

LAND USE ORDINANCE

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Department of Land Utilization
City and County of Honolulu

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**LAND USE ORDINANCE
(LUO)**

9-8-86

**ORDINANCE No. 86-96
EFFECTIVE DATE: October 22, 1986**

**DEPARTMENT OF LAND UTILIZATION
" CITY AND COUNTY OF HONOLULU
"**

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ARTICLE 1. GENERAL PROVISIONS

Sections:

- 1.10 Title.
- 1.20 Purpose and Intent.
- 1.30 Administration.
- 1.40 Appeals.
- 1.50 Variances.

1.10 Title.

The provisions of this Chapter, inclusive of any amendments, shall be known as the Land Use Ordinance (LUO) of the City and County of Honolulu. The provisions may also be referred to as the zoning ordinance and may, to the extent practicable, contain other ordinances regulating the utilization of land pursuant to Section 6-904 of the Revised Charter of the City and County of Honolulu, 1973, as amended.

1.20 Purpose and Intent.

The purpose of the LUO is to regulate land *use* in a manner that will encourage orderly *development* in accordance with adopted land use policies, including the Oahu General Plan and Development Plans, and to promote and protect the public health, safety and welfare by, more particularly:

- A. Minimizing adverse effects resulting from the inappropriate location, use or design of sites and *structures*.
- B. Conserving the City's natural, historic and scenic resources and encouraging design which enhances the physical form of the City.
- C. Assisting the public in identifying and understanding regulations affecting the development and use of land.

It is the intention of the City Council that the provisions of the LUO provide reasonable development and design standards for the location, height, bulk and size of structures, *yard* areas, off-street parking facilities, and *open spaces*, and the use of structures and land for agriculture, industry, business, residences or other purposes.

1.30 Administration.

The *Director* of Land Utilization shall administer the provisions of the LUO.

1.40 Appeals.

Appeals from the actions of the Director in the administration of the provisions of the LUO shall be as provided by Section 6-909 of the City Charter.

1.50 Variances.

The Zoning Board of Appeals shall hear and determine petitions for varying the application of the provisions of the LUO pursuant to Sections 6-909 and 6-910 of the City Charter, including the application of the provisions relating to signs.

Am. 4/22/88
Ord. 88-46

ARTICLE 2. ESTABLISHMENT OF ZONING DISTRICTS

Sections:

- 2.10 Zoning District Classifications and Map Designations.
- 2.20 Zoning Precinct Classifications and Map Designations.
- 2.30 Zoning Maps and Interpretations.

2.10 Zoning District Classifications and Map Designations.

To carry out the purposes and provisions of this Chapter, the following zoning districts are established:

	<u>Title</u>	<u>Map Designation</u>
A.	Preservation	
	Restricted	P-1
	Military & Federal	F-1
	General	P-2
B.	Agricultural	
	Restricted	AG-1
	General	AG-2
C.	Country	C
D.	Residential	R-20
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		R-5
		R-3.5

	<u>Title</u>	<u>Map Designation</u>
E.	Apartment	
	Low Density	A-1
	Medium Density	A-2
	High Density	A-3
F.	Apartment Mixed Use	
	Low Density	AMX-1
	Medium Density	AMX-2
	High Density	AMX-3
G.	Resort	Resort
H.	Business	
	Neighborhood	B-1
	Community	B-2
I.	Business Mixed Use	
	Community	BMX-3
	Central	BMX-4
J.	Industrial	
	Limited	I-1
	General	I-2
	Waterfront	I-3
K.	Industrial-Commercial Mixed Use	IMX-1

2.20 Zoning Precinct Classifications and Map Designations.

To carry out the purposes and provisions of this Chapter, the following zoning precincts are established:

	<u>Title</u>	<u>Map Designation</u>
A.	Waikiki Special District	
	Apartment	Apartment Precinct
	Resort Hotel	Resort Hotel Precinct
	Resort Commercial	Resort Commercial Precinct
	Public	Public Precinct

2.30 Zoning Maps and Interpretations.

- A. The *Director* shall prepare zoning maps for the City. These maps shall be numbered and titled as listed below and, on adoption by ordinance, they shall be cited and referred to as follows:

<u>Zoning Map No.</u>	<u>Area</u>
1	Hawaii Kai
2	Kahala - Kuliouou
3	Moiliili - Kaimuki
4	Nuuanu - McCully
5	Kalihi - Nuuanu
6	Red Hill - Fort Shafter
7	Halawa - Pearl City
8	Waipahu
9	Waipio (Crestview)
10	Waipio (Mililani)
11	Wahiawa - Whitmore
12	Ewa Beach - Iroquois Point
13	Makakilo
14	Barbers Point - Kahe - Nanakuli
15	Lualualei - Makaha
16	Makua - Kaena
17	Mokuleia - Waialua - Haleiwa
18	Kawailoa - Waialeale
19	Kahuku - Laie
20	Hauula - Punaluu - Kaaawa
21	Kualoa - Waiahole - Kahaluu

Zoning Map No.

Area

22	Heeia - Kaneohe - Maunawili
23	Kailua - Lanikai - Keolu
24	Waimanalo

On adoption, the zoning designations shown on the map shall be the zoning classification of all parcels on the map and shall supersede any previous zoning classification. The zoning maps may also contain height limits for certain identified parcels of land or land areas; when there is a difference between height limits specified in this Chapter and heights shown on the zoning maps, the maps shall prevail.

B. Whenever uncertainty exists about the boundary lines of a district, the following rules shall apply:

1. Where a discrepancy exists between a district boundary shown on the adopted zoning map and that which is described in the text of an ordinance establishing the boundary, the text of the ordinance shall be the final authority.
2. Notwithstanding Subsection B.1., district boundaries which appear to follow center lines of *streets*, easements, railroad rights-of-way, waterways and similar features shall be construed as following such center lines.
3. Where district boundaries appear to follow street, lot, property or other lines of similar nature, they shall be construed as following those lines, provided that in the event of closure of a street or alley by the City, where the district boundary is indicated as other than the center line of such street or alley, it shall be construed as having been at the center line.
4. Where district boundaries appear parallel or perpendicular to, or appear as extensions of center lines, property lines or other features, they shall be so construed.
5. Where district boundaries do not appear to follow center lines, street, lot, property or other lines of similar nature or do not appear to be extensions of such lines or are not

described within any ordinance, the location of these boundaries shall be determined by a measurement of distances shown on the adopted zoning map according to its scale.

6. Where the street layout on the ground varies from the *street* layout on the adopted zoning map, or other circumstances not covered by any of the above situations, the *Director* shall determine the location of the boundary in question in accordance with the intent of the zoning ordinance.
 7. Where district boundaries are along the ocean, the boundary shall be construed to follow the shoreline as confirmed by the State Surveyor.
- C. Lands unclassified by the adopted zoning map and for which none of the rules of interpretation are applicable shall be construed as being within the P-2 General Preservation District until otherwise rezoned.
- D. The Director shall preserve the adopted zoning maps and shall maintain them in current form. The Director shall see that the maps are updated as soon as practicable after the effective date of any ordinance adopting an amendment and the ordinance number of each amendment shall be noted on the map. No person shall make any change in the adopted zoning map except by authorization of the Director, in accordance with the procedures and requirements set forth in this Chapter.

ARTICLE 3. GENERAL DEVELOPMENT STANDARDS

Sections:

- 3.10 General Development Regulations: Purpose and Intent.**
- 3.20 Flag Lots.**
- 3.30 Yards and Street Setbacks.**
- 3.40 Retaining Walls.**
- 3.50 Lots in Two Zoning Districts.**
- 3.60 Heights.**
 - 1. Zoning Adjustment: Grade Irregularities.**
- 3.70 Off-street Parking and Loading: Intent.**
 - 1. Off-street Parking Requirements.**
 - 2. Method of Determining Number.**
 - 3. Arrangement of Parking Spaces.**
 - 4. Minimum Dimensions.**
 - 5. Improvement of Off-street Parking Spaces, Parking Lots and Driveways.**
 - 6. Parking Spaces and Required Yards.**
 - 7. Mechanical Parking and Storage Garages.**
 - 8. Required Parking Spaces Located off the Premises.**
 - 9. Parking for the Physically Disabled.**
 - 10. Off-street Loading Requirements.**
 - 11. Method of Determining Number.**
 - 12. Dimensions of Loading Spaces.**
 - 13. Location and Improvement of Loading Spaces.**
 - 14. Exceptions to the Off-street Parking and Loading Requirements.**
- 3.80 Landscaping and Screening.**
- 3.90 Sign Regulations: Purpose and Intent.**
 - 1. Definitions and General Sign Standards.**
 - 2. Prohibited Signs.**
 - 3. Specific District Sign Standards.**
 - 4. Special Restrictions on Certain Uses.**
 - 5. Permits and Fees.**
 - 6. Abatement and Removal.**

Sections:

- 7. **Signs for Nonconforming Uses.**
- 3.100 **Noise Regulations.**
 - 1. **Method of Measurement.**
 - 2. **Noise Level within Specific Districts.**
- 3.110 **Sunlight Reflection Regulations.**
- 3.120 **Nonconformities.**
- 3.130 **Existing Uses.**
- 3.140 **Special Accessory Uses.**
 - 1. **Home Occupations: Standards and Prohibited Uses.**
 - 2. **Kennels.**
- 3.150 **Waiver of Requirements for Public Uses and Utility Installations.**
- 3.160 **Plan Review Uses: Purpose and Intent.**
 - 1. **Applicability.**
 - 2. **General Provisions.**
 - 3. **Application Requirements.**

3.10 General Development Regulations: Purpose and Intent.

It is the purpose of this Article to establish reasonable standards relating to land *development* which are generally applicable to any *use* or site, irrespective of the zoning district in which it is located.

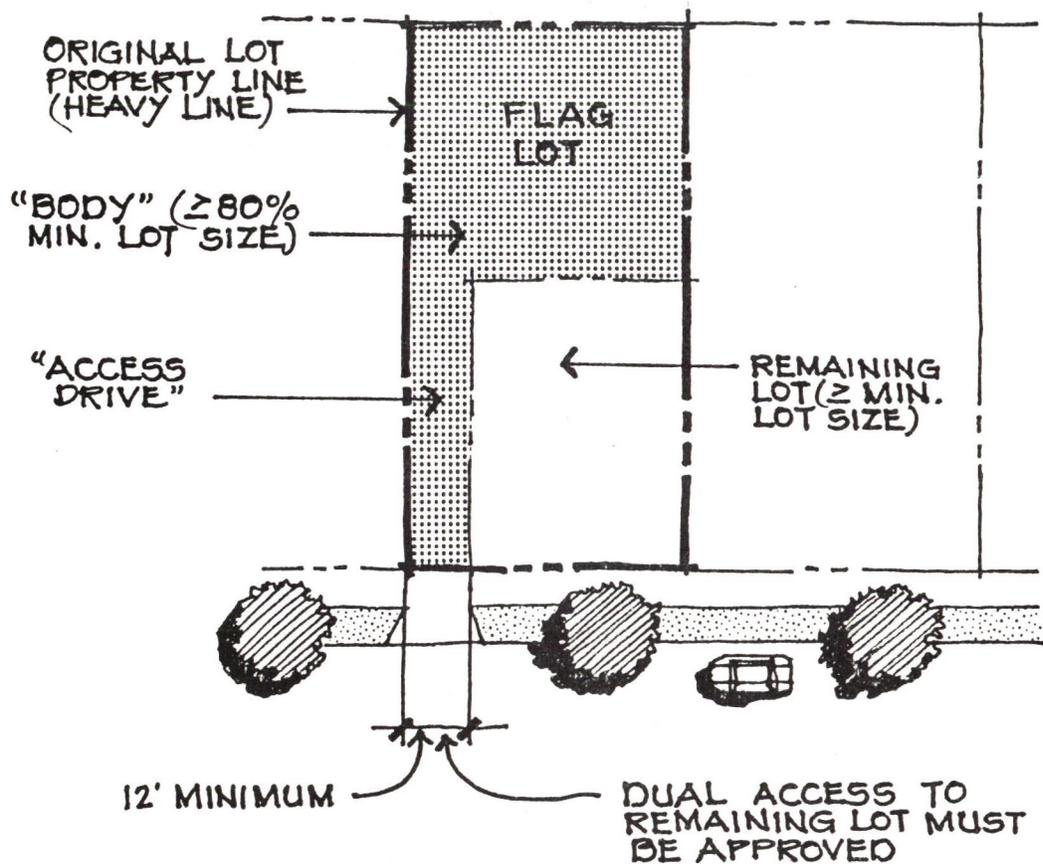
It is the intent that where these regulations conflict with Optional Development Regulations, Article 6, or Special District, Regulations, Article 7 of this Chapter, the Optional Development or Special District regulations shall take precedence.

3.20 Flag Lots.

- A. *Flag lots* are permitted when a parcel lacks sufficient *street* frontage for more than one lot or parcel. This parcel may be subdivided to create a *flag lot*, provided that the access drive for the flag lot shall be the sole access for only one lot and shall have a minimum width of 12 feet. The *Director* may allow dual access of an access drive after consultation with the

Director of the Department of Transportation Services (see Figure 1).

Figure 1



FLAG LOT

- B. The *lot area* excluding the access drive used for ingress and egress shall be not less than 80 percent of the minimum lot area required for the zoning district.
- C. The *lot width* and *lot depth* of the *flag lot* shall be not less than the required minimum lot width and depth of the underlying zoning district, with the lesser dimension qualifying as lot width. Dimensions shall be measured as average horizontal distances between property lines, with the lot width being measured at right angles to lot depth.
- D. The location of the access drive shall be subject to the approval of the *Director* after consultation with the Department of Transportation Services.

- E. The finish grade of any portion of the access drive shall not exceed 19 percent, with provisions for horizontal and vertical curves for adequate vehicular access. The *Director* may allow a steeper grade when necessary because of topography, subdivision lot arrangement and design. In granting a steeper grade, the Director shall consult with the Departments of Public Works and Transportation Services and the Fire Department for their consideration and recommendation, and the Director may impose conditions including but not limited to installation of fencing, walls and safety barriers.

Whenever the finish grade exceeds 12 percent, a reinforced concrete pavement shall be installed. An alternative roadway pavement may be installed on approval of the Director and *Chief Engineer* of the Department of Public Works.

- F. The minimum yards for a *flag lot* shall be the minimum *side yard* required of a *zoning lot* in the applicable zoning district.

3.30 Yards and Street Setbacks.

- A. No business, merchandising displays, *uses*, *structures* or umbrellas, shall be located or carried on within any required yard except for the following:

1. Poles, posts, wires.
2. Customary yard accessories.
3. Structures for newspaper sales and distribution.
4. Fences and *retaining walls* as provided in Sections 3.30-D. and 3.40 below.

Am. 4/22/88

Ord. 88-46

5. Other structures under 30 inches.

- B. No business, merchandising displays, *uses* or structures shall be located or carried on within any street setback area except for the following:

1. Poles, posts, wires.
2. Customary yard accessories.
3. Structures for newspaper sales and distribution.
4. Fences and retaining walls as provided in Sections 3.30-D. and 3.40 below.

Am. 4/22/88

Ord. 88-46

5. Other structures under 30 inches.

Am. 4/22/88
Ord. 88-46

C. Roof overhangs, eaves, sunshades, sills, frames, beam ends, projecting courses, planters and other architectural embellishments or appendages with less than a 30-inch vertical thickness may project into required yards and height setbacks as follows:

<u>Required Yard</u>	<u>Projection</u>
Less than or equal to 10 feet	30 inches
Greater than 10, but less than or equal to 20 feet	36 inches
Greater than 20 feet	42 inches

Exterior balconies, lanais, porte cocheres, arcades, pergolas or covered passageways are not permitted within required yards.

Am. 4/22/88
Ord. 88-46

D. Walls and fences may project into or enclose any part of a required yard unless specified otherwise in Special Districts, provided that the fence or wall shall not exceed a height of 6 feet, except that walls and fences constructed by public utilities may be topped with security wire to a height of 7 feet.

Am. 4/22/88
Ord. 88-46

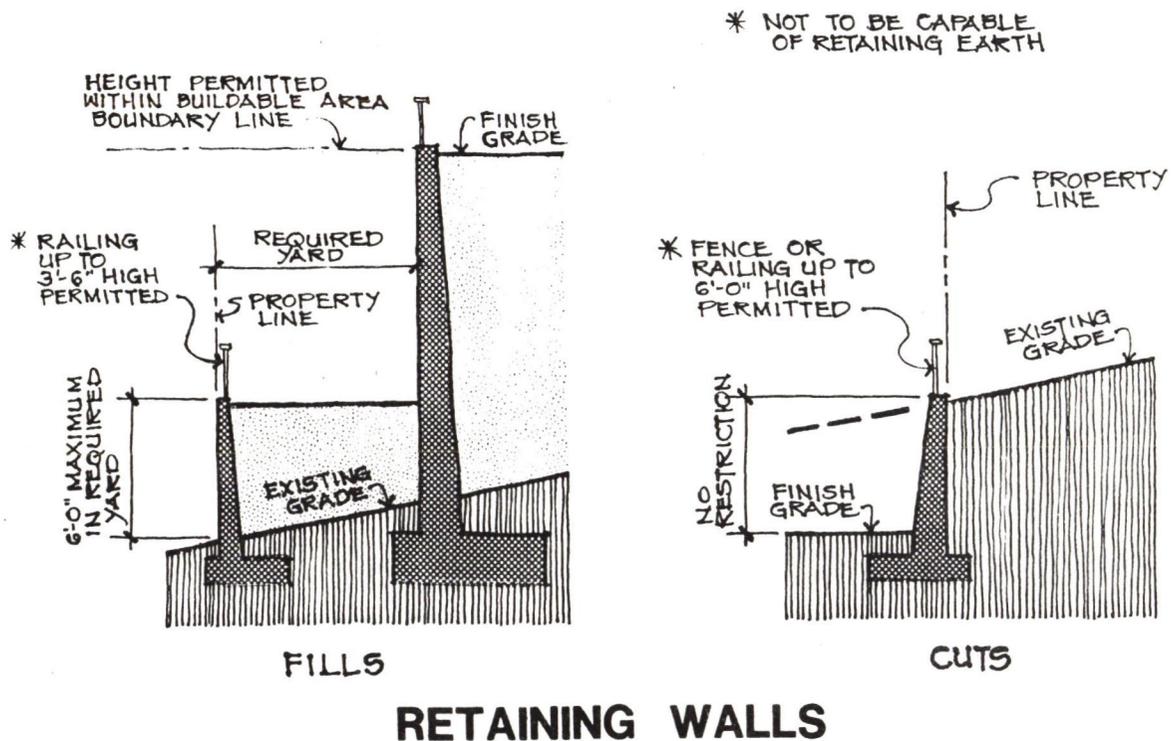
E. Parking and loading shall not be allowed in any required yard, except parking in front and side yards in agricultural, country and residential districts and as provided under Section 3.70-6 of this Chapter, which allows parking spaces to overlap required front and side yards by 3 feet if wheel stops are installed.

3.40 Retaining Walls. Am. 4/22/88
Ord. 88-46

A. Retaining walls containing a fill within required yards shall not exceed a height of 6 feet. A safety railing may be erected on top of the retaining wall. The safety railing shall not be capable of retaining earth or exceed 42 inches above the finish grade of the fill on the inside of the retaining wall. The Director may adjust the maximum height on a finding that additional height is necessary because of safety, topography, subdivision design or lot arrangement. The Director may impose reasonable conditions when granting this additional height.

- B. A retaining wall may be constructed within a yard which protects a cut below the existing grade. A safety railing or fence, not to exceed 6 feet in height and not capable of retaining earth, may be constructed on top of the retaining wall (see Figure 2).

Figure 2



Am. 4/22/88
Ord. 88-46

3.50 Lots in Two Zoning Districts.

- A. Where a lot lies in 2 zoning districts and a permitted use is common to both districts, the zoning district boundary line may be ignored for the purpose of development for such use.
- B. All yard and height regulations of each individual district shall be applicable from the lot lines on the portion of the lot lying within that district, except that such regulations shall not

apply to the common boundary between the 2 zoning districts on the lot.

- C. Where a lot lies in 2 zoning districts and a permitted *use* is common to both districts, but the *floor area ratios* differ, the floor area ratio shall be calculated by the following formula, where:

A = FAR for total parcel in most intense district.

B = FAR for total parcel in least intense district.

C = Area of parcel in most intense district.

$$\text{FAR} = (A - B) \times \frac{C}{\text{Total Lot Area}} + B$$

3.60 Heights. ^{Am. 5/18/88}
_{Ord. 88-56}

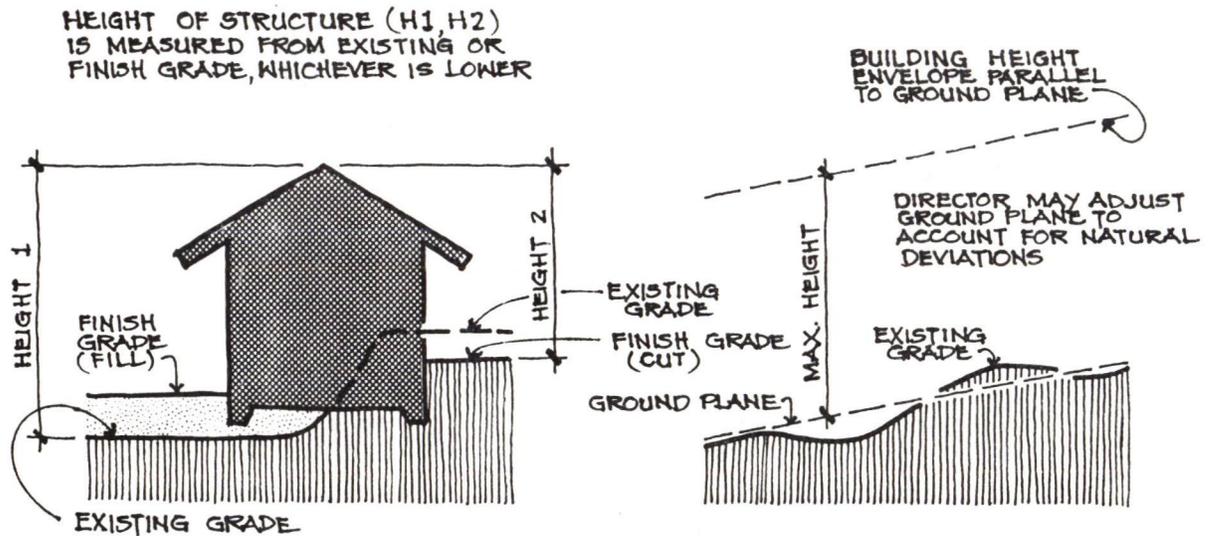
- A. All structures shall fall within a *building* height envelope which runs parallel to existing or finish grade, whichever is lower, at a height specified by this Chapter or as specified on the Zoning Maps (see Figure 3). Exceptions are specified under Subsection B. below, and others may be specified under Special Districts.

^{Am. 5/18/88}
_{Ord. 88-57}

- B. The following structures shall be exempt from zoning district height limits under the specified restrictions:

1. Vent pipes, fans, chimneys, and structures housing or screening elevator machinery and other similar rooftop machinery.
2. Safety railings not to exceed 42 inches above the governing height limit.
3. Utility poles, radio and television mast antennae, but not dish antennae, not to exceed 500 feet from existing grade.
4. Spires, flagpoles and smokestacks, not to exceed 350 feet from existing grade.
5. One (1) antenna for an amateur radio station operation per *zoning lot*, not to exceed 90 feet above existing grade.

Figure 3



HEIGHT MEASUREMENT

6. *Wind machines*, where permitted, provided that each machine shall be set back from all property lines one foot for each foot of height, measured from the highest vertical extension of the system.
7. Any *energy-savings device*, including heat pumps and solar collectors, not to exceed 5 feet above the governing height limit.
8. Construction and improvements in certain *flood hazard districts*, as specified in Subsections 7.10-6 and 7.
9. *Farm structures* in Agricultural Districts, as specified in Article 5.

Am. 5/12/88
Ord. 88-56 **3.60-1 Zoning Adjustment: Grade Irregularities.**

Where unusual natural deviations occur in grade, the *Director* may adjust the *building* height envelope to permit reasonable building design. An adjustment shall be made only in accordance with the intent of the pertinent district regulations (see Figure 3).

3.70 Off-street Parking and Loading: Intent.

Parking and loading standards are intended to minimize *street* congestion and traffic hazards, and to provide safe and convenient access to residences, businesses, public services and places of public assembly.

Off-street parking and loading spaces shall be provided in such numbers, at such location and with such improvements as required by the provisions of Sections 3.70-1 through 3.70-14.

3.70-1 Off-street Parking Requirements.

Except as otherwise provided in this Chapter, the minimum number of required off-street parking spaces shall be as shown on Table 1, which follows.

3.70-2 Method of Determining Number.

To determine the required number of off-street parking spaces, *floor area* shall be as defined in Article 9 of this Chapter, except that for the purposes of this Section, *basement* floor area shall be included as floor area for parking purposes when it is devoted to *uses* having a parking requirement specified in Table 1.

- A. When computation of required parking spaces results in a fractional number, the number of spaces required shall be the next highest whole number.
- B. In stadiums, sports arenas, *meeting facilities*, and other places of assembly in which patrons or spectators occupy benches, pews or other similar seating facilities, each 24 inches of width shall be counted as a seat for the purpose of determining requirements for off-street parking.
- C. At least 60 percent of required parking shall be standard sized parking spaces and 40 percent may be compact spaces, except that *duplex units, detached dwellings* and *multi-family dwellings* may have 50 percent compact spaces.
- D. All spaces, other than for 1- and 2-family dwellings, shall be individually marked if more than 4 spaces are required. Compact spaces shall be labeled "Compact Only."

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Ord. 88-47

TABLE 1
OFF-STREET PARKING REQUIREMENTS

<u>Use¹</u>	<u>Requirement²</u>
<u>Amusement facilities, outdoor, other than herein specified</u>	<u>As determined by Director under provisions of Article 4</u>
<u>Art galleries, museums, libraries</u>	<u>1 per 300 sq. ft.</u>
<u>Auditoriums</u>	<u>1 per 75 sq. ft. of assembly area or 1 per 5 fixed seats, whichever is greater</u>
<u>Automotive & boat parts & services, but not storage & repair</u>	<u>1 per 400 sq. ft.</u>
<u>Automobile & boat sales & rental</u>	<u>1 per 500 sq. ft.</u>
<u>Automobile service stations</u>	<u>3 per repair stall</u>
<u>Boarding facilities</u>	<u>2 plus .75 per unit</u>
<u>Boat launching ramps</u>	<u>10 per launching ramp</u>
<u>Botanical gardens</u>	<u>As determined by Director under provisions of Article 4</u>
<u>Bowling alleys</u>	<u>3 per alley</u>
<u>Broadcasting stations</u>	<u>1 per 400 sq. ft.</u>
<u>Business services</u>	<u>1 per 500 sq. ft.</u>
<u>Car washing, mechanized</u>	<u>10 standing spaces for waiting vehicles for each wash rack</u>
<u>Consulates</u>	<u>1 per dwelling or lodging unit, plus 1 per 400 sq. ft. of office floor area, but no less than 5</u>

Notes 1: Where a proposed use is not specifically listed above, or it falls under more than one use listed above, the Director will review the proposed use and, based on the characteristics of the use, determine its equivalent and applicable off-street parking and loading requirements.

2: All references to sq. ft. refer to floor area.

OFF-STREET PARKING REQUIREMENTS (continued)

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Use ¹	Requirement ²								
Convenience stores	1 per 400 sq. ft.								
Day-care facilities	1 for each 10 care recipients of design capacity (See Article 4)								
Drive-in theaters	As determined by the Director under provisions of Article 4								
Dwellings, detached and duplex	2 per unit								
Dwellings, multi-family	<p>Within the District of Honolulu:</p> <table border="1"> <thead> <tr> <th align="center">Floor Area of Dwelling or Lodging Units</th> <th align="center">Required Parking Per Unit</th> </tr> </thead> <tbody> <tr> <td align="center">600 sq. ft. or less</td> <td align="center">1</td> </tr> <tr> <td align="center">More than 600 but less than 800 sq. ft.</td> <td align="center">1.50</td> </tr> <tr> <td align="center">800 sq. ft. and over</td> <td align="center">2</td> </tr> </tbody> </table> <p>Outside the District of Honolulu:</p> <p align="center">1.25 per dwelling or lodging unit</p> <p>Plus 1 guest parking stall per 10 units for all projects</p>	Floor Area of Dwelling or Lodging Units	Required Parking Per Unit	600 sq. ft. or less	1	More than 600 but less than 800 sq. ft.	1.50	800 sq. ft. and over	2
Floor Area of Dwelling or Lodging Units	Required Parking Per Unit								
600 sq. ft. or less	1								
More than 600 but less than 800 sq. ft.	1.50								
800 sq. ft. and over	2								
Eating & drinking establishments	1 per 100 sq. ft. of eating & drinking area, plus 1 per 25 sq. ft. of dance floor area, plus 1 per 400 sq. ft. of kitchen area								
Financial institutions	1 per 400 sq. ft., plus 5 stacking spaces per drive-in window or machine								
Funeral homes, mortuaries	1 per 75 sq. ft. of parlor or chapel area or 1 per 5 fixed seats, whichever is greater, but no less than 20 spaces								
Game rooms, including pool & billiard, electronic coin-operated equipment or similar activities	1 per 100 sq. ft.								

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OFF-STREET PARKING REQUIREMENTS (continued)

Use ¹	Requirement ²
Golf courses	As determined by the Director under provisions of Article 4
Golf driving ranges	3 per tee stalls
Group living facilities	As determined by the Director under the provisions of Article 4
Hotels: Dwelling units	1.25 per unit (See Article 4)
Hotels: Lodging units	.75 per unit (See Article 4)
Kennels (other than as an accessory use)	1 per 400 sq. ft., but no less than 4
Laundromats, cleaners: coin-operated	1 per 2 washing machines
Lodging units	.75 per unit
Manufacturing, processing & packaging	1 per 600 sq. ft.
Marinas	1 per 2 moorage stalls
Medical clinics	1 per 400 sq. ft.
Meeting facilities	1 per 5 fixed seats in general assembly area or 1 per 50 sq. ft., whichever is greater
Offices, other than herein specified	1 per 400 sq. ft.
Personal services, other than herein specified	1 per 400 sq. ft.
Publishing plants for newspapers, magazines & books	1 per 600 sq. ft.
Recreation facilities, outdoor or indoor, other than herein specified	1 per 200 sq. ft., plus 3 per court, e.g., racquetball, tennis or similar

OFF-STREET PARKING REQUIREMENTS (continued)

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Use ¹	Requirement ²
Repair establishments, Major	1 per 400 sq. ft.
Repair establishments, Minor	1 per 600 sq. ft.
Retail, other than herein specified	1 per 400 sq. ft.
Sales: Appliance, household & office furniture	1 per 900 sq. ft.
Sales: Food & grocery stores	1 per 200 sq. ft.
Sales: Machinery	1 per 900 sq. ft.
Sales: Plumbing & heating supply	1 per 900 sq. ft.
Schools: Elementary & Intermediate	1 for each 20 students of design capacity, plus 1 per 400 sq. ft. of office floor space
Schools: High, language, vocational, business, technical and trade; business colleges	1 for each 10 students of design capacity, plus 1 per 400 sq. ft. of office floor space
Self-storage facilities	1 per 2,000 sq. ft.
Skating rinks	1 for each 4 skaters of the rink's maximum capacity or 1 per 1,500 sq. ft. of skating surface, whichever is greater
Sports arenas	1 per 75 sq. ft. of assembly area or 1 per 5 fixed seats, whichever is greater
Theaters	1 per 75 sq. ft. of assembly area or 1 per 5 fixed seats, whichever is greater
Veterinary establishments	1 per 400 sq. ft.
Warehousing	1 per 600 sq. ft.
Wholesaling	1 per 600 sq. ft.
Zoos	As determined by Director under provisions of Article 4

Am. 4/27/88
Ord. 88-47

OFF-STREET PARKING REQUIREMENTS BMX-4 CENTRAL BUSINESS MIXED USE

Use ³	Requirement ⁴
Amusement and recreation facilities, indoor, other than herein specified	1 per 300 sq. ft., or 1 per 10 fixed seats, whichever is greater
Auditoriums	1 per 300 sq. ft., or 1 per 10 fixed seats, whichever is greater
Automotive equipment and boat sales and service	1 per 1,200 sq. ft.
Bowling alleys	1 per alley
Business services	1 per 500 sq. ft.
Consulates	1 per dwelling or lodging unit, plus 1 per 400 sq. ft. of office floor area, but no less than 5
Dwellings, multi-family	1 per dwelling unit
Eating & drinking establishments	1 per 300 sq. ft. of dining area over 1,500 sq. ft., plus 1 per 400 sq. ft. of kitchen area
Financial institutions	1 per 600 sq. ft. over 4,000 sq. ft.
Hotels	1 per 4 units
Kennels (other than as an accessory use)	1 per 600 sq. ft. over 4,000 sq. ft.
Medical clinics	1 per 600 sq. ft. over 4,000 sq. ft.
Medical laboratories	1 per 600 sq. ft. over 4,000 sq. ft.
Meeting facilities	1 per 300 sq. ft., or 1 per 10 fixed seats, whichever is greater

Notes 3: Where a proposed use is not specifically listed above, or it falls under more than one use listed above, the Director will review the proposed use and, based on the characteristics of the use, determine its equivalent and applicable off-street parking and loading requirements for the BMX-4 District.

4: All references to sq. ft. refer to floor area.

**OFF-STREET PARKING REQUIREMENTS
BMX-4 CENTRAL BUSINESS MIXED USE (continued)**

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<u>Use³</u>	<u>Requirement⁴</u>
<u>Offices, other than herein specified</u>	<u>1 per 600 sq. ft. over 4,000 sq. ft.</u>
<u>Personal services, other than herein specified</u>	<u>1 per 600 sq. ft. over 4,000 sq. ft.</u>
<u>Repair establishments, Minor</u>	<u>1 per 600 sq. ft. over 4,000 sq. ft.</u>
<u>Retail, other than herein specified</u>	<u>1 per 600 sq. ft. over 4,000 sq. ft.</u>
<u>Sales: Appliance, household & office furniture</u>	<u>1 per 1,200 sq. ft.</u>
<u>Sales: Machinery</u>	<u>1 per 1,200 sq. ft.</u>
<u>Self-storage facilities</u>	<u>1 per 2,000 sq. ft.</u>

Am. 4/27/88
Ord. 88-47

OFF-STREET PARKING REQUIREMENTS WAIKIKI SPECIAL DISTRICT

Apartment Precinct

Use ⁵	Requirement ⁴
Art galleries, museums, libraries	1 per 300 sq. ft. or fraction thereof in excess of 1,000 sq. ft., but no less than 10
Day-care facilities	1 per 10 enrollment capacity
Dwellings, detached, duplex, and multi-family	1 per dwelling or lodging unit
Group living facilities	1 per 4 patient beds
Meeting facilities	1 per 10 seats, or where the number of seats cannot be reliably estimated or determined, at least 1 space per 200 sq. ft.
Schools: Elementary and Intermediate	1 per 15 seats in the main auditorium
Schools: High	1 per 5 seats in the main auditorium or 5 spaces per classroom, whichever is greater

Resort-Hotel Precinct

Hotels	.25 per dwelling or lodging unit
All other permitted uses	1 per 800 sq. ft.
Meeting facilities	1 per 10 seats, or where the number of seats cannot be reliably estimated or determined, at least 1 space per 200 sq. ft.

Notes 5: Where a proposed use is not specifically listed above, or it falls under more than one listed above, the Director will review the proposed use and, based on the characteristics of the use, determine its equivalent and applicable off-street parking and loading requirements for the Waikiki Special Design District.

**OFF-STREET PARKING REQUIREMENTS
WAIKIKI SPECIAL DISTRICT (continued)**

Resort-Commercial Precinct

Use ⁵	Requirement ⁴
All permitted uses	1 per 800 sq. ft.

Public Precinct

All permitted uses	As determined by the Director as appropriate for the particular use and its location
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- E. When a building or premise includes uses incidental or accessory to a principal use, the total number of spaces required shall be determined on the basis of the parking requirements of the principal use(s).
- F. Parking requirements for conversion or development of hotels to condominium other than in the Resort District shall be as follows:
 - 1. 1 parking space per dwelling unit or lodging unit.
 - 2. 1 parking space per 800 square feet for any accessory uses.

3.70-3 Arrangement of Parking Spaces.

- Am. 4/22/88
Ord. 88-46

A. All spaces shall be unobstructed, provided that building columns may extend a maximum total of 6 inches into the sides of the parking space. A wall is not considered a building column.
- B. Where 4 or more parking spaces are required, other than for 1- and 2-family dwellings, the parking lot or area shall be designed or arranged in a manner that no maneuvering into or from any street, alley or walkway is necessary in order for a vehicle to enter or leave a space, and which allows all vehicles to enter the street in a forward manner.
- Am. 4/27/88
Ord. 88-47

C. All spaces shall be arranged so that any automobile may be moved without moving another except that tandem parking shall be permissible in any of these instances:
 - 1. Where 2 parking spaces are assigned to a single dwelling unit.
 - 2. For use for employee parking.
 - 3. Where all parking is performed by an attendant at all times.
 - 4. For public assembly facilities and temporary events when user arrivals and departures are simultaneous and parking is attendant-directed.

3.70-4 Minimum Dimensions.

- A. Standard-sized automobile parking spaces shall be at least 19 feet in length and 8-1/2 feet in width, with parallel spaces at least 22 feet in length.
- B. Compact spaces shall be at least 16 feet in length and 7-1/2 feet in width, with parallel spaces at least 19 feet in length.

- C. Parking spaces for boat launching ramps shall have a minimum dimension of 40 feet in length and 12 feet in width.
- D. Minimum aisle widths for parking bays shall be provided in accordance with the following:

PARKING ANGLE	AISLE WIDTH
0° - 44°	12 ft.
45° - 59°	13.5 ft.
60° - 69°	18.5 ft.
70° - 79°	19.5 ft.
80° - 89°	21 ft.
90°	22 ft.

- E. Ingress and egress aisles shall be provided to a *street* and between parking bays and no driveway leading into a parking area shall be less than 12 feet in width.

3.70-5 Improvement of Off-street Parking Spaces, Parking Lots and Driveways.

Am. 4/22/88
Ord. 88-46

- A. All off-street parking spaces, *parking lots* and driveways shall be provided and maintained with an *all-weather surface* except in agriculture and country districts where parking lots and driveways may be surfaced with crushed rock or limestone, or as determined by the *Director* under the provisions of Article 4 of this Chapter.
- B. Parking lots or areas, if illuminated, shall be shielded to prevent any direct illumination toward any *zoning lot* within a country, residential, apartment or apartment mixed use district.
- C. All parking lots shall be *landscaped* as specified in Section 3.80 of this Chapter.

3.70-6 Parking Spaces and Required Yards.

Parking spaces may overlap 3 feet of required *yards*, *open spaces* or required *landscaping*, if wheel stops are installed, except in Special Districts and as may be allowed in Article 5.

3.70-7 Mechanical Parking and Storage Garages.

Mechanical means of providing parking spaces or access to these parking spaces are permitted, provided the following conditions are met:

- A. The *Director* shall determine that adequate waiting and maneuvering space is provided on the *zoning lot* in order to minimize on-street traffic congestion, after consultation with the Department of Transportation Services.
- B. All mechanical parking *structures* shall be visually screened.

3.70-8 Required Parking Spaces Located off the Premises.

Off-street parking spaces required for any *use* may be permitted off the premises as joint use of parking facilities or off-site parking facilities but shall be subject to compliance with the provisions of Article 4, Conditional Uses.

3.70-9 Parking for the Physically Disabled.

- A. For all non-dwelling uses, parking for the physically disabled shall be provided as follows:

TOTAL REQUIRED PARKING SPACES	MINIMUM REQUIRED SPACES FOR PHYSICALLY DISABLED
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 per cent of total
1001 and over	20 plus 1 for each 100 over 1000

Am. 4/22/88
Ord. 88-46

- B. Parking spaces for the disabled shall be identified as such and shall be at least 8 feet wide and shall have an adjacent access aisle a minimum of 5 feet. Parking access aisles shall be part of an accessible route to the *building* or facility. Two adjacent spaces may share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route.

Am. 4/22/88
 Ord. 88-46

3.70-10 Off-street Loading Requirements.

Off-street loading requirements shall apply to all *zoning lots* exceeding 5,000 square feet in area for the class or kind of *uses* indicated below. The minimum number of off-street loading spaces shall be as follows:

USE OR USE CATEGORY	FLOOR AREA IN SQUARE FEET	LOADING SPACE REQUIREMENTS
A. Retail stores, eating and drinking establishments, wholesale operations, warehousing, <i>business services, personal services, repair, manufacturing industrial establishments, or self-storage facilities</i>	2,000 - 10,000	1
	10,001 - 20,000	2
	20,001 - 40,000	3
	40,001 - 60,000	4
	Each additional 50,000 or major fraction thereof	1
B. <i>Hotels, hospitals</i> or similar institutions, and places of public assembly.	5,000 - 10,000	1
	10,001 - 50,000	2
	50,001 - 100,000	3
	Each additional 100,000 or major fraction thereof	1

USE OR USE CATEGORY	FLOOR AREA IN SQUARE FEET	LOADING SPACE REQUIREMENTS
C. Funeral home or mortuary.	2,500 - 4,000	1
	4,001 - 6,000	2
	Each additional 10,000 or major fraction thereof	1
D. Offices or office <i>buildings</i> .	20,000 - 50,000	1
	50,001 - 100,000	2
	Each additional 100,000 or major fraction thereof	1
<u>Number of Units</u>		
E. <i>Multi-family dwellings</i> .	20 - 150	1
	151 - 300	2
	Each additional 200 or major fraction thereof	1

3.70-11 Method of Determining Number.

- A. To determine the required number of loading spaces, *floor area* shall be as defined in Article 9 of this Chapter, except that when a *basement* is devoted to a *use* having a loading requirement, loading spaces shall be required as specified in Section 3.70-10 above.
- B. When a building is used for more than one use, and the floor area for each use is below the minimum requiring a loading space, and the aggregate floor area of the several uses exceeds the minimum floor area of the use category requiring the greatest number of loading spaces, at least 1 loading space shall be required.
- C. The number of loading spaces required may be adjusted to 50 percent of the required number when such spaces are assigned to serve 2 or more uses jointly, provided that each use has access to the loading zone without crossing public *streets* or sidewalks.

3.70-12 Dimensions of Loading Spaces.

- A. When only one loading space is required and total *floor area* is less than 5,000 square feet, the horizontal dimensions of the space shall be 19 x 8-1/2 feet. It shall have a vertical clearance of 10 feet.
- B. When more than one loading space is required or total floor area is more than 5,000 square feet, the minimum horizontal dimension of at least half of the required spaces shall be 12 x 35 feet and have a vertical clearance of at least 14 feet. The balance of required spaces may have horizontal dimensions of 19 x 8-1/2 feet and vertical clearance of at least 10 feet.

