHEREAS, Chapter 2, Article 24, Revised Ordinances of Honolulu 1990, as amended (ROH), establishes procedures and deadlines for the processing of council proposals to revise or amend the general plan, the development plans, the zoning ordinances, and the subdivision ordinance, and clarifies the responsibility of the director of planning and permitting to assist the council in adequately preparing its proposals for processing; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the director of planning and permitting is directed, pursuant to RCH Section 6-1513 and ROH Chapter 2, Article 24, to process the proposed amendment to ROH Chapter 21, attached hereto as Exhibit "A," in the same manner as if the proposal had been proposed by the director; and



RESOLUTION

BE IT FURTHER RESOLVED that the director of planning and permitting is directed to inform the council upon the transmittal of the director's report and the proposed LUO amendment to the Planning Commission; and

BE IT FURTHER RESOLVED that, if the director of planning and permitting submits an alternative proposal to the Planning Commission, that the Planning Commission is requested to make separate recommendations on the attached proposed LUO amendment and on any administration proposed alternative; and

BE IT FINALLY RESOLVED that, pursuant to ROH Chapter 2, Article 24, the clerk shall transmit copies of this Resolution and the Exhibit attached hereto to the director of planning and permitting and the Planning Commission of the City and County of Honolulu, and shall advise them in writing of the date by which the director's report and accompanying proposed ordinance are required to be submitted to the Planning Commission.

INTRODUCED BY:  
*[Handwritten Signature]*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE OF INTRODUCTION:

AUG 12 2010  
Honolulu, Hawaii

Councilmembers

18 10:15 AM 10 AUG 2010

RECEIVED  
CITY CLERK  
CITY AND COUNTY OF HONOLULU

FILED  
AUG 12 2010  
PURSUANT TO ROH Sec. 1-2.5

## **EXHIBIT A**



---

---

A BILL FOR AN ORDINANCE

---

---

AMENDING CHAPTER 21, REVISED ORDINANCES OF HONOLULU 1990 ("LAND USE ORDINANCE"), RELATING TO GREEN ROOFS.

SECTION 1. The purpose of this ordinance is to encourage developers and owners of land in certain land use zoning districts to install and maintain green roofs.

SECTION 2. Section 21-10.1 ("Definitions"), Revised Ordinances of Honolulu 1990, is amended by adding a new definition of "green roof" to read as follows:

"Green roof," also known as "eco-roof," "vegetated roof cover," or "living roof," means a roof covering comprised of multiple layers of waterproofing, drainage, growing media and plant material forming a permanent vegetative layer over the roof deck, living plants, of which not less than 50 percent are endemic to the Hawaiian Islands, installed on top of conventional roofs, which, if properly designed, are stable, living ecosystems that emulate natural processes."

SECTION 3. Section 21-3.70-1 ("Residential uses and development standards"), Revised Ordinances of Honolulu 1990, is amended by amending subsection (c) to read as follows:

"(c) Additional Development Standards.

- (1) Maximum Height. The maximum height of structures shall be determined by the building envelope created as the result of the intersection of two planes. The first plane shall be measured horizontally across the parcel at 25 feet above the high point of the buildable area boundary line. The second plane shall run parallel to grade, as described in Section 21-4.60(b), measured at a height of 30 feet. If the two planes do not intersect, then the building envelope shall be determined by the first plane (see Figure 21-3.10).
- (2) Height Setbacks.
  - (A) Any portion of a structure exceeding 15 feet shall be set back from every side and rear buildable area boundary line one foot for each two feet of additional height over 15 feet (see Figure 21-3.10); and
  - (B) Any portion of a structure exceeding 20 feet shall be set back from the front buildable area boundary line one foot for every two feet of additional height over 20 feet.



---

## A BILL FOR AN ORDINANCE

---

(3) Green Roof Bonus.

Subject to approval of the proposal by the department of environmental services, proposals for developments in the R-5 and R-10 districts that include green roofs may be eligible to receive bonus building area as follows:

- (A) Where the total area of green roof is at least 10 percent but less than 30 percent of the building's footprint, each square foot of green roof earns one square foot of additional building area.
- (B) Where the total area of green roof is at least 30 percent but less than 60 percent of the building's footprint, each square foot of green roof earns two square feet of additional building area.
- (C) Where the total area of green roof is at least 60 percent of the building's footprint, each square foot of green roof earns three square feet of additional building area."

