



A BILL FOR AN ORDINANCE

RELATING TO TEMPORARY SHELTERS.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Purpose. The purpose of this ordinance is to address the affordable agricultural workforce housing shortage problem in the City by amending the Land Use Ordinance to permit certain types of temporary housing to be placed on agricultural lands.

SECTION 2. Table 21-3, Revised Ordinances of Honolulu 1990, as amended ("Master Use Table"), is amended by amending the "Dwellings and Lodgings" category to add a new "Temporary Shelters" use category to read as follows:

**"TABLE 21-3
MASTER USE TABLE**

In the event of any conflict between the text of this Chapter and the following table, the text of the Chapter shall control. The following table is not intended to cover the Waikiki Special District; please refer to Table 21-9.6(A).

- KEY:** Ac = Special accessory use subject to standards in Article 5
Cm = Conditional Use Permit-minor subject to standards in Article 5; no public hearing required (see Article 2 for exceptions)
C = Conditional Use Permit-major subject to standards in Article 5; public hearing required
P = Permitted use
P/c = Permitted use subject to standards in Article 5
PRU = Plan Review Use

ZONING DISTRICTS																						
USES <small>(Note: Certain uses are defined in Article 10.)</small>	P-2	AG-1	AG-2	Country	R-20, R-10	R-7.5, R-5, R-3.5	A-1	A-2	A-3	AMX-1	AMX-2	AMX-3	Resort	B-1	B-2	BMX-3	BMX-4	I-1	I-2	I-3	IMX-1	
DWELLINGS AND LODGINGS																						
Temporary shelters		P/c	P/c																			

SECTION 3. Chapter 21, Article 5, Revised Ordinances of Honolulu 1990, as amended, is amended by adding a new section to be appropriately designated by the revisor of ordinances and to read as follows:

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"Sec. 21-5. Temporary Shelters.

- (a) A temporary shelter shall not exceed one story in height.
- (b) A temporary shelter shall be permitted on a zoning lot for no more than five years from the date of issuance of the certificate of occupancy for residential dwellings and shall not be renewable.
- (c) A temporary shelter shall only be permitted on a zoning lot with a minimum size of two acres.
- (d) The maximum building area permitted for temporary shelter use shall be 10 percent of the zoning lot.
- (e) Prior to building permit approval, the owner of the zoning lot shall present the project to the neighborhood board of the district where the temporary shelter is located following the procedures set forth in Section 21-2.40-2(b)(2).
- (f) Prior to the issuance of the certificate of occupancy for residential dwellings, the owner of the zoning lot shall send a written notice to the director stating the date of commencement of occupancy of the shelter and providing the street address and Tax Map Key number of its location.
- (g) A temporary shelter shall be exempted from public sewer connection requirements set forth in Section 14-1.6 if an alternative acceptable to the department is approved, or in the case of a temporary shelter that is outside of the city wastewater system, if an acceptable sewer alternative is approved by the state department of health.
- (h) A temporary shelter shall be exempted from any provision in Chapter 19 ("Plumbing Code") requiring plumbing facilities to be located underground.
- (i) There shall be no more than 5 temporary shelters on a zoning lot.
- (j) The total floor area of all temporary shelters on a zoning lot shall not exceed 1,600 square feet."
- (k) Temporary shelters shall be permitted only in the Waianae Sustainable Communities Plan area and the Ewa Development Plan area."



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SECTION 4. Section 21-10.1, Revised Ordinances of Honolulu 1990, as amended, is amended by adding a new definition of "temporary shelter" to read as follows:

"Temporary shelter" means a living space constituting an independent housekeeping unit, including bathroom and kitchen facilities, for a family for a period of not more than five years, and consisting of a house trailer or intermodal container. For purposes of this chapter, "house trailer" means a trailer that is designed, constructed, and equipped as a dwelling place, living abode, or sleeping place; and "intermodal container" means a standardized cargo container designed to be carried on different modes of transportation such as ships, trains, and semi-trailer trucks, and manufactured to the specifications of the International Organization for Standardization (ISO), but does not include air freight containers. A temporary shelter shall meet all of the requirements applicable to a farm dwelling."

SECTION 5. 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.



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ORDINANCE _____
BILL 50 (2013)

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SECTION 6. This ordinance shall take effect upon its approval.

INTRODUCED BY:

[Handwritten signature] (br)

DATE OF INTRODUCTION:

JUL 30 2013
Honolulu, Hawaii

Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____ day of _____, 20____.

FILED
JUL 30 2015
PURSUANT TO ROH Sec. 1-2.4

KIRK CALDWELL, Mayor
City and County of Honolulu