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Ord. 88-46

3.70-13 Location and Improvement of Loading Spaces.

- A. No required loading space shall be in any *street* or alley but shall be provided within the *building*, adjacent to the building or on the lot.
- B. Where loading areas are illuminated, all sources of illumination shall be shielded to prevent any direct illumination toward any country, residential, apartment or apartment mixed use districts.
- C. Each required loading space shall be identified as such and shall be reserved for loading purposes.
- D. No loading space shall occupy required off-street parking spaces or restrict access.
- E. All loading spaces and maneuvering areas shall be paved or covered with an *all-weather surface*.
- F. No loading space or maneuvering area shall be located within a required *yard*, except if the area displaced by the loading space or maneuvering area is provided as *open space* immediately abutting the required yard, and the design is approved by the *Director*.

3.70-14 Exceptions to the Off-street Parking and Loading Requirements.

- A. In connection with Planned Development-Housing projects and Conditional Use Permits, and within Special Districts, the Director may impose special parking and loading requirements.
- B. All buildings and *uses*, except *multi-family dwellings* and *hotels*, which are located within the boundaries of any improvement

district for public off-street parking and which have been assessed their share of the cost of the improvement district, shall be exempt from off-street parking requirements of this Chapter.

Am. 4/22/88
Ord. 88-46

3.80 Landscaping and Screening.

Parking lots, service and loading spaces, trash enclosures and utility substations shall be *landscaped* in all zoning districts as follows:

- A. Parking lots of 5 or more spaces shall provide a minimum 5-foot landscape strip adjacent to any adjoining *street* right-of-way. This 5-foot strip shall contain a screening hedge not less than 42 inches in height, or a minimum 42-inch high wall or fence. If a wall is erected, either a vine or shrub shall be planted at the base of the wall. One (1) tree a minimum of 2-inch caliper shall be planted in the landscape strip for each 50 feet or major fraction of adjacent lineal *street frontage*.
- B. Five (5) percent of the interior area of parking lots with more than 10 parking spaces shall be landscaped. This landscaping shall be dispersed within the parking area and shall consist of planter areas, each of which has a minimum of 50 square feet. Planter areas shall have minimum dimensions of 5 feet. Within each planter area, a minimum 2-inch caliper tree with ground cover or shrubs at the base shall be installed.
- C. Parking lots of 5 or more spaces shall be screened from adjoining lots in country, residential, apartment or apartment mixed use districts by walls or earth berms a minimum of 42 inches high on the abutting property line.
- D. Parking *structures* with open or partially open perimeter walls which are adjacent to *zoning lots* with *side* or *rear yard* requirements shall meet the following requirements:
 1. An 18-inch landscaping strip along the abutting property line shall be provided. This strip shall consist of earth berms and/or landscaping a minimum of 42 inches in height. A solid wall 42 inches in height may be substituted for this requirement.

2. A minimum 2-inch caliper tree shall be planted for every 50 linear feet of *building* length, abutting a required *yard*.
 3. Each parking deck along the abutting property line shall have a perimeter wall at least 2 feet in height to screen vehicular lights otherwise cast onto adjacent property.
- E. All outdoor trash storage areas, except those for 1- or 2-*family* dwelling use, shall be screened on a minimum of 3 sides by a wall or hedge at least 6 feet in height. The wall shall be painted, surfaced or otherwise treated to blend with the *development* it serves.
 - F. All service areas and loading spaces shall be screened from adjoining lots in country, residential, apartment and apartment mixed use districts by a wall 6 feet in height.
 - G. Within country, residential, apartment, apartment mixed use and resort districts, utility substations, other than individual transformers, shall be enclosed by a solid wall or a fence with a screening hedge a minimum of 5 feet in height, except for necessary openings for access. Transformer vaults for underground utilities and similar uses shall be enclosed by a landscape hedge, except for access openings.
 - H. All plant material and *landscaping* shall be provided with a permanent irrigation system.

3.90 Sign Regulations: Purpose and Intent.

The Council finds and declares:

- A. That the people of the City have a primary interest in controlling the erection, location and maintenance of outdoor signs in a manner designed to protect the public health, safety and morals, and to promote the public welfare.
- B. That the rapid economic development of the City has resulted in a great increase in the number of businesses with a marked increase in the number and size of signs advertising such business activities.
- C. That the increased number and size of such signs, coupled with the increased use of motor vehicles, make it imperative that the public *streets* and highways be kept free from signs which distract

motorists' attention from driving and which detract from traffic safety signs promoting traffic safety.

- D. That the indiscriminate erection, location, illumination, coloring and size of outdoor signs constitute a significant contributing factor in increasing the number of traffic accidents on the public *streets* and highways by detracting from the visibility of official traffic lights and signals, and by tending to distract and divert the attention of drivers away from the flow of traffic movement.
- E. That in addition, thereto, the construction, erection and maintenance of large outdoor signs suspended from, or placed on top of *buildings*, walls or other *structures*, constitute a direct danger to pedestrian traffic below such signs, especially during periods when winds of high velocity are prevalent.
- F. That the size and location of such outdoor signs may, if uncontrolled, constitute an obstacle to effective fire fighting techniques.
- G. That the natural beauty of landscape, view and attractive surroundings of the Hawaiian Islands, including the City, constitutes an attraction for tourists and visitors.
- H. That a major source of income and revenue of the people of the City is derived from the tourist trade.
- I. That the indiscriminate erection and maintenance of large signs seriously detract from the enjoyment and pleasure of the natural scenic beauty of the City which, in turn, injuriously affect the tourist trade and thereby the economic well-being of the City.
- J. That it is necessary for the promotion and preservation of the public health, safety and welfare of the people of the City that the erection, construction, location and maintenance of signs be regulated and controlled.

3.90-1 Definitions and General Sign Standards.

This Section applies to signs in all zoning districts and zoning precincts. Specific sign standards for the zoning districts and zoning precincts are found in Section 3.90-3.

Address Signs. Signs indicating a street address.

Standard: Not to exceed 1 square foot in area.

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Ord. 88-46

Building Frontage. That portion of the principal *building* of an establishment which faces a *street*. If the principal buildings are arranged on the lot in such a manner as to face a parking area, then the area facing the parking area may be considered the building frontage. Signs may be placed facing the street or the parking area in any combination, but shall not exceed 2 signs.

Business Signs. Signs which direct attention to a profession, business, commodity, service, entertainment or activity conducted, sold, or offered on the premises where the sign is located.

Directional Signs. Signs indicating entrances and exits, including those for *parking lots* and garages.

Standard: No more than 1 sign per entrance or exit, not to exceed 30 inches in height and 1 square foot in sign area.

Directory Sign. A sign identifying the location of occupants of a building or group of buildings which are divided into rooms or suites used as separate offices, studios or shops.

Flags. Weather flags and official flags of government jurisdictions, including flags which are emblems of on-premise business firms and enterprises, religious, charitable, public and non-profit organizations.

Standard: Not to exceed 50 square feet each in area and 5 in number.

Flashing Sign. A sign designed to attract attention by the inclusion of a flashing, changing, revolving or flickering light source or a change of light intensity.

Garden Signs. A free-standing sign or a sign attached to the face of a free-standing wall.

Standard: Not to exceed 6 square feet in sign area; may be indirectly illuminated. A free-standing garden sign shall not exceed 30 inches in height; when attached to a wall, it may not

project more than 6 inches from the face of the wall or exceed 6 feet in height above finish grade.

Ground Signs. Free-standing, self-supported *structures* erected or supported from the ground containing one or more faces for sign or display purposes. A ground sign includes a pole sign.

Standard: Not to exceed a height of 16 feet above finish grade.

Hanging Signs. Signs which hang down from and are supported by or attached to the underside of a canopy, awning or marquee.

Standard: When extending over walkways, no less than 7-1/2 feet of clearance between the lower edge of the sign and the ground level below.

Identification Signs. Signs which depict the name or address of a *building* or establishment on the premise where the sign is located as a means of identifying the building or establishment.

Illuminated Signs. Signs which are designed to give forth artificial light from an artificial source. Such signs may be directly or indirectly illuminated and shall include interior lighted signs.

Directly Illuminated Sign. A sign with its light source as an integral part of the sign, including interior lighting and backlighting.

Indirectly Illuminated Signs. Signs illuminated with a light directed primarily toward such sign and so shielded that no direct rays from the light are visible elsewhere than on the lot where the illumination occurs.

Non-illuminated Signs. Signs which do not give forth artificial light from an artificial source.

Marquee. A canopy or covered *structure* projecting from and supported by a building.

Marquee Fascia Signs. Signs attached to or painted on the face of a marquee and not projecting above or beneath the marquee face.

Moving Signs. Signs designed to attract attention by physical movement of all or parts of the sign, including rotation, motion or the perception of motion.

Rotating Signs. Signs or portions of signs which physically revolve about an axis.

Standard: Not to exceed 10 revolutions per minute.

Wind Sign. Any sign or display fastened in such a manner to move upon being subjected to pressure by wind or breeze.

Standard: Not to exceed 16 square feet in area or 16 feet in height including but not limited to flags, banners, balloons, streamers and rotating devices.

Plaques. Commemorative plaques placed by historical agencies recognized by the City or the State of Hawaii.

Portable Signs. Signs which have no permanent attachment to a *building* or the ground, including but not limited to A-frame signs, pole attachments, searchlights, stands and business signs not related to window displays.

Standard: Not to exceed 16 square feet in sign area or 16 feet in height above ground level.

Projecting Signs. Identification signs which are affixed or attached to, and supported solely by, an exterior building wall and which extends beyond the building wall more than 15 inches but not greater than 5 feet.

Standard: Not to exceed 6 feet in height above the roof level of a 1-story building or 4 feet in height above the roof level of the second story of a building over 1 story in height.

Public Signs. Signs of a public or non-commercial nature, which shall include public transit service signs, utility information signs, safety signs, danger signs, trespassing signs, signs indicating scenic or historical points of interest and all signs erected by a public officer in the performance of a public duty.

Roof Level. The lowest point of intersection between the plane of the roof and the plane of the exterior wall.

Am. 4/22/87
Ord. 88-46

Roof Signs. Signs erected on a vertical framework supported by or located entirely over the roof of a *building*.

Standard: Not to exceed a height of 5 feet above the roof level of a 1-story building in the industrial districts and 3 feet above the roof in business and business mixed use districts. Not permitted in any district on buildings exceeding 1-story in height or 16 feet above ground level, whichever is the lower height.

Sign. Any *structure*, billboard, marquee, awning, canopy, street clock, announcement, declaration, demonstration, display, flag, pennant, banner, balloon, illustration or insignia used to advertise, attract or promote the interests of any person when it is placed on any property, building or structure in view of the general public provided that window displays relating to merchandise for sale on the premises shall not be considered signs.

Sign Area. The entire area within a single, continuous perimeter of regular geometric form enclosing the extreme limits of writing, representation, emblem or any fixture of similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed, excluding poles, supports or uprights (see Figure 4).

Where a sign has 2 or more faces, the area shall be computed as the largest area projected on the vertical plane.

Street Clock. Any timepiece erected on a stand on the sidewalk or on the exterior of any *building* or *structure* for the convenience of the public or placed and maintained for the purpose of advertising a place of business.

Subdivision Name Signs.

Signs identifying the *street* entrance to a subdivision.

Standard: One (1) non-illuminated sign, not to exceed 24 square feet in area, or 2 non-illuminated signs, not to exceed 24 square feet in total per exclusive entrance and restricted to the subdivision name.

Temporary Signs:

Announcing Signs. Signs announcing the character of a building enterprise or the purpose for which the building is intended, including names of architects, engineers, contractors, *developers*, financiers and others.

Standard: One (1) sign per *street frontage* of a building under construction, structural alteration or repair not to exceed 16 square feet of sign area in residential districts or 32 square feet of sign area in other districts.

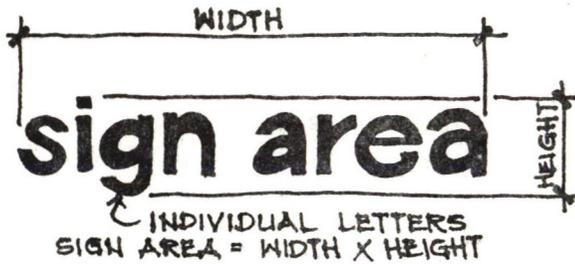
Real Estate Signs. Signs advertising the sale, rental or lease of the premises on which the sign is displayed.

Standard: One (1) sign per street frontage, not to exceed 4 square feet in residential districts or 8 square feet in other districts.

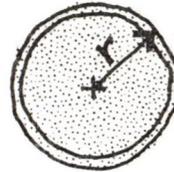
Special Event Displays. Signs erected on the premises of an establishment having a grand opening or special event.

Standard: May include portable signs and wind signs erected on the premises of the event not to be displayed for a period exceeding 7 calendar days within any 6-month period.

Figure 4



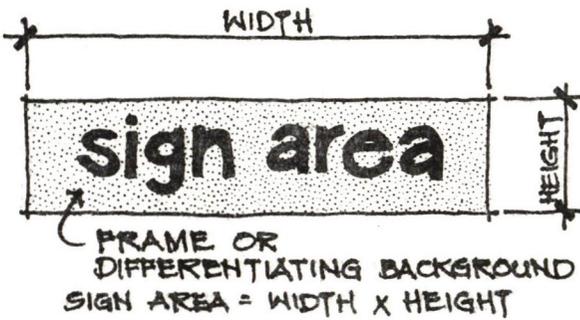
UNFRAMED SIGNS



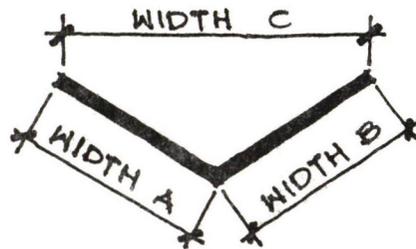
SIGN AREA = $3.14 r^2$

r = RADIUS

CIRCULAR OR SPHERICAL SIGNS

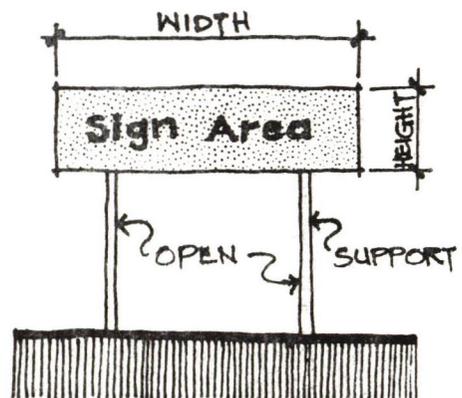
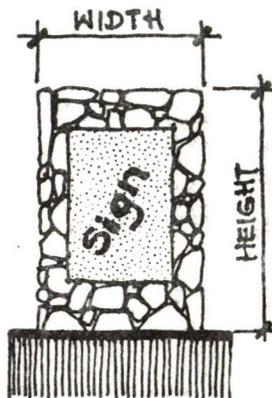
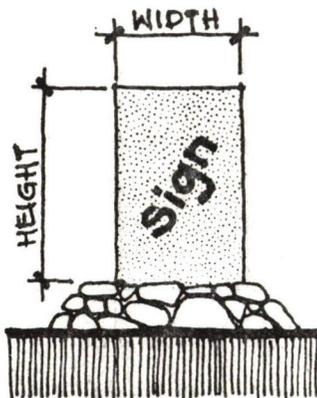


FRAMED SIGNS



WIDTH SHALL BE THE LONGER OF A, B OR C

MULTI-FACE SIGNS



SIGN AREA = WIDTH X HEIGHT

GROUND SIGNS

SIGN AREA

Subdivision Construction Signs. Signs at the entrance to the subdivision and located on the property to be subdivided.

Standard: One (1) sign per *street* entrance to the subdivision and located on the property to be subdivided, not to exceed 32 square feet in sign area.

The sign may not be erected until the subdivision has been approved by the appropriate City officials and may be displayed for a period of one year from the date of erection, which date must be filed with the *Director* within 30 days after erection. Erection date will be determined to be the same as the subdivision approval date if not filed within the 30-day period. The display period may be extended by written approval of the Director for a reasonable period of time, not to exceed 1 year at any one time.

Wall Signs. Signs affixed to an exterior wall of any *building*.

Standard: Not to project more than 15 inches from the building wall, not to extend above the exterior wall of the building and not to exceed a height of 20 feet or the third floor level of buildings over two stories in height, whichever is the lower height.

For the purpose of this Section, exterior wall shall include parapet wall above the exterior wall and roof facade with face slope 60 percent or greater with the horizontal plane provided that where a wall sign is to be located on a parapet wall or facade, the parapet wall or facade shall extend entirely across the side of the building and provided further that no portion of a wall sign shall exceed 6 feet above the roof level. Exterior wall and parapet wall shall be as defined in the Building Code, Chapter 16, R.O. 1978, as amended.

3.90-2 Prohibited Signs.

It shall be unlawful to erect or maintain:

- A. Any sign which is not included under the types of signs permitted in this Chapter.

- B. Any sign which advertises or publicizes an activity not conducted on the premises on which the sign is maintained.
- C. Any wind or portable sign, except as otherwise permitted in this Chapter.
- D. Any political campaign sign, including poster, banner, writing, picture, painting, light, model, display, emblem, notice, illustration, insignia, symbol and any other advertising device, the purpose of which is to announce the candidacy of any person or persons seeking public elected office or offices, when such sign is displayed out-of-doors.
- E. Any sign which by reason of its size, location, movement, content, coloring or manner of illumination constitutes a traffic hazard or a detriment to traffic safety by obstructing the vision of drivers, or by obstructing or detracting from the visibility of any official traffic control device, or by diverting or tending to divert the attention of drivers of moving vehicles from the traffic movement of the public *streets* and roads.
- F. Flashing signs.

3.90-3 Specific District Sign Standards.

Except as otherwise provided, signs permitted shall be as enumerated below.

P-2 Preservation District.

Only one sign, not exceeding 12 square feet in area, shall be permitted on any *zoning lot* in connection with any *use*. Only indirectly illuminated or non-illuminated signs shall be permitted. No sign shall be mounted closer than 10 feet to the property line fronting a street or be higher than 8 feet above finish grade.

Agriculture Districts.

The sign standards applicable to the P-2 Preservation District shall apply to all agricultural districts.

Am. 4/22/88
Ord. 88-46

Country and Residential Districts.

Only one sign per *zoning lot* for a permitted non-dwelling use, which shall not exceed 6 square feet. No such sign shall be directly illuminated, located in any required *yard* or erected to exceed a height of 8 feet above finish grade, except that signs for non-dwelling uses can be located up to the *front yard* setback line required for dwelling use.

Am. 4/22/88
Ord. 88-46

Apartment and Apartment Mixed Use Districts.

In connection with any use permitted other than 1- and 2-*family* dwelling use, only one wall or marquee fascia identification sign, not directly illuminated and not exceeding 12 square feet in area, shall be permitted for each *street* front having a principal pedestrian or vehicular entrance to the *building*.

If all buildings on the *street frontage* of the zoning lot are set back a minimum of 50 feet from the property line on their entry sides, one ground identification sign, not directly illuminated and not exceeding 8 square feet in area, shall also be permitted for each such entry side. The ground sign shall not be located in any required yard. Instead of these signs, one garden sign may be permitted.

Am. 4/22/88
Ord. 88-46

Resort District.

In connection with any use permitted other than 1- and 2-*family* dwellings, only one wall or marquee fascia sign, not directly illuminated and not exceeding 12 square feet in area, shall be permitted for each ground floor establishment with building frontage.

If all buildings on the *street frontage* of the zoning lot are set back a minimum of 50 feet from the property line, one ground identification sign, not directly illuminated and not exceeding 12 square feet in area, shall also be permitted on each side of the building where a principal pedestrian or vehicular entrance is situated. Instead of the above signs, one garden sign may be permitted.

Am. 4/22/88
Ord. 88-46

B-1 Neighborhood Business.

- A. One (1) wall sign on the *building* frontage side for each ground floor establishment is permitted. The sign shall not be directly illuminated. The maximum sign area per establishment for each building side on which the sign is permitted shall not exceed 1 square foot of sign area for each lineal foot of building frontage nor exceed 100 square feet in sign area. No indirectly illuminated signs shall be so placed or erected as to be visible in any portion of an adjoining residential lot after 10:00 p.m.
- B. One (1) non-illuminated ground sign per *zoning lot* for identification provided that:
 - 1. All *buildings* on the *street frontage* of the zoning lot are set back a minimum of 25 feet from the front property line.
 - 2. No portion of the sign is located in or overhangs any required *yard* area or public right-of-way.
 - 3. The sign area does not exceed 12 square feet.
- C. One (1) garden sign per zoning lot instead of the signs permitted above.
- D. One (1) wall sign per building frontage, not directly illuminated and not exceeding 12 square feet in area, may be erected for building identification purposes as part of the total sign area permitted on the building side on which it is located.

Am. 4/22/88
Ord. 88-46

B-2 Community and BMX-3 Community Business Mixed Use.

- A. Two (2) business signs on the building frontage for each ground floor establishment. The signs may be illuminated and of the following types: Hanging, marquee fascia, projecting or wall signs.
- B. The maximum sign area per establishment for each building side on which signs are permitted shall not exceed 1-1/2 square feet for each lineal foot of building frontage provided that no such sign area shall exceed 250 square feet in area nor shall the total sign area exceed 15 percent of the wall area on which it is displayed or attached.

- C. One (1) ground sign, not directly illuminated, per *zoning lot* for identification purposes may be erected as part of the total sign area permitted on the *building side* on which it is located, provided that:
 - 1. A maximum 12-square foot sign is permitted if all buildings on the *street frontage* of the zoning lot are set back between 25 to 50 feet from the front property line.
 - 2. A maximum 24-square foot sign is permitted if all buildings on the street frontage of the zoning lot are set back greater than 50 feet from the front property line.
 - 3. The ground sign shall be counted as 1 of the 2 permissible business signs against all ground floor establishments within the zoning lot on which it is located.
 - 4. No portion of the sign shall be located in or overhang any required *yard* or public right-of-way.
- D. One (1) garden sign per zoning lot provided that such sign shall be counted as one of the signs permitted in Subsection A. above.
- E. One (1) wall or projecting sign per building frontage, which may be illuminated but not exceed 12 square feet in area, may be erected for building identification or directory purpose as part of the total sign area permitted on the building side on which it is located, provided that the sign shall be counted as one of the signs permitted in Subsection A. above for each establishment.

BMX-4 Central Business Mixed Use.

The sign standards applicable to the B-2 Community and BMX-3 Community Business Mixed Use Districts shall apply, except for the following:

- A. Business signs: The maximum sign area per establishment for each building side on which signs are permitted shall not exceed 2 square feet for each lineal foot of building frontage.
- B. No projecting signs are permitted.

Am. 4/22/88
Ord. 88-46

Industrial and Industrial-Commercial Mixed Use Districts.

- A. Two (2) business signs on the *building* frontage for each ground floor establishment. The signs may be illuminated or moving and of the following types: Hanging, marquee fascia, projecting, roof or wall signs.
- B. The maximum sign area per establishment for each building side of which signs are permitted shall not exceed 2 square feet for each lineal foot of building frontage, provided that no sign area shall exceed 250 square feet nor shall the total sign area exceed 15 percent of the wall on which displayed.
- C. One (1) ground sign, not directly illuminated, per *zoning lot* for identification purposes may be erected as part of the total sign area permitted on the building side on which it is located, provided that:
 1. A maximum 12-square foot sign is permitted if all *buildings* on the *street frontage* of the zoning lot are set back between 25 to 50 feet from the front property line.
 2. A maximum 32-square foot sign is permitted if all buildings on the street frontage of the zoning lot are set back greater than 50 feet from the front property line.
 3. The ground sign shall be counted as one of the two permissible business signs against all ground floor establishments within the zoning lot on which it is located.
 4. No portion of the sign shall be located in or overhang any required *yard* or public right-of-way.
- D. One (1) garden sign per zoning lot, provided that such sign shall be counted as one of the signs permitted in Subsection A. above.
- E. One (1) wall or projecting sign per building frontage, not directly illuminated and not exceeding 24 square feet in area, may be erected for building identification purposes as part of the total sign area permitted on the building side on which it is located, provided that the sign shall be counted as one of the signs permitted in Subsection A above for each establishment.

Planned Development-Housing.

Not more than 1 sign, with sign area not exceeding 24 square feet, shall be permitted at any principal entrance to the project.

Am. 4/22/88
Ord. 88-46

Plan Review Uses.

One (1) sign or bulletin board per *street* front setting forth or denoting the name of any Plan Review Use when located on the premises of such institution, provided such sign or bulletin board shall not exceed 24 square feet in sign area, unless greater signage is allowed in the underlying zoning district, in which case the sign regulations for the underlying zoning district shall apply.

Waikiki District.

Am. 4/22/88
Ord. 88-46

Apartment Precinct.

In connection with any *use* permitted other than 1- and 2-*family* dwellings, located on the ground floor, only 1 wall or marquee fascia identification sign, not directly illuminated and not exceeding 1 square foot per 2 linear feet of the *building* frontage or 12 square feet in area, shall be permitted for each street front having a principal pedestrian entrance, provided that if all buildings on the *street frontage* of the *zoning lot* are set back a minimum of 50 feet from the property line on their entry sides, 1 ground identification sign, not directly illuminated and not exceeding 8 square feet in area, shall also be permitted for each entry side. These ground signs shall not be located in any required *yard*. In lieu of one of the above signs, 1 garden sign may be permitted.

Resort Hotel and Resort Commercial Precincts.

In connection with any use permitted, only 1 wall or marquee fascia identification sign of 1 square foot per 2 linear feet of the building frontage, not directly illuminated and not exceeding 24 square feet in area, shall be permitted per street front for each ground floor establishment having a principal pedestrian entrance, provided that if all buildings on the street frontage are set back a

minimum of 50 feet from the property line, 1 ground identification sign, not directly illuminated and not exceeding 12 square feet in area, shall also be permitted for each principal pedestrian entrance side. These ground signs shall not be located closer than 10 feet to any property line. Instead of one of the above signs, one garden sign may be permitted.

Am. 4/22/88
Ord. 88-46

3.90-4 Special Restrictions on Certain Uses.

A. Automotive outdoor sales and rental lots separated from new car dealer showrooms or service facilities.

1. A maximum of 3 business signs not to exceed a total of 1 square foot of sign area for each lineal foot of *street frontage* or 200 square feet, whichever is the lesser area, shall be permitted. Signs may be either wall, roof, marquee fascia or projecting signs and may be illuminated.
2. One (1) identification ground sign not to exceed 32 square feet of the total sign area may be erected in addition to the above signs which may be illuminated and rotating but shall not overhang any required *yard* or public right-of-way.

B. *Automobile service stations*, gasoline sales and car washes.

1. A maximum of 4 business signs not to exceed a total sign area of 1 square foot for each lineal foot of street frontage or 200 square feet, whichever is the lesser area shall be permitted. Signs may be illuminated and be either marquee fascia, projecting or wall signs.
2. One (1) identification ground sign, which can be directly illuminated and not to exceed 32 square feet of the total sign area, may be erected, provided it does not overhang the public right-of-way. The sign may be a rotating sign. If there is more than 1 street frontage, 2 such signs may be erected, provided they are on separate sides of the parcel and are more than 75 feet from the point of intersection of the 2 street frontages.
3. Pump island information signs located at the pump islands, denoting "Full Service, Self Service" or similar, shall be

permitted, provided that each sign shall not exceed 3 square feet in sign area.

4. One (1) price sign, not exceeding 1 square foot in sign area and located on each gas pump, shall be permitted.
5. In addition to the price signs allowed under Subsection 4. above, one (1) price sign may be erected for each *street frontage*, provided that such sign shall not exceed 24 square feet in sign area and shall not be placed on the identification ground sign specified in Subsection 2. above. The sign shall be counted as one of the business signs and as part of the total signage allowed under Subsection 1. above, and, in addition to the types of signs permitted by Subsection 1. may be a ground sign, but shall not exceed 24 square feet in sign area.

C. Gasoline sales accessory to a *convenience store*.

1. Pump island information signs located at the pump islands, denoting "Full Service, Self Service" or similar, shall be permitted, provided that each sign shall not exceed 3 square feet in sign area.
2. One (1) price sign, not exceeding 1 square foot in sign area and located on each gas pump, shall be permitted.
3. In addition to the price signs allowed under Subsection 2. above, one business sign, which can be a price sign and which can be a ground sign, may be erected, but not to exceed 24 square feet in area.

D. Drive-in Theaters.

1. One (1) ground or wall sign, not directly illuminated and not to exceed 300 square feet in sign area which may state the name of the theater, name of the current showing or future motion pictures or other performances and the name of the actors therein or other relevant information, shall be permitted; it shall not extend into the public right-of-way.
2. Directional signs which may be illuminated, not to exceed a combined area of 60 square feet with 6 square feet maximum per sign, may be erected.

3. The restrictions imposed by this Section shall not apply to signs within the walls or other enclosed parts of the drive-in and which are not visible from outside the theater.

E. Theaters.

Four (4) signs either hanging, marquee fascia, projecting or wall signs, which may be illuminated, not to exceed a total sign area of 300 square feet, may be erected for each *theater* establishment.

F. Shopping centers with business establishments at different levels and outdoor parking facilities at each level comparable to that established at the ground level.

Only wall signs shall be permitted at any level situated above the ground level. "Ground level" shall mean the first level of a shopping center which contains outdoor parking facilities for the business establishments situated at this level.

3.90-5 Permits and Fees.

A. It shall be unlawful for any person to install, construct, erect, alter, relocate, reconstruct, or cause to be installed, constructed, erected, altered, relocated or reconstructed within the City any sign or signs without first having obtained a permit in writing from the Building Superintendent and making payment of the fees required by this Section.

B. No permit shall be required nor shall district sign regulations apply to the following types of signs: subdivision construction; pump island information, not to exceed 3 square foot in sign area; gasoline price signs, not to exceed 1 square foot in sign area and located on a gasoline pump; temporary; public; flags; plaques; address; directional.

C. Applicants for permits shall file with the Building Superintendent applications signed by the *owner* of the sign or his agent, on forms furnished by the Building Department, containing the following information:

1. The name and address of the applicant and of the person by whom such sign is to be constructed, erected, altered, relocated or reconstructed.

2. An accurate description of the location or proposed location, type and character of each sign.
 3. A plan or design of the sign showing its weight, dimensions, lighting equipment, materials, details of its attachment and hanging and its position relative to the *building*, property lines and *street* lines.
 4. Any electrical design required and approved for the sign.
 5. Other information pertinent to the application as may be required by the Building Superintendent.
- D. Every applicant, before being granted a permit, shall pay to the Director of Finance, for each sign regulated by this Chapter, a fee which shall be as specified in Ordinance No. 86-95, as amended.
- E. Except when sign work may be commenced without a permit, the fee for a permit for work commenced without a permit shall be one hundred dollars (\$100.00), plus the fee specified by the Building Superintendent.
- F. If the applicant complies with all the requirements of this part and all other applicable ordinances, statutes and regulations, the Building Superintendent shall issue a permit.
- G. If the work on any sign authorized under a permit has not been completed within 6 months after date of issuance, then the permit shall become void and any sign installed, constructed, erected, relocated or altered thereafter under the permit shall constitute a violation of the terms of this Chapter.
- H. The Building Superintendent is hereby authorized and empowered to revoke any issued permit on failure of the holder to comply with any provision of this part or any other applicable statute, ordinance or regulations.

3.90-6 Abatement and Removal.

- A. Whenever it appears to the Building Superintendent that any sign has been constructed, erected or is being maintained in violation of this Chapter, or after a permit has been revoked or becomes void, or that a sign is unsafe, insecure or in such condition as to be a menace to the safety of the public, a written notice

shall be issued to the *owner* of the sign or the tenant of the premises on which the sign is erected or maintained.

- B. This notice shall inform the person of the violation or the dangerous condition of the sign and direct the person to make such alteration or repair or do such things or acts necessary to make the sign comply with the requirements of this part.
- C. A reasonable time limit for this action shall be stated in the notice, which in no case shall be more than 30 days. The notice may be given by personal service, by depositing a copy in the U.S. mail in a postage prepaid wrapper addressed to the street address of the premises on which the sign is erected or maintained, or by posting a copy on the premises.
- D. On failure to comply with the notice within the time allowed, the Building Superintendent shall cause the sign, or such part of it as is constructed or maintained in an unsafe condition or otherwise in violation of this Chapter, to be removed, altered, or repaired so as to make it a conforming sign and shall charge the expenses to the person so notified.

3.90-7 Signs for Nonconforming Uses.

Nonconforming uses are allowed signage not to exceed the sign regulations of the underlying zoning district for each establishment unless otherwise specified.

3.90-8. *Nonconforming Signs.*

3.100 Noise Regulations.

The purpose of this Section is to provide additional noise controls which supplement those established by the State Department of Health.

3.100-1 Method of Measurement.

Sound level meters and *octave band filters* shall be employed in measurements used in the enforcement of these regulations. Location and timing of measurements shall be so arranged as to exclude noises emanating from off the premises involved, or a correction factor reasonable under the circumstances shall be applied to compensate for off-premise noises.

Am. 4/22/88
Ord. 88-46

3.100-2 Noise Level within Specific Districts.

- A. In I-2 General Industrial and I-3 Waterfront Industrial Districts, sound pressure levels from any *use* shall not exceed, at any point at or beyond the district boundary, the maximum number of *decibels* for each of the octave bands as set forth in the table in Subsection B. below provided, however, that where the I-2 General Industrial or I-3 Waterfront Industrial District adjoins any district which permits residences, apartments or *hotels*, the maximum sound pressure levels at or beyond the I-2 General Industrial or I-3 Waterfront Industrial District boundary shall be reduced 7 decibels from levels indicated in the table for the hours between 8 a.m. and 6 p.m., and shall be reduced 10 decibels between 6 p.m. and 8 a.m.
- B. In all other districts, sound pressure levels from any activity shall not exceed, at any point at or beyond the lot boundaries, the maximum number of decibels for each of the octave bands as set forth in the table below provided, however, that where such districts permit residences or where such districts adjoin districts which permit residences, apartments or hotels, the maximum sound pressure levels at or beyond the lot boundary shall be reduced 7 decibels from the levels indicated in said table for hours between 8 a.m. and 6 p.m., and shall be reduced 10 decibels between 6 p.m. and 8 a.m.

OCTAVE BAND CENTER FREQUENCY (Hertz)	SOUND PRESSURE LEVEL (Decibels)
31.5	79
63	79
125	74
250	66
500	59
1,000	53
2,000	47
4,000	41
8,000	39

3.110 Sunlight Reflection Regulations.

- A. Where a *building* wall contains a reflective surface for more than 30 percent of that wall's surface area, diagrams, charts and other documents shall be submitted to the *Director*, under the provisions of Section 8.30-5. of this Chapter, which clearly indicate the impact of reflection from the wall on public rights-of-way, designated as *major* and *secondary streets* by the Department of Transportation Services, within 1,000 feet of the reflective wall during the two daily periods of 6:30 a.m. to 8:00 a.m., and 3:30 p.m. to 6:00 p.m. throughout the year.
- B. Denial or modification of the project may be made where *adverse reflection* can be shown.

Am. 4/22/88
Ord. 88-46

3.120 Nonconformities.

Nonconforming lots, structures, uses, dwelling units and parking may be continued, subject to the following provisions:

- A. Nonconforming Lots.
 1. A nonconforming lot shall not be reduced in area, width or depth, except by government action to further the public health, safety or welfare.
 2. Any conforming *structure* or *use* may be constructed, enlarged, extended or moved on a nonconforming lot as long as all other requirements of this Chapter are met.
- B. Nonconforming Structures.
 1. If a nonconforming structure is destroyed by any means to an extent of more than 50 percent of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Chapter.
 - a. Notwithstanding the foregoing provision, a nonconforming structure devoted to a conforming use which contains *multi-family dwelling* units owned by *owners* under the authority of the Hawaii Revised Statutes, Chapter 514A, Chapter 421G, or units owned by a "cooperative housing corporation" as defined in the Hawaii Revised Statutes, Section 403-98(b), whether or not the structure is located in a Special District, and

which is destroyed by accidental means, including destruction by fire, other calamity, or Act of God, may be restored to its former condition, provided that such restoration is permitted by the Building Code and Flood Hazard Regulations and is started within two years.

b. The burden of proof to establish that the destruction of a *structure* was due to accidental means as described above and that the structure was legally nonconforming shall be on the *owner*.

c. Except as otherwise provided herein, no *nonconforming* structure that is voluntarily razed or required by law to be razed by the owner thereof may thereafter be restored except in full conformity with the provisions of this Chapter.

2. If a nonconforming structure is moved, it shall conform to the provisions of this Chapter.

3. Any nonconforming structure may be repaired, maintained or altered in any manner which does not increase its nonconformity, provided that the *floor area* of the structure is not increased beyond that which existed at the time of the effective date of this Chapter.

C. Nonconforming Uses.

1. A *nonconforming use* shall not extend to any part of the structure or lot which was not arranged or designed for such *use* at the time of adoption of the provisions of this Chapter.

2. Any nonconforming use that is discontinued for 12 consecutive months, or for 18 months during any 3-year period, shall not be resumed.

3. Work may be done on any structure devoted in whole or in part to any nonconforming use, provided that work is limited to ordinary repairs, including repair or replacement of walls, fixtures, wiring or plumbing. Further, this work shall not exceed 10 percent of the current replacement cost of the structure within a 12-month period, and the *floor*

area of the structure, as it existed at the time of effective date of this Chapter, shall not be increased.

4. Any *nonconforming use* may be changed to another nonconforming use of the same nature and general impact, or to a more restricted use, provided that the change to a more restricted use may be made only if the relation of the use to the surrounding property is such that adverse effects on occupants and neighboring properties will not be greater than if the original nonconforming use continued.

D. *Nonconforming Dwelling Units.*

1. A nonconforming dwelling unit may be altered, enlarged, repaired or extended, provided that all other provisions of this Chapter are met, except the requirements of Section 6.30 of this Chapter.
2. If a nonconforming dwelling unit is destroyed by any means to an extent of more than 50 percent of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Chapter.

E. *Nonconforming Parking.*

Nonconforming parking may be continued, subject to the following provisions:

1. If there is a change in use, the new use shall meet the off-street parking and loading requirements established in Section 3.70 of this Chapter.
2. Any use that adds *floor area* shall provide off-street parking and loading for the addition as required by Section 3.70 of this Chapter.

Am. 4/22/88
Ord. 88-46

3.130 Existing Uses.

Any use which was initially established as a permitted use, and which would now be subject to Cluster Housing provisions, a site plan review permit, or a Conditional Use Permit required by this Chapter, may be subject to the following instead of Section 3.120., Nonconformities:

- A. *Developments* existing on the site shall be considered as an approved plan after review by the *Director*.
- B. Minor alterations, additions or modifications may be approved by the Director.
- C. Any previous Variance, Conditional Use Permit or similar actions granted for the particular *use* shall continue in effect until superseded.
- D. An Existing Use application shall be processed in accordance with Section 8.30-5 of this Chapter.

3.140 Special Accessory Uses.

The purpose of this Section is to assure that certain *accessory uses* permitted under Article 5 of this Chapter are consistent with the zoning district intent and are compatible with principal and other uses allowed in the district.

Am. 4/22/88
Ord. 88-45

3.140-1 Home Occupations: Standards and Prohibited Uses.

The purpose of this Subsection is to permit *home occupations* as an accessory use to *dwelling units* under the following restrictions and standards:

- A. Home occupations shall be incidental and subordinate to the principal use of the site as a residence and shall not change the character and external appearance of the dwelling.
- B. Only household members shall be employed under the *home occupation*.
- C. There shall be no exterior sign that shows the *building* is used for anything but residential use. There shall be no exterior displays or advertisements.
- D. There shall be no outdoor storage of materials or supplies.
- E. Indoor storage of materials and supplies shall be enclosed and shall not exceed 250 cubic feet or 20 percent of the total *floor area*, whichever is less.
- F. The following activities are not permitted as home occupations:
 - 1. Automobile repair and painting, except that repair and painting of vehicles owned by household members for purposes

of maintenance shall be permitted, provided that the number of vehicles repaired or painted shall not exceed 5 per year.

2. Contractor's storage yards.
3. Care, treatment or boarding of animals in exchange for money, goods or services. The occasional boarding and the occasional grooming of animals not exceeding five animals per day shall be permitted as *home occupations*, provided the limit on the number of dogs stated in Subsection 3.140-2.D. below is maintained.
4. Those on-premise activities and *uses* which are only permitted in the industrial districts.
5. Use of dwellings or lots as a headquarters for the assembly of employees for instructions or other purposes, or to be dispatched for work to other locations.

3.140-2 Kennels.

The purpose of this Subsection is to permit *kennels* and other animal enclosures as *accessory uses* to *dwelling units* while ensuring that they are not inconsistent with nor disruptive to residential uses. They are subject to the following restrictions and standards.

- A. Kennels and other animal enclosures shall observe all district *yard* requirements.
- B. Animals are domesticated and owned by a dwelling occupant.
- C. Animals are kept for the pet purposes of personal enjoyment and companionship, including hobby and legal sporting activities and guarding of property. Pets shall be kept in such a manner as to not cause any unreasonable noise, smell or other nuisance. Any animal raised, bred or kept as a commercial enterprise or for food purposes shall not be considered a pet.
- D. In residential districts, the number of dogs, 4 months of age or older, shall not exceed 5, plus 1 additional dog for each 1,000 square feet of zoning *lot area* in excess of 5,000 square feet. In no case shall the number of dogs, 4 months in age or older, exceed 10 on a *zoning lot*.

- E. In residential districts, the number of horses and other similar sized animals shall not exceed 1 per each *zoning lot*. Stables for horses and other similar sized animals shall not be located within 300 feet of any property line.

3.150 Waiver of Requirements for Public Uses and Utility Installations.

A waiver of the strict application of the *development* or design standards of this Chapter for *public uses* and *utility installations* may be granted by the *Director*. The granting of the waiver shall not, under the circumstances and conditions applied in the particular case, adversely affect the health or safety of persons, and shall not be materially detrimental to the public welfare or injurious to nearby property improvements. The burden of proof in showing the reasonableness of the proposed waiver shall be on the applicant seeking it.

This provision shall not be applicable to uses which fall under Section 3.160 of this Chapter.

3.160 Plan Review Uses: Purpose and Intent.

The purpose of this Section is to establish a review and approval mechanism for *uses* of a permanent and institutional nature which, because of characteristics fundamental to the nature of the use, provide essential community services but which could also have a major adverse impact on surrounding land uses.