SECTION 4. Table 21-3.2, Revised Ordinances of Honolulu 1990, is amended to read as follows:



**A BILL FOR AN ORDINANCE**

**"Table 21-3.2  
Residential Districts  
Development Standards**

Development Standard		District					
		R-3.5	R-5	R-7.5	R-10	R-20	
Minimum lot area (square feet)	One-family dwelling, detached, and other uses	3,500	5,000	7,500	10,000	20,000	
	Two-family dwelling, detached	7,000	7,500	14,000	Use not permitted	Use not permitted	
	Duplex	3,500	3,750	7,000	Use not permitted	Use not permitted	
Minimum lot width and depth (feet)		30 per duplex unit, 50 for other uses		35 per duplex unit, 65 for other uses		65 for dwellings, 100 for other uses	
Yards (feet):	Front	10 for dwellings, 30 for other uses					
	Side and rear	5 for dwellings <sup>1</sup> , 15 for other uses			5 for dwellings, 15 for other uses		
Maximum building area		50 percent of the zoning lot					
Maximum height (feet) <sup>2</sup>		25-30					
Green roof bonus		n/a	<u>Yes.</u> <u>See</u> <u>Sec</u> <u>21-</u> <u>3.70-</u> <u>1(c)</u>	n/a	<u>Yes.</u> <u>See Sec 21-</u> <u>3.70-1(c)</u>	n/a	
Height setbacks		per Sec. 21-3.70-1(c)					

<sup>1</sup> For duplex lots, 5 feet for any portion of any structure not located on the common property line; the required side yard is zero feet for that portion of the lot containing the common wall.

<sup>2</sup> Heights above the minima of the given range may require height setbacks or may be subject to other requirements. See the appropriate section for the zoning district for additional development standards concerning height."



---

## A BILL FOR AN ORDINANCE

---

SECTION 5. Section 21-3.80-1 ("Apartment district uses and development standards"), Revised Ordinances of Honolulu 1990, is amended by amending subsection (c) to read as follows:

"(c) Additional Development Standards.

- (1) Except for necessary access drives and walkways, all yards shall be landscaped.
- (2) Optional Yard Siting. In the A-2 and A-3 districts, parking lots and garages may extend to side and rear property lines, provided the following requirements are met:
  - (A) An area or areas of open space equivalent to the area to be used for parking or accessory use structures are provided elsewhere on the zoning lot. This open space shall be maintained in landscaping, except for drives or walkways necessary for access to adjacent streets. Parking may overhang the open space up to three feet if wheel stops are installed. A minimum of 50 percent of the open space shall be contiguous to the street frontage abutting the zoning lot;
  - (B) Any parking floor in the 10 feet adjacent to the property line shall not be more than four feet above existing grade; and
  - (C) Landscaping required under Section 21-4.70 is provided and maintained.
- (3) Height Setbacks. In the A-2 and A-3 districts, for any portion of a structure over 40 feet in height, additional side and rear setbacks shall be provided; for each 10 feet of additional height or portion thereof, an additional one-foot setback shall be provided. The additional setback shall be a continuous plane from the top of the structure to the height of 40 feet above grade (see Figure 21-3.3).
- (4) Green Roof Bonus.

Subject to approval of the proposal by the department of environmental services, proposals for developments in the A-1, A-2 and A-3 districts that include green roofs may be eligible to receive bonus building area as follows:



---

A BILL FOR AN ORDINANCE

---

- (A) Where the total area of green roof is at least 10 percent but less than 30 percent of the building's footprint, each square foot of green roof earns one square foot of additional floor area.
- (B) Where the total area of green roof is at least 30 percent but less than 60 percent of the building's footprint, each square foot of green roof earns two square feet of additional floor area.
- (C) Where the total area of green roof is at least 60 percent of the building's footprint, each square foot of green roof earns three square feet of additional floor area."

SECTION 6. Section 21-3.90-1 ("Apartment mixed use district uses and development standards"), Revised Ordinances of Honolulu 1990, is amended by amending subsection (c) to read as follows:

"(c) Additional Development Standards.