It is the intent that the design and siting of *structures* and *landscaping*, screening and buffering for these uses be master planned so as to minimize any objectionable aspects of the use or the potential incompatibility with other uses permitted in the zoning district.

3.160-1 Applicability.

- A. Plan Review Use (PRU) approval shall be required for the following public and private uses: *hospitals*, prisons, airports, colleges and universities, except business schools and business colleges.

- B. This Section is applicable to all of the *uses* in Subsection A., above, in all zoning districts and Special Districts.
- C. PRU approval is also required for *agricultural products processing* uses under certain circumstances. Refer to Article 4.

3.160-2 General Provisions.

- A. A proposed 5-year master plan shall be submitted by the applicant for a PRU and shall be accompanied by a review and comment from all applicable city, state and federal planning and *development* agencies.
- B. The master plan shall be approved by City Council Resolution and may consist of both existing and future development. Future development in the plan shall indicate general height and bulk concepts, land expansion, *landscaping*, setbacks and buffering of adjacent parcels.
- C. Density, height and *yards* shall be determined by taking into consideration the surrounding land use, adopted land use policy and applicable zoning regulations.
- D. Parking, loading and sign requirements shall be specified in the approval of the plan.
- E. The *Director* shall approve drawings before *building* permits are issued, in accordance with the approved plan. Deviations from the plan, other than those of minor impact, shall require Council approval; the Director may approve minor impact deviations.

3.160-3 Application Requirements.

An applicant for a PRU shall submit to the Director an application, accompanied by:

- A. A location map showing the development in relation to the surrounding area.
- B. A site plan drawn to scale showing:
 - 1. Property lines and easements with dimensions and area.
 - 2. Location, size, spacing, setbacks and dimensions of all existing and proposed buildings, *structures*, improvements and utilities.

3. The *building* elevations, sections and floor plan and site sections to clearly define the character of the *development*.
 4. Topographic information showing existing features and conditions and proposed *grading*.
 5. *Landscaping* plans showing open spaces, planting and trees.
 6. Existing *streets* showing access to the project, proposed roads and parking layout with dimensions.
 7. Shoreline, shoreline setback lines, stream and other setback lines.
- C. Information regarding land use designations, surrounding land uses and development schedules.
- D. Information on the following:
1. The manner in which the plan makes adequate provision for public services, provides adequate control over vehicular traffic and furthers the amenities of light and air.
 2. The relationship, beneficial and adverse, of the proposed development on the neighborhood in which it is established.
 3. Confirmation from applicable public agencies that sewer, water and drainage facilities are or will be available and adequate, before the construction of the proposed development.
 4. Project justification.
 5. Existing and projected number of employees, teachers, students, residents or patients, as appropriate.
 6. Planned hours of operation.

ARTICLE 4. CONDITIONAL AND SITE PLAN REVIEW USES

Sections:

- 4.10 Conditional Uses: Purpose and Intent.**
- 4.20 Application Requirements.**
- 4.30 General Requirements.**
- 4.40 Minimum Development Standards.**
 - 1. Agriculture Products Processing, Major and Minor.**
 - 2. Amusement Facilities, Outdoor.**
 - 3. Broadcasting Antennae and Line-of-Sight Relay Devices.**
 - 4. Cemeteries and Columbaria.**
 - 5. Centralized Bulk Collection, Storage and Distribution of Agricultural Products to Wholesale and Retail Markets.**
 - 6. Commercial Parking Lots and Garages.**
 - 7. Consulates.**
 - 8. Convenience Stores.**
 - 9. Dance or Music Schools.**
 - 10. Eating Establishments.**
 - 11. Explosives and Toxic Chemical Manufacturing, Storage and Distribution.**
 - 12. Group Living Facilities.**
 - 13. Hellstops.**
 - 14. Historic Structures, Use of.**
 - 15. Honeybees.**
 - 16. Hotels.**
 - 17. Joint Development of Two or More Adjacent Zoning Lots.**
 - 18. Joint Use of Parking Facilities.**
 - 19. Language Schools.**
 - 20. Livestock Production, Major.**
 - 21. Marina Accessories.**
 - 22. Neighborhood Grocery Stores.**
 - 23. Off-site Parking Facilities.**
 - 24. Petroleum Processing.**
 - 25. Recreational Facilities, Outdoor.**
 - 26. Resource Extraction.**

Sections:

27. **Sale and Service of Machinery Used In Agricultural Production.**
28. **Salvage, Scrap and Junk Storage and Processing.**
29. **Saw Mills.**
30. **Self-storage Facilities.**
31. **Storage and Sale of Seed, Feed, Fertilizer and Other Products Essential to Agricultural Production.**
32. **Utility Installations, Type B.**
33. **Vacation Cabins.**
34. **Waste Disposal and Processing.**
35. **Wind Machines.**
36. **Zoos.**
- 4.50 **Site Plan Review: Purpose and Intent.**
- 4.60 **Application Requirements.**
- 4.70 **General Requirements.**
- 4.80 **Minimum Development Standards.**
 1. **Day-care Facilities.**
 2. **Meeting Facilities.**
 3. **Schools: Elementary, Intermediate, High.**

4.10 Conditional Uses: Purpose and Intent.

The purpose of this Article is to specify minimum *development* standards for the establishment of uses considered appropriate in some zoning districts if certain standards and conditions are met.

The applicant must demonstrate that the proposed *use* meets all pertinent standards. The *Director* is further empowered to condition the permit to ensure compatibility with adjacent uses and *structures*. When a conditional use standard differs from that of the zoning district, the conditional use standard shall apply.

Certain uses may be permitted as principal uses in some zoning districts, but shall be conditional uses in other zoning districts (see Table 2).

TABLE 2 CONDITIONAL USES

This Table is provided for the convenience of the users of the LUO. In instances of apparent conflict with Article 5, Article 5 shall prevail.

NOTES

- a. Type 1 does not require a public hearing; Type 2 requires a public hearing.
- b. A use which is to be located in a State Agricultural District may also require a State Special Use Permit.
- c. These uses are only conditional in the districts shown. They may be principal in other districts.

ZONING DISTRICTS

USES

	P-2	AG-1	AG-2	Country	Residential	Apartment	AMX	Resort	B-1	B-2	BMX-3	BMX-4	I-1	I-2	I-3	IMX-1	
Agricultural Products Processing, minor		1	1														
Agricultural Products Processing, major		2	2														
Amusement Facilities, Outdoor									2	2		2					2
Broadcasting Antennae and Line-of-Sight Relay Devices	1	1	1										1	1	1	1	
Cemeteries and Columbaria			1														
Centralized Bulk Collection, Storage and Distribution of Agricultural Products to Wholesale and Retail Markets		1	1														
Commercial Parking Lots and Garages							1										
Consulates					1												
Convenience Stores							1										
Dance or Music Schools							1										
Eating Establishments							1										
Explosives and Toxic Chemical Manufacturing, Storage and Distribution														2			
Group Living Facilities		2	2	2	2	2	2				2	1					
Helistops		1	1					1		1	1	1					1
Historic Structures, Use of	1	1	1	2	2	2	1	1	1	1	1	1	1	1	1	1	1
Honeybees					1												
Hotels														1			
Joint Development				1	1	1	1	1	1	1	1	1	1	1	1	1	1
Joint Use of Parking Facilities				1	1	1	1	1	1	1	1	1	1	1	1	1	1
Language Schools				2	2	2	2										
Livestock Production, Major			1														
Marina Accessories	1							1		1	1	1					1
Neighborhood Grocery Stores		1	1	1	1	1	1						1	1	1		
Off-Site Parking Facilities				1	1	1	1	1	1	1	1	1	1	1	1	1	1
Petroleum Processing														1	1		
Recreation Facilities, Outdoor			1	1					1	1	1	1					1
Resource Extraction	1	1	1														
Sale and Service of Machinery Used in Agricultural Production		1	1														
Salvaging, Scrap and Junk Storage and Processing															1	1	
Saw Mills		1	1														
Self-storage facilities										1	1	1					
Storage and Sale of Seed, Feed, Fertilizer and Other Products Essential to Agricultural Production		1	1														
Utility Installations, Type B	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Vacation Cabins	1																
Waste Disposal and Processing	2		2												1		
Wind Machines		1	1	1	1				1	1				1	1		1
Zoos	2		2														

4.20 Application Requirements.

- A. A *developer, owner* or lessee (holding a recorded lease for the property, the unexpired term of which is more than 5 years from the date of filing of the application) may file an application for a Conditional Use Permit with the *Director*, provided that the conditional use sought is permitted in the particular district.
- B. The application shall be accompanied by a plan drawn to scale, showing the actual dimensions and shape of the lot, the sizes and locations on the lot of existing and proposed *structures*, if any, and the existing and proposed uses of structures and open areas. The Director may request additional information relating to topography, access, surrounding land uses and other matters as may reasonably be required in the circumstances of the case. The application shall not be accepted until the information is provided.
- C. The use regulations of each specific zoning district shall list all conditional uses allowed in the district, and shall identify the use as either Type 1 or Type 2. The application shall be processed in accordance with Article 8 of this Chapter.

4.30 General Requirements.

- A. The Director may allow a conditional use on a finding that the proposed use satisfies the following criteria:
 1. The proposed use is permitted as a conditional use in the underlying zoning district and conforms to the requirements of this Chapter.
 2. The site is suitable for the proposed use considering size, shape, location, topography, infrastructure and natural features.
 3. The proposed use will not alter the character of the surrounding area in a manner substantially limiting, impairing, or precluding the use of surrounding properties for the principal uses permitted in the underlying zoning district.

4. The *use* at its proposed location will provide a service or facility which will contribute to the general welfare of the community-at-large or surrounding neighborhood.
- B. In addition to the general or specific standards set forth in this Article concerning the proposed use, which shall be considered minimum requirements with respect to the permit, additional requirements, conditions and safeguards may be added by the *Director* as required for the protection of the public interest in the specific case.
- C. The Director may grant Conditional Use Permits by modifying application of the district regulations relating to *yards*, lot dimensions and *all-weather surface* parking requirements for uses which have an unusual peak hour parking demand. No such modification shall be made unless the proposed conditional use otherwise meets the requirements of Subsections A. and B. above. At no time may the Director modify the minimum standards for a specific conditional use.
- D. In determining whether the proposed conditional use meets the requirements of Subsections A. and B. above, the Director will, where applicable, consider traffic flow and control; access to and circulation within the property; off-street parking and loading; sewerage; drainage and *flooding*; refuse and service areas; utilities; screening and buffering; signs; setbacks; yards and other *open spaces*; lot dimensions; height, bulk and location of *structures*; location of all proposed uses; hours and manner of operation; and noise, lights, dust, odor, and fumes.

4.40 Minimum Development Standards.

In addition to the general requirements set forth above and limitations established for conditional uses in the district regulations, the standards which follow shall apply to the respective conditional uses and structures.

4.40-1 Agricultural Products Processing, Major and Minor.

- A. No major *agricultural products processing* use shall be located within 300 feet of any residential, apartment, or apartment mixed

use district. No minor *agricultural products processing use* shall be located within 50 feet of any residential, apartment, or apartment mixed use district.

- B. Before final approval, any major agricultural products processing use must have all appropriate approvals from the State Department of Health.
- C. Any major agricultural products processing use which meets the conditions which follow shall not be processed as a conditional use, but as a Plan Review Use, under Section 3.160 of this Chapter:
 - 1. The use is proposed to be located in any agricultural district.
 - 2. The use involves a site area of more than 1 acre. A site area for a major agricultural products processing use is that area containing all uses and activities directly related to the proposed facility, including but not limited to the proposed facility, parking areas, storage and warehousing structures, motor pools and garages, employee support activities, such as cafeterias, first-aid clinics, administrative offices and related infrastructure.

4.40-2 Amusement Facilities, Outdoor.

- A. Traffic lanes shall be provided for adequate ingress and egress to and from the project in accordance with the specifications and approvals of the State Department of Transportation and the City Department of Transportation Services.
- B. Off-street parking or storage lanes for waiting patrons of a drive-in theater shall be available to accommodate not less than 30 percent of the vehicular capacity of the theater. However, if at least 6 entrance lanes are provided, each with a ticket dispenser, then the amount may be reduced to 10 percent of the vehicular capacity.
- C. All structures and major activity areas shall be set back a minimum of 25 feet from adjoining lots in country, residential, apartment or apartment mixed use districts. This requirement may be waived by the *Director* if topography makes such a buffer unnecessary. Additional protection may be required along

property lines through the use of *landscaping*, berms and/or solid walls.

Am. 5/11/88
Ord. 88-51

4.40-3 Bars, Nightclubs, Taverns

4.40-3⁴ Broadcasting Antennae and Line-of-Sight Relay Devices.

Am. 5/18/88
Ord. 88-57

- A. Once a new tower or tower site is approved, additional antennae and *accessory uses* shall be permitted under Type 1 procedures.
- B. All new towers shall be designed to structurally accommodate the maximum number of additional users technically practicable, but in no case less than the following:
1. For TV antenna towers, at least 3 high power television antennae and one microwave facility or 2 FM antennas and at least one two-way radio antenna for every 10 feet of the tower over 200 feet.
 2. For any other towers, at least one two-way radio antenna for every 10 feet of the tower, or at least one two-way radio antenna for every 20 feet of the tower and at least one microwave facility.
 3. These requirements may be reduced if the Federal Communications Commission provides a written statement that no more licenses for those broadcast frequencies that could use the tower will be available in the foreseeable future. These requirements may also be reduced if the size of the tower required significantly exceeds the size of existing towers in the area and would therefore create an unusually onerous visual impact that would dominate and alter the visual character of the area when compared to the impact of other existing towers.
- C.
1. Freestanding towers shall be set back from every property line a minimum of 1 foot for every 5 feet of tower height.
 2. Towers supported by guy wires shall be set back from every property line a minimum of 1 foot for every 1 foot of tower height.
 3. AM broadcast antenna shall be set back a minimum of 500 feet from any country, residential, apartment or apartment mixed use district.

4. FM and TV antenna shall be set back a minimum of 2,500 feet from any country, residential, apartment or apartment mixed use district.
- D. If it is determined that the tower is harmful in any way to the health of the surrounding population or if it causes prolonged interference with the public's radio and television reception, the applicant shall be required to correct the situation or discontinue the use and remove the structures at the applicant's expense.
 - E. The following shall be submitted as part of any application for a communications tower:
 1. Statement from the Federal Aviation Administration that the application has not been found to be a hazard to air navigation.
 2. Statement from the Federal Communications Commission that the application complies with the regulations of the Commission or a statement that no such compliance is necessary.
 3. Where a new tower is being requested, a quantitative description of the additional tower capacity anticipated shall be submitted, including the approximate number and types of antennae. The applicant shall also describe any limitations on the ability of the tower to accommodate other uses, e.g. radio frequency interference, mass, height or other characteristics.
 4. Evidence of a lack of space on all existing towers which meet the setback requirements above, to locate the proposed antenna and the lack of space on existing tower sites which meet the setback requirements above, to construct a tower for the proposed antenna.

Am. 5/11/88
Ord. 88-51

4.40-5 Bulk Merchandise Delivery Establishments

4.40-4 Cemeteries and Columbaria.

- A. No application shall be approved until a certificate of approval from the State Department of Health is obtained.
- B. A certificate of approval must be submitted from the Board of Water Supply, prior to final approval of an application,

indicating that there is no danger of contamination of the water supply.

- C. If a *cemetery* or *columbarium* adjoins lots in country, residential, apartment or apartment mixed use districts, there shall be a minimum 50-foot *landscaped* buffer.

Am. 5/11/88
Ord. 88-51

⁷
4.40-5 Centralized Bulk Collection, Storage and Distribution of Agricultural Products to Wholesale and Retail Markets.

No facility or *structure* which handles the centralized bulk collection, storage and distribution of agricultural products to wholesale and retail markets shall be located within 100 feet of any residential, apartment or apartment mixed use district.

⁸
4.40-6 Commercial Parking Lots and Garages.

All *commercial parking lots and garages* shall be set back a minimum of 20 feet from all side and rear property lines which adjoin lots in country, residential, apartment or apartment mixed use zoning districts.

⁹
4.40-7 Consulates.

All *consulates* shall be set back a minimum of 20 feet from all adjoining residentially zoned lots.

¹⁰
4.40-8 Convenience Stores.

- A. At least one-half of the total length of the *building* facade at ground level, running parallel to and facing a *street*, shall be devoted to entrances, windows or other displays.
- 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 of the Department of Parks and Recreation.
- C. *Drive-through* windows or services shall not be allowed.
- D. *Floor area* shall be limited to 2,500 square feet.

¹¹
4.40-9 Dance or Music Schools.

All *dance or music schools* shall be located in enclosed, sound-attenuated *structures* and shall limit hours of operation to between 8:00 a.m. and 10:00 p.m.

¹²
4.40-10 Eating Establishments.

- A. At least one-half of the total length of the *building* facade at ground level, running parallel to and facing a *street*, shall be devoted to entrances, windows or other displays.
- 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 of the Department of Parks and Recreation.
- C. *Drive-through* windows or services shall not be allowed.

¹³
4.40-11 Explosives and Toxic Chemical Manufacturing, Storage and Distribution.

The manufacture, storage and distribution of explosives and other materials hazardous to life or property are subject to the following standards:

- A. Explosives storage shall not be located closer than 500 feet to any property line.
- B. Explosives storage shall be effectively screened by a natural landform or artificial barrier either surrounding the entire site or surrounding each storage magazine or production facility. The landform or barrier shall be of such height that:
 - 1. A straight line drawn from the top of any side wall of all magazines or production facilities to any part of the nearest structure will pass through the landform or barrier.
 - 2. A straight line drawn from the top of any side wall of all magazines or production facilities, to any point 12 feet above the centerline of a public street will pass through the landform or barricade.
 - 3. Artificial barricades shall be a mound or revetted wall of earth a minimum thickness of 3 feet.

Am. 5/11/88
Ord. 88-51

4.40-14 Freight Movers

¹⁵
4.40-12 Group Living Facilities.

- A. *Group living facilities* shall be buffered from adjoining lots in country, residential, apartment or apartment mixed use districts by either a solid wall 6 feet in height or a *landscaped* buffer subject to the approval of the *Director*. The Director may waive this requirement if topography makes buffering unnecessary.
- B. Unless directly related to public health and safety, no group living facility shall be located within 1,000 feet from the next closest group living facility.
- C. Within agricultural districts, activities associated with group living facilities shall be of an agricultural nature.

Am. 5/11/88
Ord. 88-51

4.40-16 Heavy Equipment Sales and Rentals.

¹⁷
4.40-13 Helistops.

- A. All *helistops* shall be accessory to a principal use otherwise permitted in the underlying zoning district.
- B. The maintenance, repair or storage of helicopters, or the storage of equipment for the maintenance and repair of helicopters, or the storage of aviation fuel, shall not be allowed within a helistop, or the use which it serves.

¹⁸
4.40-14 Historic Structures, Use of.

It is the intent of this Section to provide an incentive for owners of *historic structures* to retain them, by allowing uses not otherwise permitted in the underlying zoning district. The Director may deny any request which is judged to have major adverse effects on the neighborhood that cannot be mitigated. Any *structure* on the State or National Register of Historic Places may be occupied by a use not otherwise permitted in the underlying zoning district, provided that any proposed alteration, repair or renovation beyond its original design and the proposed use is approved by the State Historic Preservation Officer.

¹⁹
4.40-15 Honeybees.

- A. There shall be no more than 8 honeybee hives per zoning lot.
- B. Hives shall be maintained in the following condition:

1. Colonies shall be maintained in movable frame hives, constructed to meet specifications for "beehives" set by the American Beekeepers' Federation.
 2. Hives shall be properly shaded from adjacent night lighting on adjoining properties.
 3. Hives shall not be located within 25 feet of any property line, public *street*, sidewalk or alley, except when situated behind a solid fence or hedge at least 6 feet in height, parallel to the property line, and extending at least 15 feet beyond the hive in both directions; or when located at least 8 feet or more above adjacent ground level.
- C. The provisions of this section shall not apply to legal beekeeping *uses* existing on the date of enactment of Ordinance No. 85-108, provided that subparagraph D., below, shall apply to such *nonconforming uses*, in addition to all other applicable provisions relating to nonconformities in Section 3.120.
- D. The keeping of honeybees in a residential district, as a nonconforming or conditional use, shall be subject to review by the *Director* under the procedures of Section 8.30-5 on the written request of three persons residing in three different dwellings located within 500 feet of the property lines of the *zoning lot* containing the hives, and alleging a danger to the health, safety or welfare of surrounding residents because of the honeybees. The Director shall:
1. Consider all information relevant to the health, safety and welfare of the surrounding residents, including but not limited to a finding that persons residing in the area have a medically-established sensitivity to bee stings.
 2. Impose requirements, as needed, on the keeping of bees in order to protect the health, safety and welfare of surrounding residents, including but not limited to requiring that: hives be moved to a different location within the property; the height at which the hives are kept be changed; shading or screening materials be added to the hives, or any other area of the subject property; fencing or

solid walls be added on the property; and the size and number of the hives be reduced.

3. Order the removal of all hives, on a finding that lesser measures do not or will not provide adequate protection to the health, safety and welfare of surrounding residents.
4. In addition to the use of all other legal remedies, enforce compliance with this section through injunction, in accordance with Section 8.60.

²⁰
4.40-16 Hotels.

Hotels shall be permitted in the I-2 General Industrial District provided:

- A. They are within 1 mile by the usual and customary route of vehicular travel from the principal entrance of an airport utilized by commercial airlines, having regularly scheduled flights.
- B. They have frontage on a *major* or *secondary street* or highway.
- C. They have a minimum *lot area* of 15,000 square feet and minimum *lot width* of 70 feet.
- D. The maximum *floor area ratio* shall be 2.0.
- E. *Accessory uses* shall be limited to eating and drinking establishments, gift shops and travel agencies.
- F. Parking requirements of at least one space per 2 *lodging* or *dwelling units* shall be provided.
- G. *Front yards* shall have a minimum depth of 10 feet, and except for necessary driveways, shall be maintained in *landscaping* and shall not be used for parking.
- H. Signs shall conform to the sign requirements applicable within B-2 Community Business District regulations.

²¹
4.40-17 Joint Development of Two or More Adjacent Zoning Lots.

- A. Whenever two or more *zoning lots* are developed in accordance with the provisions of this Section, they shall be considered and treated as one zoning lot.
- B. An *owner*, owners, duly authorized agents of the owners or duly authorized lessees holding leases with a minimum of 30 years remaining in their terms of adjacent lots who believe that *joint*

development of their property would result in a more efficient use of land shall apply for a Conditional Use Permit to undertake such development.

- C. When applying for a Conditional Use Permit, the applicants shall submit an agreement which binds themselves and their successors in title or lease, individually and collectively, to maintain the pattern of development proposed in such a way that there will be conformity with applicable zoning regulations. The right to enforce the agreement shall also be granted to the City. The agreement shall be subject to the approval of the Corporation Counsel of the City.
- D. If the *Director* finds that the proposed agreement assures future protection of the public interest, he shall issue the Conditional Use Permit. Upon issuance of the permit, the agreement, which shall be part of the conditions of the permit, shall be filed as a covenant running with the land with the Bureau of Conveyances or the Registrar of the Land Court. Proof of such filing in the form of a copy of the covenant certified by the appropriate agency shall be filed with the Director prior to the issuance of the building permit by the Building Department.

²²
4.40-18 Joint Use of Parking Facilities.

Joint use of private off-street parking facilities in satisfaction of appropriate portions of off-street parking requirements may be allowed, provided:

- A. The distance of the entrance to the parking facility from the nearest principal entrance of the establishment or establishments involved in such joint use shall not exceed 400 feet by normal pedestrian routes.
- B. The amount of off-street parking which may be credited against the requirements for the use or uses involved shall not exceed the number of spaces reasonably anticipated to be available during differing periods of peak demand.
- C. A written agreement assuring continued availability of the number of spaces at the periods indicated shall be drawn and executed by the parties involved, and a certified copy shall be filed with

the Department of Land Utilization. In such cases, no change in use or new construction shall be permitted which increases the requirements for off-street parking space unless such additional space is provided. The agreement shall be subject to the approval of the Corporation Counsel of the City.

²³
4.40-19 Language Schools.

All classrooms shall be set back a minimum of 20 feet from all side and rear property lines.

²⁴
4.40-20 Livestock Production, Major.

- A. Any feedlot or fowl or poultry enclosures shall be set back a minimum of 300 feet from any adjoining residential, apartment or apartment mixed use district.
- B. The operation must have all appropriate approvals from the State Department of Health.
- C. Piggeries shall be set back a minimum of 300 feet from any adjoining residential, apartment or apartment mixed use district.

4.40-25 Manufacturing, Processing, ...

²⁶
4.40-21 Marina Accessories.

- A. Launching ramps, boat repair facilities, establishments for sale of boating supplies, and fuel, clubhouses and drydock facilities or other areas for storage of boats on land, which are to be open for use between the hours of 9:00 p.m. and 7:00 a.m., shall be located at least 300 feet from the nearest zoning lot of any zoning district that permits a residence as a principal use. If any of those uses or facilities are not open between the hours of 9:00 p.m. and 7:00 a.m., then the distance to the nearest lot line may be reduced to 150 feet. Also, if boat storage areas other than drydock facilities are enclosed by a solid wall at least 6 feet in height, the distance may be reduced to 150 feet.
- B. Lighting shall be shielded to eliminate direct illumination to any adjacent residential or apartment district.
- C. All piers and boathouses shall have written approval from the Harbors Division of the State Department of Transportation.

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²⁷
4.40-22. Neighborhood Grocery Stores.

- A. *Neighborhood grocery stores* which request a Conditional Use Permit shall have occupied their present location prior to the adoption of this Chapter.
- B. All neighborhood grocery stores shall be limited to the *floor area* occupied on the effective date of this Chapter, provided that total floor area shall not exceed 5,000 square feet.
- C. Neighborhood grocery stores shall be limited to the hours between 6:00 a.m. and 10:00 p.m., for operation on any day.
- D. All sales, services or displays shall be within enclosed *structures*, and there shall be no display service or storage of merchandise outside such structures.
- E. No public address systems or other devices for reproducing or amplifying voices or music shall be mounted outside any structure on the premises, nor shall any amplified sound be audible beyond any adjacent property line.
- F. *Drive-through* windows or services shall not be allowed.

²⁸
4.40-23 Off-Site Parking Facilities.

- A. Off-site parking facilities may be permitted by the *Director* subject to the following guidelines:
 - 1. The distance of the entrance to the parking facility from the nearest principal entrance of the establishment or establishments involved shall not exceed 400 feet by customary pedestrian routes.
 - 2. When the off-site parking is necessary to meet minimum parking requirements, then a written agreement assuring continued availability of the number of spaces indicated shall be drawn and executed, with a certified copy to be filed with the Director. The agreement shall stipulate that if such space is not maintained, or space acceptable to the Director substituted, the *use*, or such portion of the use as is deficient in number of parking spaces, shall be discontinued. The agreement shall be subject to the approval of the Corporation Counsel.

²⁹
4.40-24 Petroleum Processing.

All facilities for petroleum processing shall be approved under applicable rules and regulations governing air pollutants.

³⁰
4.40-25 Recreational Facilities, Outdoor.

- A. Not more than 5 riding animals shall be kept for each acre of land within a site used for a riding academy or stable.
- B. All *buildings* housing animals, and all corrals in which animals are kept or assembled, shall be at least 100 feet from any property line when they adjoin *zoning lots* in country, residential, apartment, or apartment mixed use districts.
- C. All sources of illumination shall be shielded to prevent any direct illumination towards any adjoining country, residential, apartment or apartment mixed use district.

³¹
4.40-26 Resource Extraction.

- A. The site of an extractive industry shall be of sufficient size and dimensions to accommodate proposed operations in accordance with the noise standards of the State Department of Health, with measurements made at site boundaries, provided, however, that upon written agreement by adjoining property *owners*, the points of measurement may be extended to include their property. In addition to limitations established by these noise standards, blasting operations shall be restricted to Mondays through Fridays between 8:00 a.m. and 5:00 p.m. Undrained pockets and stagnant pools resulting from surface drainage shall be sprayed in accordance with requirements of the State Department of Health to eliminate breeding places for mosquitoes and other insects.
- B. The plan to be submitted with the application for a Conditional Use Permit shall include a plan for *development* of the property which shall consist of two phases: the exploitation phase and the re-use phase.
 - 1. The plan for the exploitation phase shall show the proposed development as planned in relation to surrounding property within 300 feet, and shall include topographic surveys and other materials indicating existing conditions (including

drainage) and the conditions (including topography, drainage and soils) which shall exist at the end of the exploitation phase. Contour intervals for topography shall be 5 feet in areas where *slope* is greater than 10 percent, 2 feet in areas where slope is 10 percent or less.

2. The plan for the re-use phase shall indicate how the property is to be left in a form suitable for re-use for purposes permissible in the district, relating such re-uses to *uses* existing or proposed for surrounding properties. Among items to be included in the plan are feasible circulation patterns in and around the site, the treatment of exposed soil or subsoil (including measures to be taken to replace topsoil or establish vegetation in excavated areas) in order to make the property suitable for the proposed re-use, treatment of slopes to prevent erosion and delineation of *floodways* and *flood plains* (if any) to be maintained in open usage. In the plan for re-use, intermittent lakes and marshes shall not be allowed, except in areas included in *Flood Hazard Districts* and if situated more than 1,000 feet from the nearest residential, apartment, apartment mixed use or resort district boundary.

³²
4.40-27 Sale and Service of Machinery Used in Agricultural Production.

- A. No such facility shall be located within 300 feet of any residential, apartment or apartment mixed use district.
- B. *Building area* shall not exceed 25 percent of *lot area*.

³³
4.40-28 Salvage, Scrap and Junk Storage and Processing.

- A. Any salvage, scrap or junk storage and processing facility shall be enclosed by a solid fence or wall.
- B. Any Conditional Use Permit for such an operation shall be issued for no longer than 5 years, after which time the *Director* shall review the operation to determine its compliance with the conditions of the permit. If the operation is found to be in compliance, the Director may re-issue the permit for another 5-year period, at a maximum. If the operation is not in

compliance, the *Director* may revoke the permit and initiate action to remove the operation.

- C. All salvage, scrap and junk storage and processing operations shall not be located within 500 feet of any residential, apartment or apartment mixed use district.

³⁴
4.40-29 Saw Mills.

All saw mills shall be set back a minimum of 300 feet from any adjoining residential, apartment or apartment mixed use district.

³⁵
4.40-30 Self-storage Facilities.

- A. Lighting shall be shielded to eliminate direct illumination to any adjacent country, residential, apartment or apartment mixed use district.
- B. No public address systems or other devices for reproducing or amplifying sound shall be mounted outside any *structure* on the premises, nor shall any amplified sound be audible beyond any adjacent property line.
- C. No individual storage area shall exceed 3,600 cubic feet in size.

³⁶
4.40-31 Storage and Sale of Seed, Feed, Fertilizer and other Products Essential to Agricultural Production.

- A. Only products which are clearly incidental to agricultural activities shall be permitted.
- B. Maximum *building area* shall not exceed 25 percent of *lot area*.
- C. No such facility shall be located within 300 feet of any adjoining residential, apartment or apartment mixed use district.

4.40-37. Storage Yards.

³⁸
4.40-32 Utility Installations, Type B.

All requests for *Type B utility installations*, shall be accompanied by a landscape plan which shall be approved by the Director. Special emphasis shall be placed on visual buffering for the installation from adjacent *streets* and highways.

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³⁹
4.40-33 Vacation Cabins.

- A. Vacation cabins shall not exceed 800 square feet in *floor area*.
- B. Vacation cabins shall be permitted only as an *accessory use* to *outdoor recreation facilities*.
- C. The overall density for vacation cabins shall not exceed one vacation cabin per acre of land area.

⁴⁰
4.40-34 Waste Disposal and Processing.

- A. Certificates of approval shall be required from the State Department of Health, the Fire Department, the Board of Water Supply and the Department of Public Works.
- B. No Conditional Use Permit shall be issued for a term of more than 5 years. Any expired permit may be renewed by the *Director* for a similar period upon application, provided that such renewal may be refused to any person who has violated the conditions of the permit during its term, or if conditions in the area have changed in such a manner as to justify refusal of the renewal. No fee shall be charged for the renewal application.

⁴¹
4.40-35 Wind Machines.

- A. All *wind machines* shall be set back from all property lines a minimum distance equal to the height of the system. Height shall include the height of the tower and the farthest vertical extension of the wind machine.
- B. In residential zoning districts, in addition to the above, the following shall be applicable:
 - 1. Tower climbing apparatus and blade tips of the wind machine shall be no lower than 15 feet from ground level, unless enclosed by a 6-foot high fence and shall not be within 7 feet of any roof or *structure* unless the blades are completely enclosed by a protective screen or fence.
 - 2. A public safety sign shall be posted at the base of the tower warning of high voltage and dangerous moving blades.

3. The system base and rotor blade shall be a minimum of 15 feet from any overhead electrical transmission or distribution lines.
4. Anchor points for guy wires for the wind machine shall be located within property lines and not on or across any overhead electrical transmission or distribution lines. Guy wires shall be equipped with devices that will, in a safe manner, prevent them from being climbed and shall be securely fastened.
5. The applicant shall provide manufacturer's specifications which certify the safety of the machine, provided that the appropriate tower was used and proper installation procedures followed, as outlined in the manual.
6. The *wind machine* shall be operated so that no disruptive electromagnetic interference is caused. If it can be demonstrated to the *Director* that the system is causing harmful interference, the operator shall promptly mitigate the interference.
7. The system shall be kept in good repair and shall not violate noise regulations of the State Department of Health.
8. The system shall be deemed abandoned if not in continuous use for at least one year. Upon determination that the *use* is abandoned, the *structure* shall be dismantled and removed within 30 days upon written notice.

⁴²
4.40-36 Zoos.

- A. All zoo structures and activity areas shall be set back a minimum of 300 feet from all adjoining country, residential, apartment or apartment mixed use districts.
- B. All zoos must be surrounded by a fence or wall 6 feet in height, which shall be set back a minimum of 10 feet from all property lines.
- C. Any application for a zoo shall be accompanied by a landscape plan for the area outside the wall required in Subsection B. above, and shall be subject to the approval of the Director.

4.50 Site Plan Review: Purpose and Intent.

The purpose of this Section is to specify minimum *development* standards for the establishment of *uses* considered as principal uses in some zoning districts if certain standards are met.

The applicant must demonstrate that the proposed use meets all pertinent standards. The *Director* is empowered to add additional reasonable requirements to the site plan review permit consistent with Section 4.70 to ensure compatibility with adjacent uses and *structures*.

4.60 Application Requirements.

- A. A *developer*, *owner* or lessee may file an application for a site plan review permit with the Director, provided that the site plan review use sought is permitted in the particular zoning district.
- B. The application shall be accompanied by a plan drawn to scale, showing the actual dimensions and shape of the lot, the approximate size and locations on the lot of existing and proposed structures, if any, and the existing and proposed uses of structures and open areas. The Director may request additional information relating to topography, access, surrounding land uses and other matters as may reasonably be required in the circumstances of the case. The application shall not be accepted until the information is provided.
- C. The project shall meet the minimum standards established under Section 4.80, and shall be processed in accordance with Section 8.30-7, of this Chapter.

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4.70 General Requirements.

- A. In determining whether the proposed site plan review meets the requirements of this Section, the Director shall, where applicable, consider traffic flow and control; access to and circulation within the property; off-street parking and loading; refuse and service areas; screening and buffering; location of structures; location of proposed uses; hours of operation; and noise, lighting, dust, odor and fumes.

- B. The *Director* shall also consider whether the *use*, at its proposed location, will provide a service or facility which will contribute to the general welfare of the community-at-large or surrounding neighborhood.

4.80 Minimum Development Standards.

In addition to the general requirements set forth in Section 4.70, above, the following standards shall apply to the respective site plan review uses.

4.80-1 Day-care Facilities.

- A. All common activity areas, such as playgrounds, tot lots, play courts and similar facilities identified on the site plan shall be set back a minimum of 15 feet from adjoining lots in country, residential, apartment or apartment mixed use districts, unless a 6-foot high solid wall is provided as a buffer. This requirement may be waived by the Director if topography or *landscaping* makes such a buffer unnecessary.
- B. All *day-care facilities* shall be located with access to a *street* or right-of-way that provides a 22-foot travel-way.
- C. All day-care facilities shall meet the minimum indoor and outdoor space requirements of the State Department of Social Services and Housing.
- D. Facilities with a design capacity exceeding 25 care recipients shall provide an on-site pick-up and drop off area equivalent to 4 standard-sized parking spaces.

4.80-2 Meeting Facilities.

- A. Accessory eating and drinking establishments shall not be permitted, except in the Apartment Mixed Use District.
- B. The Director may require that certain *structures* be sound-proofed and may establish hours of operation for amplification equipment.
- C. When a *meeting facility* adjoins a lot in a country, residential, apartment or apartment mixed use district, a 6-foot high, solid

wall and/or landscape treatments may be required. This requirement may be waived by the *Director* if topography makes buffering unnecessary.

- D. The minimum lot size shall be 20,000 square feet.
- E. The minimum *street frontage* shall be 75 feet.
- F. New *accessory uses* shall be subject to a site plan review when the new *structures* would substantially alter the capacity of the facility, existing traffic patterns, hours of operation or have any potentially adverse external effect on the immediate neighborhood.
- G. All *meeting facilities* shall be located with access to a *street* or right-of-way that provides a 22-foot travel-way.

4.80-3 Schools: Elementary, Intermediate and High.

- A. All structures shall be set back a minimum of 20 feet from all adjoining lots in country, residential, apartment or apartment mixed use districts. This requirement may be waived by the *Director* if topography or *landscaping* makes such a buffer unnecessary.
- B. All requests for a site plan review shall be accompanied by a landscape plan which shall be approved by the *Director*.
- C. New accessory uses shall be subject to a site plan review when the new structures would substantially alter the capacity of the facility, existing traffic patterns, hours of operation or have any potentially adverse external effect on the immediate neighborhood.
- D. The minimum lot size shall be 20,000 square feet.
- E. Schools with a design capacity in excess of 25 students shall provide an off-street drop-off area, with a minimum capacity equivalent to 4 standard-sized parking spaces. This number may be increased by the *Director* as the design capacity of the school increases.
- F. Schools with a design capacity in excess of 50 students shall provide at least one bus bay. This number may be increased by the *Director* as the design capacity of the school increases.

G. All schools shall be located with access to a *street* or right-of-way that provides a 22-foot travel-way.

ARTICLE 5. ZONING DISTRICT REGULATIONS.

Sections:

- 5.10 Preservation Districts: Purpose and Intent.**
 - 1. Preservation Uses and Development Standards.**
- 5.20 Agricultural Districts: Purpose and Intent.**
 - 1. Agricultural Clusters.**
 - 2. Agricultural Cluster Site Standards.**
 - 3. Agricultural Cluster Application Requirements.**
 - 4. Additional Controls: Farm Dwellings.**
 - 5. Agricultural Uses and Development Standards.**
- 5.30 Country District: Purpose and Intent.**
 - 1. Country Clusters.**
 - 2. Country Cluster Site Standards.**
 - 3. Country Cluster Application Requirements.**
 - 4. Country Uses and Development Standards.**
- 5.40 Residential Districts: Purpose and Intent.**
 - 1. Zoning Adjustments: Carports and Garages.**
 - 2. Residential Uses and Development Standards.**
- 5.50 Apartment Districts: Purpose and Intent.**
 - 1. Apartment Uses and Development Standards.**
- 5.60 Apartment Mixed Use Districts: Purpose and Intent.**
 - 1. Apartment Mixed Use Uses and Development Standards.**
- 5.70 Resort Districts: Purpose and Intent.**
 - 1. Resort Uses and Development Standards.**
- 5.80 Business Districts: Purpose and Intent.**
 - 1. Business Uses and Development Standards.**

- 5.90 Business Mixed Use Districts: Purpose and Intent.**
- 1. BMX-3 Business Mixed Use Special Controls.**
 - 2. Business Mixed Use Uses and Development Standards.**

Section:

- 5.100 Industrial Districts: Purpose and Intent.**
- 1. Industrial Uses and Development Standards.**
- 5.110 Industrial-Commercial Mixed Use District: Purpose and Intent.**
- 1. Industrial-Commercial Mixed Use Uses and Development Standards.**

5.10 Preservation Districts: Purpose and Intent.

The purpose of the preservation districts is to preserve and manage major *open space* and recreation lands and lands of scenic and other natural resource value.

It is intended that all lands within a State-designated Conservation District be zoned P-1 Restricted Preservation District.

The purpose of creating the F-1 Military and Federal Preservation District is to identify areas in military or federal government *use* and to permit the full range of military or federal government activities.

Should lands be removed from either the State-designated Conservation District or from Federal jurisdiction, all uses, *structures* and *development* standards shall be as specified for the P-2 General Preservation District.

It is also the intent that lands designated urban by the State, but well-suited to the functions of providing visual relief and contrast to the City's built environment or serving as outdoor space for the public's use and enjoyment be zoned P-2 General Preservation District. Areas unsuitable for other uses because of topographical considerations related to public health, safety and welfare concerns shall also be placed in this district.

5.10-1 Preservation Uses and Development Standards.

Within the P-1 Restricted Preservation District, all *uses, structures and development* standards shall be governed by the appropriate State agencies.

Within an F-1 Military and Federal Preservation District, all military and federal uses and structures shall be permitted.

Within the P-2 General Preservation District, all uses, structures and development standards shall be in accordance with Table 3 which follows.

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**TABLE 3-A
 P-2 GENERAL PRESERVATION DISTRICT
 PERMITTED USES AND STRUCTURES**

Principal	Special Accessory	Conditional
Aquaculture	See Article 9, Accessory Use	<u>Conditional Uses, Type 1:</u>
Cemeteries and columbaria		Broadcasting antennae, line-of-sight relay devices
Crop production	In addition:	Historic structures, Use of
Forestry		Marina accessories
Game preserves	Roadside stands shall not be permitted as an accessory use	Resource extraction
Livestock grazing	For outdoor recreation facilities, accessory uses shall be designed and scaled to meet only the requirements of the members, guests, or users of the facility	Utility installations, Type B
Public uses and structures		Vacation cabins
Recreation facilities, outdoor		<u>Conditional Uses, Type 2:</u>
Utility installations, Type A		Waste disposal and processing
		Zoos

**TABLE 3-B
P-2 GENERAL PRESERVATION DISTRICT
DEVELOPMENT STANDARDS**

Standards	P-2
Minimum Lot Area	5 acres
Minimum Lot Width and Depth	200 feet
Yards	
Front	30 feet
Side and Rear	15 feet
Maximum Building Area	5 percent of the zoning lot
Maximum Height	15 feet; up to 25 feet is permitted if height setbacks are provided
	<u>Height Setbacks:</u> Any portion of a structure exceeding 15 feet shall be set back from every side and rear buildable area boundary line 1 foot for each 2 feet of additional height above 15 feet (See Figure 5)

5.20 Agricultural Districts: Purpose and Intent.

The purpose of the agricultural districts is to maintain a strong agricultural economic base, to prevent unnecessary conflicts among incompatible *uses*, to minimize the cost of providing public improvements and services and to manage the rate and location of physical *development* consistent with the City's adopted land use policies.

The intent of the AG-1 Restricted Agricultural District is to conserve and protect important agricultural lands for the performance of agricultural functions by permitting only those uses which perpetuate the retention of these lands in the production of food, feed, forage, fiber crops and horticultural plants.

The following guidelines shall be used to identify lands which may be considered for the AG-1 Restricted Agricultural:

- A. Lands which are within the State-designated Agriculture District and designated agricultural by adopted city land use policies.
- B. Lands which are predominantly classified as Prime or Unique under the Agricultural Lands of Importance to the State of Hawaii system.
- C. Lands where a substantial number of parcels are more than 5 acres in size.

The intent of the AG-2 General Agricultural District is to conserve and protect agricultural activities on smaller parcels of land.

The following guidelines shall be used to identify lands which may be considered for the AG-2 General Agricultural District:

- A. Lands which are in the State-designated Agriculture or Urban District and designated agricultural by adopted city land use policies.
- B. Lands which are predominantly classified as Other under the Agricultural Lands of Importance to the State of Hawaii system.
- C. Lands which are used or are suitable for agricultural purposes and where a substantial number of parcels are less than 5 acres in size.

5.20-1 Agricultural Clusters.

To promote economy of services and utilities and the most efficient use of the remainder area for agricultural pursuits, *Agricultural Clusters* shall be permitted in any agricultural district.

5.20-2 Agricultural Cluster Site Standards.

- A. The minimum land area required for an AG-1 District Agricultural Cluster shall be 15 contiguous acres. The minimum land area required for an AG-2 District Agricultural Cluster shall be 6 contiguous acres.
- B. The maximum number of *farm dwellings* in an AG-1 District Agricultural Cluster shall not exceed 1 unit per 5 acres. The maximum number of farm dwellings in an AG-2 District Agricultural Cluster shall not exceed 1 unit per 2 acres.
- C. Within Agricultural Clusters, *detached, duplex and multi-family dwellings* shall be permitted. Multi-family dwellings shall not exceed 4 *dwelling units* in any *structure*.
- D. Within an Agricultural Cluster, all principal, accessory and conditional *uses* and structures permitted within AG-1 Restricted Agricultural District and AG-2 General Agricultural District shall be permitted, subject to the minimum standards and conditions specified in this Chapter for these uses.
- E. Within an Agricultural Cluster each dwelling may be sited on a lot not to exceed 5,000 square feet. For structures with more than one dwelling unit, the maximum lot size shall be a multiple of 5,000 square feet per dwelling.
- F. Height and *yards* shall be the same as permitted in AG-1 and AG-2 districts.
- G. Parking, loading and sign requirements shall be specified in the approval of the Agricultural Cluster Plan.

5.20-3 Agricultural Cluster Application Requirements.

- A. The application shall be accompanied by:
 1. Project name.
 2. A location map showing the project in relation to the surrounding area.

3. An analysis of agricultural use of the proposed cluster, based on projected sales prices and terms, marketability, soils analysis, availability of water, consideration of climate, rainfall and other factors related to agricultural productivity, sufficient to demonstrate that agricultural use will constitute the primary activity undertaken on the land.

The *Director* shall refer the proposal for review and commentary of this analysis to the State Department of Agriculture or appropriate Soil and Water Conservation District.

4. A site plan showing:
 - a. Metes and bounds of the site, prepared and certified by a registered engineer or surveyor, including any deed restrictions.
 - b. Total area of project, and if applicable, lot layout and approximate dimensions, lot number of each lot, area of each lot, proposed use of each lot and total number of lots.
 - c. Locations, names, dimensions, approximate gradients and radius of curves of existing and proposed *streets* within and adjacent to the project; approximate location and area dimensions of existing and proposed easements; existing and proposed drainage facilities; existing and proposed utilities, including sewers, water, electric, telephone and refuse.
 - d. Location, size, spacing, setbacks and dimensions of all existing and proposed *structures* and improvements, including the number and type of *dwelling units*.
 - e. The shoreline, shoreline setback lines, beach access, and stream and other setback lines, when applicable.
 - f. Location with notations, and the sizes of all parcels of land, including streets, improvements, facilities and easements, proposed to be dedicated to the City, or whether the streets, improvements, facilities and easements are to be private.

- g. Finished condition to be achieved by proposed *grading* shown by contours, cross sections, spot elevations or other means, and estimated quantities of cut and fill. Elevations shall be marked on such countours based on City datum.
5. Verification by the Board of Water Supply of the availability of sufficient agricultural quality water to support agricultural *use*, whether such water is to be supplied by the Board or another water supplier.
 6. Draft covenants, lease, agreement of sale, mortgage and other instrument of conveyance requiring lot purchasers to maintain land in agricultural use in conformity with Federal, State and City laws and regulations, enforceable by the City and either by the applicant, lessee or *owner*, or an association composed of all lot owners and indicating applicable laws and penalties for violation thereof. All subsequent sales of property, lease and rental agreements shall include these restrictions.
 7. Notice of all restrictions contained in laws and regulations to be provided to all prospective subdivision lot purchasers, in the sales agreement, deeds, covenants and other instrument of conveyance.
 8. Notice that building permit applications shall include an agricultural plan for *farm dwellings* indicating how feasible agricultural use on the lots will be carried out within a period not to exceed 5 years, to be provided in the sales agreement, deeds, covenants and other instrument of conveyances.
 9. Other information and documentation as may be required by the *Director* to review and ensure feasible agricultural use within the *agricultural cluster* in conformity with applicable Federal, State, and City laws and regulations.
 10. Proposals for maintenance and conservation of all common elements.

- B. All *Agricultural Clusters* shall be processed in accordance with Section 8.30-6.
- C. The *Director* shall approve, modify, or deny the *Agricultural Cluster* application based on whether the application meets the intent of the *agricultural district*, the intent of the *agricultural cluster provision*, and the applicant's compliance with requirements of other government agencies.
- D. The *Director* shall approve final drawings before issuance of building permits in accordance with the approved plan. Before approval of the *Agricultural Cluster* plan final drawings by the *Director*, certified deed covenants and/or horizontal property regime documents binding any lessees or buyers to the conditions of approval imposed by the *Director* shall be submitted to the Department of Land Utilization.

5.20-4 Additional Controls: Farm Dwellings.

- A. In the AG-1 District, the number of *farm dwellings* shall not exceed one for each 5 acres of *lot area*. In the AG-2 District, the number of *farm dwellings* shall not exceed one for each 2 acres of *lot area*.
- B. Each *farm dwelling* and any *accessory uses* shall be contained within an area not to exceed 5,000 square feet of the lot.

5.20-5 Agricultural Uses and Development Standards.

Within the AG-1 Restricted Agricultural District and the AG-2 General Agricultural District, all *uses*, *structures* and *development* standards shall be in accordance with Tables 4 and 5, respectively, which follow.

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TABLE 4-A
AG-1 RESTRICTED AGRICULTURAL DISTRICT
PERMITTED USES AND STRUCTURES

Principal	Special Accessory	Conditional
Aquaculture	See Article 9, Accessory Use	<u>Conditional Uses, Type 1:</u>
Crop production		Agricultural products processing, minor, if conducted on a zoning lot not used for crop production
Farm dwellings		
Forestry		Broadcasting antennae, line-of-sight relay devices
Livestock grazing	In addition:	Centralized bulk collection, storage and distribution of agricultural products to wholesale and retail markets
Livestock production, major, provided:	No more than 1 roadside stand for sale of agricultural products produced on the premises, provided that no stand shall exceed 500 square feet in floor area	Helistops
1. Any feedlot, or fowl or poultry enclosures shall be set back a minimum of 300 feet from any adjoining residential, apartment or apartment mixed use district.	Agricultural products processing, minor, if conducted on the same zoning lot on which the crop is cultivated	Historic structures, Use of
2. The operation must have all appropriate approvals from the State Department of Health.	Home occupations, see also Article 3	Neighborhood grocery stores
3. Piggeries shall be set back a minimum of 300 feet from any adjoining residential, apartment or apartment mixed use district.	Kennels, see also Article 3	Resource extraction
Livestock production, minor	Wind machines with a rated capacity of no more than 100 kilowatts	Sale and service of machinery used in agricultural production
Livestock veterinary services		Saw mills
Public uses and structures		Storage and sale of seed, feed, fertilizer and other products essential to agricultural production
Utility installations, Type A		Utility installations, Type B
		Wind machines with a rated capacity of more than 100 kilowatts
		<u>Conditional Uses, Type 2:</u>
		Agricultural products processing, major, on a site area of one acre or less
		Group living facilities

**TABLE 4-B
AG-1 RESTRICTED AGRICULTURAL DISTRICT
DEVELOPMENT STANDARDS**

Standards	AG-1
Minimum Lot Area	5 acres
Minimum Lot Width and Depth	150 feet
Yards	
Front	15 feet
Side and Rear	10 feet
Maximum Height	15 feet for non-agricultural structures and dwellings. Up to 25 feet is permitted if height setbacks are provided
	<p><u>Height Setbacks:</u> Any portion of a structure exceeding 15 feet shall be set back from every side and rear buildable area boundary line 1 foot for each 2 feet of additional height above 15 feet (See Figure 5)</p>

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**TABLE 5-A
 AG-2 GENERAL AGRICULTURAL DISTRICT
 PERMITTED USES AND STRUCTURES**

Principal	Special Accessory	Conditional
Aquaculture	See Article 9, Accessory Uses	<u>Conditional Uses, Type 1:</u>
Crop production		Agricultural products processing, minor, if conducted on a zoning lot not used for crop production
Day-care facilities*		
Farm dwellings		Broadcasting antennae, line-of-sight relay devices
Forestry	In addition:	
Game preserves	No more than 1 roadside stand for sale of agricultural products produced on the premises, provided that no stand shall exceed 500 square feet in floor area	Cemeteries, columbaria
Kennels, commercial, provided structures shall not be located within 100 feet of any property line unless sound-proofed and air-conditioned	Agricultural products processing, minor, if conducted on the same zoning lot on which the crop is cultivated	Centralized bulk collection, storage and distribution of agricultural products to wholesale and retail markets
Livestock grazing		Helistops
Livestock production, minor		Historic structures, Use of
Livestock veterinary services	Home occupations, see also Article 3	Livestock production, major
Meeting facilities*	Kennels, see also Article 3	Neighborhood grocery stores
Public uses and structures		Recreation facilities, outdoor
Schools: Elementary, intermediate, high*	Wind machines with a rated capacity of no more than 100 kilowatts	Resource extraction
Utility installations, Type A		Sale and service of machinery used in agricultural production
		Saw mills
		Storage and sale of seed, feed, fertilizer and other products essential to agricultural production
		Utility installations, Type B
		Wind machines with a rated capacity of more than 100 kilowatts
		<u>Conditional Uses, Type 2:</u>
		Agricultural products processing, major, on a site area of one acre or less
		Group living facilities
		Waste disposal and processing
		Zoos

*Subject to site plan review

**TABLE 5-B
AG-2 GENERAL AGRICULTURAL DISTRICT
DEVELOPMENT STANDARDS**

Standards	AG-2
Minimum Lot Area	3 acres for livestock production, major 2 acres for all other uses
Minimum Lot Width and Depth	150 feet
Yards	
Front	15 feet
Side and Rear	10 feet
Maximum Height	15 feet for non-agricultural structures and dwellings. Up to 25 feet is permitted if height setbacks are provided <u>Height Setbacks:</u> Any portion of a structure exceeding 15 feet shall be set back from every side and rear buildable area boundary line 1 foot for each 2 feet of additional height above 15 feet (See Figure 5)

5.30 Country District: Purpose and Intent.

The purpose of the country district is to recognize and provide for areas with limited potential for agricultural activities but for which the *open space* or rural quality of agricultural lands is desired. The district is intended to provide for some agricultural *uses*, low density residential *development* and some supporting services and uses.

It is the intent that basic public services and facilities be available to support the district but that the full range of urban services at urban standards need not be provided. Typically, the country district would be applied to areas outside the primary and secondary urban centers, which are identified by city adopted land use policies.

The following guidelines shall be used to identify lands which may be considered for this district:

- A. Lands which are within the State-designated Urban District and designated either agricultural or residential by adopted city land use policies.
- B. Lands which are not predominately classified as Prime, Unique or Other under the Agricultural Lands of Importance to the State of Hawaii system.
- C. Lands where a substantial number of existing parcels are less than 2 acres in size.
- D. Lands where existing public facility capacities preclude more intense development.

5.30-1 Country Clusters.

To promote economy of services and utilities and to encourage the retention of large tracts of open space or agricultural lands which contribute to rural character, Country Clusters shall be permitted in any country district.

5.30-2 Country Cluster Site Standards.

- A. The minimum land area required for a Country Cluster shall be 3 contiguous acres.
- B. The maximum number of *dwelling units* in a Country Cluster shall not exceed 1 per 1 acre.

- C. Within Country Clusters, *detached, duplex and multi-family dwellings*; shall be permitted. Multi-family dwellings shall not exceed 4 *dwelling units* in any *structure*.
- D. Within a Country Cluster, all principal, accessory and conditional *uses* and structures permitted within the Country District and all Country District *development* standards shall apply, except those relating to *yards* and lot dimensions. Conditional uses shall be subject to the standards in Article 4 of this Chapter.
- E. The minimum size of a lot of record for dwellings shall be 5,000 square feet. The following development standards shall apply to dwelling lots.
 - 1. *Front yards* shall be a minimum of 10 feet.
 - 2. *Side and rear yards* shall be a minimum of 5 feet.
- F. Parking, loading and sign requirements shall be specified in the approval of the Country Cluster Plan.
- G. All other underlying district development standards shall apply.

5.30-3 Country Cluster Application Requirements.

- A. The application shall be accompanied by:
 - 1. A project name.
 - 2. A location map showing the project in relation to the surrounding area and the location of all major community facilities within a 1/2 mile radius of the project.
 - 3. A prose description of the project including: objectives of the Cluster, unique site conditions, and development schedule.
 - 4. A site plan showing:
 - a. Metes and bounds of the site, prepared and certified by a registered engineer or surveyor, including any deed restrictions.
 - b. Total area of project, and if applicable, lot layout and approximate dimensions, lot number of each lot, area of each lot, proposed use of each lot and total number of lots.

- c. Locations, names, dimensions, approximate gradients and radius of curves of existing and proposed streets within and adjacent to the project; approximate location and area dimensions of existing and proposed easements; existing and proposed drainage facilities; existing and proposed utilities, including sewers, water, electric, telephone and refuse.
 - d. Approximate location and general description of any historical or significant landmarks or other natural features, and trees with a trunk diameter of 6 inches or more at 5 feet above ground, and an indication of the proposed retention or disposition of such features.
 - e. Location, size, spacing, setbacks and dimensions of all existing and proposed *structures* and improvements, including the number and type of *dwelling units*.
 - f. The shoreline, shoreline setback lines, beach access, and stream and other setback lines, when applicable.
 - g. Location with notations, and the sizes of all parcels of land, including *streets*, improvements, facilities and easements, proposed to be dedicated to the City, or whether the streets, improvements, facilities and easements are to be private.
- 5. Other information and documentation as may be required by the *Director* to review and ensure the proposed project is in conformity with applicable Federal, State, and City laws and regulations.
 - 6. Proposals for maintenance and conservation of all common elements.
- B. Country Clusters shall be processed in accordance with Section 8.30-6.
 - C. The Director shall approve, modify, or deny the Country Cluster application based on whether the application meets the intent of the Country District, the intent of the Country Cluster provision, and the applicant's compliance with requirements of other government agencies.

D. The *Director* shall approve final drawings before issuance of building permits in accordance with the approved plan. Before approval of the Country Cluster final drawings by the Director, certified deed covenants and/or horizontal property regime documents binding any lessees or buyers to the conditions of approval imposed by the Director shall be submitted to the Department of Land Utilization.

5.30-4 Country Uses and Development Standards.

Within the country district, all *uses*, *structures* and *development* standards shall be in accordance with Table 6 which follows.

Am. 5/15/88
 Ord. 88-51

**TABLE 6-A
 COUNTRY DISTRICT
 PERMITTED USES AND STRUCTURES**

Principal	Special Accessory	Conditional
Aquaculture	See Article 9, Accessory Uses	<u>Conditional Uses, Type 1:</u>
Crop production		Joint development
Day-care facilities*		Joint use of parking
Dwellings, detached, one-family	In addition:	Neighborhood grocery stores
Kennels, commercial, provided structures shall not be located within 100 feet of any property line, unless sound-proofed and air-conditioned	Antennae, dish, provided ground dish antennae shall be screened by walls, earth berms and/or landscaping a minimum of 4 feet in height	Off-site parking facilities
Livestock grazing	Home Occupations, see also Article 3	Recreation facilities, outdoor
Livestock production, minor	Kennels, see also Article 3	Utility installations, Type B
Livestock veterinary services	Roomers, up to 3, provided the dwelling is occupied by a family composed of persons related by blood, adoption or marriage, and is not used as a group living facility	Wind machines with a rated capacity of no more than 100 kilowatts
Meeting facilities*		
Public uses and structures		<u>Conditional Uses, Type 2:</u>
Schools: Elementary, intermediate, high*	Wind machines with a rated capacity of no more than 10 kilowatts	Group living facilities
Utility installations, Type A	No more than 1 roadside stand for sale of agricultural products produced on the premises, provided that no stand shall exceed 500 square feet in floor area	Historic structures, Use of
		Schools, language

*Subject to site plan review

**TABLE 6-B
COUNTRY DISTRICT
DEVELOPMENT STANDARDS**

Standards	Country
Minimum Lot Area	1 acre
Minimum Lot Width and Depth	100 feet
Yards	
Front	15 feet
Side and Rear	10 feet
Maximum Building Area	25 percent of the zoning lot

Maximum Height 15 feet. Up to 25 feet is permitted if height setbacks are provided

Height Setbacks:

Any portion of a structure exceeding 15 feet shall be set back from every side and rear buildable area boundary line 1 foot for each additional 2 feet above 15 feet (See Figure 5)

Structures on lots with a slope of 15 percent or more shall be governed by a maximum building height envelope running parallel to grade at 30 feet in height measured vertically

which intersects a vertical front yard plane 20 feet in height set at the front buildable area boundary line (this intersection shall be made at an angle of 60 degrees measured from the top of the front yard plane) (See Figure 6A)

and which intersects a vertical rear yard plane 20 feet in height set at the rear buildable area line (this intersection shall be made at a 60-degree angle measured from the top of the rear yard plane) (See Figure 6B)

and which intersects a side yard plane 20 feet in height set at the side buildable area line (this intersection shall be made at a 60-degree angle measured from the top of the side yard plane) (See Figure 6C)

Am. 4/22/88
Ord. 88-46

5.40 Residential Districts: Purpose and Intent.

The purpose of the residential districts is to allow for a range of residential densities. The primary *use* shall be detached residences. Other types of dwellings may also be allowed, including zero lot line, cluster and common wall housing arrangements. Non-dwelling uses which support and complement residential neighborhood activities shall also be permitted.

The intent of the R-20 and R-10 districts is to provide areas for large lot *developments*. These areas would be located typically at the outskirts of urban development and may be applied as a transitional district between preservation, agricultural or country districts and urban districts. They would also be applied to lands where residential use is desirable but some development constraints are present.

The intent of the R-7.5, R-5 and R-3.5 districts is to provide areas for urban residential development. These districts would be applied extensively throughout the island.

5.40-1 Zoning Adjustments: Carports and Garages.

- A. A one- or two-car *carport* or garage may encroach into required *front* and *side yards*, including those in special districts, only under the following conditions:
1. That no other viable alternative site exists relative to existing dwelling or to the topography of a vacant *zoning lot*.
 2. That the landowner must authenticate the nonconformity of the existing dwelling, carport or garage, if necessary.
- B. Any carport or garage covered by Paragraph A. above shall not be converted to a use other than a carport or garage.

5.40-2 Residential Uses and Development Standards.

Within the R-20 and R-10 districts, all uses, *structures* and development standards shall be in accordance with Table 7 which follows.

Within the R-7.5 and R-5 districts, all *uses*, *structures* and *development* standards shall be in accordance with Table 8 which follows.

Within the R-3.5 district, all uses, structures and development standards shall be in accordance with Table 9 which follows.

Am. 5/18/88
 Ord. 88-57

**TABLE 7-A
 R-20 & R-10 RESIDENTIAL DISTRICTS
 PERMITTED USES AND STRUCTURES**

Principal	Special Accessory	Conditional
Day-care facilities*	See Article 9, Accessory Use	<u>Conditional Uses, Type 1:</u>
Dwellings, detached, one-family		Consulates Honeybees
Meeting facilities*	In addition:	Joint development
Public uses and structures	Antennae, dish, provided ground dish antennae shall be screened by walls, earth berms and/or landscaping a minimum of 4 feet in height	Joint use of parking Neighborhood grocery stores
Schools: Elementary, intermediate, high*		Off-site parking facilities
Utility installations, Type A	Guest houses, detached, in R-20, provided the zoning lot is greater than 20,000 square feet	Utility installations, Type B Wind machines, with a rated capacity of no more than 1 kilowatt
	Home occupations, see also Article 3	
	Kennels, see also Article 3	<u>Conditional Uses, Type 2</u>
	Roomers, up to 3, provided the dwelling is occupied by a family composed of persons related by blood, adoption or marriage, and is not used as a group living facility	Group living facilities Historic structures, Use of Schools, language

*Subject to site plan review

**TABLE 7-B
R-20 & R-10 RESIDENTIAL DISTRICTS
DEVELOPMENT STANDARDS**

Standards	R-20	R-10
Minimum Lot Area	20,000 square feet	10,000 square feet
Minimum Lot Width and Depth	100 feet	65 feet for dwelling use 100 feet for other uses
Yards		
Front	10 feet for dwelling use 30 feet for other uses	
Side and Rear	5 feet for dwelling use 15 feet for other uses	
Maximum Building Area	50 percent of the zoning lot	

Maximum Height 15 feet. Up to 25 feet is permitted if height setbacks are provided

Height Setbacks:

Any portion of a structure exceeding 15 feet shall be set back from every side and rear buildable area boundary line 1 foot for each 2 feet of additional height over 15 feet (See Figure 5)

Structures on lots with a slope of 15 percent or more shall be governed by a maximum building height envelope running parallel to grade at 30 feet in height measured vertically

which intersects a vertical front yard plane 20 feet in height set at the front buildable area boundary line (this intersection shall be made at an angle of 60 degrees measured from the top of the front yard plane) (See Figure 6A)

and which intersects a vertical rear yard plane 20 feet in height set at the rear buildable area line (this intersection shall be made at a 60-degree angle measured from the top of the rear yard plane) (See Figure 6B)

and which intersects a side yard plane 20 feet in height set at the side buildable area line (this intersection shall be made at a 60-degree angle measured from the top of the side yard plane) (See Figure 6C)

Zoning Adjustment: Height Setback

The Director may adjust the building height envelope up to a maximum of 35 feet, only under the following conditions:

1. The lot has a slope greater than 40 percent.
2. There is no other development alternative without an increase in the height envelope.
3. The lot shall be limited to dwelling use.

Am. 5/18/88
Ord. 88-56

Am. 5/15/88
Ord. 88-57

**TABLE 8-A
R-7.5 & R-5 RESIDENTIAL DISTRICTS
PERMITTED USES AND STRUCTURES**

Principal	Special Accessory	Conditional
Day-care facilities*	See Article 9, Accessory Use	<u>Conditional Uses, Type 1:</u>
Duplex units		Consulates
Dwellings, detached, one-family, two-family		Honeybees
Meeting facilities*	In addition:	Joint development
Public uses and structures	Antennae, dish, provided ground dish antennae shall be screened by walls, earth berms and/or landscaping a minimum of 4 feet in height	Joint use of parking
Schools: Elementary, intermediate, high*	Home occupations, see also Article 3	Neighborhood grocery stores
Utility installations, Type A	Kennels, see also Article 3	Off-site parking facilities
	Roomers, up to 3, provided the dwelling is occupied by a family composed of persons related by blood, adoption or marriage, and is not used as a group living facility	Utility installations, Type B
		Wind machines, with a rated capacity of no more than 1 kilowatt
		<u>Conditional Uses, Type 2:</u>
		Group living facilities
		Historic structures, Use of
		Schools, language

*Subject to site plan review

TABLE 8-B
R-7.5 & R-5 RESIDENTIAL DISTRICTS
DEVELOPMENT STANDARDS

Standards	R-7.5	R-5
Minimum Lot Area	7,500 square feet for one-family detached dwelling and other uses	5,000 square feet for one-family detached dwelling and other uses
	14,000 square feet for two-family detached dwelling	7,500 square feet for two-family detached dwelling
	7,000 square feet per duplex unit	3,750 square feet per duplex unit
Minimum Lot Width and Depth	65 feet for detached dwelling and other uses	50 feet for detached dwelling and other uses
	35 feet per duplex unit	30 feet per duplex unit
Yards		
Front	10 feet for detached dwelling and duplex unit	
	30 feet for other uses	
Side and Rear	5 feet for detached dwelling	
	For duplex lots, 5 feet for any portion of any structure not located on the common property line; the required side yard is 0 (zero) feet for that portion of the lot containing the common wall	
	15 feet for other uses	
Maximum Building Area	50 percent of the zoning lot	

(-continued-)

TABLE 8-B
R-7.5 & R-5 RESIDENTIAL DISTRICTS
DEVELOPMENT STANDARDS

Am. 5/18/88
 Ord. 88-56

Standards	R-7.5	R-5
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Maximum Height	15 feet. Up to 25 feet is permitted if height setbacks are provided	
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Height Setbacks:

Any portion of a structure exceeding 15 feet shall be set back from every side and rear buildable area boundary line 1 foot for each 2 feet of additional height over 15 feet (See Figure 5)

Structures on lots with a slope of 15 percent or more shall be governed by a maximum building height envelope running parallel to grade at 30 feet in height measured vertically

which intersects a vertical front yard plane 20 feet in height set at the front buildable area boundary line (this intersection shall be made at an angle of 60 degrees measured from the top of the front yard plane) (See Figure 6A)

and which intersects a vertical rear yard plane 20 feet in height set at the rear buildable area line (this intersection shall be made at a 60-degree angle measured from the top of the rear yard plane) (See Figure 6B)

and which intersects a side yard plane 20 feet in height set at the side buildable area line (this intersection shall be made at a 60-degree angle measured from the top of the side yard plane) (See Figure 6C)

Zoning Adjustment: Height Setback

The Director may adjust the building height envelope up to a maximum of 35 feet, only under the following conditions:

1. The lot has a slope greater than 40 percent.
2. There is no other development alternative without an increase in the height envelope.
3. The lot shall be limited to dwelling use.

Am. 5/18/88
 Ord. 88-57

**TABLE 9-A
 R-3.5 RESIDENTIAL DISTRICT
 PERMITTED USES AND STRUCTURES**

Principal	Special Accessory	Conditional
Day-care facilities*	See Article 9, Accessory Use	<u>Conditional Uses, Type 1:</u>
Duplex units		Consulates
Dwellings, detached, one-family, two-family		Honeybees
Meeting facilities*	In addition:	Joint development
Public uses and structures	Antennae, dish, provided ground dish antennae shall be screened by walls, earth berms and/or landscaping a minimum of 4 feet in height	Joint use of parking
Schools: Elementary, intermediate, high*	Home occupations, see also Article 3	Neighborhood grocery stores
Utility installations, Type A	Kennels, see also Article 3	Off-site parking facilities
	Roomers, up to 3, provided the dwelling is occupied by a family composed of persons related by blood, adoption or marriage, and is not used as a group living facility	Utility installations, Type B
		Wind machines, with a rated capacity of no more than 1 kilowatt
		<u>Conditional Uses, Type 2:</u>
		Group living facilities
		Historic structures, Use of
		Schools, language

*Subject to site plan review

**TABLE 9-B
R-3.5 RESIDENTIAL DISTRICT
DEVELOPMENT STANDARDS**

Standards	R-3.5
Minimum Lot Area	3,500 square feet for one-family detached dwelling, duplex unit and other uses
	7,000 square feet for two-family detached dwelling
Minimum Lot Width and Depth	50 feet for detached dwelling and other uses
	30 feet per duplex unit
Yards	
Front	10 feet for detached dwelling and duplex unit
	30 feet for other uses
Side and Rear	5 feet for detached dwelling
	For duplex lots, 5 feet for any portion of any structure not located on the common property line; the required side yard is 0 (zero) feet for that portion of the lot containing the common wall
	15 feet for other uses
Maximum Building Area	50 percent of the zoning lot

(-continued-)

**TABLE 9-B
R-3.5 RESIDENTIAL DISTRICT
DEVELOPMENT STANDARDS**

Standards	R-3.5
<p>Am. <u>5/18/88</u> Ord. <u>88-56</u></p> <p>Maximum Height</p>	<p>15 feet. Up to 25 feet is permitted if height setbacks are provided</p> <p><u>Height Setbacks:</u> Any portion of a structure exceeding 15 feet shall be set back from every side and rear buildable area boundary line 1 foot for each 2 feet of additional height over 15 feet (See Figure 5)</p> <p>Structures on lots with a slope of 15 percent or more shall be governed by a maximum building height envelope running parallel to grade at 30 feet in height measured vertically</p> <p>which intersects a vertical front yard plane 20 feet in height set at the front buildable area boundary line (this intersection shall be made at an angle of 60 degrees measured from the top of the front yard plane) (See Figure 6A)</p> <p>and which intersects a vertical rear yard plane 20 feet in height set at the rear buildable area line (this intersection shall be made at a 60-degree angle measured from the top of the rear yard plane) (See Figure 6B)</p> <p>and which intersects a side yard plane 20 feet in height set at the side buildable area line (this intersection shall be made at a 60-degree angle measured from the top of the side yard plane) (See Figure 6C)</p> <p><u>Zoning Adjustment: Height Setback</u></p> <p>The Director may adjust the building height envelope up to a maximum of 35 feet, only under the following conditions:</p> <ol style="list-style-type: none"> 1. The lot has a slope greater than 40 percent. 2. There is no other development alternative without an increase in the height envelope. 3. The lot shall be limited to dwelling use.

5.50 Apartment Districts: Purpose and Intent.

The purpose of the apartment districts is to allow for a range of apartment densities and a variety of living environments. The predominant *uses* include *multi-family dwellings*, such as common wall housing, walk-up apartments and high-rise apartments. Uses and activities that complement apartment use are permitted, including limited social services.

The intent of the A-1 Low-Density Apartment District is to provide areas for low-density, multi-family dwellings. It may be applied as a buffer between residential districts and other more intense, non-compatible districts. It would be applicable throughout the City.

The intent of the A-2 Medium-Density Apartment District is to provide areas for medium-density, multi-family dwellings. It is intended primarily for concentrated urban areas where public services are centrally located and infrastructure capacities are adequate.

The intent of the A-3 High-Density Apartment District is to provide areas for high-density, highrise, multi-family dwellings. It is intended for central urban core areas where public services and large infrastructure capacities are present.

5.50-1 Apartment Uses and Development Standards.

Within the apartment districts, all uses and *structures* shall be in accordance with Table 10, Part A which follows.

Within the A-1 Low-Density Apartment District, *development* standards shall be as shown in Table 10, Part B, which follows.

Within the A-2 Medium-Density Apartment District, development standards shall be as shown in Table 10, Part C, which follows.

Within the A-3 High-Density Apartment District, development standards shall be as shown in Table 10, Part D, which follows.

Am. 5/18/88
 Ord. 88-57

TABLE 10-A
A-1, A-2 & A-3 APARTMENT DISTRICTS
PERMITTED USES AND STRUCTURES

Principal	Special Accessory	Conditional
Boarding facilities	See Article 9, Accessory Uses	<u>Conditional Uses, Type 1:</u>
Consulates		Joint development
Day-care facilities*		Joint use of parking
Duplex units	In addition:	Neighborhood grocery stores
Dwellings, detached, one-family, two-family	Antennae, dish, provided ground dish antennae shall be screened by walls, earth berms and/or landscaping a minimum of 4 feet in height	Off-site parking facilities
Dwellings, multi-family		Utility installations, Type B
Meeting facilities*		
Public uses and structures	Home occupations, see also Article 3	<u>Conditional Uses, Type 2:</u>
Schools: Elementary, intermediate, high*	Kennels, see also Article 3	Group living facilities
Utility installations, Type A		Historic structures, Use of Schools, language

*Subject to site plan review

**TABLE 10-B
A-1 LOW DENSITY APARTMENT DISTRICT
DEVELOPMENT STANDARDS**

Standards	A-1								
Minimum Lot Area	<p>7,500 square feet</p> <p>There shall be no minimum lot area for off-site parking facilities</p>								
Minimum Lot Width and Depth	<p>70 feet</p> <p>There shall be no minimum lot width or depth for off-site parking facilities</p>								
Yards	<p>Except for necessary access drives and walkways, all yards shall be landscaped</p>								
Front	10 feet								
Side and Rear	<p>5 feet for off-site parking facilities</p> <p>10 feet for other uses</p> <p>For duplex lots, 5 feet for any portion of any structure not located on the common property line; the required side yard is 0 (zero) feet for that portion of the lot containing the common wall</p>								
Maximum Density	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;"><u>Lot Size (sq. ft.)</u></th> <th style="text-align: left; border-bottom: 1px solid black;"><u>FAR Calculation</u></th> </tr> </thead> <tbody> <tr> <td>Less than 10,000</td> <td>FAR = (.00003 x lot area) + 0.3</td> </tr> <tr> <td>10,000-40,000</td> <td>FAR = (.00001 x lot area) + 0.5</td> </tr> <tr> <td>Over 40,000</td> <td>FAR = 0.9</td> </tr> </tbody> </table>	<u>Lot Size (sq. ft.)</u>	<u>FAR Calculation</u>	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
<u>Lot Size (sq. ft.)</u>	<u>FAR Calculation</u>								
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 Building Area	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;"><u>Lot Area</u></th> <th style="text-align: left; border-bottom: 1px solid black;"><u>Requirement</u></th> </tr> </thead> <tbody> <tr> <td>Less than 7,500 sq.ft.</td> <td>60 percent of the zoning lot</td> </tr> <tr> <td>7,500 sq.ft. - 20,000 sq.ft.</td> <td>50 percent of the zoning lot</td> </tr> <tr> <td>Over 20,000 sq.ft.</td> <td>40 percent of the zoning lot</td> </tr> </tbody> </table>	<u>Lot Area</u>	<u>Requirement</u>	Less than 7,500 sq.ft.	60 percent of the zoning lot	7,500 sq.ft. - 20,000 sq.ft.	50 percent of the zoning lot	Over 20,000 sq.ft.	40 percent of the zoning lot
<u>Lot Area</u>	<u>Requirement</u>								
Less than 7,500 sq.ft.	60 percent of the zoning lot								
7,500 sq.ft. - 20,000 sq.ft.	50 percent of the zoning lot								
Over 20,000 sq.ft.	40 percent of the zoning lot								
Maximum Height	30 feet								

Am. 4/22/88
Ord. 88-46

**TABLE 10-C
A-2 MEDIUM DENSITY APARTMENT DISTRICT
DEVELOPMENT STANDARDS**

Standards	A-2
Minimum Lot Area	<p>10,000 square feet</p> <p>There shall be no minimum lot area for off-site parking facilities</p>
Minimum Lot Width & Depth	<p>70 feet.</p> <p>There shall be no minimum lot width or depth for off-site parking facilities</p>
Yards	<p>Except for necessary access drives and walkways, all yards shall be landscaped</p>
Front	10 feet
Side and Rear	<p>5 feet for off-site parking facilities</p> <p>10 feet for other uses</p> <p>For duplex lots, 5 feet for any portion of any structure not located on the common property line; the required side yard is 0 (zero) feet for that portion of the lot containing the common wall</p>
Optional Yard Siting	<p>Parking lots and garages may extend to side and rear property lines, provided the following requirements are met:</p> <ol style="list-style-type: none"> 1. An area or areas of open space equivalent to the area to be used for parking or accessory use structures is 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 3 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 2. Any parking floor in the 10 feet adjacent to the property line shall not be more than 4 feet above existing grade 3. Landscaping required under Section 3.80 of this Chapter is provided and maintained

Am. 4/22/88
1. 88-46

Maximum Density	<u>Lot Area (sq. ft.)</u>	<u>FAR Calculation</u>
	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

(-continued-)

TABLE 10-C
A-2 MEDIUM DENSITY APARTMENT DISTRICT
DEVELOPMENT STANDARDS

Standards	A-2	
	<u>Lot Area</u>	<u>Requirement</u>
Maximum Building Area	Less than 7,500 sq.ft. 7,500 sq.ft. - 20,000 sq.ft. Over 20,000 sq.ft.	60 percent of the zoning lot 50 percent of the zoning lot 40 percent of the zoning lot

Maximum Height

Maximum heights shall be as shown on the Zoning Maps

Height Setbacks:

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 1 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 7)

**TABLE 10-D
A-3 HIGH DENSITY APARTMENT DISTRICT
DEVELOPMENT STANDARDS**

Standards	A-3	
Minimum Lot Area	15,000 square feet There shall be no minimum lot area for off-site parking	
Minimum Lot Width and Depth	70 feet There shall be no minimum lot width or depth for off-site parking facilities	
Yards	Except for necessary access drives and walkways, all yards shall be landscaped	
Front	10 feet	
Side and Rear	5 feet for off-site parking facilities 10 feet for other uses For duplex lots, 5 feet for any portion of any structure not located on the common property line; the required side yard is 0 (zero) feet for that portion of the lot containing the common wall	
Optional Yard Siting	Parking lots and garages may extend to side and rear property lines, provided the following requirements are met: <ol style="list-style-type: none"> 1. An area or areas of open space equivalent to the area to be used for parking or accessory use structures is 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 3 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 2. Any parking floor in the 10 feet adjacent to the property line shall not be more than 4 feet above existing grade 3. Landscaping required under Section 3.80 of this Chapter is provided and maintained 	
Maximum Density	<u>Lot Area (sq. ft.)</u>	<u>FAR Calculation</u>
	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

Am. 4/22/88
Ord. 85-46

(-continued-)

**TABLE 10-D
A-3 HIGH DENSITY APARTMENT DISTRICT
DEVELOPMENT STANDARDS**

Standards	A-3	
	<u>Lot Area</u>	<u>Requirement</u>
Maximum Building Area	Less than 7,500 sq.ft. 7,500 sq.ft. - 20,000 sq.ft. Over 20,000 sq.ft.	60 percent of the zoning lot 50 percent of the zoning lot 40 percent of the zoning lot

Maximum Height

Maximum heights shall be as shown on the Zoning Maps

Height Setbacks:

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 fraction thereof, an additional 1 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 7)

Am. 4/22/88
Ord. 88-46

5.50-2. Zoning Adjustment: Lanai Enclosures.

5.60 Apartment Mixed Use Districts: Purpose and Intent.

The purpose of the apartment mixed use districts is to allow some commercial *uses* in apartment neighborhoods. The additional commercial uses shall be permitted under varying intensities and are intended to support the daily and weekly commercial service needs of the neighborhood, conserve transportation energy by lessening automobile dependency, create more diverse neighborhoods and optimize the use of both land and available urban services and facilities. Mixing may occur horizontally and vertically, but controls are established to maintain the character of these neighborhoods primarily as apartment neighborhoods.

5.60-1 Apartment Mixed Use Uses and Development Standards.

Within apartment mixed use districts, all uses and *structures* shall be in accordance with Table 11, Part A which follows.

Within the AMX-1 Low Density Apartment Mixed Use District, *development* standards shall be in accordance with Table 11, Part B which follows.

Within the AMX-2 Medium Density Apartment Mixed Use District, development standards shall be in accordance with Table 11, Part C which follows.

Within the AMX-3 High Density Apartment Mixed Use District, development standards shall be in accordance with Table 11, Part D which follows.

Am. 4/22/88
Ord. 88-46

5.60-2. Zoning Adjustment: Lanai Enclosures.

'Am. 5/15/88
Ord. 88-57

**TABLE 11-A
AMX-1, AMX-2 & AMX-3 APARTMENT MIXED USE DISTRICTS
PERMITTED USES AND STRUCTURES**

Principal	Special Accessory	Conditional
Boarding facilities	See Article 9, Accessory Uses	<u>Conditional Uses, Type 1:</u>
Consulates		Commercial parking lots and garages ¹
Day-care facilities*		
Duplex units	In addition:	Convenience stores ¹
Dwellings, detached, one-family, two-family	Antennae, dish, provided ground dish antennae shall be screened by walls, earth berms and/or landscaping a minimum of 4 feet in height	Dance or music schools ¹
Dwellings, multi-family		Eating establishments ¹
Financial institutions ¹		Historic structures, Use of
Medical clinics ¹ provided there are no emergency services	Home Occupations, see also Article 3	Joint development
Meeting facilities*	Kennels, see also Article 3	Joint use of parking
Personal services ¹		Neighborhood grocery stores
Public uses and structures		Off-site parking facilities
Schools: Elementary, intermediate, high*		Utility installations, Type B
Utility installations, Type A		<u>Conditional Uses, Type 2:</u>
		Group living facilities
		Schools, language

¹ See Part B of this table for special density controls
*Subject to site plan review

**TABLE 11-B
AMX-1 LOW DENSITY APARTMENT MIXED USE DISTRICT
DEVELOPMENT STANDARDS**

Standards	AMX-1	
Minimum Lot Area	7,500 square feet There shall be no minimum lot area for off-site parking facilities	
Minimum Lot Width and Depth	70 feet There shall be no minimum lot width or depth for off-site parking facilities	
Yards	Except for necessary access drives and walkways, all yards shall be landscaped	
Front	10 feet	
Side and Rear	5 feet for off-site parking facilities 10 feet for other uses For duplex lots, 5 feet for any portion of any structure not located on the common property line; the required side yard is 0 (zero) feet for that portion of the lot containing the common wall	
Maximum Density	<u>Lot Area (sq. ft.)</u>	<u>FAR Calculation</u>
	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
Commercial Use Density and Location	The floor area of any of the uses marked by ¹ under Part A of this Table, either occurring as a single use on a zoning lot or in combination with other uses, shall not exceed an FAR of 0.3, and such floor area shall be counted as part of the total FAR allowed above Further, where these 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	
Maximum Building Area	<u>Lot Area</u>	<u>Requirement</u>
	Less than 7,500 sq.ft.	60 percent of the zoning lot
	7,500 sq.ft. - 20,000 sq.ft.	50 percent of the zoning lot
	Over 20,000 sq.ft.	40 percent of the zoning lot
Maximum Height	30 feet	

Am. 4/22/88
Ord. 88-46

**TABLE 11-C
AMX-2 MEDIUM DENSITY APARTMENT MIXED USE DISTRICT
DEVELOPMENT STANDARDS**

Standards	AMX-2
Minimum Lot Area	10,000 square feet There shall be no minimum lot area for off-site parking facilities
Minimum Lot Width and Depth	70 feet There shall be no minimum lot width or depth for off-site parking facilities
Yards	Except for necessary access drives and walkways, all yards shall be landscaped
Front	10 feet
Side and Rear	5 feet for off-site parking facilities 10 feet for other uses For duplex lots, 5 feet for any portion of any structure not located on the common property line; the required side yard is 0 (zero) feet for that portion of the lot containing the common wall
Optional Yard Siting	Parking lots and garages may extend to side and rear property lines, provided the following requirements are met: <ul style="list-style-type: none"> 1. An area or areas of open space equivalent to the area to be used for parking or accessory use structures is 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 3 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. 2. Any parking floor in the 10 feet adjacent to the property line shall not be more than 4 feet above existing grade. 3. Landscaping required under Section 3.80 of this Chapter is provided and maintained.