- (1) Except for necessary access drives and walkways, all yards shall be landscaped.
- (2) Optional Yard Siting. In the AMX-2 and AMX-3 districts, parking lots and garages may extend to side and rear property lines, provided the following requirements are met:
  - (A) An area or areas of open space equivalent to the area to be used for parking or accessory use structures are provided elsewhere on the zoning lot. This open space shall be maintained in landscaping, except for drives or walkways necessary for access to adjacent streets. Parking may overhang the open space up to three feet if wheel stops are installed. A minimum of 50 percent of the open space shall be contiguous to the street frontage abutting the zoning lot;
  - (B) Any parking floor in the 10 feet adjacent to the property line shall not be more than four feet above existing grade; and
  - (C) Landscaping required under Section 21-4.70 is provided and maintained.



---

## A BILL FOR AN ORDINANCE

---

- (3) Height Setbacks. In the AMX-2 and AMX-3 districts, for any portion of a structure over 40 feet in height, additional side and rear setbacks shall be provided; for each 10 feet of additional height or portion thereof, an additional one-foot setback shall be provided. The additional setback shall be a continuous plane from the top of the structure to the height of 40 feet above grade (see Figure 21-3.3).
- (4) Commercial Use Density and Location.
- (A) The floor area of any use marked with a superscript<sup>1</sup> under Table 21-3, either occurring as a single use on a zoning lot or in combination with other uses, shall not exceed an FAR as enumerated in Table 21-3.3, and such floor area shall be counted as part of the total FAR allowed.
- (B) Where these commercial uses are integrated with dwelling uses, pedestrian access to the dwellings shall be independent from other uses and shall be designed to enhance privacy for residents and their guests. No floor shall be used for both dwelling and commercial purposes.
- (5) Green Roof Bonus.

Subject to approval of the proposal by the department of environmental services, proposals for developments in the AMX-1, AMX-2 and AMX-3 districts that include green roofs may be eligible to receive bonus building area as follows:

- (A) Where the total area of green roof is at least 10 percent but less than 30 percent of the building's footprint, each square foot of green roof earns one square foot of additional floor area.
- (B) Where the total area of green roof is at least 30 percent but less than 60 percent of the building's footprint, each square foot of green roof earns two square feet of additional floor area.
- (C) Where the total area of green roof is at least 60 percent of the building's footprint, each square foot of green roof earns three square feet of additional floor area."



**A BILL FOR AN ORDINANCE**

SECTION 7. Table 21-3.3, Revised Ordinances of Honolulu 1990, is amended to read as follows:

**"Table 21-3.3  
Apartment and Apartment Mixed Use Districts  
Development Standards**

Development Standard		District					
		A-1	A-2	A-3	AMX-1	AMX-2	AMX-3
Minimum lot area (square feet) <sup>1</sup>		7,500	10,000	15,000	7,500 <sup>2</sup>	10,000 <sup>2</sup>	15,000 <sup>2</sup>
Minimum lot width and depth (feet) <sup>1</sup>		70	70	70	70	70	70
Yards (feet):	Front	10	10	10	10	10	10
	Side and rear <sup>3</sup>	5 <sup>4</sup> or 10	5 <sup>4</sup> or 10	5 <sup>4</sup> or 10	5 <sup>4</sup> or 10	5 <sup>4</sup> or 10	5 <sup>4</sup> or 10
Maximum commercial use density (FAR)		n/a			0.3 see Sec. 21-3.90-1(c)	0.4 see Sec. 21-3.90-1(c)	0.6 see Sec. 21-3.90-1(c)
Maximum building area		Lot area (sq. ft.)		Requirement			
		Less than 7,500		60 percent of zoning lot			
		7,500 - 20,000		50 percent of zoning lot			
		Over 20,000		40 percent of zoning lot			
Maximum height (feet) <sup>5</sup>		30	per zoning map		30	per zoning map	
Height setbacks		none	per Sec. 21-3.80-1(c)		none	per Sec. 21-3.90-1(c)	
Maximum density (FAR) for A-1 & AMX-1 districts based on zoning lot size		Lot area (sq. ft.)		FAR calculation			
		Less than 10,000		FAR = (.00003 x lot area) + 0.3			
		10,000 - 40,000		FAR = (.00001 x lot area) + 0.5			
		Over 40,000		FAR = 0.9			
Maximum density (FAR) for A-2 & AMX-2 districts based on zoning lot size		Lot area (sq. ft.)		FAR calculation			
		Less than 10,000		FAR = (.00009 x lot area) + 0.4			
		10,000 - 40,000		FAR = (.00002 x lot area) + 1.1			
		Over 40,000		FAR = 1.9			
Maximum density (FAR) for A-3 & AMX-3 districts based on zoning lot size		Lot area (sq. ft.)		FAR calculation			
		Less than 10,000		FAR = (.00014 x lot area) + 0.6			
		10,000 - 20,000		FAR = (.00004 x lot area) + 1.6			
		20,000 - 40,000		FAR = (.00002 x lot area) + 2.0			
		Over 40,000		FAR = 2.8			