Am. 4/22/88
Ord. 88-46

Maximum Density	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

(-continued-)

**TABLE 11-C
AMX-2 MEDIUM DENSITY APARTMENT MIXED USE DISTRICT
DEVELOPMENT STANDARDS**

Standards	AMX-2	
Commercial Use Density and Location	<p>The floor area of any of the uses marked by ¹ under Part A of this Table, either occurring as a single use on a zoning lot or in combination with other uses, shall not exceed an FAR of 0.4, and such floor area shall be counted as part of the total FAR allowed above</p> <p>Further, where these 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</p>	
	<u>Lot Area</u>	<u>Requirement</u>
Maximum Building Area	<p>Less than 7,500 sq.ft.</p> <p>7,500 sq.ft. - 20,000 sq.ft.</p> <p>Over 20,000 sq.ft.</p>	<p>60 percent of the zoning lot</p> <p>50 percent of the zoning lot</p> <p>40 percent of the zoning lot</p>
Maximum Height	<p>Maximum heights shall be as shown on the Zoning Maps</p> <p><u>Height Setbacks:</u> 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 1 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 7)</p>	

**TABLE 11-D
AMX-3 HIGH DENSITY APARTMENT MIXED USE DISTRICT
DEVELOPMENT STANDARDS**

Standards	AMX-3										
Minimum Lot Area	15,000 square feet There shall be no minimum lot area for off-site parking facilities										
Minimum Lot Width and Depth	70 feet There shall be no minimum lot width or depth for off-site parking facilities										
Yards	Except for necessary access drives and walkways, all yards shall be landscaped										
Front	10 feet										
Side and Rear	5 feet for off-site parking facilities 10 feet for other uses For duplex lots, 5 feet for any portion of any structure not located on the common property line; the required side yard is 0 (zero) feet for that portion of the lot containing the common wall										
Optional Yard Siting	Parking lots and garages may extend to side and rear property lines, provided the following requirements are met: <ol style="list-style-type: none"> 1. An area or areas of open space equivalent to the area to be used for parking or accessory use structures is 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 3 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. 2. Any parking floor in the 10 feet adjacent to the property line shall not be more than 4 feet above existing grade. 3. Landscaping required under Section 3.80 of this Chapter is provided and maintained. 										
Maximum Density	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Lot Area (sq. ft.)</th> <th style="text-align: left; border-bottom: 1px solid black;">FAR Calculation</th> </tr> </thead> <tbody> <tr> <td>Less than 10,000</td> <td>FAR = (.00014 x lot area) + 0.6</td> </tr> <tr> <td>10,000-20,000</td> <td>FAR = (.00004 x lot area) + 1.6</td> </tr> <tr> <td>20,000-40,000</td> <td>FAR = (.00002 x lot area) + 2.0</td> </tr> <tr> <td>Over 40,000</td> <td>FAR = 2.8</td> </tr> </tbody> </table>	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
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										

Am. 4/22/88
Ord. 88-46

(-continued-)

**TABLE 11-D
AMX-3 HIGH DENSITY APARTMENT MIXED USE DISTRICT
DEVELOPMENT STANDARDS**

Standards	AMX-3								
Commercial Use Density and Location	<p>The floor area of any of the uses marked by ¹ under Part A of this Table, either occurring as a single use on a zoning lot or in combination with other uses, shall not exceed an FAR of 0.6, and such floor area shall be counted as part of the total FAR allowed above</p> <p>Further, where these 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</p>								
	<table border="1"> <thead> <tr> <th style="text-align: center;">Lot Area</th> <th style="text-align: center;">Requirement</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Less than 7,500 sq.ft.</td> <td style="text-align: center;">60 percent of the zoning lot</td> </tr> <tr> <td style="text-align: center;">7,500 sq.ft. - 20,000 sq.ft.</td> <td style="text-align: center;">50 percent of the zoning lot</td> </tr> <tr> <td style="text-align: center;">Over 20,000 sq.ft.</td> <td style="text-align: center;">40 percent of the zoning lot</td> </tr> </tbody> </table>	Lot Area	Requirement	Less than 7,500 sq.ft.	60 percent of the zoning lot	7,500 sq.ft. - 20,000 sq.ft.	50 percent of the zoning lot	Over 20,000 sq.ft.	40 percent of the zoning lot
Lot Area	Requirement								
Less than 7,500 sq.ft.	60 percent of the zoning lot								
7,500 sq.ft. - 20,000 sq.ft.	50 percent of the zoning lot								
Over 20,000 sq.ft.	40 percent of the zoning lot								
Maximum Height	<p>Maximum heights shall be as shown on the Zoning Maps</p> <p><u>Height Setbacks:</u> 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 fraction thereof, an additional 1 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 7)</p>								

5.70 Resort Districts: Purpose and Intent.

The purpose of the resort district is to provide areas for visitor-oriented destination centers. Primary *uses* are *lodging units* and *hotels* and *multi-family dwellings*. Retail and business uses that service visitors are also permitted. This district is intended primarily to serve the visitor population.

5.70-1 Resort Uses and Development Standards.

Within the resort district, all uses, *structures* and *development* standards shall be in accordance with Table 12 which follows.

Am. 5/18/88
 Ord. 88-57

**TABLE 12-A
 RESORT DISTRICT
 PERMITTED USES AND STRUCTURES**

Principal	Special Accessory	Conditional
Art galleries, museums	See Article 9, Accessory Use	<u>Conditional Uses, Type 1:</u>
Bars, nightclubs, taverns		Helistops
Cabarets, dance halls		Historic structures, Use of
Commercial parking lots and garages	In addition:	Joint development
Convenience stores	Amusement and recreation facilities, indoor	Joint use of parking
Dwellings, multi-family	Business services	Marina accessories
Eating establishments	Day-care facilities	Off-site parking facilities
Hotels	Duplex units	Utility installations, Type B
Meeting facilities	Dwellings, detached, one-family, two-family	
Public uses and structures	Financial institutions	
Recreation facilities, outdoor	Home occupations, see also Article 3	<u>Conditional Uses, Type 2:</u>
Time sharing	Kennels, see also Article 3	None
Theaters	Medical clinics	
Transient vacation rentals	Personal services	
Utility installations, Type A	Photography studios	
	Retail establishments	

**TABLE 12-B
RESORT DISTRICT
DEVELOPMENT STANDARDS**

Standards	Resort
Minimum Lot Area	15,000 square feet There shall be no minimum lot area for off-site parking facilities
Minimum Lot Width and Depth	70 feet There shall be no minimum lot width or depth for off-site parking facilities
Yards	
Front	25 feet Except for necessary access drives and walkways, all front yards shall be landscaped
Side and Rear	20 feet Within 10 feet of the property line, yards shall be maintained in landscaping, except for necessary access drives and walkways For duplex lots, 5 feet for any portion of any structure not located on the common property line; the required side yard is 0 (zero) feet for that portion of the lot containing the common wall
Optional Yard Siting	Parking lots and garages may extend to side and rear property lines, provided the following requirements are met: <ol style="list-style-type: none"> 1. An area or areas of open space equivalent to the area to be used for parking or accessory use structures is 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 3 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. 2. Any parking floor in the 10 feet adjacent to the property line shall not be more than 4 feet above existing grade. 3. Landscaping required under Section 3.80 of this Chapter is provided and maintained.

(-continued-)

**TABLE 12-B
RESORT DISTRICT
DEVELOPMENT STANDARDS**

Standards	Resort
Maximum Density	<p>Determination of Permissible Floor Area Ratio (FAR):</p> <p>For lots less than 10,000 square feet: $FAR = (.00006 \times \text{lot area}) + 0.4$</p> <p>For lots 10,000 square feet to 30,000 square feet: $FAR = (.00002 \times \text{lot area}) + 0.8$</p> <p>For lots greater than 30,000 square feet: $FAR = 1.4$</p>
Maximum Building Area	50 percent of the zoning lot
Maximum Height	<p>Maximum heights shall be as shown on the Zoning Maps</p> <p><u>Height Setbacks:</u> For any portion of a structure over 30 feet in height, additional side and rear setbacks shall be provided; for each 10 feet of additional height or portion thereof, an additional 1 foot setback shall be provided. The additional setback shall be a continuous plane from the top of the structure to the height of 30 feet above grade. (See Figure 8)</p>

5.80 Business Districts: Purpose and Intent.

The purpose of the business districts is to set aside areas for commercial and business activities to meet and support the economic growth of the City. The districts provide for the buying and selling of goods and services, the transportation and distribution of commodities and other complementary economic activities. Other *uses* which are supportive of or compatible with business activities are also permitted. These districts help to ensure a favorable business climate and support the economic and social well-being of City residents.

The intent of the B-1 Neighborhood Business District is to provide relatively small areas which serve the daily retail and other business needs of the surrounding population. It is intended that this district be generally applied to areas within or adjacent to urban residential areas, along local and collector *streets*, but not along major travel routes or on a large scale basis. It would also be applied to rural and urban fringe town centers which may or may not be located along major travel routes.

The intent of the B-2 Community Business District is to provide areas for community-wide business establishments, serving several neighborhoods and offering a wider range of uses than is permitted in the B-1 district. The intent is to apply this district to areas conveniently accessible by vehicular and pedestrian modes and served by adequate public facilities. Typically, this district would be applied to lots along *major streets* and in centrally located areas in urban and urban fringe areas.

5.80-1 Business Uses and Development Standards.

Within the B-1 Neighborhood Business District, all uses, *structures* and *development* standards shall be as shown in Table 13 which follows.

Within the B-2 Community Business District, all uses, structures and development standards shall be as shown in Table 14 which follows.

Am. 4/22/88
Ord. 88-46

Am. 5/18/88
Ord. 88-57

TABLE 13-A
B-1 NEIGHBORHOOD BUSINESS DISTRICT
PERMITTED USES AND STRUCTURES

Principal	Special Accessory	Conditional
Amusement and recreation facilities, indoor	See Article 9, Accessory Use	<u>Conditional Uses, Type 1:</u> Historic structures, Use of
Art galleries, museums		Joint development
Automobile service stations, provided a solid wall 6 feet in height shall be erected and maintained on any side or rear property line which adjoins* a residential, apartment or apartment mixed use district	In addition: Dwelling units, provided: 1. They are for owners or caretakers of the principal use on the zoning lot. 2. They are located above or behind the principal uses in such a way that they do not interrupt commercial frontage. 3. No more than 4 are located on a zoning lot	Joint use of parking Off-site parking facilities Recreation facilities, outdoor Utility installations, Type B Wind machines with a rated capacity of no more than 10 kilowatts
Bars, nightclubs, taverns, provided a solid fence or wall 6 feet in height shall be erected and maintained on any side or rear boundary adjoining a residential or apartment district		<u>Conditional Uses, Type 2:</u> Amusement facilities, outdoor
Business services		
Commercial parking lots and garages		
Consulates		
Convenience stores		
Dance or music schools		
Day-care facilities		
Drive-thru facilities, provided that no speaker boxes and drive-thru lanes shall be within 75 feet and 20 feet respectively of a zoning lot in a country, residential, apartment or apartment mixed use zoning district		

(-continued-)

*Adjoining: without an intervening street or permanent open space over 25 feet in width.

TABLE 13-A
B-1 NEIGHBORHOOD BUSINESS DISTRICT
PERMITTED USES AND STRUCTURES

Principal	Special Accessory	Conditional
Eating establishments, provided a solid fence or wall 6 feet in height shall be erected and maintained on any side or rear boundary adjoining a residential or apartment district		
Financial institutions		
Greenhouses, plant nurseries		
Laboratories, medical		
Medical clinics		
Meeting facilities		
Office buildings		
Personal services		
Photography studios		
Public uses and structures		
Repair establishments, minor		
Retail establishments		
Schools, business		
Schools, language		
Schools: Elementary, intermediate and high		
Schools, vocational; which do not involve the operation of woodwork shops, machine shops or other similar features		
Theaters		
Utility installations, Type A		
Veterinary establishments in sound-attenuated buildings		

**TABLE 13-B
B-1 NEIGHBORHOOD BUSINESS DISTRICT
DEVELOPMENT STANDARDS**

Standards	B-1
Minimum Lot Area	5,000 square feet
Minimum Lot Width and Depth	50 feet
Yards	
Front	10 feet Except for necessary access drives and walkways, all front yards shall be landscaped
Side and Rear	Except for lots adjoining residential, apartment or apartment mixed use districts, side and rear yards shall not be required 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. Within 5 feet of the property line the yards shall be landscaped with a screening hedge, except for necessary drives and walkways
Maximum Density	Floor Area Ratio (FAR): 1.0
Maximum Height	40 feet <u>Transitional Height Setbacks:</u> 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 9)

Am. 4/22/88
Ord. 88-46

*Adjoining: without an intervening street or permanent open space over 25 feet in width

Am. 4/22/88
 Ord. 88-46

Am. 5/18/88
 Ord. 88-57

TABLE 14-A
B-2 COMMUNITY BUSINESS DISTRICT
PERMITTED USES AND STRUCTURES

Principal	Special Accessory	Conditional
Amusement and recreation facilities, indoor	See Article 9, Accessory Use	<u>Conditional Uses, Type 1:</u> Helistops
Art galleries, museums		Historic structures, Use of
Automobile service stations, provided a solid wall 6 feet in height shall be erected and maintained on any side or rear property line which adjoins* a residential, apartment or apartment mixed use district	In addition: Dwelling units, provided: 1. They are for owners or caretakers of the principal use on the zoning lot. 2. They are located above or behind the principal uses in such a way that they do not interrupt commercial frontage. 3. No more than 4 units shall be permitted on any zoning lot.	Joint development Joint use of parking Marina accessories Off-site parking facilities
Automobile sales and rentals		Recreation facilities, outdoor
Bars, nightclubs, taverns, provided a solid fence or wall 6 feet in height shall be erected and maintained on any side or rear boundary adjoining a residential or apartment district		Self-storage facilities Utility installations, Type B Wind machines with a capacity of no more than 10 kilowatts
Broadcasting stations		
Business services		<u>Conditional Uses, Type 2:</u> Amusement facilities, outdoor
Cabarets, dance halls, provided a solid fence or wall 6 feet in height shall be erected and maintained on any side or rear boundary adjoining a residential or apartment district		
Car washing, mechanized, provided: 1. There is no water runoff onto adjacent properties and public right-of-ways. 2. The use is in a sound-attenuated structure or sound attenuation walls are erected and maintained at the property line. 3. The lot does not adjoin a zoning lot in a residential or apartment district.		
Catering establishments		

(-continued-)

*Adjoining: without an intervening street or permanent open space over 25 feet in width.

TABLE 14-A
B-2 COMMUNITY BUSINESS DISTRICT
PERMITTED USES AND STRUCTURES

Principal	Special Accessory	Conditional
Commercial parking lots and garages		
Consulates		
Convenience stores		
Dance or music schools		
Day-care facilities		
Drive-thru facilities, provided that no speaker boxes and drive-thru lanes shall be within 75 feet and 20 feet respectively of a zoning lot in a country, residential, apartment or apartment mixed use zoning district		
Eating establishments, provided a solid fence or wall 6 feet in height shall be erected and maintained on any side or rear boundary adjoining a residential or apartment district		
Financial institutions		
Greenhouses, plant nurseries		
Kennels, commercial, including animal pounds and shelters, provided kennels for more than 2 animals shall be sound-attenuated		
Laboratories, medical and research		
Medical clinics		
Meeting facilities		
Office buildings		
Personal services		
Photographic processing		
Photography studios		
Public uses and structures		

(-continued-)

TABLE 14-A
B-2 COMMUNITY BUSINESS DISTRICT
PERMITTED USES AND STRUCTURES

Principal	Special Accessory	Conditional
Publishing plants for newspapers, books and magazines		
Repair establishments, minor		
Retail establishments		
Schools, business		
Schools, language		
Schools: Elementary, intermediate and high		
Schools, vocational, which do not involve the operation of woodwork shops, machine shops or similar features		
Theaters		
Utility installations, Type A		
Veterinary establishments in sound-attenuated buildings		
Wholesaling and distribution operations, provided:		
1. No more than 2,000 square feet of floor area is used for wares to be sold at wholesale or to be distributed.		
2. No vehicle rated at more than 1.5 ton capacity is used.		

**TABLE 14-B
B-2 COMMUNITY BUSINESS DISTRICT
DEVELOPMENT STANDARDS**

Standards	B-2
Minimum Lot Area	5,000 square feet
Minimum Lot Width and Depth	50 feet
Yards	
Front	<p>5 feet</p> <p>Except for necessary access drives and walkways, all front yards shall be landscaped</p> <p>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 dwelling use of the adjoining district (See Figure 10)</p>
Side and Rear	<p>Except for zoning lots adjoining* residential, apartment or apartment mixed use districts, side and rear yards shall not be required</p> <p>Where the side or rear property line of a zoning lot in this district 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 side or rear yard requirements for dwelling use of the adjoining district</p> <p>Within 5 feet of the property line, required yards shall be landscaped with a screening hedge, except for necessary drives and walkways</p>
Maximum Density	Floor Area Ratio (FAR): 2.5
Open Space Bonus	<p>For each square foot of public open space provided, 5 square feet of floor area may be added, exclusive of required yards</p> <p>For each square foot of arcade area provided, 3 square feet of floor area may be added, exclusive of required yards</p> <p>Maximum Density with Open Space Bonuses shall not exceed an FAR of 3.5</p>

(-continued-)

*Adjoining: without an intervening street or permanent open space over 25 feet in width

Am. 4/22/88
Ord. 88-46

TABLE 14-B
B-2 COMMUNITY BUSINESS DISTRICT
DEVELOPMENT STANDARDS

Standards	B-2
Maximum Height	<p>Maximum heights shall be as shown on the Zoning Maps</p> <p>In addition, all of the following provisions applicable to a particular zoning lot shall apply</p> <p><u>Street Setbacks:</u> 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 11)</p> <p><u>Transitional Height Setbacks:</u> Where a zoning lot adjoins* a zoning lot in a residential, A-1 Apartment or AMX-1 Apartment Mixed Use 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 9)</p> <p>Where a zoning lot in this district adjoins* a zoning lot in an A-2 or A-3 Apartment District, AMX-2 or AMX-3 Apartment Mixed Use District or Resort District, the following shall apply to the buildable area boundary line on the adjoining side of the B-2 zoning lot:</p> <p style="padding-left: 40px;">No portion of a structure shall exceed 40 feet in height, provided that additional height shall be permitted if the additional height is set back 1 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 9)</p>

*Adjoining: without an intervening street or permanent open space over 25 feet in width

5.90 Business Mixed Use Districts: Purpose and Intent.

The purpose of the business mixed use districts is to recognize that certain areas of the City have historically been mixtures of commercial and residential *uses*, occurring vertically and horizontally and to encourage the continuance and strengthening of this pattern. It is the intent to provide residences in very close proximity to employment and retail opportunities, provide innovative and stimulating living environments and reduce overall neighborhood energy consumption.

The intent of the BMX-3 Community Business Mixed Use District is to provide areas for both commercial and residential uses outside of the Central Business Mixed Use District and at a lower intensity than the Central Business Mixed Use District. Typically, this district would be applied to areas along major thoroughfares adjacent to B-2, BMX-4, A-3, AMX-2 and AMX-3 zoning districts. It is also intended that it be applied to areas where the existing land use pattern is already a mixture of commercial and residential uses, occurring horizontally, vertically or both.

The intent of the BMX-4 Central Business Mixed Use District is to set apart that portion of Honolulu which forms the City's center for financial, office and governmental activities and housing. It is intended for the downtown area and not intended for general application. It provides the highest land use intensity for commerce, business and housing.

5.90-1 BMX-3 Business Mixed Use Special Controls.

In addition to Sec. 5.90-2, all new construction projects in the BMX-3 District shall abide by the following controls.

- A. Where *multi-family dwellings* are integrated with other uses, pedestrian access to the dwellings shall be independent from other uses and shall be designed to enhance privacy for residents and their guests.
- B. At least one-half of the total width of a *building* parallel to and facing a provided *arcade* shall be devoted at the ground floor to entrances, show windows or other displays.

- C. For commercial *uses*, at least one-half of the total length of the *building* facade at ground level, running parallel to and facing a street, shall be devoted to entrances, show windows or other displays.
- D. 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 of the Department of Parks and Recreation.
- E. All loading and unloading areas shall be either enclosed in a building or located on the rear or the side of the building and screened from public view.

5.90-2 Business Mixed Use Uses and Development Standards.

Within the BMX-3 Community Business Mixed Use District, all uses, *structures* and *development* standards shall be in accordance with Table 15 which follows.

Within the BMX-4 Central Business Mixed Use District, all uses, structures and development standards shall be in accordance with Table 16 which follows.

Am. 5/18/88
 Ord. 88-57

TABLE 15-A
BMX-3 COMMUNITY BUSINESS MIXED USE DISTRICT
PERMITTED USES AND STRUCTURES

Principal	Special Accessory	Conditional
Amusement and recreation facilities, indoor	See Article 9, Accessory Use	<u>Conditional Uses, Type 1:</u>
Art galleries, museums		Helistops
Automobile sales and rentals	In addition:	Historic structure, Use of
Automobile service stations, provided a solid wall 6 feet in height shall be erected and maintained on any side or rear property line which adjoins* a residential, apartment or apartment mixed use district	Home occupations, see also Article 3	Joint development
Bars, nightclubs, taverns, provided a solid fence or wall 6 feet in height shall be erected and maintained on any side or rear boundary adjoining a residential or apartment district		Joint use of parking
Boarding facilities		Marina accessories
Broadcasting stations		Off-site parking facilities
Business services <i>Car washing, mechanized...</i>		Recreation facilities, outdoor
Catering establishments		Self-storage facilities
Commercial parking lots and garages		Utility installations, Type B
Consulates		<u>Conditional Uses, Type 2:</u>
Convenience stores		Group living facilities
Dance or music schools		
Day-care facilities		
Drive-thru facilities provided that no speaker boxes and drive-thru lanes shall be within 75 feet and 20 feet respectively of a zoning lot in a country, residential, apartment or apartment mixed use zoning district		
Duplex units		
Dwellings, detached, one-family, two-family		

(-continued-)

*Adjoining without an intervening street or permanent open space over 25 feet in width.

Am. 4/22/88
 Ord. 88-46

TABLE 15-A
BMX-3 COMMUNITY BUSINESS MIXED USE DISTRICT
PERMITTED USES AND STRUCTURES

Principal	Special Accessory	Conditional
Dwellings, multi-family		
Eating establishments, provided a solid fence or wall 6 feet in height shall be erected and maintained on any side or rear boundary adjoining* a residential or apartment district		
Financial institutions		
Greenhouses, plant nurseries		
Laboratories, medical and research		
Medical clinics		
Meeting facilities		
Office buildings		
Personal services		
Photographic processing		
Photography studios		
Public uses and structures		
Repair establishments, minor		
Retail establishments		
Schools, business		
Schools, language		
Schools: Elementary, intermediate and high		
Schools, vocational, which do not involve the operation of woodwork shops, machine shops or similar features		
Theaters		
Utility installations, Type A		
Veterinary establishments in sound-attenuated buildings		

Am. 4/22/88
 Ord. 88-46

(-continued-)

*Adjoining without an intervening street or permanent open space over 25 feet in width.

TABLE 15-A
BMX-3 COMMUNITY BUSINESS MIXED USE DISTRICT
PERMITTED USES AND STRUCTURES

Principal	Special Accessory	Conditional
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Wholesaling and distribution operations, provided:

1. No more than 2,000 square feet of floor area is used for wares to be sold at wholesale or to be distributed.
2. No vehicle rated at more than 1.5 ton capacity is used.

**TABLE 15-B
BMX-3 COMMUNITY BUSINESS MIXED USE DISTRICT
DEVELOPMENT STANDARDS**

Standards	BMX-3
Minimum Lot Area	5,000 square feet
Minimum Lot Width and Depth	50 feet
Yards	
Front	<p>10 feet for dwelling use</p> <p>5 feet for other uses</p> <p>Except for necessary access drives and walkways, all front yards shall be landscaped</p> <p>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 dwelling use of the adjoining district (See Figure 10)</p>
Side and Rear	<p>5 feet for detached dwellings</p> <p>10 feet for multi-family dwellings</p> <p>For duplex lots, 5 feet for any portion of any structure not located on the common property line; the required side yard is 0 (zero) feet for that portion of the lot containing the common wall</p> <p>Except as noted below, side and rear yards shall be landscaped, except for necessary access drives and walkways</p> <p>For all other uses, side and rear yards shall not be required unless the zoning lot adjoins* a residential, apartment or apartment mixed use district</p> <p>Where the side or rear property line of a zoning lot in this district 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 side or rear yard requirements for dwelling use of the adjoining district.</p> <p>Within 5 feet of the property line, required yards shall be landscaped with a screening hedge, except for necessary drives and walkways</p>

Am. 4/22/88
Ord. 88-46

(-continued-)

*Adjoining: without an intervening street or permanent open space over 25 feet in width

**TABLE 15-B
BMX-3 COMMUNITY BUSINESS MIXED USE DISTRICT
DEVELOPMENT STANDARDS**

Standards	BMX-3
Maximum Density	Floor Area Ratio (FAR): 2.5
Open Space Bonus	<p>For each square foot of public open space provided, 5 square feet of floor area may be added, exclusive of required yards</p> <p>For each square foot of arcade area provided, 3 square feet of floor area may be added, exclusive of required yards</p> <p>Maximum Density with Open Space Bonuses shall not exceed an FAR of 3.5</p>
Maximum Height	<p>Maximum heights shall be as shown on the Zoning Maps</p> <p>In addition, all of the following provisions applicable to a particular zoning lot shall apply</p> <p><u>Street Setbacks:</u> 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 11)</p> <p><u>Transitional Height Setbacks:</u> Where a zoning lot in this district adjoins* a zoning lot in a residential, A-1 Apartment or AMX-1 Apartment Mixed Use District, the residential district height setbacks shall be applicable at the buildable area boundary line of the adjoining side of the BMX-3 zoning lot (See Figure 9)</p> <p>Where a zoning lot in this district adjoins* a zoning lot in an A-2 or A-3 Apartment District or AMX-2 or AMX-3 Apartment Mixed Use or Resort District, the following shall apply to the buildable area boundary line on the adjoining side of the BMX-3 zoning lot:</p> <p style="padding-left: 40px;">No portion of a structure shall exceed 40 feet in height, provided that additional height shall be permitted if the additional height is set back 1 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 9)</p>

*Adjoining: without an intervening street or permanent open space over 25 feet in width

Am. 5/18/88
Ord. 28-57

TABLE 16-A
BMX-4 CENTRAL BUSINESS MIXED USE DISTRICT
PERMITTED USES AND STRUCTURES

Principal	Special Accessory	Conditional
Amusement and recreation facilities, indoor	See Article 9. Accessory Use	<u>Conditional Uses, Type 1:</u> Group living facilities
Art galleries, museums		Helistops
Automobile service stations, provided a solid wall 6 feet in height shall be erected and maintained on any side or rear property line which adjoins* a residential, apartment or apartment mixed use district		Historic structures, Use of
Automobile sale and rentals		Joint development
Bars, nightclubs, taverns, provided a solid fence or wall 6 feet in height shall be erected and maintained on any side or rear boundary adjoining a residential or apartment district		Joint use of parking
Boarding facilities		Marina accessories
Broadcasting stations		Off-site parking facilities
Business services		Recreation facilities, outdoor
Cabarets, dance halls, provided a solid fence or wall 6 feet in height shall be erected and maintained on any side or rear boundary adjoining a residential or apartment district		Self-storage facilities
Car washing, mechanized, provided: 1. There is no water runoff onto adjacent properties and public right-of-ways. 2. The use is in a sound-attenuated structure, or sound attenuation walls are erected and maintained at the property line 3. The lot does not adjoin a zoning lot in a residential or apartment district.		Utility installations, Type B
Catering establishments		<u>Conditional Uses, Type 2:</u> Amusement facilities, outdoor

(-continued-)

*Adjoining: Without an intervening street or permanent open space over 25 ft. in width.

**TABLE 16-A
BMX-4 CENTRAL BUSINESS MIXED USE DISTRICT
PERMITTED USES AND STRUCTURES**

Principal	Special Accessory	Conditional
Colleges, business		
Commercial parking lots and garages		
Consulates		
Convenience stores		
Dance or music schools		
Day-care facilities		
Drive-thru facilities, provided that no speaker boxes and drive-thru lanes shall be within 75 feet and 20 feet respectively of a zoning lot in a country, residential, apartment or apartment mixed use zoning district		
Dwellings, multi-family		
Eating establishments, provided a solid fence or wall 6 feet in height shall be constructed and maintained on any side or rear boundary adjoining* a residential or apartment district		
Financial institutions		
Food manufacturing and processing provided:		
1. There is no animal slaughtering.		
2. Floor area does not exceed 2,000 sq.ft.		
Greenhouses, plant nurseries		
Hotels		
Kennels, commercial, including animal pounds and shelters, provided kennels for more than 2 animals shall be sound-attenuated		
Laboratories, medical and research		

(-continued-)

*Adjoining without an intervening street or permanent open space over 25 feet in width.

TABLE 16-A
BMX-4 CENTRAL BUSINESS MIXED USE DISTRICT
PERMITTED USES AND STRUCTURES

Principal	Special Accessory	Conditional
Medical clinics		
Meeting facilities		
Office buildings		
Personal services		
Photographic processing		
Photography studios		
Public uses and structures		
Publishing plants for newspapers, books and magazines		
Repair establishments, minor		
Retail establishments		
Schools, business		
Schools, language		
Schools: Elementary, intermediate and high		
Schools, vocational, which do not involve the operation of woodwork shops, machine shops or other similar features		
Theaters		
Utility installations, Type A		
Veterinary establishments in sound-attenuated buildings		
Wholesaling and distribution operations from sample stocks		

**TABLE 16-B
BMX-4 CENTRAL BUSINESS MIXED USE DISTRICT
DEVELOPMENT STANDARDS**

Standards	BMX-4
Minimum Lot Area	15,000 square feet for lots containing multi-family dwellings 5,000 square feet for other uses
Minimum Lot Width and Depth	70 feet for lots containing multi-family dwellings 50 feet for other uses
Yards	
Front	5 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 12) Except for necessary access drives and walkways, all front yards shall be landscaped 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 requirement for dwelling use of the adjoining district (See Figure 10)
Side and Rear	Except for zoning lots adjoining residential, apartment or apartment mixed use districts, side and rear yards shall not be required 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. Within 5 feet of the property line the yards shall be landscaped with a screening hedge, except for necessary access drives and walkways
Maximum Density	Floor Area Ratio (FAR): 4.0
Open Space Bonus	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. For each square foot of arcade area provided, 5 square feet of floor area may be added. If provided, front yards may be included as public open space. Maximum Density with Open Space Bonuses shall not exceed an FAR of 7.5

Am. 4/22/88
Ord. 88-46

(-continued-)

*Adjoining: without an intervening street or permanent open space over 25 feet in width

TABLE 16-B
BMX-4 CENTRAL BUSINESS MIXED USE DISTRICT
DEVELOPMENT STANDARDS

Standards	BMX-4
Maximum Height	<p data-bbox="592 370 1198 395">Maximum height shall be as shown on the Zoning Maps</p> <p data-bbox="592 421 1367 566">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 13)</p> <p data-bbox="592 591 938 617"><u>Transitional Height Setbacks:</u></p> <p data-bbox="592 617 1367 729">Where a zoning lot in this district adjoins* a zoning lot in a residential, apartment or apartment mixed use or resort district, the height setback requirement of the adjoining district shall be applicable at the buildable area boundary line of the adjoining side of the BMX-4 lot (See Figure 9)</p>

*Adjoining: without an intervening street or permanent open space over 25 feet in width

Am. 5/11/88
Ord. 88-51

5.100 Industrial Districts: Purpose and Intent.

The purpose of the industrial districts is to recognize the importance of industrial *uses* to the welfare of City residents by providing areas for industrial uses without undue competition from other uses and ensuring compatibility with non-industrial areas. Typical uses include manufacturing, refining, sorting, processing and storage of materials and products. Limited business activities that directly support the industrial uses or those employed by industries therein are permitted in these districts.

Heavy industrial uses such as refining of petroleum and manufacturing of explosives will only be allowed under certain conditions and in areas well away from other districts.

To minimize potential adverse impacts on property and person in the same or neighboring districts, standards are established for the more noxious uses permitted in these districts.

The intent of the I-1 Limited Industrial District is to provide areas for some of the industrial employment and service needs of suburban communities. It is intended to accommodate light manufacturing, including handcrafted goods as well as "high technology industries" such as telecommunications, computer parts manufacturing and research and development. Uses in this district are limited to those which have few environmental impacts and those which complement the *development* scale of communities they would serve.

The intent of the I-2 General Industrial District is to set aside areas for the full range of industrial uses necessary to support the City. It is intended for areas with necessary supporting public infrastructure, near major transportation systems and with other locational characteristics necessary to support industrial centers.

The intent of the I-3 Waterfront District is to set apart and protect areas considered vital to the performance of port functions and to their efficient operation. It is the intent to permit a full range of facilities necessary for successful and efficient performance of port functions. It is intended to exclude uses which are not only inappropriate but which could locate elsewhere.

5.100-1 Industrial Uses and Development Standards.

Am. 5/11/88
Ord. 88-51

Within the I-1 Limited Industrial District, all *uses*, *structures* and *development* standards shall be in accordance with Table 17 which follows.

Within the I-2 General Industrial District, all uses, structures and development standards shall be in accordance with Table 18 which follows.

Within the I-3 Waterfront Industrial District, all uses, structures and development standards shall be in accordance with Table 19 which follows.

Am. 5/11/88
Ord. 88-51

Am. 5/18/88
Ord. 88-57

TABLE 17-A
I-1 LIMITED INDUSTRIAL DISTRICT
PERMITTED USES AND STRUCTURES

Principal	Special Accessory	Conditional
Agricultural products processing	See Article 9, Accessory Use	<u>Conditional Uses, Type 1:</u>
Catering establishments	In addition:	Broadcasting antenna, line-of-site relay devices
Day-care facilities	Offices, provided the office floor area shall not exceed 20 percent of the total floor area per establishment	Historic structures, Use of
Drive-thru facilities, provided that no speaker boxes and drive-thru lanes shall be within 75 feet and 20 feet respectively of a zoning lot in a country, residential, apartment or apartment mixed use zoning district	Retailing of products which are manufactured or processed on the premises, except as otherwise specified under Principal Uses	Joint development Joint use of parking Neighborhood grocery stores Off-site parking facilities Utility installations, Type B Wind machines
Eating establishments, provided a solid fence or wall 6 feet in height shall be constructed and maintained on any side or rear boundary adjoining* a residential or apartment district		<u>Conditional Uses, Type 2:</u>
Greenhouses, plant nurseries		None
Laboratories, medical and research		
Light manufacturing, processing and packaging establishments, including handcrafted goods but excluding animal products processing		
Motion picture and television production studios without outdoor sets		
Photographic processing		
Public uses and structures		
Publishing plants for newspapers, books and magazines		

(-continued-)

*Adjoining without an intervening street or permanent open space over 25 feet in width.

TABLE 17-A
I-1 LIMITED INDUSTRIAL DISTRICT
PERMITTED USES AND STRUCTURES

Principal	Special Accessory	Conditional
Repair establishments, minor		
Sale and service of machinery used in agricultural production		
Self-storage facilities		
Storage and sale of seed, feed, fertilizer, and other products essential to agricultural production		
Utility installations, Type A		
Warehousing		
Wholesaling and distribution, including building or similar contracting and home improvement services, materials and equipment retailing and the incidental storage of materials and equipment in fully enclosed buildings		

TABLE 17-B
I-1 LIMITED INDUSTRIAL DISTRICT
DEVELOPMENT STANDARDS

Standards	Limited Industrial
Minimum Lot Area	7,500 sq.ft.
Minimum Lot Width & Depth	60 ft.
Yards	
Front	<p>10 feet</p> <p>Except for necessary access drives and walkways, all front yards shall be landscaped</p> <p>Where a zoning lot in this district adjoins* a residential, apartment or apartment mixed use or resort 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 dwelling use of the adjoining district (see Figure 10)</p>
Side and Rear	<p>Except for zoning lots adjoining* residential, apartment or apartment mixed use or resort districts, side and rear yards shall not be required</p> <p>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 or resort district, there shall be a side or rear yard which conforms to the side or rear yard requirements for dwelling use of the adjoining district. In addition, solid walls 6 feet in height shall be erected and maintained along all side and rear property lines so adjoining. Such walls shall not project beyond the rear line of an adjacent front yard in the residential, apartment or apartment mixed use or resort district</p>
Maximum Density	Floor Area Ratio (FAR): 1.0
Maximum Height	<p>40 ft.</p> <p><u>Transitional Height Setbacks:</u> 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 on the side of the I-1 zoning lot (See Figure 9)</p>

*Adjoining: without an intervening street or permanent open space over 25 feet in width

Am. 4/22/88
Ord. 88-46

Am. 5/11/88
Ord. 88-51

Am. 5/18/88
Ord. 88-57

TABLE 18-A
I-2 GENERAL INDUSTRIAL DISTRICT
PERMITTED USES AND STRUCTURES

Principal	Special Accessory	Conditional
Agricultural products processing	See Article 9, Accessory Use	<u>Conditional Uses, Type 1:</u>
Automobile service stations		Broadcasting antennae, line-of-sight relay devices
Automobile sales and rentals		Historic structures, Use of
Bars, nightclubs, taverns	In addition:	Hotels
Broadcasting stations	Dwelling units, provided: They are for owners or caretakers of the principal use on the zoning lot.	Joint development
Bulk merchandise delivery establishments		Joint use of parking
Can, bottle and paper recycling	Offices, provided the office floor area shall not exceed 20 percent of the total floor area per establishment	Neighborhood Grocery stores
Car washing, mechanized, provided: 1. There is no water runoff onto adjacent properties and public right-of-ways. 2. The lot does not adjoin* a zoning lot in a residential or apartment district	Retailing of products which are assembled, fabricated, manufactured or processed on the premises, except as otherwise specified under Principal Use	Off-site parking facilities Petroleum processing Salvage, scrap and junk storage and processing Utility installations, Type B Waste disposal and processing
Catering establishments		Wind machines
Centralized bulk collection, storage and distribution of agricultural products to wholesale and retail markets		
Commercial parking lots and garages		<u>Conditional Uses, Type 2:</u>
Day-care facilities		Explosive and toxic chemical manufacturing, storage and distribution
Drive-thru facilities, provided that no speaker boxes and drive-thru lanes shall be within 75 feet and 20 feet respectively of a zoning lot in a country, residential, apartment or apartment mixed use zoning district		
Eating establishments		
Fabricating establishments		

(-continued-)

*Adjoining without an intervening street or permanent open space over 25 feet in width.