**A BILL FOR AN ORDINANCE**

Development Standard		District					
		A-1	A-2	A-3	AMX-1	AMX-2	AMX-3
<b><u>Green roof bonus</u></b>	<b><u>Available</u></b>	<u>Yes</u>					
	<b><u>Max FAR</u></b>	<u>Yes, see Section 21-3.80-1(c)</u>					

<sup>1</sup> There shall be no minimum lot area, width or depth for off-site parking facilities.

<sup>2</sup> There shall be no minimum lot area for off-site parking facilities.

<sup>3</sup> Five feet for detached dwellings and duplexes and 10 feet for other uses.

<sup>4</sup> For duplex lots, 5 feet for any portion of any structure not located on the common property line; the required side yard is zero feet for that portion of the lot containing the common wall.

<sup>5</sup> Heights for detached dwellings and duplexes shall comply with residential height and height setback requirements.

n/a = Not applicable"

SECTION 8. Section 21-3.110-1 ("Business uses and development standards"), Revised Ordinances of Honolulu 1990, is amended by amending subsection (c) to read as follows:

"(c) Additional Development Standards.

- (1) Except for necessary access drives and walkways, all yards shall be landscaped.
- (2) B-1 District Transitional Height Setback. Where a zoning lot adjoins a zoning lot in a residential district, the residential district height setbacks shall be applicable at the buildable area boundary line of the adjoining side of the B-1 zoning lot (see Figure 21-3.5).
- (3) B-2 District Transitional Height Setback.
  - (A) Where a zoning lot adjoins a zoning lot in a residential, A-1 or AMX-1 district, the residential district height setback shall be applicable at the buildable area boundary line of the adjoining side of the B-2 zoning lot (see Figure 21-3.5).
  - (B) Where a zoning lot adjoins a zoning lot in an A-2, A-3, AMX-2, AMX-3 or resort district, no portion of a structure shall exceed 40



---

---

A BILL FOR AN ORDINANCE

---

---

feet in height along the buildable area boundary line on the adjoining side of the B-2 zoning lot, provided that additional height shall be permitted if the additional height is set back one foot from the buildable area boundary line for each 10 feet in height or fraction thereof. This setback shall be a continuous plane from the top of the structure to the beginning of the additional height (see Figure 21-3.5).

- (4) Street Setbacks. Within the B-2 district, no portion of a structure shall exceed a height equal to twice the distance from the structure to the vertical projection of the center line of any street (see Figure 21-3.7).
- (5) Open Space Bonus. Within the B-2 district:
  - (A) For each square foot of public open space provided, five square feet of floor area may be added, exclusive of required yards;
  - (B) For each square foot of arcade area provided, three square feet of floor area may be added, exclusive of required yards; and
  - (C) Maximum density with open space bonuses shall not exceed an FAR as provided under Table 21-3.4.
- (6) Green Roof Bonus.

Subject to approval of the proposal by the department of environmental services, proposals for developments in the B-2 district that include green roofs may be eligible to receive bonus floor area as follows:

- (A) Where the total area of green roof is at least 10 percent but less than 30 percent of the building's footprint, each square foot of green roof earns one square foot of additional floor area.
- (B) Where the total area of green roof is at least 30 percent but less than 60 percent of the building's footprint, each square foot of green roof earns two square feet of additional floor area.
- (C) Where the total area of green roof is at least 60 percent of the building's footprint, each square foot of green roof earns three square feet of additional floor area."



---

## A BILL FOR AN ORDINANCE

---

SECTION 9. Section 21-3.120-2 ("Business mixed use district uses and development standards"), Revised Ordinances of Honolulu 1990, is amended by amending subsection (c) to read as follows:

"(c) Additional Development Standards.

- (1) Except for necessary access drives and walkways, all yards shall be landscaped.
- (2) BMX-3 District Transitional Height Setbacks.
  - (A) Where a zoning lot adjoins a zoning lot in a residential, A-1 or AMX-1 district, the residential district height setback shall be applicable at the buildable area boundary line of the adjoining side of the BMX-3 zoning lot (see Figure 21-3.5).
  - (B) Where a zoning lot adjoins a zoning lot in an A-2, A-3, AMX-2, AMX-3 or resort district, no portion of a structure shall exceed 40 feet in height along the buildable area boundary line on the adjoining side of the BMX-3 zoning lot, provided that additional height shall be permitted if the additional height is set back one foot from the buildable area boundary line for each 10 feet in height or fraction thereof. This setback shall be a continuous plane from the top of the structure to the beginning of the additional height (see Figure 21-3.5).
- (3) BMX-4 District Transitional Height Setback. Where a zoning lot adjoins a zoning lot in a residential, apartment, apartment mixed use or resort district, the height setback of the adjoining district shall be applicable at the buildable area boundary line of the adjoining side of the BMX-4 lot (see Figure 21-3.5).
- (4) BMX-4 District Height Setback. For a minimum of 50 percent of any contiguous street frontage, no portion of a structure located on a lot adjacent to a street shall exceed a height which is intersected by a plane over the buildable area which makes an angle of 65 degrees with the horizontal at ground elevation at the center line of the street (see Figure 21-3.9).
- (5) Street Setbacks and Street Trees.



---

## A BILL FOR AN ORDINANCE

---

- (A) Within the BMX-3 district, no portion of a structure shall exceed a height equal to twice the distance from the structure to the vertical projection of the center line of any street (see Figure 21-3.7).
  - (B) If a street tree plan exists for the street which fronts the project, the applicant shall install a street tree or trees, as required by the director.
- (6) BMX-3 District Open Space Bonus.
- (A) For each square foot of public open space provided, five square feet of floor area may be added, exclusive of required yards;
  - (B) For each square foot of arcade area provided, three square feet of floor area may be added, exclusive of required yards; and
  - (C) Maximum density with open space bonuses shall not exceed an FAR as provided under Table 21-3.4.
- (7) BMX-4 District Open Space Bonus.
- (A) For each square foot of public open space provided, 10 square feet of floor area may be added. If provided, front yards may be included as public open space;
  - (B) For each square foot of arcade area provided, five square feet of floor area may be added;
  - (C) Maximum density with open space bonuses shall not exceed an FAR as provided under Table 21-3.4; and
  - (D) For developments which exceed a height of 350 feet, for each square foot of public open space provided, 10 square feet of floor area may be added below 350 feet of building height or seven square feet of floor area may be added above 350 feet of building height. If provided, front yards may be included as public open space.
- (8) BMX-4 District Heights Above 350 Feet. For developments which exceed a height of 350 feet, but are permitted higher heights on the zoning maps, refer to Section 21-3.120-1.



---

---

A BILL FOR AN ORDINANCE

---

---

(9) Historic Resources Bonus. For developments in the BMX-4 district which exceed a height of 350 feet, refer to Section 21-3.120-1 for provisions relating to additional floor area permitted for preservation of historic resources.

(10) Green Roof Bonus.

Subject to approval of the proposal by the department of environmental services, proposals for developments in the BMX-3 and BMX-4 districts that include green roofs may be eligible to receive bonus floor area as follows:

- (A) Where the total area of eco-roof is at least 10 percent but less than 30 percent of the building's footprint, each square foot of green roof earns one square foot of additional floor area.
- (B) Where the total area of green roof is at least 30 percent but less than 60 percent of the building's footprint, each square foot of green roof earns two square feet of additional floor area.
- (C) Where the total area of green roof is at least 60 percent of the building's footprint, each square foot of green roof earns three square feet of additional floor area."



**A BILL FOR AN ORDINANCE**

SECTION 10. Table 21-3.4, Revised Ordinances of Honolulu 1990, is amended to read as follows:

**"Table 21-3.4  
Resort, Business and Business Mixed Use Districts  
Development Standards**

Development Standard		District				
		Resort	B-1	B-2	BMX-3	BMX-4
Minimum lot area (square feet)		15,000 <sup>1</sup>	5,000	5,000	5,000	5,000
Minimum lot width and depth (feet)		70 <sup>1</sup>	50	50	50	50
Yards (feet):	Front	25	10	5 <sup>4</sup>	10 for dwellings, 5 for other uses <sup>4</sup>	5 <sup>4,5</sup>
	Side and rear	20 <sup>2</sup>	0 <sup>3</sup>	0 <sup>3</sup>	5 <sup>2</sup> for detached dwellings, 10 for multifamily dwellings, 0 <sup>3</sup> for other uses	0 <sup>3</sup>
Maximum building area (percent of zoning lot)		50	not regulated			
Maximum density (FAR) resort district only		Lot area (sq. ft.) Less than 10,000 10,000 - 30,000 Over 30,000		FAR calculation FAR = (.00006 x lot area) + 0.4 FAR = (.00002 x lot area) + 0.8 FAR = 1.4		
Maximum density (FAR) for other districts		see above	1.0	2.5	2.5	4.0
Open space bonus	Available	No		Yes see Sec. 21-3.110-1(c)	Yes see Sec. 21-3.120-2(c)	
	Max FAR	n/a	n/a	3.5	3.5	7.5
Green roof bonus	Available	No		Yes see Sec. 21-3.110-1(c)	Yes see Sec. 21-3.120-2(c)	
	Max FAR	n/a	n/a	3.5	3.5	7.5
Maximum height (feet)		per zoning map	40	per zoning map	per zoning map	per zoning map, see Sec. 21-3.120-1 for additional height
Height setbacks		per Sec. 21-3.100-1(c)	per Sec. 21-3.110-1(c)		per Sec. 21-3.120-2(c)	

<sup>1</sup> There shall be no minimum lot area, width or depth for off-site parking facilities.



---

---

A BILL FOR AN ORDINANCE

---

---

<sup>2</sup> For duplex lots, 5 feet for any portion of any structure not located on the common property line; the required side yard is zero feet for that portion of the lot containing the common wall.

<sup>3</sup> Where the side or rear property line of a zoning lot adjoins the side or rear yard of a zoning lot in a residential, apartment or apartment mixed use district, there shall be a side or rear yard which conforms to the yard requirements for dwelling use of the adjoining district. In addition, see Section 21-4.70-1 for landscaping and buffering requirements.

<sup>4</sup> Where a zoning lot adjoins a residential, apartment or apartment mixed use district and forms a continuous front yard, the lot or the first 100 feet of the lot (whichever is less) shall conform to the front yard requirements for the dwelling use of the adjoining district (see Figure 21-3.6).

<sup>5</sup> Five feet for structures up to 12 feet in height, provided that where the adjacent street is greater than 50 feet in width, an area of open space or an arcade, equivalent to the required yard area may be provided elsewhere on the zoning lot (see Figure 21-3.8).

n/a = Not applicable"

SECTION 11. Section 21-9.80-7 ("Resort commercial precinct"), Revised Ordinances of Honolulu 1990, is amended by amending subsection (c) to read as follows:

"(c) Additional Development Standards.

(1) Open Space Bonus.

(A) For each square foot of public open space provided, 10 square feet of floor area may be added, exclusive of required yards;

(B) For each square foot of open space devoted to pedestrian use and landscape area at ground level provided, five square feet of floor area may be added; and

(C) For each square foot of arcade area provided, three square feet of floor area may be added, exclusive of required yards.

(2) Transitional Height Setbacks. For any portion of a structure above 40 feet in height, an additional front height setback equal to one foot for each 10 feet in height, or fraction thereof, shall be provided. When a zoning lot adjoins a zoning lot in the apartment precinct, the same additional side and rear height setbacks shall also be provided. Within the height setback, buildings with graduated, stepped forms shall be encouraged (see Figure 21-9.2).



---

---

A BILL FOR AN ORDINANCE

---

---

(3) Green Roof Bonus.

Subject to approval of the proposal by the department of environmental services, proposals for developments in the Resort-Commercial Precinct that include green roofs may be eligible to receive bonus floor area as follows:

- (A) Where the total area of green roof is at least 10 percent but less than 30 percent of the building's footprint, each square foot of green roof earns one square foot of additional floor area.
- (B) Where the total area of green roof is at least 30 percent but less than 60 percent of the building's footprint, each square foot of green roof earns two square feet of additional floor area.
- (C) Where the total area of green roof is at least 60 percent of the building's footprint, each square foot of green roof earns three square feet of additional floor area."