TABLE 18-A
I-2 GENERAL INDUSTRIAL DISTRICT
PERMITTED USES AND STRUCTURES

Principal	Special Accessory	Conditional
Financial institutions		
Freight movers		
Greenhouses, plant nurseries		
Heavy equipment sales and rentals		
Heliports		
Helistops		
Kennels, commercial, including animal pounds and shelters		
Laboratories, medical and research		
Linen suppliers		
Manufacturing, processing and packaging establishments, except those listed as CUP's		
Motion picture and television production studios		
Photographic processing		
Public uses and structures		
Publishing plants for newspapers, books and magazines		
Repair establishments, minor		
Repair establishments, major		
Resource extraction		
Sale and service of machinery used in agricultural production		
Saw mills		
Schools: vocational, technical, industrial, trade		
Self-storage facilities		

(-continued-)

TABLE 18-A
I-2 GENERAL INDUSTRIAL DISTRICT
PERMITTED USES AND STRUCTURES

Principal	Special Accessory	Conditional
Storage and sale of seed, feed, fertilizer and other products essential to agricultural production		
Storage yards, but not the sale or processing of scrap, salvage or second-hand material; yards shall be completely enclosed except for necessary openings for ingress and egress by a fence or wall not less than 6 feet in height		
Truck terminals		
Utility installations, Type A		
Veterinary establishments		
Warehousing		
Wholesaling and distribution, including building or similar contracting and home improvement services, materials and equipment retailing and the incidental storage of materials and equipment in fully enclosed buildings		

Am. 5/11/88
Ord. 88-51

TABLE 18-B
I-2 GENERAL INDUSTRIAL DISTRICT
DEVELOPMENT STANDARDS

Standards	I-1
Minimum Lot Area	7,500 square feet
Minimum Lot Width and Depth	60 feet
Yards	
Front	5 feet Except for necessary access drives and walkways, all front yards shall be landscaped. Where a zoning lot in this district adjoins* a residential, apartment or apartment mixed use or resort 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 dwelling use of the adjoining district (see Figure 10)
Side and Rear	Except for zoning lots adjoining* residential, apartment or apartment mixed use or resort districts, side and rear yards shall not be required. 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 or resort district, there shall be a side or rear yard which conforms to the side or rear yard requirements for dwelling use of the adjoining district. In addition, solid walls 6 feet in height shall be erected and maintained along all side and rear property lines so adjoining. Such walls shall not project beyond the rear line of an adjacent front yard in the residential, apartment or apartment mixed use or resort district
Maximum Density	Floor Area Ratio (FAR): 2.5
Maximum Height	Maximum heights shall be as shown on the Zoning Maps In addition, all of the following provisions applicable to a particular zoning lot shall apply <u>Street Setbacks:</u> On zoning lots adjacent to a street, 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 the street (See Figure 11) <u>Transitional Height Setbacks:</u> Where a zoning lot adjoins* a residential, A-1 Apartment or AMX-1 Apartment Mixed Use District, the district height setbacks shall be applicable at the buildable area boundary line on the adjoining side of the I-2 zoning lot district (See Figure 9)

*Adjoining: without an intervening street or permanent open space over 25 feet in width

Am. 5/11/88
Ord. 88-51

Am. 5/18/88
Ord. 88-57

TABLE 19-A
I-3 WATERFRONT INDUSTRIAL DISTRICT
PERMITTED USES AND STRUCTURES

Principal	Special Accessory	Conditional
Drive-thru facilities, provided that no speaker boxes and drive-thru lanes shall be within 75 feet and 20 feet respectively of a zoning lot in a country, residential, apartment or apartment mixed use zoning district	See Article 9, Accessory Use	<u>Conditional Uses, Type 1:</u> Broadcasting antennae, line-of-sight relay devices Historic structures, Use of
Eating establishments	In addition: Offices, provided that office floor area shall not exceed 20% of the total floor area per establishment	Joint development Joint use of parking
Helistops		Neighborhood grocery stores
Manufacturing, processing and packaging establishments		Off-site parking facilities Petroleum processing
Marina accessories		Salvage, scrap and junk storage and processing
Maritime-related sales, construction, maintenance, and repairing		Utility installations, Type B
Port facilities		
Public uses and structures		<u>Conditional Uses, Type 2:</u>
Repair establishments, major		None
Repair establishments, minor		
Storage yards, but not the sale or processing of scrap, salvage or second-hand material; yards shall be completely enclosed except for necessary openings for ingress and egress by a fence or wall not less than 6 feet in height		
Truck terminals		
Utility installations, Type A		
Warehousing		
Wholesale and retail establishments dealing primarily in bulk materials delivered by or to ship, or by ship and truck in combination		

**TABLE 19-B
I-3 WATERFRONT INDUSTRIAL DISTRICT
DEVELOPMENT STANDARDS**

Standards	I-2
Minimum Lot Area	7,500 square feet
Minimum Lot Width and Depth	60 feet
Yards	Except for zoning lots adjoining* residential, apartment or apartment mixed use or resort districts, yards shall not be required
Front	Where a zoning lot adjoins* a residential, apartment or apartment mixed use or resort 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 dwelling use of the adjoining district (See Figure 10) Such yards shall be landscaped, except for necessary access drives and walkways
Side and Rear	Where the side or rear yard of a zoning lot adjoins* the side or rear yard of a zoning lot in a residential, apartment or apartment mixed use or resort district, the side or rear yard shall be not less than 15 feet Solid walls 6 feet in height shall be erected and maintained along all side and rear property lines so adjoining. Such walls shall not project beyond the rear line of an adjacent front yard in the residential, apartment or apartment mixed use or resort district
Maximum Density	Floor Area Ratio (FAR): 2.5
Maximum Height	Maximum heights shall be as shown on the Zoning Maps <u>Street Setbacks:</u> On zoning lots adjacent to a street, 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 the street (See Figure 11) <u>Transitional Height Setbacks:</u> Where a zoning lot adjoins* a zoning lot in a residential or A-1 Apartment or AMX-1 Apartment Mixed Use District, the residential district height setbacks shall be applicable at the buildable area boundary line on the adjoining side of the I-3 zoning lot adjoining the district (See Figure 9)

*Adjoining: without an intervening street or permanent open space over 25 feet in width

5.110 Industrial-Commercial Mixed Use District: Purpose and Intent.

The purpose of the industrial-commercial mixed use district is to allow mixing of some industrial *uses* with other uses. The intent of this district is to provide a gradual transition from industrial areas to non-industrial areas by permitting a broad range of uses, reflective of existing land use patterns, without exposing non-industrial uses to unsafe and unhealthy environments. To a limited extent, some residential uses shall be permitted.

This district is not intended for widespread application but only to those areas which have a history of mixing industrial uses with other uses.

5.110-1 Industrial-Commercial Mixed Use Uses and Development Standards.

Within the industrial-commercial mixed use district, all uses, *structures* and *development* standards shall be in accordance with Table 20 which follows.

Am. 4/22/88
Ord. 88-46

Am. 5/18/88
Ord. 88-57

TABLE 20-A
IMX-1 INDUSTRIAL-COMMERCIAL DISTRICT
PERMITTED USES AND STRUCTURES

Principal	Special Accessory	Conditional
Agricultural products processing	See Article 9, Accessory Use	<u>Conditional Uses, Type 1:</u> Broadcasting antennae, line-of-sight relay devices
Amusement and recreation facilities, indoor		Broadcasting stations
Art galleries, museums	In addition:	Helistops
Automobile service stations	Dwelling units, provided:	Historic structures, Use of
Automobile sales and rentals	No more than 4 are located on any zoning lot	Joint development
Bars, nightclubs, taverns, provided a solid fence or wall 6 feet in height shall be erected and maintained on any side or rear boundary adjoining* a residential, apartment or apartment mixed use district		Joint use of parking
<i>Broadcasting stations</i> Business services		Marina accessories
Cabarets, dance halls, provided a solid fence or wall 6 feet in height shall be erected and maintained on any side or rear boundary adjoining* a residential or apartment district		Off-site parking facilities
Can, bottle and paper recycling		Recreation facilities, outdoor
Car washing, mechanized, provided: 1. There is no water runoff onto adjacent properties and public right-of-ways. 2. The lot does not abut a residential or apartment district.		Utility installations, Type B
Catering establishments		Wind machines
		<u>Conditional Uses, Type 2:</u> Amusement facilities, outdoor

(-continued-)

*Adjoining without an intervening street or permanent open space over 25 feet in width.

TABLE 20-A
IMX-1 INDUSTRIAL-COMMERCIAL DISTRICT
PERMITTED USES AND STRUCTURES

Principal	Special Accessory	Conditional
Centralized bulk collection, storage and distribution for agricultural products to wholesale and retail markets		
Commercial parking lots and garages		
Dance or music schools		
Day-care facilities		
Drive-thru establishments, provided that no speaker boxes and drive-thru lanes shall be within 75 feet and 20 feet respectively of a zoning lot in a country, residential, apartment or apartment mixed use zoning district		
Eating establishments, provided a solid fence or wall 6 feet in height shall be erected and maintained on any side or rear boundary adjoining* a residential or apartment district		
Financial institutions		
Greenhouses, plant nurseries		
Kennels, commercial, including animal pounds and shelters, provided kennels for more than 2 animals shall be sound-attenuated		
Laboratories, medical and research		
Light manufacturing, processing and packaging establishments, including handcrafted goods but excluding animal products processing		
Medical clinics		
Meeting facilities		
Motion picture and television production studios		

(-continued-)

*Adjoining without an intervening street or permanent open space over 25 feet in width.

TABLE 20-A
IMX-1 INDUSTRIAL-COMMERCIAL DISTRICT
PERMITTED USES AND STRUCTURES

Principal	Special Accessory	Conditional
Office buildings		
Personal services		
Photographic processing		
Photography studios		
Public uses and structures		
Publishing plants for newspapers, books and magazines		
Repair establishments, minor		
Retail establishments		
Sale and service of machinery used in agricultural production		
Saw mills		
Schools, business		
Schools, vocational, which do not involve the operation of woodwork shops, machine shops or similar features		
Self-storage facilities		
Storage and sale of seed, feed, fertilizer and other products essential to agricultural production		
Theaters		
Utility installations, Type A		
Veterinary establishments in sound-attenuated buildings		
Warehousing		
Wholesaling and distribution operations		

**TABLE 20-B
IMX-1 INDUSTRIAL-COMMERCIAL MIXED USE DISTRICT
DEVELOPMENT STANDARDS**

Standards	IMX-1
Minimum Lot Area	5,000 square feet
Minimum Lot Width and Depth	50 feet
Yards	
Front	<p>5 feet</p> <p>Except for necessary access drives and walkways, all front yards shall be landscaped</p> <p>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 dwelling use of the adjoining district (See Figure 10)</p>
Side and Rear	<p>Except for zoning lots adjoining* residential, apartment or apartment mixed use districts, side and rear yards shall not be required</p> <p>Where the side or rear property line of a zoning lot in this district 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 side or rear yard requirements for dwelling use of the adjoining district</p> <p>Within 5 feet of the property line, required yards shall be landscaped with a screening hedge, except for necessary drives and walkways</p>
Maximum Density	Floor Area Ratio (FAR): 2.5

Am. 4/22/88
Ord. 88-46

(--continued--)

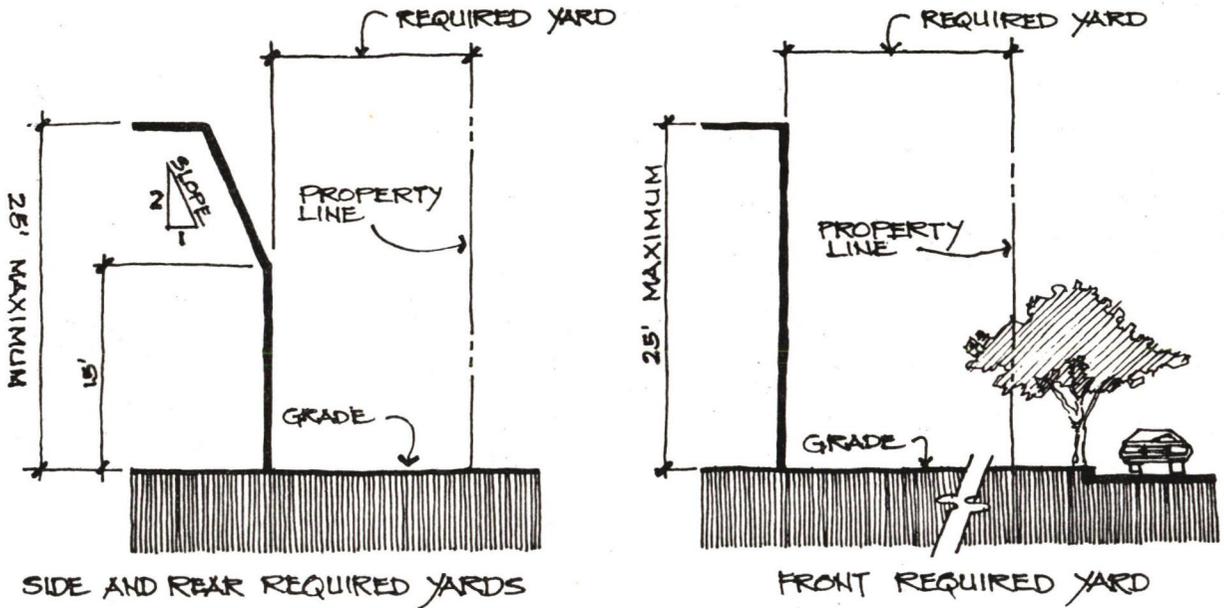
*Adjoining: without an intervening street or permanent open space over 25 feet in width

TABLE 20-B
IMX-1 INDUSTRIAL-COMMERCIAL MIXED USE DISTRICT
DEVELOPMENT STANDARDS

Standards	IMX-1
Maximum Height	<p data-bbox="565 397 1187 419">Maximum heights shall be as shown on the Zoning Maps</p> <p data-bbox="565 444 1281 491">In addition, all of the following provisions applicable to a particular zoning lot shall apply</p> <p data-bbox="565 517 753 538"><u>Street Setbacks:</u></p> <p data-bbox="565 540 1305 636">On zoning lots adjacent to a street, 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 the street (See Figure 11)</p> <p data-bbox="565 661 911 683"><u>Transitional Height Setbacks:</u></p> <p data-bbox="565 685 1328 802">Where a zoning lot adjoins* a zoning lot in a residential, A-1 Apartment or AMX-1 Apartment Mixed Use district, the residential district height setbacks shall be applicable at the buildable area boundary line of the adjoining side of the IMX-1 zoning lot (See Figure 9)</p> <p data-bbox="565 827 1328 923">Where a zoning lot in this district adjoins* a zoning lot in an A-2 or A-3 Apartment District or Resort District, the following shall apply to the buildable area boundary line on the adjoining side of the IMX-1 zoning lot:</p> <p data-bbox="623 949 1341 1117">No portion of a structure shall exceed 40 feet in height, provided that additional height shall be permitted if the additional height is set back 1 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 9)</p>

*Adjoining: without an intervening street or permanent open space over 25 feet in width

Figure 5



**HEIGHT SETBACKS (P-2, AGRICULTURAL,
COUNTRY AND RESIDENTIAL DISTRICTS)**

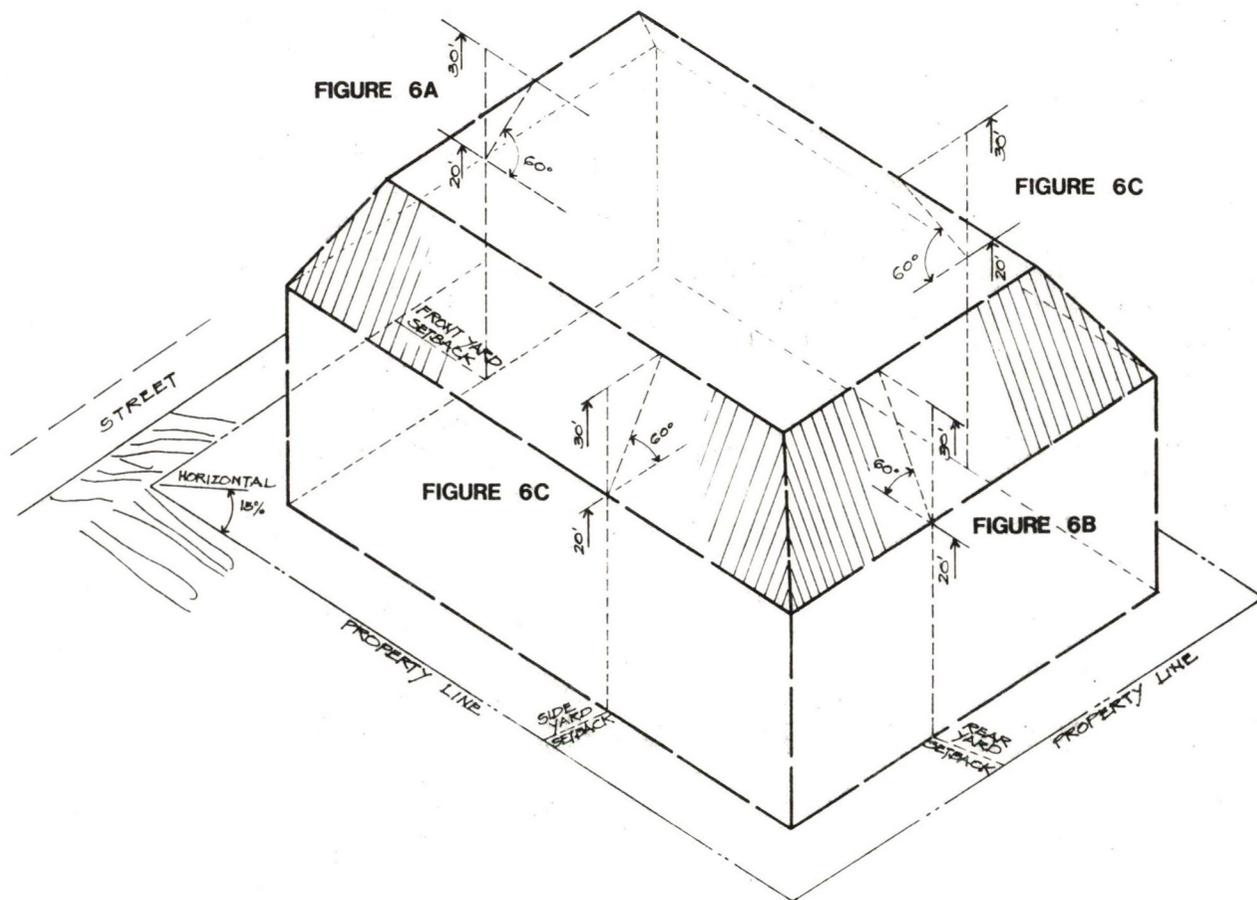
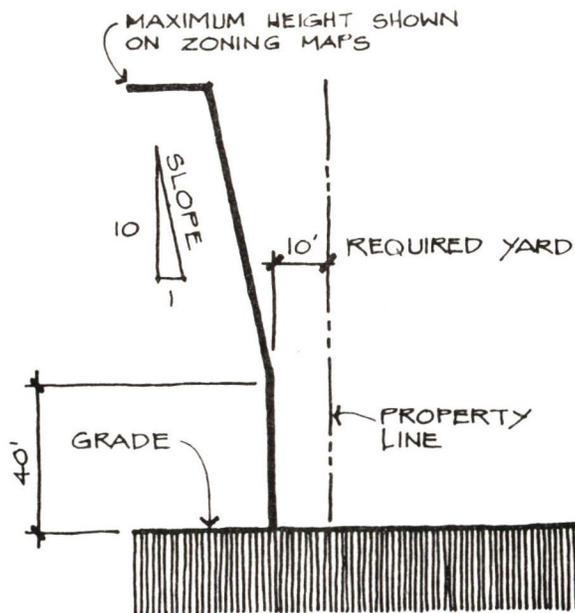


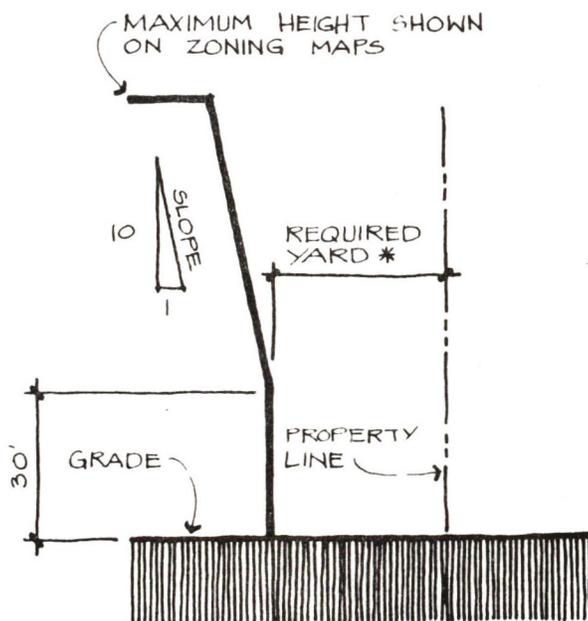
Figure 6
HEIGHTS ON SLOPING LOTS
 (COUNTRY AND RESIDENTIAL DISTRICTS)

FIGURE 7



A-2, A-3, AMX-2, AMX-3,
DISTRICT HEIGHT SETBACK

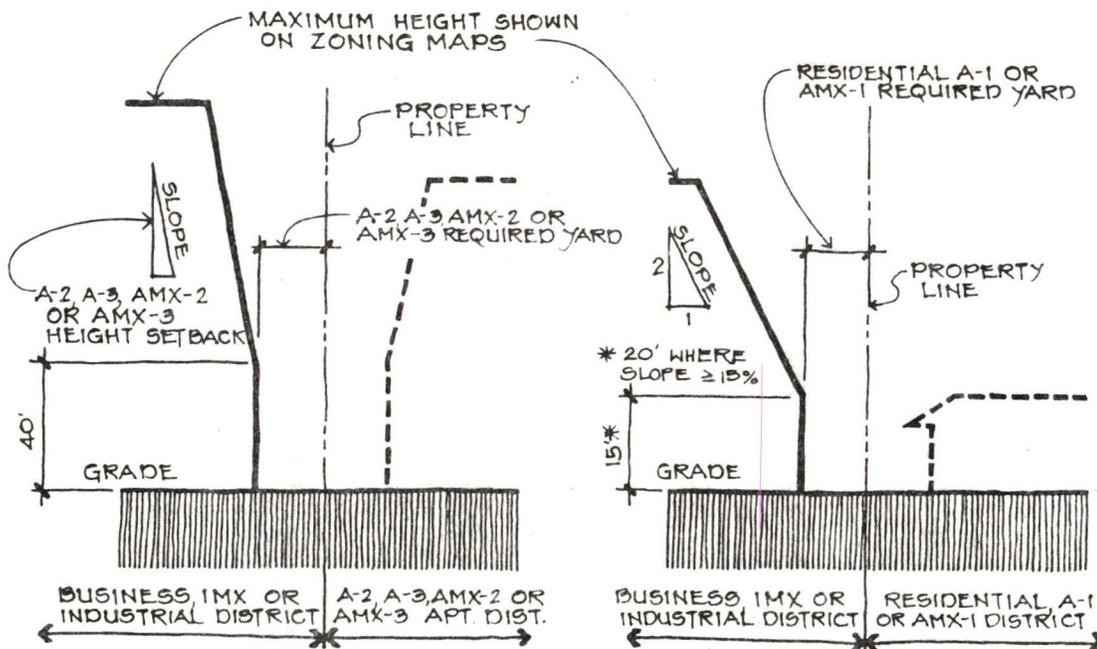
FIGURE 8



* FRONT, SIDE AND REAR

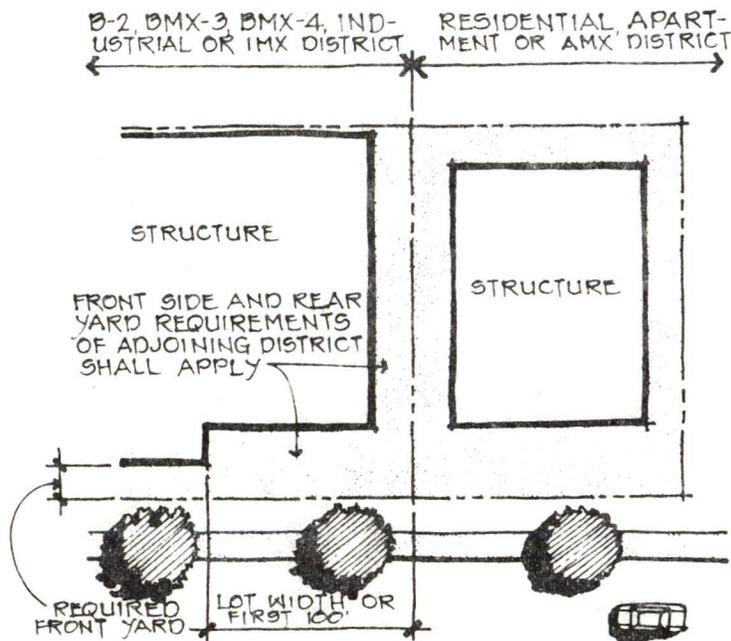
RESORT DISTRICT HEIGHT SETBACK

FIGURE 9



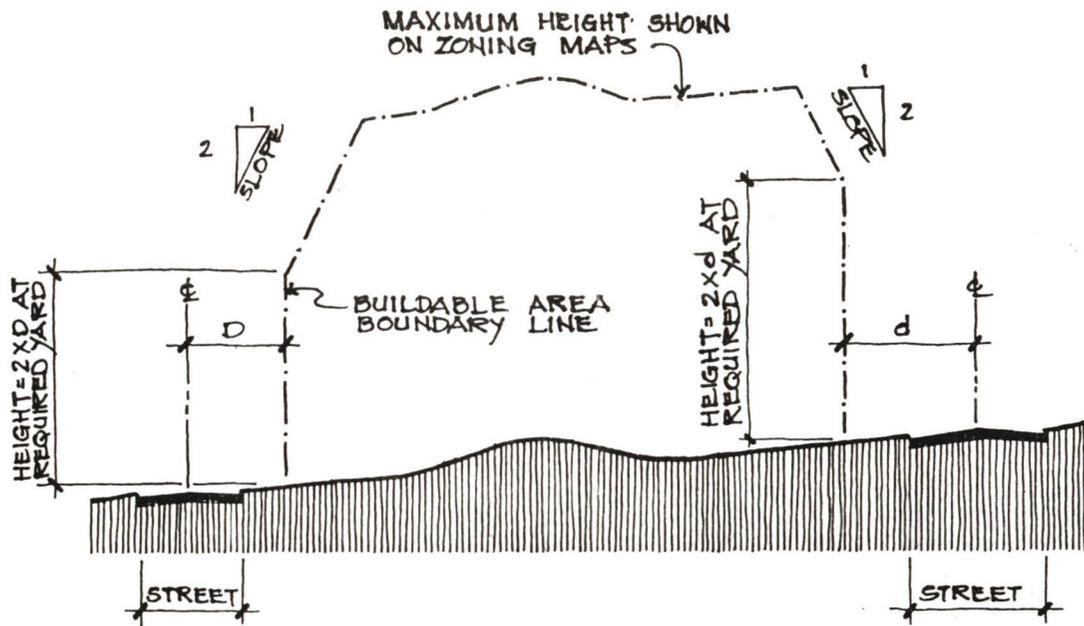
TRANSITIONAL HEIGHTS (BUSINESS, IMX AND ALL INDUSTRIAL DISTRICTS)

FIGURE 10



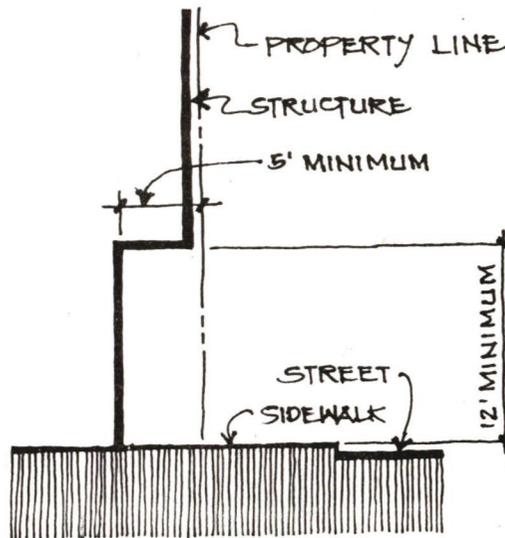
FRONT YARDS (B-2, BMX-3, BMX-4, IMX AND ALL INDUSTRIAL DISTRICTS)

Figure 11



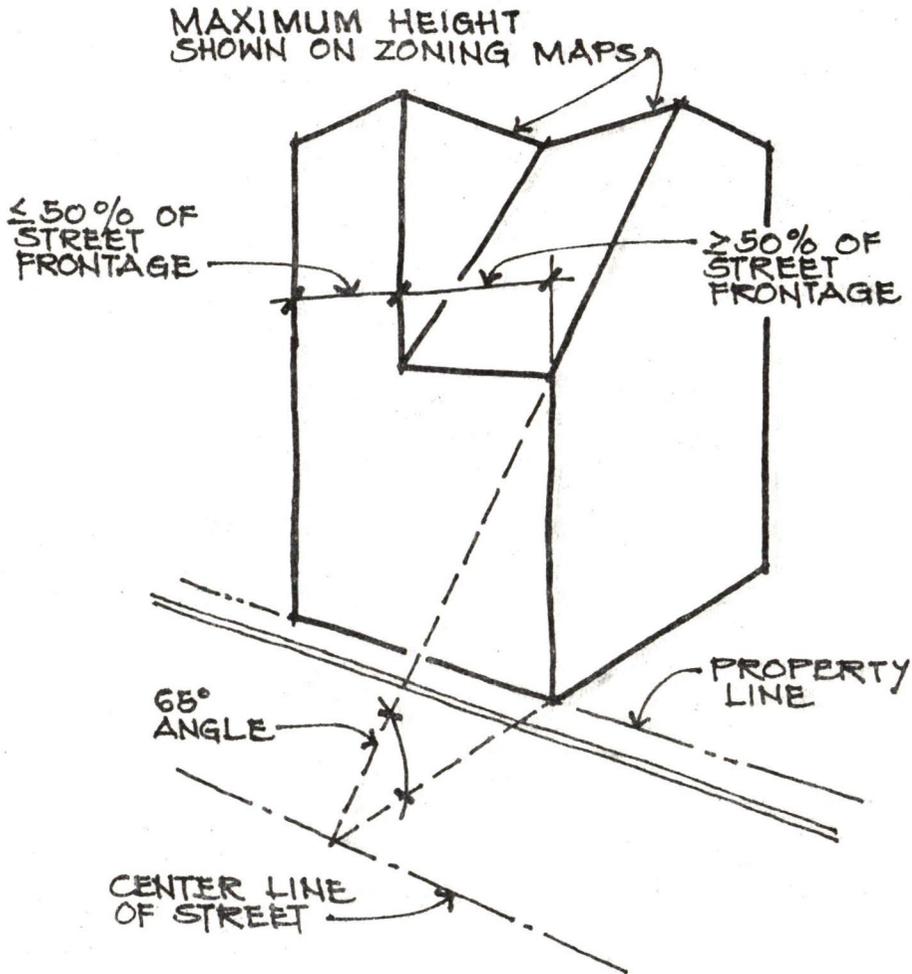
STREET SETBACKS (B-2, BMX-3, I-2, I-3 AND IMX DISTRICTS)

Figure 12



FRONT YARD
BMX-4 DISTRICT

Figure 13



**65 DEGREE ANGLE HEIGHT
LIMIT (BMX-4 DISTRICT)**

ARTICLE 6. OPTIONAL DEVELOPMENT REGULATIONS

Sections:

- 6.10 Purpose and Intent.
- 6.20 Housing: Ohana Dwellings.
- 6.30 Housing: Site Development Plan.
- 6.40 Housing: Zero Lot Line Development.
 - 1. Zero Lot Line Site Plan.
 - 2. Zero Lot Line Site Design Standards.
- 6.50 Housing: Flexible Site Design.
 - 1. Cluster Housing.
 - 2. Cluster Site Design Standards.
 - 3. Cluster Housing Procedures.
 - 4. Planned Development-Housing (PD-H).
 - 5. PD-H Applicability.
 - 6. PD-H Use Regulations.
 - 7. PD-H Density and Minimum Land Area.
 - 8. PD-H Site Design Standards.
 - 9. PD-H Procedures.
 - 10. Application Requirements.
 - 11. Director's Decision.

6.10 Purpose and Intent.

It is the purpose of this Article to enable flexibility in the design and *development* of land to promote its most efficient use in a manner consistent with the City's adopted land use policies and desired public objectives; to encourage creative and cost-effective methods of housing development; to allow the integrated and unified development of *structures* and facilities within a single site or district, and to encourage the development or redevelopment of land which cannot be used to its fullest potential through the conventional application of the provisions of this Chapter or the City's Subdivision Rules and Regulations.

Am. 4/28/88
Ord. 88-48

6.20 Housing: Ohana Dwellings.

Two *dwelling units* (either separate or in a single *structure*) may be located on a residentially zoned lot, with the following limitations:

- A. All provisions of the zoning district shall apply except the provisions on the number of dwelling units permitted on a *zoning lot*.
- B. These Ohana Dwelling provisions shall not apply to lots within a Zero Lot Line project, Cluster Housing project, Planned Development-Housing or *duplex unit* lots.
- C. The following public facilities are required to service the lot:
 - 1. The sewer capacity shall be approved in writing by the Department of Public Works.
 - 2. The availability of water shall be confirmed in writing by the Board of Water Supply.
 - 3. Approval in writing from the Honolulu Fire Department is required for all parcels served by private *streets*.
 - 4. The lot must have direct access to a street which has a minimum paved roadway width of 16 feet.
- D. Public facilities clearance may be obtained prior to application for a building permit. Forms for public facilities clearance will be available at the Building Department and Department of Land Utilization. The form, approved by all agencies, shall be submitted with the building permit application. Where complete plans and specifications are submitted for building permit application processing, the submission of the public facilities clearance form will be attached with the building permit and processed concurrently.
- E. Neither the *Director* nor the Zoning Board of Appeals shall have authority to modify Subsection C., above.

Am. 4/22/88
Ord. 88-46

6.30 Housing: Site Development Plan.

Three (3) to 6 dwelling units may be placed on a single zoning lot, provided a site development plan for the lot is approved by the Director.

- A. Any zoning lot which has at least twice the required minimum lot size for the underlying residential district may have two *detached*

dwelling units. If the applicant wishes to erect additional *dwelling units* under the provisions of Section 6.20, Ohana Dwellings, the *zoning lot* shall be subdivided.

- B. The site development plan shall be in accordance with the requirements of the preliminary subdivision map as stated in the Subdivision Rules and Regulations.
- C. Prior to granting approval, the *Director* shall determine that:
 - 1. The site development plan would qualify for approval under the Subdivision Rules and Regulations if submitted in a subdivision application and roadways, utilities and other improvements comply with the Subdivision Rules and Regulations and subdivision standards, unless modified by the Director under applicable provisions specified in the Subdivision Rules and Regulations.
 - 2. The number of dwelling units contained in each *structure* is not greater than permitted in the applicable zoning district.
 - 3. Except where otherwise provided in this Article, each existing and future dwelling unit is located as if the lot were subdivided in accordance with the site development plan, applicable provisions of this Article and the Subdivision Rules and Regulations.
- D. This Section does not apply to applications for more than 6 dwelling units on a zoning lot, which must be processed under the established procedures for Cluster Housing, Planned Development-Housing or subdivision.

6.40 Housing: Zero Lot Line Development.

The purposes of this Section are as follows:

- A. To allow housing which has the attributes of *detached dwellings*, but with cost savings due to less *street frontage* per zoning lot and smaller lot sizes, without changing the underlying district density controls.
- B. To offer more usable *yard* space and allow more efficient use of land.

It is the intent that Zero Lot Line Housing be applied to both new and existing neighborhoods and be used as a method for urban infill.

6.40-1 Zero Lot Line Site Plan.

All Zero Lot Line Housing projects shall be processed in accordance with the Subdivision Rules and Regulations, including application requirements, provided that a site plan shall be submitted with other application materials which meets the criteria of Section 6.40-2 of this Article.

6.40-2 Zero Lot Line Site Design Standards.

- A. Zero Lot Line Housing may be constructed in the R-7.5, R-5 and R-3.5 Residential Districts.
- B. The minimum lot and *yard* dimensions shall be the underlying district requirements for *duplex units*, except that a *side* and/or a *rear yard* need not be provided, and corner lots in a Zero Lot Line project shall have a minimum *lot width* of 10 feet more than the underlying district minimum lot width for duplex units.
- C. The maximum *building area* shall be 50 percent of the *zoning lot*.
- D. The maximum *building* height shall be the underlying district requirements.
- E. Height setbacks on the Zero Lot Line shall be measured from 5 feet on the other side of the property line.
- F. The following siting standards shall be applied to all Zero Lot Line Housing projects:
 - 1. To create useful outdoor areas, *dwelling units* may be sited on any side and/or rear lot line.
 - 2. Dwelling units shall not be sited on lot lines between a Zero Lot Line dwelling and a lot not included in the project.
 - 3. A minimum distance equivalent to double the yard requirement in the underlying zoning district shall be maintained between any two dwelling units. This requirement can be met entirely on one zoning lot or shared between the lots. This control shall be made a part of deed restrictions as a use easement.

4. Siting of *dwelling units* shall be staggered a minimum of 2 feet on adjacent *zoning lots*. Setbacks shall be varied in a random manner to avoid repetition.
- G. Walls of *structures* built along the lot line shall not contain windows, doors or other openings, except that windows may be allowed for light and ventilation purposes, provided that the height from window sill to finished floor shall be at least 6 feet.
- H. For the purposes of construction, upkeep and repair of structures located on a lot line, a minimum 5-foot maintenance easement shall be recorded between the *owner* of the property containing the structure and the owner of the property upon which entry must take place.
- I. All zoning lots within a Zero Lot Line Housing project shall carry a record of agreement or deed restriction limiting the *use* of the lots to Zero Lot Line Housing, including all restrictions on *yards*.

Am. 4/22/88
Ord. 88-46!

J.

6.50 Housing: Flexible Site Design.

The purpose of this Section is to provide for Cluster Housing and Planned Development Housing, 2 *development* options which offer more flexible site design opportunities than conventional subdivision.

6.50-1 Cluster Housing.

The intent of Cluster Housing is:

- A. To allow development of housing sites which would otherwise be difficult to develop under conventional city subdivision standards.
- B. To allow flexibility in housing types, including attached units.
- C. To encourage innovative site design and efficient *open space*.
- D. To minimize *grading* by allowing private roadways, narrower roadway widths and steeper grades than otherwise permitted.
- E. To provide common amenities, when appropriate.

6.50-2 Cluster Site Design Standards.

Cluster Housing may be constructed in all Residential and Apartment Districts, subject to the following standards:

- A. Within Residential and Apartment Districts, the minimum land area and maximum number of *dwelling units* for a Cluster Housing project shall be as follows:

<u>DISTRICT</u>	<u>MINIMUM LAND AREA</u>	<u>MAXIMUM # OF UNITS</u>
R-20	60,000 sq.ft.	total project area/20,000
R-10	30,000 " "	total project area/10,000
R-7.5	22,500 " "	total project area/7,000
R-5	15,000 " "	total project area/3,750
R-3.5	10,500 " "	total project area/3,500
A-1 - A-3	10,500 " "	total project area/3,500

- B. Within Cluster Housing projects, *detached*, *duplex* and *multi-family dwellings* shall be permitted. Multi-family dwellings shall not exceed 8 dwelling units in one *structure*.
- C. The *Director* may waive the following requirements if suitable *landscaping* and/or fence/wall buffering is provided:
1. All structures containing more than 2 dwelling units shall be set back a minimum of twice the required *side* and *rear yards* from adjoining properties not otherwise separated by a permanent *open space* in excess of 15 feet in width.
 2. All common activity areas, such as tot lots, playcourts, swimming pools and barbeque facilities, shall be set back a minimum of 25 feet from all adjoining property lines and walls of the units in the project.
- D. If a private roadway abuts a neighboring property, with a setback less than the *front yard* required in the underlying zoning district of the abutting property, then either a wall shall be constructed or landscaped buffering shall be installed along the roadway or a combination of a wall and landscaping, subject to the approval of the *Director*.
- E. Maximum *building area* shall be 50 percent of the total land area for the project.

Am. 4/22/88
 88-46

Am. 4/22/88
Ord. 88-46

F. All other requirements of the underlying zoning district shall apply, except there shall be no minimum lot size for any lot of record.

G.

6.50-3 Cluster Housing Procedures.

All Cluster Housing Applications shall be processed in accordance with Section 8.30-6.

6.50-4 Planned Development-Housing (PD-H).

The PD-H option is intended for higher density residential *development* on large parcels of vacant land or large parcels being redeveloped, while complementing the surrounding neighborhood, with:

- A. A variety of housing types, including *multi-family dwellings*.
- B. Innovative site design and efficient *open space*.
- C. Common amenities.
- D. Reduced construction costs for the *developer* and housing costs for the consumer.
- E. A mixing of *uses* other than allowed in the underlying zoning district.
- F. Adequate provision of public services.
- G. More flexibility for infrastructure improvements.

6.50-5 PD-H Applicability.

PD-H projects may be constructed in all residential and apartment districts.

6.50-6 PD-H Use Regulations.

Within a PD-H project, all of the following uses and *structures* shall be permitted:

- A. *Meeting facilities*, provided that facilities where the conduct of commercial affairs is a principal activity shall not be permitted.
- B. *Day-care facilities*.
- C. Dwellings: *detached*, multi-family and *duplex*.
- D. *Recreation facilities, outdoor*.
- E. Schools: Elementary, Intermediate and High.
- F. *Utility installations, Type A*.

6.50-7 PD-H Density and Minimum Land Area.

The following *floor area ratios* and minimum land area requirements shall apply to PD-H projects, based on the underlying zoning district:

<u>DISTRICT</u>	<u>FAR</u>	<u>MINIMUM LAND AREA</u>
R-20	.13	4 Acres
R-10	.24	2 Acres
R-7.5	.26	1.5 Acres
R-5	.35	1 Acre
R-3.5	.40	1 Acre
A-1	.79	.5 Acre
	1.00	If project size greater than 1 acre
A-2	1.61	.5 Acre
	2.00	If project size greater than 1 acre
A-3	2.60	.5 Acre
	3.00	If project size greater than 1 acre

6.50-8 PD-H Site Design Standards.

All PD-H projects shall comply with the following design review criteria:

- A. When a PD-H project adjoins a residential zoning district without an intervening *secondary* or *major street* or a permanent *open space* at least 15 feet wide, then a 15-foot open space buffer shall be provided. This buffer requirement may be waived by the *Director* when topography makes buffering unnecessary.
- B. All intensive recreational *uses*, such as play courts, ball fields, tot lots and swimming pools, shall be set back a minimum of 25 feet from all adjoining residential districts and 25 feet from the walls of *dwelling units* within the Planned Development project. This requirement may be waived by the Director when topography or the installation of *landscaping* and/or a fence or wall or other design features makes the setback unnecessary.
- C. A minimum of 50 percent of the land area of the project shall be maintained in open space.

- D. *Minor streets* within the project shall not be connected to *streets* outside the *development* in such a way as to encourage the use of minor streets for through traffic.
- E. Walkways may be required for pedestrian access to all *dwelling units* and project facilities.

F.

Am. 4/22/88
Ord. 88-46

6.50-9 PD-H Procedures.

All PD-H applications shall be processed in accordance with Subsection 8.30-4.

6.50-10 Application Requirements.

Any application for a Cluster or a PD-H project shall be accompanied by:

1. Project name.
2. A location map showing the project in relation to the surrounding area and the location of all major community facilities within a 1/2 mile radius of the project.
3. A site plan showing:
 - a. A metes and bounds map of site, prepared and certified by a registered engineer or surveyor, including any deed restrictions.
 - b. Lot layout and approximate dimensions, lot number of each lot, area of each lot, proposed *use* of each lot, total number of lots and total area of project.
 - c. Locations, names, dimensions, approximate gradients and radius of curves of existing and proposed streets within and adjacent to the project; approximate location and area dimensions of existing and proposed easements; existing and proposed drainage facilities; existing and proposed utilities, including sewers, water, electric, telephone and refuse.
 - d. Approximate location of areas subject to inundation or storm water overflow, and all areas covered by waterways, including ditches, gullies, streams and drainage courses within or abutting the site and features such as slide areas or falling boulder areas

likely to be harmful to the project or the surrounding area.

- e. Existing contours at vertical intervals of 5 feet where the *slope* is greater than 10 percent, and contours not more than 2 feet where the slope is less than 10 percent.
 - f. The finished condition to be achieved by proposed *grading* to be shown by contours, cross sections, spot elevations or other means, and estimated quantities of cut and fill. Elevations shall be marked on such contours based on established benchmark.
 - g. Approximate location and general description of any historical or significant landmarks or other natural features, and trees with a trunk diameter of 6 inches or more at 5 feet above ground, and an indication of the proposed retention or disposition of such features.
 - h. Location, size, spacing, setbacks and dimensions of all existing and proposed *structures*, and improvements, including the number and type of *dwelling units*.
 - i. The shoreline, shoreline setback lines, beach access and stream and other setback lines, when applicable.
 - j. Location with notations, and the sizes of all parcels of land, including *streets*, improvements, facilities and easements, proposed to be dedicated to the City, or whether the streets, improvements, facilities and easements are to be private.
 - k. Number and location of dwelling units and guest parking (covered and uncovered).
 - l. Abutting land *uses*.
4. Architectural plans which show prototype dwelling units, including floor plans and elevation drawings, with sections, dimensions and *floor area*.
 5. A landscape plan which includes identification of proposed trees by caliper and other plant material by species.
 6. A prose description of the project including: objectives of the design concept; unique site conditions; *development*

schedule (number of units and other *development* features for each phase).