SECTION 12. Table 21-9.6(B), Revised Ordinances of Honolulu 1990, is amended to read as follows:



**A BILL FOR AN ORDINANCE**

<b>"Table 21-9.6(B) Waikiki Special District Precinct Development Standards</b>					
<b>Development standard</b>		<b>Precinct</b>			
		<b>Apartment</b>	<b>Resort mixed use</b>	<b>Resort- commercial</b>	<b>Public</b>
<b>Minimum lot area (square feet)</b>		10,000	10,000	5,000	n/a
<b>Minimum lot width and depth (feet)</b>		50	50	50	
<b>Yards<sup>1</sup> (feet)</b>	<b>Front</b>	15 <sup>2</sup>	15-20 <sup>2</sup>	15-20 <sup>2</sup>	As approved by director
	<b>Side and rear</b>	10	0-10 <sup>3</sup>	0-10 <sup>3</sup>	
<b>Maximum density (FAR) apartment precinct only<sup>4,5</sup></b>		<b>Lot area (sq. ft.)</b> Less than 7,500 7,500 - 69,999 70,000 or more	<b>FAR calculation</b> FAR = (.00009 x lot area) + .08 FAR = (.000009 x lot area) + .85 FAR = 1.50		
<b>Maximum density (FAR) resort mixed use precinct only<sup>5</sup></b>		<b>Lot area (sq. ft.)</b> Less than 10,000 10,000 - 29,999 30,000 - 89,999 90,000 or more	<b>FAR calculation</b> FAR = (.00013 x lot area) + .03 FAR = (.00003 x lot area) + 1.05 FAR = (.000014 x lot area) + 1.54 FAR = 2.8		
<b>Maximum density (FAR) other precincts</b>		n/a		1.75 <sup>5</sup>	As approved by director
<b>Minimum open space (percent of zoning lot)</b>		50	0-50 See Sec. 21- 9.80-6(c)(1)	0.00	n/a
<b>Open space bonus</b>	<b>Available</b>	No	No	Yes See Sec. 21- 9.80-7(c)(1)	
	<b>Max FAR</b>	n/a	n/a	3.5 <sup>5</sup>	
<b>Green roof bonus</b>	<b>Available</b>	No	No	Yes	n/a
	<b>Max FAR</b>	n/a	n/a	See Sec. 21- 9.80-7(c)(3)	
<b>Maximum height (feet)</b>		Per zoning map and Exhibit 21-9.15			
<b>Transitional height setbacks</b>		Per Sec. 21- 9.80-5(c)(2)	Per Sec. 21- 9.80-6(c)(2)	Per Sec. 21- 9.80-7(c)(2)	As approved by director

n/a = Not applicable

<sup>1</sup> Except for necessary access drives and walkways, all yards shall be landscaped.



---

## A BILL FOR AN ORDINANCE

---

<sup>2</sup> An average of 20 feet for zoning lots fronting Kuhio Avenue, Kalakaua Avenue, Ala Moana and Ala Wai Boulevard within the resort mixed use and resort commercial precincts, and an average of 15 feet for all other zoning lots, provided: (1) The average yard may vary between the front property line and twice the minimum front yard so long as the yard area street-side of the required yard is equal to the yard area behind the required yard, (2) the yard configuration shall be integrated to the extent feasible with yards and open spaces provided by adjoining lots, and (3) the undulation of the setback line shall result in a design acceptable by the director (see Figure 21-9.1).

<sup>3</sup> Except for zoning lots adjoining an apartment precinct, side and rear yards shall not be required. Ten feet where a zoning lot adjoins an apartment precinct, unless there is a parking structure or lot on the adjacent apartment precinct zoning lot located within 10 feet of the common property line for more than 75 percent of the length of the common property line. In this case, there shall not be a required yard.

<sup>4</sup> See Sec. 21-9.80-5(c)(1) for commercial use location standards within the apartment mixed use subprecinct.

<sup>5</sup> In computing the permissible floor area, the FAR may be applied to the zoning lot area, plus one-half the abutting right-of-way area of any public street or alley. Portions of buildings devoted to lanais and balconies shall not count as floor area."

SECTION 13. New ordinance material is underscored. When revising, compiling or printing this ordinance for inclusion in the Revised Ordinances of Honolulu, the revisor of ordinances need not include the underscoring.



**A BILL FOR AN ORDINANCE**

---

SECTION 14. This ordinance shall take effect upon its approval.

INTRODUCED BY:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE OF INTRODUCTION:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Honolulu, Hawaii

\_\_\_\_\_  
Councilmembers

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Deputy Corporation Counsel

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City and County of Honolulu