7. Proposals for maintenance and conservation of all common elements.

6.50-11 Director's Decision.

The *Director* shall approve, approve with modifications, or deny with reasons the Cluster Housing or the PD-H application, based on the following criteria:

- A. The applicant's compliance with the provisions of Section 6.50-2, for Cluster Housing projects, or Section 6.50-8, for PD-H projects.
- B. The applicant's compliance with requirements of other government agencies.
- C. The applicant's compliance with all other application requirements, as specified in Section 6.50-10, Application Requirements.
- D. Assurance that the proposed development will be of quality and character compatible with surrounding land *uses* and will have the same beneficial effect on the health, safety and welfare of persons living or working in the area, as would any use or uses generally permitted in the district.

ARTICLE 7. SPECIAL DISTRICT REGULATIONS

Sections:

- 7.10 Flood Hazard Districts: Purpose.**
 - 1. Authority.**
 - 2. Establishment of Districts.**
 - 3. Warning and Disclaimer of Liability.**
 - 4. Development Standards.**
 - 5. Floodway District.**
 - 6. Flood Fringe District.**
 - 7. Coastal High Hazard District.**
 - 8. General Flood Plain District.**
 - 9. Developments Adjacent to Drainage Facility Outside the Flood Hazard District.**
 - 10. Application Procedures.**
 - 11. Flood Hazard Variance.**
 - 12. Nonconforming Structures within the Flood Hazard Districts.**
 - 13. Exemptions.**
 - 14. Other Laws and Regulations.**

- 7.20 Special Districts: Purpose.**
 - 1. Land Use and Design Control System.**
 - 2. Major, Minor and Exempt Projects.**
 - 3. Time Limits.**
 - 4. Utility Lines.**
 - 5. Landscaping.**
 - 6. Vacant and/or Paved Lots.**
 - 7. Architectural Appearance.**
 - 8. Exceptions to Height Regulations.**
 - 9. Parking.**

Sections:

- 7.30 The Hawaii Capital District.**
 - 1. Objectives.**
 - 2. Description of Hawaii Capital District.**
 - 3. Prominent Vistas, Street Pattern and Historic Places.**
 - 4. Landscaping.**
 - 5. Design Control System.**

- 7.40 The Diamond Head District.**
 - 1. Objectives.**
 - 2. Description of Diamond Head District.**
 - 3. Prominent Public Vantage Points.**
 - 4. Design Control System.**

- 7.50 The Punchbowl District.**
 - 1. Objectives.**
 - 2. Boundaries.**
 - 3. Design Control System.**
 - 4. Height Regulations.**
 - 5. Open Space.**
 - 6. Required Yards.**
 - 7. Landscaping.**
 - 8. Design.**
 - 9. Prominent Vistas and Viewing Areas.**

- 7.60 The Chinatown District.**
 - 1. Objectives.**
 - 2. Description of Chinatown District.**
 - 3. Design Control System.**
 - 4. Special Restrictions for the District.**
 - 5. Design Advisory Committee.**

- 7.70 The Thomas Square/Honolulu Academy of Arts District.**
- 1. Objectives.**
 - 2. Description of Thomas Square/Honolulu Academy of Arts District.**
 - 3. Significant Views.**
 - 4. Design Control System.**
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- 7.80 The Waikiki District.**
- 1. Description of Waikiki District.**
 - 2. Land Use Control System.**
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 - 6. Resort Commercial Precinct.**
 - 7. Public Precinct.**

- 7.90 The Haleiwa District.**
- 1. Objectives.**
 - 2. District Boundary.**
 - 3. Design Control System.**
 - 4. Design Advisory Committee.**
 - 5. Project Classification and Procedural Requirements.**

7.10 Flood Hazard Districts: Purpose.

Certain areas within the City are subject to periodic inundation by *flooding* and/or tsunami which may result in loss of life and property, creation of health and safety hazards, disruption of commerce and governmental services as well as extraordinary public expenditures for flood and tsunami protection and relief.

The purposes of establishing *Flood Hazard Districts* are to protect life and property and reduce public costs for flood control and rescue and relief efforts, thereby promoting the safety, health, convenience and general welfare of the community.

7.10-1 Authority.

This Section is enacted pursuant to the U.S. National Flood Insurance Act of 1968 (Public Laws 90-448 and 91-152), as amended, and the U.S. Flood Disaster Protection Act of 1973 (Public Law 93-234), as amended.

Am. 4/22/88
Ord. 88-46

7.10-2 Establishment of Districts.

A. Flood Hazard Districts.

This Section shall apply to all lands within the Flood Hazard Districts delineated on the Flood Boundary and Floodway Maps, and Flood Insurance Rate Maps, as prepared by the Federal Insurance Administration, Federal Emergency Management Agency. The following Flood Hazard Districts are established:

1. *Floodway District.*
2. *Flood Fringe District.*
3. *Coastal High Hazard District.*
4. *General Flood Plain District.*

B. The Flood Hazard Districts are delineated on the Flood Boundary and Floodway Maps, Flood Insurance Rate Maps and any amendments by the Federal Emergency Management Agency, on file with the Department of Land Utilization, City and County of Honolulu, and which hereinafter are called Flood Maps.

C. The flood boundary and *regulatory flood* elevations shall be determined by the Flood Maps. Where interpretation is needed as to whether or not a project lies within a certain flood district, or interpretation is needed on the regulatory flood elevation in the *Floodway*, *Flood Fringe* or *Coastal High Hazard Districts*, a request for interpretation shall be submitted to the *Director for* determination. The request shall include the project site and location plan, property lines and dimensions and tax map key.

- D. Where interpretation on the *regulatory flood* elevation or other data is needed, other than as stated in Subsection C. above, the *Director* with the recommendation of the *Chief Engineer* shall make the determination. The request for interpretation under this Section shall be submitted to the Director and include three sets of documents, stamped and signed by a registered professional engineer, containing adequate information and substantiating data consistent with this part, such as flood study, flood data, project site and location plan, property lines and dimension, tax map key, and topographic data, contours or spot elevations based on reference marks on Flood Maps. Upon review by the Director, other related information may be required to evaluate the request.

7.10-3 Warning and Disclaimer of Liability.

The degree of flood and tsunami protection required by the *Flood Hazard Districts* is considered reasonable for regulatory purposes and is based on standard engineering methods of study. Larger floods or tsunamis than the regulatory flood as designated on the flood maps may occur on occasions, or flood or tsunami elevations may be increased by man-made or natural causes. This Section does not imply that areas outside the flood hazard area will be free from *flooding* or damage.

This Section shall not create liability on the part of the City or any officer, official or employee for any flood or tsunami damages that result from reliance on this part or any administrative decision lawfully made thereunder.

Am. 4/22/88
Ord. 88-46

7.10-4 Development Standards.

Developments within the Flood Hazard Districts shall:

- A. Be designed and *structures* adequately anchored to resist flotation, collapse or lateral movement due to the forces caused by the regulatory flood.
- B. Use construction materials and equipment that are resistant to flood damage for portions below the regulatory flood elevation.
- C. Use construction methods and practices that will minimize damage caused by the regulatory flood.

- D. Be consistent with the need to minimize damage by the *regulatory flood* to the best available technological and practical design and construction.
- E. Provide utilities and facilities (including but not limited to sewers, water, electric, telephone and gas) designed, located and constructed to minimize impairment to service caused by the regulatory flood.
- F. Provide drainage to minimize damage by the regulatory flood in accordance with the Storm Drainage Standards of the Department of Public Works.
- G. For new or replacement potable water system and facilities, be designed to minimize or eliminate infiltration of flood waters into the systems.
- H. For new or replacement sanitary sewer system and waste disposal system, be designed, located and constructed so as to minimize impairment to them or contamination from them during and subsequent to *flooding* by the regulatory flood.

Am. 4/22/88
Ord. 88-46

7.10-5 Floodway District.

- A. Within the *Floodway District*, the following *uses* having a low flood damage potential and not adversely obstructing the regulatory flood shall be permitted as under the underlying zoning district and which are not prohibited by any other laws or ordinances; and provided they do not adversely affect the capacity of the *floodway* or any tributary or any other drainage facility or system:
 - 1. Public and private outdoor recreational facilities, lawn, garden and play areas.
 - 2. Agricultural uses including farming, grazing, pasture and outdoor plant nurseries.
 - 3. Drainage improvements, such as dams, levees, channels and bridges.
- B. Temporary or permanent *structures*, fill, storage of material or equipment or other improvements which adversely affect the capacity of the floodway or adversely increase the regulatory

flood elevations shall not be allowed. Construction and improvements shall be subject to documentation by studies and data by a registered professional engineer that, to the best available technical knowledge and information, encroachment shall not result in any adverse increase in the regulatory flood elevations during occurrence of the *regulatory flood*.

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Ord. 88-46

7.10-6 Flood Fringe District.

- A. Within the *Flood Fringe District*, the *uses* permitted in the underlying zoning district shall be permitted, provided such uses, improvements, *structures* and utilities are in compliance with the provisions of this Section.
- B. In addition to Section 7.10-4., above, the following standards shall be applicable in the Flood Fringe District:
 1. All construction and improvements of residential structures shall have the lowest *habitable floor* including *basements* but not including floors used for storage purposes, garages, *carports* and *lanais*, elevated to or above the regulatory flood elevation. Maximum height in country, agricultural or residential districts may be exceeded by no more than 5 feet, provided such additional height shall not be greater than 25 feet above the regulatory flood elevation.
 2. All construction and improvements of non-residential structures shall have the lowest habitable floor elevated to or above the regulatory flood elevation; or, together with attendant utility and sanitary facilities, be designed and constructed so that below the regulatory flood elevation, the structure is water-tight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy due to the regulatory flood.
 3. The structure above the regulatory flood elevation shall be securely anchored to the foundation to resist movement and flotation due to the regulatory flood.

4. All construction, improvements, portions of *structures* and foundations below the regulatory *flood elevation*, shall be designed to be *flood proof*, anchored to resist movement and flotation and be able to resist the impact and calculated forces of the regulatory flood.
5. In areas of shallow *flooding*, as designated on the flood maps as AO and AH zones, all construction and improvements of residential structures, including but not limited to *dwelling* or *lodging units*, shall have the lowest *habitable floor*, including *basements* elevated above the crown of the nearest street to or above the depth number specified on the flood maps. All new construction and improvements of non-residential structures within the AO and AH zones shall have the lowest habitable floor elevated above the crown of the nearest *street* to or above the depth number specified on the flood maps; or, together with attendant utility and sanitary facilities, be completely flood-proofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capacity of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

6-7.

Am. 4/22/88
Ord. 88-46

7.10-7 Coastal High Hazard District.

- A. Within the *Coastal High Hazard District*, the *uses* permitted in the underlying zoning district shall be permitted, provided such uses, improvements, structures and utilities are in compliance with the provisions of this Section.
- B. In addition to Subsection 7.10-4., above, the following standards shall be applicable in the Coastal High Hazard District:
 1. All construction and improvements shall have the lowest habitable floor, including basements elevated to or above the regulatory flood elevation and securely anchored to *piles* or *columns* to resist movement and flotation and such foundation is able to resist the impact and calculated forces of the

regulatory flood. Maximum height in agricultural, country or residential districts may be exceeded by no more than 5 feet, provided such additional height shall not be greater than 25 feet above the *regulatory flood elevation*.

2. All construction and improvements shall have the space below the regulatory flood elevation reasonably free of obstruction or constructed with "break-away walls" intended to collapse under stress without jeopardizing the structural support of the *structure* so that the impact on the structure by tsunami is minimized. Such enclosed space shall not be used as a *habitable floor*.
3. The use of fill for structural support of *buildings* shall be prohibited.
4. All new *development* shall be constructed landward of the reach of the mean high tide.

5-6.

7.10-8 General Flood Plain District.

All proposed developments within the *General Flood Plain District* shall be subject to review and approval of the *Director*. The application, signed and stamped by a registered professional engineer, shall include the following information to evaluate the *flooding* and to determine whether it is located on a *floodway* or *flood fringe* area:

- A. Project location and site plan showing dimensions, topographic data, contours or spot elevation based on reference marks on flood maps, relationship of project to floodway and flood fringe areas as determined by the flood study and existing and proposed flood control measures and requirements.
- B. Flood study and drainage report, including cross section and profile of the area and the regulatory flood elevation and riverine flood velocities at the project.

Upon review by the *Director*, other information may be required to evaluate the flooding of the site.

The *Director*, with the recommendation of the *Chief Engineer* or other appropriate agency, shall evaluate and determine whether the proposed project is located within a floodway or flood fringe area and

review the related flood data such as *flood elevation*, riverine flood velocities, boundaries, etc.

If it is determined that the proposed project is within a *floodway* area, the project shall comply with the provisions and standards of the Floodway District. If it is determined that the proposed project is within a *flood fringe* area, the project shall comply with the provisions and standards of the *Flood Fringe District*. Until a Floodway or Flood Fringe District is designated, no *development* shall be allowed that would increase the water surface elevation of the *regulatory flood* more than one foot at any point.

For developments in areas where the flood study and report have been previously reviewed and accepted by the City, the flood study and drainage report information may be waived by the *Director*.

7.10-9 Developments Adjacent to Drainage Facility Outside the Flood Hazard District.

Applications for building permits or development projects located on property encompassing or adjacent to a property with any stream, river or drainage facility shall be subject to review and approval of the Chief Engineer. Upon request by the *Chief Engineer*, the application shall include information signed and stamped by a registered professional engineer, in accordance with Section 7.10-10, to evaluate the potential *flooding* of the area.

If it is determined that the proposed project is within a floodway area, the project shall comply with the provisions and standards of the Floodway District. If it is determined that the proposed project is within a flood fringe area, the project shall comply with the provisions and standards of the Flood Fringe District.

No drainage facility, river or stream shall be modified, constructed, lined or altered in any way unless approved by the Chief Engineer.

7.10-10 Application Procedures.

All permits required by this Chapter, subdivisions and other projects within the *Flood Hazard Districts* shall include the stamp,

signature and the following statements of a registered professional engineer and/or architect that, to the best available technical knowledge and information:

- A. The studies, plans, specifications and other documents comply with the standards of the *Flood Hazard District*.
- B. The *flood-proofing* measures are consistent with the regulatory *flood elevation*.
- C. The project is adequate to resist the regulatory flood forces.
- D. *Structures* in the *Coastal High Hazard District* are securely anchored to adequately anchored pilings or columns in order to resist the forces of the *regulatory flood* and not adversely affect the regulatory flood on surrounding properties.

Information shall also include the location of the flood hazard boundaries; location, dimensions and elevations of the property in relation to elevation reference marks on flood maps; regulatory flood elevations, velocity and data; location and elevations of existing and proposed structures, utilities, *streets* and improvements; and the existing and proposed flood-proofing measures and improvements.

Development applications within the *General Flood Plain District* shall include the flood documents which were reviewed and accepted by the Director.

Whenever applicable, the Flood Hazard District requirements of a development project shall be determined prior to processing for other approvals mandated by other laws and regulations.

7.10-11 Flood Hazard Variance.

A. The following, as permitted by other ordinances and regulations, unless otherwise stated, may be permitted as a *flood hazard variance* from this Section subject to review and approval of the *Director*:

- 1. New structures, except in the *Floodway District*, which are to be erected on a lot of one-half acre or less in area, contiguous to and surrounded by lots with existing structures constructed below the regulatory flood elevation.

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2. *Uses, structures and standards in the Floodway District as permitted under the underlying zoning district, which do not result in any adverse increase in the regulatory flood elevation.*
 3. *Standards in the Flood Fringe and Coastal High Hazard Districts, except for height standards.*
- B. The application shall be submitted to the *Director* and signed and stamped by a registered professional architect or engineer, and shall include three sets of documents with the following information as may be applicable:
1. Plans and specifications showing the site and location; dimensions of all property lines and topographic elevation of the *zoning lot*; existing and proposed structures and improvements, fill, storage areas; location and elevations of existing and proposed *streets* and utilities; *flood-proofing* measures; relationship of the site to the location of the flood boundary; and the existing and proposed flood control measures and improvements.
 2. Cross-sections and profile of the area and the *regulatory flood* elevations and profile based on elevation reference marks on flood maps.
 3. Flood study and drainage report in areas where study and report have not been reviewed and accepted by the City.
 4. Description of surrounding properties and existing structures and uses and the effect of the regulatory flood on them caused by the variance.
 5. Justification and reasons for the variance with consideration of the intent and provisions of this part and information as may be applicable on the following:
 - a. The danger to life and property, including surrounding properties due to increased flood elevations or velocities caused by the variance.
 - b. The danger that materials may be swept on to other lands or downstream to the injury of others.

- c. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions.
 - d. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual *owners*.
 - e. The importance of the services provided by the proposed facility to the community.
 - f. The availability of alternative locations not subject to flooding for the proposed use.
 - g. The compatibility of the proposed *use* with existing *development* anticipated in the foreseeable future.
 - h. The relationship of the proposed use to the *flood plain* management program for the area.
 - i. The safety of access to the property in times of flood for ordinary and emergency vehicles.
 - j. The expected elevations and velocity of the *regulatory flood* expected at the site due to the variance.
 - k. That failure to grant the variance would result in exceptional hardship to the applicant.
 - l. That the variance will not result in adverse increase to the *regulatory flood elevations*, additional threat to surrounding properties and to public safety, extraordinary public expense or conflict with other laws or regulations.
6. An agreement whereby a covenant will be inserted in the deeds and other conveyance documents of the property and filed with the Bureau of Conveyances of the State of Hawaii that the property is located in a flood hazard area and is subject to *flooding* and flood damage. The covenant shall contain a statement that a *flood hazard variance* to construct a *structure* below the regulatory flood elevation will result in increased premium rates for flood insurance and such construction below the regulatory flood elevation increases risks to life and property. The covenant shall also state

that the property *owner* or owners will not file any lawsuit or action against the City for costs or damages or any claim, and shall indemnify and save harmless the City from any liability when such loss, damage, injury or death results due to the *flood hazard variance* and the *flooding* of the property. Upon approval of the flood hazard variance, such covenants shall be fully executed, and proof of filing with the Bureau of Conveyances shall be submitted to the *Director* prior to issuance of any building permits.

7. Such other factors which are relevant to the purposes of this Section.
- C. The Director shall refer the request to the *Chief Engineer*, Building Superintendent or other appropriate agency for their comments and recommendations. A flood hazard variance may be granted upon showing of good and sufficient cause, and determination that (1) failure to grant the variance would result in exceptional hardship to the applicant; (2) the variance will not result in adverse increase to *flood elevations*, additional threat to public safety, extraordinary public expense or conflict with other laws or regulations, except as otherwise stated; and (3) a variance granted within a *Floodway District* would not result in adverse increase of the regulatory flood elevation.

The Director may approve, approve with conditions or deny the application. Such conditions may include:

1. Modification of the project, including the sewer and water supply facilities.
2. Limitations on periods of *use* and operation.
3. Imposition of operational controls, sureties and deed restrictions.
4. Requirements for construction of channels, dikes, levees and other flood-protective measures.
5. *Flood-proofing* measures designed consistent with the regulatory flood elevation, flood velocities, hydrostatic and hydrodynamic forces and other factors associated with the regulatory flood.
6. Other conditions as may be required by the Director.

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7.10-12 Nonconforming Structures within the Flood Hazard Districts.

Any *nonconforming structures* which were previously lawful prior to the effective date of the *Flood Hazard Districts* but which are not in conformity with it, may be continued and subject to the conditions in Subsections A. through D., below.

Application for *development* for a nonconforming structure in the *Floodway District* shall be accompanied by documentation by a registered professional engineer that to the best available technical knowledge and information, the development would not result in any adverse increase in the *regulatory flood* elevations.

A. Repairs and Maintenance.

Exemption from the standards of the Flood Hazard Districts shall be permitted for any work done on any nonconforming structure in any period of 12 consecutive months on repairs and maintenance, the cost of which does not exceed 50 percent of the replacement value of the *structure* before the work is started or, if the structure has been damaged and is being restored, before the damage occurred.

B. Damage, Destruction or Demolition.

Reconstruction and improvements shall be permitted for any work done on any damaged, destroyed or demolished nonconforming structure, the cost of which equals or exceeds 50 percent of the replacement value of the structure before the damage or demolition occurred, provided it is constructed in conformity with the standards and provisions of the Flood Hazard District in which it is located and the damage or demolition occurred within a prior period of 12 months.

Reconstruction and improvements within the Floodway District shall comply with the standards and provisions of the *Flood Fringe District* and a registered professional engineer shall submit documentation showing that to the best technical knowledge and information, the reconstruction will not increase the regulatory flood elevations as existed during existence of the nonconforming structure.

C. Exterior Improvements to an Existing Structure.

Exemption from the standards of the *Flood Hazard District* shall be permitted for any work done on any exterior alteration, additional work, or remodeling to any *nonconforming structure*, provided work is done in a period of 12 consecutive months, the cost of which does not exceed 50 percent of the replacement value of the existing *structure* before the work is started. This cost includes all work, including repairs and maintenance as stated above.

D. Relocation.

If a structure is relocated, it shall thereafter conform to the Flood Hazard District; however, exemption from the standards of the Flood Hazard District shall be permitted for any relocation of an existing nonconforming structure which is in the same *zoning lot* and Flood Hazard District.

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7.10-13 Exemptions.

Application for exempted structures and improvements in the *Coastal High Hazard District* shall contain a statement from a registered professional engineer or architect that, to the best available technical knowledge and information, the structure does not adversely affect the *regulatory flood* on surrounding properties.

Application for exempted structures and improvements in the *Floodway District* shall contain a statement from a registered professional engineer that, to the best available technical knowledge and information, the new structure does not result in any adverse increase in the *regulatory flood elevations*.

The following structures and improvements shall be exempted:

- A. Structures listed on the National Register of Historic Places or State Inventory of Historic Places for reconstruction, rehabilitation or restoration.
- B. Fences and *retaining walls*.
- C. Interior renovations and improvements.
- D. Repair and maintenance to strengthen or restore any existing *building* or structure to a safe condition, as declared to be unsafe by an official charged with protecting the public safety.

- E. Demolition.
- F. Outdoor swimming pools.
- G. Signs.
- H. Temporary *structures* and *uses* incidental to *building* construction or *land development*.
- I. Carnivals, circuses, luaus and fairs, and camping tents of a temporary nature.
- J. Storage sheds for agricultural, lawn equipment and other similar storage sheds, including garages and *carports*.
- K. *Streets*, roadways, off-street *parking lots*, including private driveways, bridges and walkways.
- L. Bathhouses, comfort stations, open park pavilions, boat houses, picnic tables and benches, playground equipment, recreational open play courts, and recreational outdoor lighting and *landscaping*.
- M. Seawalls, bulkheads, wharves, piers and docks.
- N. Other structures similar to those as stated above which meet the intent and purpose of this Section as determined to be exempt by the *Director*.

7.10-14 Other Laws and Regulations.

All construction and improvements subject to this Section shall comply with other applicable laws and regulations including, but not limited to, the Building, Housing, Plumbing and Electrical Codes, and *Grading* Ordinances. This Section, designed to reduce *flood* losses, shall take precedence over any less restrictive, conflicting laws, ordinances or regulations.

7.20 Special Districts: Purpose.

The purpose of a Special District (SD) is to provide a means by which certain areas in the community in need of restoration, preservation, redevelopment or rejuvenation may be designated as Special Districts to encourage development which protects and/or enhances the physical and visual aspects of an area for the benefit of the community as a whole.

7.20-1 Land Use and Design Control System.

To fulfill district design and land use objectives, each ordinance establishing each district shall contain:

- A. A land use control system with *use* regulations suitable to recognize the special characteristics and opportunities of the district.
- B. A design control system setting forth explicit design standards and guidelines for the regulation of the district and its *development* and maintenance.

Regulations may be developed which supplement or modify underlying zoning district regulations.

Sections 7.20-2 through 7.20-9 shall apply to all Special Districts.

7.20-2 Major, Minor and Exempt Projects.

All development in any Special District shall be classified into one of three categories: Major, minor or exempt. Major and minor projects shall require a Special Design Permit.

A. Major Permits.

These permits are intended for projects that may significantly change the intended character of the Special District. All projects which do not fall into either the minor or exempt category shall be considered major projects.

B. Minor Permits and Exempt Projects.

Minor and exempt projects shall be determined in accordance with Table 21.

**TABLE 21
MINOR AND EXEMPT PROJECTS
IN SPECIAL DISTRICTS**

SPECIAL DISTRICTS

LEGEND: m = Minor
M = Major
E = Exempt
N/A = Not Applicable

Thomas Square/ Academy of Arts	Punchbowl	Diamond Head	Chinatown	Waikiki	Hawaii Capital	Haleiwa
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ACTIVITY/USE

Signs	E	E	E	m	E	m	E ¹
Tree removal over 6" diameter	m	m	m	m	m	m	E ¹
1- & 2-family dwelling	E	m	m	N/A	E	E	E
Public facilities and structures of a recreational nature	m	m	m	m	m	m	m
Minor additions to existing structures	m	m	m	m	m	m	m/E ²
Accessory structures	m	m	m	m	m	m	m/E ²
Modification, alteration, repair to historic structures	m	m	m	m	m	m	M
Public improvements, including roads, utilities and drainage	m	m	m	m	m	m	M/m ³
Grading and stockpiling	m	m	m	m	m	m	M/E ⁴
Interior repairs, alterations and renovations	E	E	E	E	E	E	E ¹
Emergency repair including sewer, water, electrical, gas, cable TV, telephone and drainage	E	E	E	E	E	E	E
Exterior repair, alteration and modification to non-historic structures, which is minor in nature and does not adversely change the character or appearance of the structure	E	E	E	E	E	E	m/E ²
Temporary structures, uses incidental to construction	E	E	E	E	E	E	E
Carnivals, luaus, circuses and fairs, provided they do not exceed 2 days	E	E	E	E	E	E	E
Demolition of non-historic structures	m	m	m	m	m	m	m
Fences and walls	E	E	E	E	E	E	E

1-Subject to review by the Director.

2-Specific projects may be minor or exempt, depending on whether the building or site is listed on Exhibit 17 or 18.

3-Specific projects may be major or minor, depending on scope of project.

4-Specific projects may be major or exempt, depending on whether site is listed on Exhibit 18.

1. Minor permits are intended for projects which will have limited impact and are considered minor in nature. The *Director* shall have the right to review and modify such projects.
2. Exempt projects will have negligible or no impact and therefore do not require a detailed review. They include projects which require emergency repairs, interior work and, in some cases, which do not change the exterior appearance of a *structure*.

7.20-3 Time Limits.

The Special Design Permit shall be null and void if the applicant fails to secure building permits within 2 years of the date of issuance of the Permit. The applicant shall be notified in writing of the change in the time period. On show of cause, the applicant may request the Director to extend the time limit.

7.20-4 Utility Lines.

Notwithstanding any ordinance or regulation to the contrary, utility companies shall place their utility lines underground within any Special District. The Director may grant an exemption to utility lines based on the applicant's satisfactory justification that no other alternative will better achieve the District's purpose and objectives.

7.20-5 Landscaping.

Any tree 6 inches or greater in trunk diameter shall not be removed except as follows:

A. Exceptions.

1. The tree is not visible from any *street*, park or other public viewing area.
2. Appropriate *development* of the site cannot be achieved without removal of the tree.
3. The tree is a hazard to the public safety or welfare.
4. The tree is dead, diseased or otherwise irretrievably damaged.
5. The applicant can demonstrate the tree is unnecessary due to overcrowding of vegetation.

B. Replacement.

1. Any tree removed which is visible from any *street*, park or other public viewing area shall be replaced by an approved tree of minimum 2 inches caliper or by alternative approved *landscaping* material, unless the replacement results in overcrowded vegetation.
2. Where possible, trees proposed for removal shall be relocated to another area of the project site.

7.20-6 Vacant and/or Paved Lots.

Vacant and/or paved lots and unimproved and temporarily vacant construction sites shall be maintained by the property *owners* and/or occupants of the premises.

7.20-7 Architectural Appearance.

All application material for projects within the District shall include the following information:

- A. Architectural character of the *building* and its relevance to the district's intended character.
- B. Reasons for selection of the exterior finish, material and color and their cumulative effect on the overall appearance of the district as well as on the surrounding *developments*.

7.20-8 Height Regulations.

- A. *Structures* of a decorative or utilitarian nature such as fountains, statues, handrails, and street lamps shall be permitted in zero height precincts.
- B. The *Director* may exempt the following architectural features from the height regulations of the Special District, provided they are erected only to such height as is necessary to accomplish the purpose for which they serve, but in no case exceeding 12 feet above the maximum height limit. These building elements may be exempted only if the Director finds they do not obstruct any significant views which are to be preserved, protected and enhanced and are consistent with the intent and objectives of this Section.

1. Necessary mechanical appurtenances of the *building* on which they are erected, provided they are screened from view.
 2. Necessary utilitarian features, including stairwell enclosures, ventilators and skylights.
 3. Decorative or recreational features, including roof-top gardens, planter boxes, flagpoles, parapet walls or ornamental cornices.
- C. Except for flagpoles, smokestacks, and broadcasting antennae, all items listed in Section 3.60-B., of this Chapter shall also be exempt from the height provisions of this Section. In addition, the requirements of Section 3.60-A. shall govern the measurement of height in all Special Districts.

7.20-9 Parking.

Parking and loading spaces shall be prohibited in all required *yards*, except that the applicable optional yard siting provisions of Article 5 may be used, unless otherwise specified under the provisions of a Special District.

7.30 The Hawaii Capital District.

The purpose of this Section is to establish a Special District to be called the "Hawaii Capital District" and to provide for its protection, preservation, enhancement, orderly *development* and growth.

7.30-1 Objectives.

The objectives of the Hawaii Capital District are:

- A. To provide for the orderly growth and development of governmental facilities, other public and private institutions, and private development located in the Hawaii Capital District.
- B. To provide safeguards for the preservation, protection, enhancement and perpetuation of *buildings* within the Hawaii Capital District which represent or reflect elements of the State's civic, aesthetic, cultural, social, economic, political and architectural heritage.
- C. To establish the Hawaii Capital District and its landmarks as sources of education, pleasure and welfare for the people of the State of Hawaii and to foster civic pride in the beauty and accomplishments of the past.
- D. To preserve, protect, enhance and perpetuate the natural environment and park-like setting of the Hawaii Capital District.
- E. To preserve, protect, enhance and perpetuate significant *structures* and landmarks and the existing park-like setting of the Hawaii Capital District as seen from all areas of the Punchbowl overlook.

7.30-2 Description of Hawaii Capital District.

- A. The Hawaii Capital District is located between Honolulu Harbor and Punchbowl, east of the Central Business District of Honolulu.
- B. The Hawaii Capital District and its precinct boundaries are shown on Exhibit 1.

7.30-3 Prominent Vistas, Street Pattern and Historic Places.

- A. The following *streets* provide prominent vistas within the Hawaii Capital District as well as views of the mountains and the

waterfront. The design of all proposed projects within the district shall be guided by the Building Setbacks, Vistas and Street Pattern, as shown on Exhibit 2.

1. Beretania Street between Alapai Street and Pali Highway.
 2. Hotel Street between Alapai Street and Alakea Street.
 3. King Street between South Street and Alakea Street.
 4. Kapiolani Boulevard at the intersection of South Street and King Street.
 5. Ala Moana Boulevard between Punchbowl Street and the Fort Street Mall.
 6. Mililani Street between Halekauwila Street and King Street.
 7. Punchbowl Street between Beretania and Ala Moana Boulevard.
 8. South Street between Beretania and Ala Moana Boulevard.
 9. Richards Street between Halekauwila and Beretania Street.
 10. Alapai Street between King and Beretania Street.
- B. The following is a listing of sites, *structures* and objects which have historic, cultural and scenic importance of architectural value and, therefore, are worthy of preservation. The sites, structures and objects are identified on Exhibit 3.
1. Kawaiahao Church and Grounds
 2. Adobe School House
 3. Lunalilo Mausoleum
 4. Kekuanaoa Building State
 5. Kapuaiwa Building
 6. Hale Auhau
 7. Kamehameha I Statue
 8. Alliolani Hale
 9. U.S. Post Office
 10. Hawaiian Electric Building
 11. Honolulu Hale and Grounds
 12. Mission Memorial Building Annex
 13. Honolulu Hale Annex (Mission Memorial Building and Auditorium)
 14. Iolani Palace and Grounds
 15. Iolani Barracks
 16. Royal Burial Ground and Fence

17. Coronation Band Stand
 18. Captain Cook Memorial Tablet
 19. YWCA and Grounds
 20. Banyan Tree on the Iolani Palace Grounds
 21. Old Archives Building (Attorney General's Building)
 22. Hawaii State Library
 23. State Capitol and Grounds
 24. Armed Services YMCA and Grounds
 25. St. Andrew's Cathedral
 26. Washington Place and Grounds
 27. Mission Houses
 28. Aloha Tower
 29. Royal Brewery
- C. Several other *buildings* contribute to the character of the area. In reviewing applications for modifications and/or removal of the following *structures*, efforts to retain them are to be encouraged: St. Andrew's Priory, St. Peter's Church, Central Intermediate School, Aliiolani Hale Annex, the old Kakaako Fire Station and all of the St. Andrew's Close--Davies and Tenney Halls and Parke Memorial Chapel besides the Cathedral.

7.30-4 Landscaping.

- A. Exhibit 4 shall be used as a general reference for the location of "street" trees within the Hawaii Capital District. *Open space* and setback requirements for each precinct shown on Exhibits 1 and 2, respectively, shall be *landscaped* in accordance with landscape guidelines and regulations contained in this Section.
- B. *Parking lots* adjacent to *streets* and/or *public open spaces* shall be screened from public view with hedge material or landscaped earth berms. Intermittent canopy form trees spaced at a maximum of 6 car stall widths should be planted around and/or within open paved parking areas in order to screen and reduce visual impact of parking areas seen from surrounding buildings.

7.30-5 Design Control System.

The District shall consist of one historic precinct and 13 other precincts as delineated on Exhibit 1. Special restrictions for the precincts are as follows:

A. Historic Precinct.

1. Within the Historic Precinct, no *building, structure or landscape* element, including trees, shall be erected, installed or planted, and no addition to or demolition, relocation or removal of any existing building, structure or landscape element shall be permitted except for the following reasons:
 - a. To wholly or partially restore the exterior of a structure in a manner appropriate to the Historic Precinct.
 - b. To comply with the architectural character and specific requirements of this Section as stipulated in Section 7.30-4 and Exhibit 1.
 - c. To improve the function of private and public structures and spaces.
 - d. The project is minor or exempt.
2. All required *yards* within the Historic Precinct shall be landscaped, planted and maintained to preserve and enhance the existing park-like setting and to be compatible with the grounds of Iolani Palace and the Capitol Building.
 - a. Large open spaces, lawns and canopy-type shade trees, fountains and sculptures shall be compatible with the grounds of Iolani Palace and the Capitol Building.
 - b. In small open areas, combinations of ground covers, shrub masses, flowering trees and palms may be used either to introduce rich foliage patterns, for screening purposes, or to provide contrast to large, open lawn areas.
 - c. Small-scale landscape features such as courtyards, resting places, entrances and intimate gardens are encouraged and should be compatible with, and secondary to, the larger park-like landscape.

d. *Yards* along all avenues of approach, except for necessary ingress/egress, shall be *landscaped*, planted and maintained. Ewa-Diamond Head avenues of approach to the Historic Precinct are Beretania, Hotel, King and Queen streets and Kapiolani Boulevard; mauka-makai avenues of approach are Richards, Punchbowl and Mililani streets.

3. Along *major streets*, the area between curb and sidewalk shall be landscaped with trees in order to create tree-shaded avenues as gateways to and within the Hawaii Capital District. These trees shall be selected from the list on file at the Department of Land Utilization and approved by the Department of Parks and Recreation for each of the above streets.

B. Other Precincts.

The following regulation shall apply to all other precincts: All parcels shall comply with the minimum *open space* expressed as a percentage of *lot area* designated on Exhibit 1.

C. The roofs of all *structures* shall require architectural treatment to subdue adverse impacts as seen from the Capitol and other major public *buildings* and the look-out points on Punchbowl.

7.40 The Diamond Head District.

The natural appearance of Diamond Head and the prominent public views of Diamond Head have special values of local, state, national, and international significance and are in danger of being lost or seriously diminished through changes in land use and accompanying land *development*. Public policies dealing with this concern have been established at each level of government.

In accordance with these findings and established public policies, it is necessary to preserve and protect the significance of Diamond Head.

7.40-1 Objectives.

The objectives of the Diamond Head District are:

- A. To preserve existing prominent public views of Diamond Head by modifying construction projects that would diminish existing prominent public views.
- B. To preserve the existing natural appearance of Diamond Head by modifying construction projects which would alter the existing natural appearance of Diamond Head from prominent public vantage points.
- C. To preserve and enhance cultural and *historic sites*.
- D. To preserve and enhance the views of Diamond Head as seen from heavily travelled and highly developed areas.
- E. To preserve and perpetuate all natural and man-made assets that are conducive to and compatible with the cultural, social, economic and historic heritage of the District.

7.40-2 Description of Diamond Head District.

The area of the Diamond Head District is shown on the map marked Exhibit 6.

7.40-3 Prominent Public Vantage Points.

The prominent public vantage points from which significant public views of Diamond Head exist are defined to include the following:

A. Public Streets :

1. Ala Wai Boulevard from McCully Street to Kapahulu Avenue.
2. Paki Avenue from Kapahulu Avenue to Diamond Head Road.
3. Diamond Head Road.
4. Date Street from the Manoa-Palolo Drainage Canal to Kapahulu Avenue.
5. Campbell Avenue from Kapahulu Avenue to Monsarrat Avenue.
6. Kalakaua Avenue from Kapahulu Avenue to Coconut Avenue.
7. Kapahulu Avenue from Date Street to Kalakaua Avenue.
8. Monsarrat Avenue.
9. Alohea Avenue from 7th Avenue to Diamond Head Road.
10. 12th Avenue from Maunaloa Avenue to Alohea Avenue.
11. Kahala Avenue from Elepaio Street to Diamond Head Road.
12. 18th Avenue from Kilauea Avenue to Diamond Head Road.
13. 22nd Avenue from Kilauea Avenue to Diamond Head Road.
14. Kilauea Avenue from Elepaio Street to 12th Avenue.

B. Public Viewing Sites:

1. Ala Moana Beach, including Magic Island.
2. The beaches extending from the Ala Wai Yacht Harbor to San Souci Beach.
3. Diamond Head Beach Park.
4. Kapiolani Park.
5. Honolulu Zoo.
6. Ala Wai Golf Course.
7. Ala Wai Park.
8. Kapaolono Field.
9. Fort Ruger Park.
10. Ala Wai Elementary School.
11. Jefferson Elementary School.
12. Waikiki Elementary School.
13. Kilauea Playground.
14. Kaimuki Intermediate School.

7.40-4 Design Control System.

A. Landscaping Regulations.

All required yards within the District shall be *landscaped*, and

maintained. A minimum of 50 percent of each required *yard* area shall be devoted exclusively to plants which are rooted directly in the ground or in permanently fixed planter boxes.

B. The *Director* may grant exceptions to Special District height limits, not to exceed the height regulations for the underlying zoning district, if the applicant can demonstrate the following:

1. That the proposed construction would not substantially diminish any public views from any of the prominent vantage points described for the Special District; or
2. That the extra height is necessary to achieve some public objective of importance.

Such demonstrations shall include:

1. Information which provides a basis for the objective in terms of a public need or problem;
2. Other reasonable alternatives to achieve the objective; and
3. An appropriate analysis of the alternatives which indicate that the proposed construction is the most beneficial to the public's interest.

7.50 The Punchbowl District.

The significance of the National Memorial Cemetery of the Pacific as a National Monument and the role of the Punchbowl natural land form as one of Hawaii's important landmarks have long been recognized. Over the years, however, the pattern of land *development* and land use changes in the area have imposed a serious threat to the views of its slopes and diminished the serenity of the natural appearance and sanctity of the National Cemetery and its environs.

The natural appearance of Punchbowl and the prominent public views of Punchbowl have special values of local, state, national and international significance and are in danger of being lost or further diminished through adjacent and surrounding land development.

In accordance with these findings and established public policies, it is necessary to preserve and protect the significance of Punchbowl.

7.50-1 Objectives.

The primary objective for the establishment of the Punchbowl District is to protect, preserve and enhance the natural setting and unique character of Punchbowl and its environs. The specific objectives of the Punchbowl District are:

- A. Preserve and enhance Punchbowl's existing form and character.
- B. Preserve and enhance the natural appearance of Punchbowl's slopes, its approach *streets* and the park-like character of the surrounding area.
- C. Preserve and enhance significant views to and from Punchbowl, especially those within highly developed and heavily travelled areas.
- D. Preserve and enhance Punchbowl as a significant natural landmark viewed from public streets and public places within Honolulu.
- E. Encourage *landscaping* which will enhance views and the general character of the Punchbowl area.
- F. Encourage development which will complement the natural features of the Punchbowl District and public views to and from it.
- G. Preserve, enhance and restore the serene and scenic qualities within the National Cemetery and the scenic qualities of views from the lookout.

H. Preserve and restore, to the extent possible, *buildings* and sites of historic, cultural and/or architectural significance and encourage new *development* which is compatible with and complements those buildings and sites.

7.50-2 Boundaries.

The Punchbowl District boundaries are designated on Exhibit 7.

7.50-3 Design Control System.

The District's 8 precincts are delineated on Exhibit 7. Special conditions for the precincts are following.

7.50-4 Height Regulations.

Structures and recreational equipment not exceeding 20 feet by 20 feet horizontal dimension and 6 feet in height shall be exempt from the height limitation in zero height precincts.

7.50-5 Open Space.

A. Subject to the approval of the *Director*, a maximum of 25 percent of the required *open space* may be used for parking of cars if, in the determination of the Director, adequate *landscaping* is provided and the parking does not adversely affect any of the objectives or provisions of this Section.

B. The percentage of required open space shall be according to the following:

1. *Zoning lots* 5,000 square feet or less . . . 50 percent
2. *Zoning lots* greater than 5,000 square feet. 60 percent
3. *Zoning lots* in Zero height precincts. . . . 100 percent
4. *Zoning lots* in Business, Business Mixed-Use and Industrial Districts. 50 percent

7.50-6 Required Yards.

A. The minimum required *front yard* for any structure 30 feet or less in height shall be 10 feet.

- B. The minimum required *front yard* for any *structure* exceeding 30 feet in height shall be a minimum of 20 feet, except that for certain *streets*, as designated on Exhibit 8, the minimum required *yard* shall be 30 feet.
- C. The maximum heights of structures at the required front yard shall not exceed 15 feet. Two additional feet in height shall be allowed for each additional foot of added yard dimension to extend a maximum of 30 feet from the street property line, at which point the permitted maximum height shall prevail.
- D. Other yards shall conform to the requirements of the underlying zoning district.

7.50-7 Landscaping.

- A. All *open space* and required yards shall be *landscaped*.
- B. Street trees shall be provided at a maximum spacing of 30 feet on center and shall be a minimum 2-inch caliper. Species and location in the sidewalk area or on the project site shall be determined by the *Director* in consultation with the Department of Parks and Recreation.
- C. Trees shall be provided, including street trees, in the ratio of one tree for each 750 square feet, or major fraction thereof, of *building area*, subject to the following:
 - 1. Credit shall be given, at a ratio of 1 to 1, for existing trees that are to be preserved.
 - 2. Substitute landscaping may be permitted upon approval by the *Director*.
- D. Flat rooftop areas visible from the Punchbowl Lookout shall incorporate landscaping or architectural features, such as trellises in combination with landscaping, to substantially offset any adverse visual impact on views from the lookout areas.
- E. All fences and walls exceeding 36 inches in height shall be set back a minimum of 18 inches along all *street frontages* and landscaped with vine or hedge planting or other approved vegetation on the street side.

7.50-8 Design.

- A. The exterior facades of all *structures* and structural forms shall be designed to have architectural scale, components and features that relate in a compatible manner to nearby existing structures, particularly existing small-scale *development*.
1. Large, blank *building* walls and walls with extensive identical and repetitious components are generally inappropriate.
 2. Maximum building form dimension shall not apply to structures 40 feet or less in height.
 3. The dimension of required offsets to achieve an appropriate design scale shall be subject to the review and approval of the *Director*.

7.50-9 Prominent Vistas and Viewing Areas.

The *streets* identified on Exhibit 8 provide prominent vistas of the Punchbowl landform or prominent views of the mountains and/or the shoreline.

There are also prominent vistas of Punchbowl provided from certain parks, schools and other locations within the District. These public viewing areas are identified on Exhibit 8. The site plan, design of structures and site and street *landscaping* of all projects adjacent to a street or public viewing areas identified on Exhibit 8 shall not adversely affect but shall preserve and enhance these prominent vistas.

7.60 The Chinatown District.

In recognition of the need to revitalize the Chinatown area, which is the oldest section of Downtown Honolulu and shows evidence of physical deterioration and neglect, the City approved and adopted a Chinatown General Neighborhood Renewal Plan (GNRP) for redevelopment.

Also, in recognition of the unique lifestyle, ethnic atmosphere and historic architecture in the area, Chinatown was placed on the National Register of Historic Places as the Chinatown Historic District.

In accordance with these findings and established public policies, it is necessary to preserve the historic significance, architecture and characteristics of the Chinatown area and to insure compatibility of proposed plans for its renewal and revitalization.

7.60-1 Objectives.

The primary objectives for establishment of the Chinatown District are to preserve the historic significance, architecture and characteristic *uses* of the area and to meet the needs of the present and future population. More specifically, the objectives are as follows:

- A. To preserve and enhance the historic architecture and human scale of *development*.
- B. To preserve and enhance the ethnic pattern of social and human activities and uses.
- C. To insure that new developments in Chinatown are compatible with the character of the area and with existing *structures* of historic and architectural significance.
- D. To economically revitalize and improve the attractiveness of the Chinatown area.
- E. To promote the health, safety and welfare of the residents, including their satisfactory relocation in compliance with applicable HUD relocation rules and regulations.
- F. To insure proper maintenance of *buildings* with significant historic, architectural and cultural value.

7.60-2 Description of Chinatown District.

The District is defined by the Chinatown District Map, Exhibit 9.

7.60-3 Design Control System.

- A. The District shall consist of five precincts as delineated on Exhibit 9.
- B. City agencies involved in the review of applications shall consider as general guidelines the following reports prepared for or by the Department of Housing and Community Development and filed with the City Clerk and by reference made a part hereof: (1) "Chinatown, a Plan and Renewal," (2) "Chinatown Historic Preservation Plan," and (3) "Guidelines for Change in Chinatown." The term "general guidelines" as used in this part shall not be construed by any person or agency to mean a strict legal prerequisite to the approval of any appropriate building permit or Special Design Permit or any other City approval of plans for projects within the Chinatown District.

7.60-4 Special Restrictions for the District.

- A. Precinct 1.
The project plans must meet the economic feasibility criteria for the Pauahi Urban Renewal Project.
- B. Precinct 2.
The project plans for the Smith-Beretania Project must provide adequate housing units and parking facilities to make the project economically feasible.
- C. Precinct 3.
Alterations to existing facades of *buildings* should be compatible with the treatment and materials of the original design. New *structures* should be compatible with the treatment and materials of adjacent or nearby buildings of historically significant architecture.
- D. Precinct 4.
Alterations to existing facades should be compatible with the treatment and materials of existing buildings. New structures

should complement the existing treatment and materials of the surrounding, historically significant architecture in the precinct.

E. Precinct 5.

Alterations to existing building facades should be compatible with the existing treatment and materials of the original design. Substitution of materials and change in design of the building facade is permissible where it will not significantly alter the architectural character and scale of the surrounding environment. New *structures* should not be in sharp contrast with the existing treatment, scale and materials of *buildings* of historically significant architecture.

F. All Precincts.

There shall be no required *front yard* in any precinct in the Chinatown District.

7.60-5 Design Advisory Committee.

A Design Advisory Committee shall be established to advise the *Director* on matters concerning Special Design Permits and on plans for *development* within the Chinatown District.

7.70 The Thomas Square/Honolulu Academy of Arts District.

Thomas Square and the Honolulu Academy of Arts are designated for preservation on the State and National Register of Historic Places because of their historic significance. Thomas Square is a focal point for the Honolulu Academy of Arts, the Neal S. Blaisdell Center and Linekona School and has been increasingly used for recreation and special activities. In recent years, however, through consolidation of lots, high-rise apartment *buildings* have been constructed in the immediate vicinity of the Honolulu Academy of Arts imposing on the serenity of the Square and the interior courtyards of the Academy.

In view of these past trends and established public policies, it is necessary to preserve and protect the historic, cultural and scenic significance of Thomas Square and the Honolulu Academy of Arts.

7.70-1 Objectives.

The overall objective of the Thomas Square/Honolulu Academy of Arts District is to protect the site from intrusion by incompatible *developments* and to preserve and enhance its historic value, cultural atmosphere and *uses*, and scenic quality. More specifically, the objectives are as follows:

- A. To protect, preserve and enhance Thomas Square where the sovereignty of the Hawaiian Kingdom was restored to King Kamehameha III by Great Britain.
- B. To protect, preserve, enhance and perpetuate the cultural uses of the Honolulu Academy of Arts and Thomas Square.
- C. To protect, preserve, enhance and perpetuate the *landscaping*, architecture and serene scenic quality of Thomas Square and the Honolulu Academy of Arts interior courts.

7.70-2 Description of Thomas Square/Honolulu Academy of Arts District.

The boundaries of the district are shown on the Thomas Square/Honolulu Academy of Arts Map, Exhibit 10.

7.70-3 Significant Views.

The following are significant views within the Thomas Square/Honolulu Academy of Arts District. In order to protect these significant views, the site *development*, design of *structures* and site, and street *landscaping* of all projects within the District shall comply with the provisions of this part.

- A. Views of Thomas Square from Ward Avenue, Victoria Street, Beretania Street, Hotel Street, Young Street, King Street, the Neal Blaisdell Center and the Honolulu Academy of Arts.
- B. Views of the Honolulu Academy of Arts, First United Methodist Church, McKinley High School and the Neal S. Blaisdell Center from Thomas Square.
- C. Views along Ward Avenue to Thomas Square and Punchbowl.
- D. Views along King Street, Beretania Street, and Hotel Street and from the Hawaii Capital District and the Honolulu Civic Center Area.
- E. Views from the Academy courtyards skywards.

7.70-4 Design Control System.

The protection of the District from intrusion by incompatible and overpowering developments and the preservation and enhancement of its historical value, cultural atmosphere and *uses*, and scenic quality shall be accomplished through the establishment of a Design Control System which primarily regulates *building* heights and setbacks, *open spaces*, *yards* and *streets*.

The District shall consist of four precincts as indicated on Exhibit 10. Special restrictions for the precincts are as follows:

The percentage of open space shall be as required by the underlying zoning district, except for the following precincts:

- A. 100 percent for Precinct 1, Thomas Square.

The intent is to maintain the existing character and landscape elements in the Square and to prohibit all structures except those mandatory for the enhancement and function of the landscaped Square.

- B. 50 percent for Precinct 2, Honolulu Academy of Arts.
The primary intent is to maintain a maximum amount of *open space* along the Beretania Street frontage to complement and extend the *landscaped* qualities of Thomas Square.
- C. 60 percent for Neal S. Blaisdell Center within Precinct 3.
The intent is to maintain a park-like setting for the *structures* of the Center by maximizing the major landscaping on the site and extending the visual open space qualities of Thomas Square along Ward Avenue to and including Kapiolani Boulevard.

7.70-5 Building Setbacks.

All structures shall be set back as indicated on Exhibit 10.

7.70-6 Landscaping Requirements.

- A. All required *yards* shall be landscaped and maintained with a minimum of 75 percent of the area devoted exclusively to plant material rooted directly in the ground or permanently fixed plant containers.
- B. Trees shall be provided, including street trees, in a minimum ratio of one tree for each 750 square feet, or fraction thereof, of *building* coverage, subject to the following:
 - 1. Credit shall be given, at a ratio of 1 to 1, for existing trees that are to be preserved.
 - 2. Substitute landscaping may be permitted.
- C. Street trees shall be provided in conformance with Subsection E, below, and shall be a minimum 2-inch caliper, except palms which shall have a minimum trunk height of 15 feet. Exceptions to the provisions of this Section to accommodate special conditions shall be reviewed and may be approved by the *Director*.
- D. Rooftop parking shall be substantially screened from oblique as well as overhead views by landscaping or architectural features such as trellises in combination with landscaping.
- E. Special street landscaping criteria on Exhibit 12 describe the character and general standards for major landscaping in the sidewalk area and required yards. All tree planting shall be in

conformance with the requirements and standards set forth by the Department of Parks and Recreation, except that alternative species, especially native Hawaiian or species long present and common to the Hawaiian Islands, including useful fruit-bearing and flowering varieties, shall be encouraged and may be substituted in all instances.

1. Thomas Square and the Honolulu Academy of Arts.
 - a. Unless otherwise provided, all *landscaping* and tree planting shall be subject to review and approval.
 - b. All new landscaping and tree planting shall preserve, enhance and complement the existing trees and landscaping.
2. Kinau Street and Victoria Street (from Kinau Street to H-1 Freeway).
 - a. Character: Continuous planting of medium-sized street trees with vertical form trees between the sidewalk and *buildings* to provide a transition of scale to taller *structures*.
 - b. Street tree species: Haole Kou (*Cordia sebestena*); appropriate trees for the setback area--Coconut Palms (*Cocos nocifera*), Gold tree (*Tabebuia Donnell smithii*).
 - c. Maximum spacing: 30 feet on center for street trees; 1 per 40 feet of *street frontage* for trees in setback area.
 - d. Location: Street trees in sidewalk area; informal arrangement for setback area trees.
3. Beretania Street (except from Ward Avenue to Victoria Street).
 - a. Character: A major approach *street* to the Hawaii Capital District with a continuous canopy of large trees. Hedges, walls, fences and high plant material or shrubs near the sidewalk would not be appropriate.
 - b. Street tree species: Milo (*Thespesia populnea*).
 - c. Maximum spacing: 100 feet on center.
 - d. Location: Within the first 5 feet of the *front yard*.
 - e. Other landscaping and landscape elements: Shall not exceed 2 feet in height within the first 10 feet of the front yard.

4. Hotel Street and Young Street.
 - a. Character: A formal continuation of the entry walks focusing on the fountain and Banyan trees of Thomas Square with preservation of views to and from Thomas Square.
 - b. Street trees species: False Olive (*Elaeodendron orientale*).
 - c. Maximum spacing: 25 feet on center.
 - d. Location: In the sidewalk area.
5. South King Street (except from Ward Avenue to Victoria Street).
 - a. Character: A *major street* of flowering trees. Other trees and *landscaping* should give evidence of variety to contrast and complement the continuity of the street trees.
 - b. Street tree species: Rainbow Shower (*Cassia hybrida*).
 - c. Maximum spacing: 50 feet on center at both the sidewalk and required *front yard*.
 - d. Location: Alternately in the sidewalk area and the first 5 feet of the required front yard to achieve a maximum linear spacing of 25 feet on center.
6. Ward Avenue (from South King Street to H-1 Freeway except for the Diamond Head side at Thomas Square and the Honolulu Academy of Arts) and Victoria Street (from South King Street to Kinau Street except for the Ewa side at Thomas Square and the Honolulu Academy of Arts).
 - a. Character: Large canopy trees to complement the Honolulu Academy of Arts and Thomas Square and provide continuity of streetscape from Kapiolani Boulevard to the H-1 Freeway. The unobstructed ground plane of Thomas Square should extend to the front yards of properties directly across from Thomas Square where hedges, walls, fences and high shrubs or other plant material would not be appropriate near the sidewalk.

- b. Street tree species: Royal Poinciana (*Delonix regia*); in combination with Monkeypod (*Samanea saman*) opposite Thomas Square only.
 - c. Maximum spacing: 100 feet on center.
 - d. Location: Within the first 5 feet of the *front yard*.
 - e. Other *landscaping* and landscape elements: At Thomas Square and the Honolulu Academy of Arts shall not exceed two feet in height within the first 20 feet of the *front yard*; Palm trees shall not be planted in the *front yard* opposite Thomas Square.
7. Ward Avenue (from Kapiolani Boulevard to South King Street) and South King Street (makai side from Ward Avenue to Victoria Street).
- a. Character: Extension of the open "palm grove" at the Neal S. Blaisdell Center with interspersed lower canopy planting to vary scale and provide color along the *street*.
 - b. Street tree species: Royal Poinciana (*Delonix regia*), as noted in "c" below, and Coconut Palm (*Cocos hucifera*).
 - c. Quantity: Three Palm trees and one Royal Poinciana tree shall be provided per 100 feet of *street frontage*.
 - d. Location: Palm trees within the *front yard* and informally grouped; Royal Poinciana trees within 5 feet of the *front yard* and interspersed with the Palms. Royal Poinciana trees shall be used only on the Ewa side of Ward Avenue and along the front of the Neal S. Blaisdell Center Exhibition Hall.
 - e. Other *landscaping* and landscape elements: Shall not exceed 2 feet in height except at the last 5 feet of the *front yard*.
8. All fences or walls exceeding 36 inches in height shall be set back a minimum of 18 inches along all *street frontages* and landscaped with vine, hedge or other approved planting on the *street side(s)*.

9. Undue severe pruning, removal or destruction of any plant material required or intended for preservation under the provisions of this Section shall not be permitted.

7.80 The Waikiki District.

The purpose of the Waikiki District is:

- A. To guide the *development* of Waikiki with due consideration to optimum community benefits.
- B. To promote health, safety, social and economic well-being for the community as a whole.
- C. To protect, by means of proper planning and control, the value of private and public investment within the District and its surrounding communities.
- D. To encourage developments that would improve and complement the public facilities and utilities in Waikiki and the physical and visual aspects of the urban environment in the area.
- E. To ensure that future developments would alleviate traffic and utility problems and would prevent detrimental impact on the existing development.
- F. To provide for utilities and off-site improvements, either publicly or privately in advance of new development.
- G. To provide for the efficient and safe movement of people and goods.
- H. To bring about a desirable level of urban design compatible with the climate and the character of Hawaii within the District.
- I. To provide a means to control apartment, commercial and *hotel* density in Waikiki.
- J. To provide greater access to public beach areas.
- K. To encourage the development of a variety of land *uses* which are compatible with and will enhance the unique character of the district.
- L. To provide additional, properly distributed open spaces and vistas.

7.80-1 Description of Waikiki District.

The District is identified on Exhibit 13.

7.80-2 Land Use Control System.

Within the District there are four types of Zoning Precincts, the boundaries of which are indicated on Exhibit 13.

7.80-3 General Requirements.

The following requirements shall be applied in all precincts within the District:

A. Uses and Activities Permitted in Yards.

No business activity of any kind, including advertising, promotion, solicitation, merchandising or distribution of commercial handbills, or *structures* or any other *use* or activity, except newspaper sales and distribution, shall be located or carried out within any required *yard*, *street* or building *setback* area except those areas occupied by enclosed nonconforming *buildings* .

B. Circulation Plan.

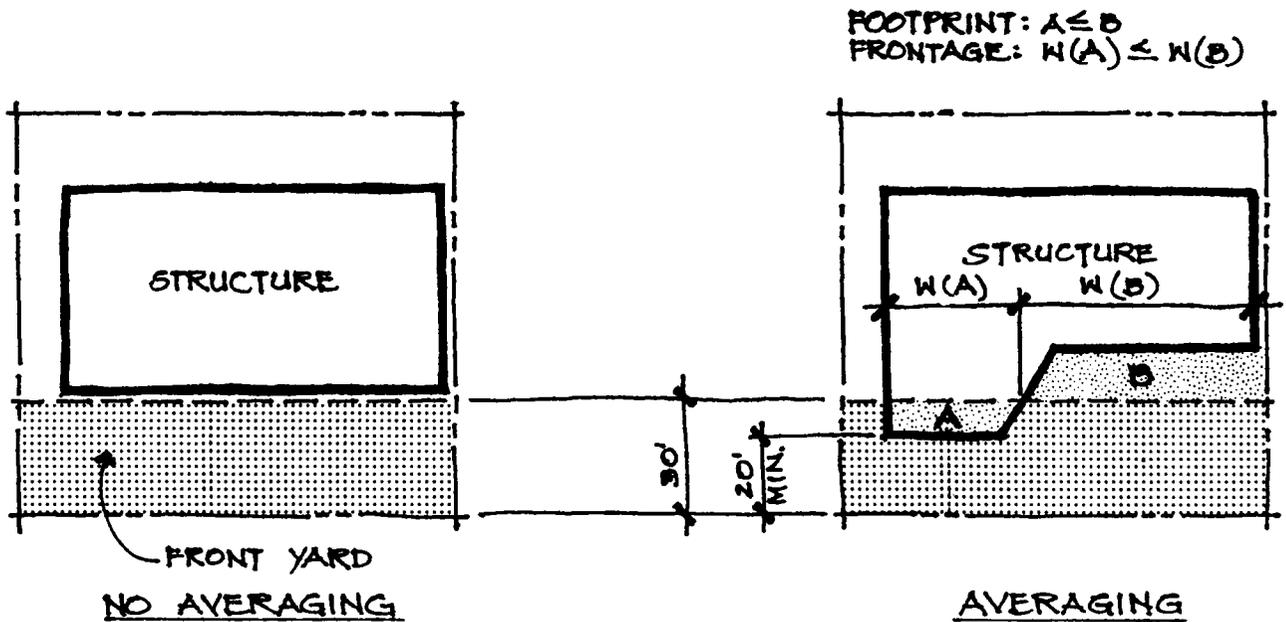
1. All *developments* within the District shall comply with the guidelines prescribed on the Circulation Plan marked Exhibit 14.
2. Curb cuts for driveway openings and sight distances at all intersections shall comply with the Traffic Code and the Design Standards of the Department of Transportation Services unless modified by the City Council.

C. Urban Design Guidelines.

1. All structures within the District shall conform to the guidelines specified on the Urban Design Controls marked Exhibit 15.
2. Yard Requirements:
 - a. An average *front yard* of 30 feet shall be provided, measured from the existing right-of-way on Kapahulu Avenue, Kalakaua Avenue, Ala Moana and Ala Wai Boulevard, and measured from the *street setback line* for Kuhio Avenue, as shown on adopted street right-of-way maps, except for *zoning lots* less than 65 feet in depth (see paragraph b. below) and for Apartment Precinct zoning lots less than 4,000 square feet in area (see Section 7.80-4.B.1.). The front yard may vary between 20 feet and 30 feet, provided that (1) at least 50 percent of the lot frontage shall have no

less than a 30-foot *front yard* and (2) the undulation of setback line shall result in a design acceptable by the *Director* (see Figure 14).

Figure 14



30' FRONT YARD - WAIKIKI

Unless otherwise permitted by this Section, a minimum front yard of 20 feet shall be provided along all other *streets*, measured from the *street setback line* as shown on adopted street right-of-way maps.

- b. When the depth of a *zoning lot* is less than 65 feet, the Director may make exception to the *yard* requirements subject to design review and based on the lot configuration and the effect of the proposal on surrounding properties.

3. Within the District, it may be necessary to provide additional *yard* area and spacing between *buildings* to insure:
 - a. Provision of light and air;
 - b. Protection of significant views as seen from major buildings; and
 - c. Orientation of buildings according to the urban design guidelines.
4. *Landscape* treatment in the form of street furniture, trees and other off-site treatment, as deemed appropriate by the *Director*, and on-site landscaping with irrigation system of yard areas and other grounds within the project shall be provided and maintained. In addition, the use of planters on buildings at various elevations, including rooftop parking, is encouraged and may be required where appropriate. All rooftop mechanical appurtenances, stairwells and elevator enclosures, ventilators and air conditioning equipment shall be screened by architectural and/or landscape treatments.
5. *Automobile service stations* and car rental establishments shall comply with the following requirements:
 - a. A minimum *side* and *rear yard* of 5 feet shall be required with a solid fence or wall at least 6 feet in height on the property line with the required yard substantially landscaped with planting and maintained.
 - b. The station shall be illuminated so that no unshielded, unreflected or undiffused light source is visible from any public area or private property immediately adjacent to the station.
 - c. All areas not landscaped shall be provided with an *all-weather surface*.
 - d. No water produced by activities on the *zoning lot* shall be permitted to fall upon or drain across public *streets* or sidewalks.
6. Screening in the form of landscape treatment shall be required to prevent undesirable vistas or sight lines.

7. Utility installations shall be designed and installed in an aesthetic manner so as to hide or screen wires and equipment completely from view, including views from above.
8. When a proposed *development* contains mixed *uses*, the sum of ratios of the *floor area* of each use divided by the maximum permitted floor area for that use on the lot shall not exceed one, as indicated below.

PROPOSED FLOOR AREA DEVOTED TO USE A	+	PROPOSED FLOOR AREA DEVOTED TO USE B	+	PROPOSED FLOOR AREA DEVOTED TO USE "N"	≤ 1
Maximum floor area permitted by the Waikiki District if only Use A is developed on the lot.		Maximum floor area permitted by the Waikiki District if only Use B is developed on the lot.		Maximum floor area permitted by the Waikiki District if only Use N is developed on the lot.	

D. Minimum Lot Width Requirement.

The minimum *lot width* for all precincts is 45 feet.

E. Nonconformity.

1. In case of total voluntary destruction, a *nonconforming use* or *structure* may be replaced by a new *structure* containing either (1) up to the same floor area of the structure prior to its destruction, with the same use, or (2) up to the permitted floor area limit of the precinct for similar uses, whichever is less. In any event, the new structure shall comply with the height and *yard* requirements of the Urban Design Controls (Exhibit 15) and other applicable regulations of this Section.
2. In case of the accidental destruction of a nonconforming structure devoted to a conforming use which contains *multi-family dwelling units*, it may be restored to its original condition in accordance with subsections 3.120-B.1.a., b. and c.

7.80-4 Apartment Precinct.

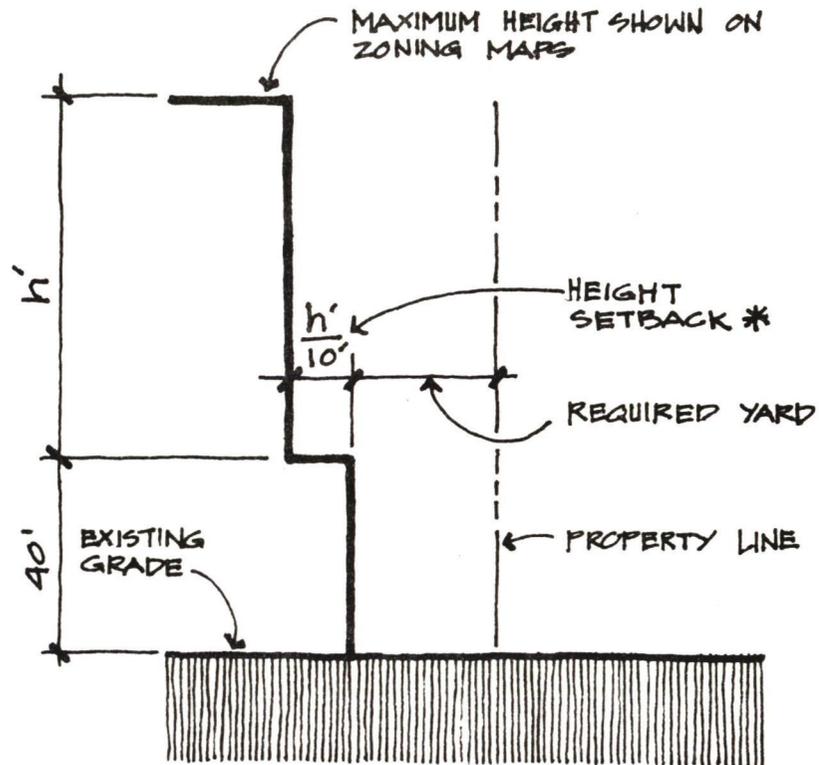
A. Permitted Uses.

1. Art galleries and museums.
2. *Boarding facilities.*
3. *Day-care facilities.*
4. *Detached dwellings.*
5. *Group Living Facilities.*
6. *Meeting facilities*, provided that commercial activities as a principal activity within the meeting facility shall not be allowed.
7. *Multi-family dwellings.*
8. *Public uses and structures.*
9. *Recreational facilities, outdoor.*
10. Schools: elementary, intermediate and high.
11. *Uses and structures* customarily and clearly incidental and subordinate to permitted uses and structures, including parking garages and recreational facilities provided for residents of apartment structures.
12. *Utility installations, Type A.*

B. Yard Requirements.

1. *Front yards* for zoning lots of less than 4,000 square feet and less than 3,500 square feet shall have a minimum depth of 20 feet and 10 feet, respectively. Front yards of larger lots shall comply with the requirements of Subsection 7.80-3.C.2. of this Section. *Side and rear yards* shall be at least 10 feet, provided that all of the front yard and the nearest 5 feet of the side and rear yards to lot lines shall be *landscaped*.
2. In addition to the yard regulations stated above, for any portion of a structure above 40 feet in height, additional front, side and rear height setbacks equal to one foot for each 10 feet in height, or fraction thereof, shall be provided. This additional setback shall be a continuous vertical plane from the top of the structure to the height of 40 feet above existing grade (see Figure 15).

FIGURE 15



* APARTMENT AND RESORT HOTEL PRECINCTS:
FRONT, SIDE AND REAR YARDS
RESORT COMMERCIAL PRECINCT:
FRONT YARD, UNLESS ADJOINING
APARTMENT PRECINCT

ADDITIONAL HEIGHT SETBACK - WAIKIKI

Am. 4/22/88
Ord. 88-46

C. Density.

1. The determination of the permissible *Floor Area Ratio (FAR)* in the Apartment Precinct for dwelling use shall be found by the application of the following formula, according to zoning lot size:

ZONING LOT AREA
IN SQUARE FEET

FORMULA TO FIND FAR

Less than 7,500

(lot area) X (.00009) + .08

Greater than or equal
to 7,500

but less than 70,000

(lot area) X (.00009) + .85

Greater than or equal
to 70,000

FAR equals 1.50

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.

2. No parcel within an Apartment Precinct shall be subdivided into lots of less than 10,000 square feet. Consolidation of lots regardless of size, in conformity with the subdivision regulations, is permitted.
3. Maximum FAR of other permitted uses within an Apartment Precinct shall be 1.0.

D. Open Space Requirements.

A minimum of 50 percent of the zoning lot shall be devoted to *open space* for all *developments* within an Apartment Precinct.

E. Zoning Adjustment: Lanai Enclosures.

Am. 4/22/88
Ord. 88-46

7.80-5 Resort Hotel Precinct.

A. Permitted Uses .

1. Art galleries and museums.
2. Car rental establishments, excluding repair facilities.
3. *Commercial parking lots and garages.*
4. *Day-care facilities .*
5. *Hotels .*
6. *Marina accessories .*
7. *Meeting facilities .*

8. *Other uses and structures:* Uses and structures customarily associated with and clearly incidental and subordinate to permitted uses and structures.
 9. *Public uses and structures.*
 10. Recreational facilities, outdoor.
 11. *Retail establishments*, provided there is no outdoor storage or display of merchandise, financial institutions, office buildings for visitor industry-oriented activities, including eating establishments, *theaters*, *indoor amusement and recreation facilities*, excluding amusement arcades.
 12. *Time sharing.*
 13. *Transient vacation rentals.*
 14. *Utility installations, Type A.*
- B. Yard Requirements.
1. *Front yards* shall comply with the requirements established in Subsection 7.80-3.C. Additionally, all front yards shall be maintained in *landscaping*.
 2. Where a Resort Hotel Precinct abuts an Apartment Precinct or an apartment use, the abutting *side* and/or *rear yard* shall be at least 10 feet, provided that the nearest 5 feet of such yards to the lot line shall be maintained in landscaping.
 3. In addition to Subsections B.1. and B.2., above, for any portion of a structure above 40 feet in height, additional front, side and rear height setbacks equal to one foot for each 10 feet in height, or fraction thereof, shall be provided. This additional setback shall be a continuous vertical plane from the top of the structure to the height of 40 feet above existing grade (see Figure 15).
- C. Density.
1. The determination of the permissible *Floor Area Ratio (FAR)* in the Resort Hotel Precinct shall be found by the application of the following formulae:

**ZONING LOT AREA
IN SQUARE FEET**

FORMULA TO FIND FAR

Less than 10,000	$(\text{lot area}) \times (.00013) + .03$
Greater than or equal to 10,000 but less than 30,000	$(\text{lot area}) \times (.00003) + 1.05$
Greater than or equal to 30,000 but less than or equal to 90,000	$(\text{lot area}) \times (.000014) + 1.54$
Greater than 90,000	FAR equals 2.8

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.

2. No parcel within a Resort Hotel Precinct shall be subdivided into lots of less than 10,000 square feet. Consolidation of lots regardless of size, in conformity with the subdivision regulations, is permitted.
3. Maximum floor area for commercial development projects within a Resort Hotel Precinct shall be in accordance with the FAR prescribed for commercial resort uses under Subsection 7.80-6.C.
4. Except for *uses* permitted for *hotel* and commercial development use above, the maximum floor area of other permitted uses within a Resort Hotel Precinct shall not exceed 60 percent of the FAR stipulated for hotel use, stated above.

D. Open Space Requirements.

A minimum of 50 percent of the zoning lot shall be devoted to *open space* for all *developments* within a Resort Hotel Precinct.

7.80-6 Resort Commercial Precinct.

A. Permitted Uses.

1. *Amusement and recreation facilities, indoor.*
2. Art galleries and museums.

3. *Automobile service stations* and car rental establishments, excluding repair facilities.
4. Bars, taverns and nightclubs.
5. Cabarets, dance halls.
6. *Commercial parking lots and garages.*
7. *Day-care facilities .*
8. Eating establishments.
9. Financial institutions.
10. *Marina accessories.*
11. *Medical clinics .*
12. *Meeting facilities .*
13. Office buildings.
14. Photography studios.
15. *Public uses and structures .*
16. *Recreation facilities, outdoor .*
17. *Retail establishments*, including the incidental manufacturing of goods for sale only as retail on the premises; retail sales and display rooms, but storage of new or used vehicles, building materials, or any scrap or salvage operations or storage or display of any scrap, salvage or second-hand building materials or automobile parts shall not be permitted;
18. *Theaters .*
19. *Uses and structures* customarily accessory and clearly incidental and subordinate to principal uses and structures, but amusement arcades shall not be permitted.
20. *Utility installations, Type A.*
21. Zoos.

B. Yard Requirements.

Front yards shall comply with the setback limits established in Subsection 7.80-3.C. and Exhibit 15.

Within a Resort Commercial Precinct, the following shall constitute yard and *open space* requirements:

1. Where a resort commercial use adjoins an Apartment Precinct without an intervening *street*, alley or permanent open space over 25 feet in width, a *side yard* or *rear yard* equal to that

required for the apartment use, Subsection 7.80-4.B., shall be provided.

2. Except as required in Subsection 1 above, no rear or side yard shall be required.
3. Within a Resort Commercial Precinct, at least 50 percent of the front yard shall be landscaped.

C. Density.

1. The FAR of all buildings and structures situated on a lot shall not exceed 1.75. However, in addition to such maximum, 5 square feet of floor area may be added for each square foot of open space devoted to pedestrian use and landscape area at ground level, exclusive of the front 20 feet of the required yards, and 3 square feet of floor area may be added for each square foot of arcade area. However, in no event shall the total FAR exceed 2.50.
2. For the purpose of subdivision, the lot area for resort commercial uses shall not be less than 5,000 square feet.

7.80-7 Public Precinct.

A. Permitted Uses.

1. Public uses and structures, including accessory activities operated by private lessees under supervision of a public agency.
2. All structures within the Public Precinct shall comply with the guidelines established by the Urban Design Controls marked Exhibit 15.

B. The FAR, height and yard requirements for structures shall be approved by the Director.

C. Signs shall be approved by the Director and shall not exceed a total of 24 square feet in area.

7.90 The Haleiwa District.

Haleiwa provides a historical encounter with a rural commercial setting which is an integral part of Hawaii's history. The purpose of this Section is to provide a vehicle to preserve its character and provide for its protection and enhancement. By designating a Special District, it is intended that the character of future *developments* will be compatible with that of the existing community and retain the rural quality of the area and that the cultural integrity of the community will be preserved.

7.90-1 Objectives.

The objectives of the Haleiwa District are to:

- A. Preserve and enhance Haleiwa's existing form and character.
- B. Preserve and restore to the extent possible *buildings* and sites of scenic, historic, cultural, and/or architectural significance, and encourage new development which is compatible with and complements those buildings and sites.
- C. Develop and enhance attractive "entrances to Haleiwa" along Kamehameha Highway.
- D. Encourage new development which will complement the significant physical features, waterways, and sites in Haleiwa.
- E. Retain a distinctive and viable pedestrian oriented commercial area for residents and visitors.
- F. Provide for safe and pleasant pedestrian movement and improved vehicular circulation.
- G. Develop *landscaping* and architectural controls which will enhance the attractiveness and general character of the area.
- H. Preserve and enhance significant views in Haleiwa, especially those within the highly developed and heavily traveled areas.
- I. Provide public improvements such as roadways, sidewalks, street lights, street furniture, and signage compatible with the rural character of the community.

7.90-2 District Boundary.

The boundaries of the District are designated on Exhibit 16. The District is generally comprised of land parcels abutting Kamehameha Highway between Weed Junction south and Haleiwa Beach Park north.

7.90-3 Design Control System.

The District shall consist of 1 General Criteria Precinct as delineated on Exhibit 16. When there is a conflict between the underlying zoning district regulations and the provisions of the Special District, the more restrictive regulations shall apply. Special conditions for the District are as follows:

A. Heights.

1. Permitted maximum heights of *buildings* and *structures* within the District shall not exceed 30 feet.
2. Subject to review and approval by the *Director*, exemption from the height regulations may be made for decorative features such as ornamental cornices, parapets, flag poles church steeples, and necessary utilitarian features such as ventilators, skylights, stairs, etc, for other than residential zoned districts.

B. Required Yards.

1. The minimum required *front yard* for any building or structure shall be 10 feet from any *street* property line or the established *street setback line*, whichever is the greater distance from the street centerline set by the adopted street right-of-way maps and standards. Single-story porches, roof canopies, or eaves for other than residential structures may extend a maximum of 5 feet into the front yard for B-2 Community Business Districts.
2. Parking or loading spaces shall not be permitted in required front yards but drives and walkways necessary for access shall be permitted.
3. The minimum required setback for any new building or structure from any significant waterways as identified on Exhibit 18 shall be 20 feet as measured from the water's edge.

C. Landscaping.

1. All required *front yards* shall be *landscaped*. A minimum 10-foot wide buffer landscape strip shall be provided for all service stations, outdoor motor vehicle service areas or other drive-in type open *uses* between the Kamehameha Highway property line or *street setback lines*, whichever is greater, and the service lanes or area.
2. The setback area within 20 feet from any significant waterways shall be maintained in an indigenous state. Additional planting material shall be provided in this area to screen any new *structures* or parking and drive areas as viewed from Kamehameha Highway. This requirement may be reduced for roadways and access drives where visibility is required for the safety of vehicles and pedestrians.
3. Street trees along all *street frontages* shall be a minimum 2-inch caliper. Species, spacing, and location in the sidewalk area or on the project site shall be determined by the *Director* in consultation with the Director of the Department of Parks and Recreation.

D. Off-street Parking.

1. Open parking areas of 5 or more cars shall be screened from view of Kamehameha Highway and adjacent lots and *streets* by fence, walls, earth berms, depression, and/or landscaping a minimum of 48 inches high. This height may be reduced, subject to review and approval of the Director, where visibility is required for the safety of vehicles and pedestrians.
2. Any open parking area exceeding 2,500 square feet shall be landscaped to a minimum of 10 percent of the gross parking area.
3. Canopy-form trees, a minimum 2-inch caliper, shall be provided for open parking areas in the ratio of 1 per each 5, or fraction thereof, parking spaces. Exact location shall be determined upon review of specific site conditions.

4. Plant material and landscape elements shall be installed and properly maintained by the responsible property *owner*, lessee or tenant.
5. Off-street parking shall be located at the side and rear of *buildings* only.

E. Architectural Appearance and Character.

1. General.

The architectural form, scale, and character for new or renovated *structures* and modifications of existing structures shall be similar to the existing traditional building forms of Haleiwa. Typical characteristics for business districts are low structures with slope roofed canopies or overhanging second floors, false front facades or parapets, metal roofs, ground floors with entrances to the *street*, wood porches, generous window openings, and small scale architectural detailing of facades.

2. Roofs.

Roof projections or canopies shall be provided at the first floor roof level along Kamehameha Highway. Roofs visible from Kamehameha Highway shall have a minimum slope of 5 inches vertically to 12 inches horizontally. Flat roofs are prohibited in the District except for screened portions to accommodate mechanical equipment or enclosed by parapets or otherwise not visible from within the District. Roof materials shall be limited to wood shingles or shakes, patterned metal, patterned clay, or concrete tiles for all sloping roofs visible from the District.

3. Sun Control.

Awnings shall be roll-up or built-in fixed projecting type in subdued color and pattern. Fixed commercially made metal awnings or "modern style" sun control devices are not permitted except by approval of the *Director* in accordance with the purpose and objectives of the District.

4. Railings and Fences.

Railings and fences should be constructed from wood and refined in detail. Other materials may be considered subject to approval by the *Director* for compliance with objectives for the District.

5. Exterior Lighting.

Private light fixtures shall be concealed from view or of a decorative design to complement the character of the older significant and *historic structures*. Lighting shall be subdued so as not to produce glare to surrounding property and public viewing areas.

6. Exterior Wall Materials.

Wall materials shall be subdued and visually compatible with existing materials. Materials should be selected to weather and mature with time and exposure such as stained or natural finish wood, coral, lava rock, wattled stucco, field stone and concrete with exposed aggregates, or wood impressions. Board and batten or board on board wood siding walls are particularly encouraged.

7. Colors.

Colors for all materials shall be natural or earth tones in subdued ranges and combinations. Colors for architectural trim or accent shall not be so limited.

8. Street Facades.

a. Business *uses* and *structures*, except for service stations or similar open uses where principal and majority of services or goods are obtained directly from a vehicle, shall be located at the *front yard* setback line for a minimum of 50 percent along the front yard setback line.

b. A minimum of 50 percent of the area of the first floor street facade for business uses shall be devoted to windows and entrances. The area shall be measured along the length of the first floor street facade to a height of 8 feet from the finish grade.

c. All glass on *street* facades shall be transparent and untinted.

9. Walkways.

Private walkway and sidewalk material shall be visually compatible with natural materials such as wood planks or concrete with wood impressions or exposed aggregate.

10. Off-street Parking.

Off-street parking shall be located at the side and rear of *buildings* only.

11. Exceptions.

Exceptions to the above requirements for architectural appearance and character may be approved by the *Director* if adequate justification for the exception is submitted and the exception requested is consistent with the intent of the requirements and objectives of this Section.

F. Signs.

1. Signs shall be designed to enhance the historic and architectural character of Haleiwa. An appropriate sign design would use a carved or sandblasted wood sign with serif style lettering typical of the turn of the century, incorporating symbols when appropriate, and suspended from canopies or mounted on the building wall.
2. Pole-mounted signs shall be limited to a maximum height of 10 feet.
3. Signs which are self-illuminating, with moving parts, luminous paints or reflective materials are not permitted. Any illumination should be from a detached source shielded from direct view. No modern back lit fluorescent lighted plastic face signs shall be allowed.

G. Exterior Furniture.

Any exterior furniture located within the public street by a public agency, or on private property by an *owner*, lessee or tenant, shall be designed to enhance the rural character of Haleiwa for approval by the *Director*.

7.90-4 Design Advisory Committee.

- A. A Design Advisory Committee for the Haleiwa District shall be established to advise the *Director* on matters concerning Special Design Permits and plans for *development* determined to be "major" and "minor" under Section 7.20-2. Members of the Committee shall at a minimum include a person with a background in history; an architect; and a resident of the community.

7.90-5 Project Classifications and Procedural Requirements.

A. Major Projects.

1. Projects involving *structures* listed on Exhibit 17, including demolition, major additions, and major exterior alterations; and proposed major *grading* or new construction on sites listed on Exhibit 18 and major public improvements such as roadways and bridges shall be considered as major projects.
2. Projects involving demolition or relocation of structures listed on Exhibit 17 may be referred to appropriate public or private agencies for review, which may include submittal for review to the State Historic Preservation Office to investigate public and private alternatives to preserve *buildings* of scenic, historic, cultural or architectural significance consistent with the legislative intent and objectives of this ordinance. If required, such review shall not exceed a period of 90 days, and shall precede acceptance of the application for a Special Design Permit.

B. Minor projects.

New structures, exterior additions and major alterations, demolitions, other than for those structures and sites listed on Exhibits 17 and 18, and minor public improvements such as sidewalks, walkways, *parking lots*, and above ground utilities which do not conflict with the intent, character, or visual appearance of the District and meet district requirements and regulations shall be considered as minor projects.

C. Exempt projects.

1. The *Director*, upon review of the project, may determine that certain projects be exempted from requiring a Special Design Permit (provided they shall comply with other applicable regulations) as follows:
 - a. Interior remodeling and repair work to any *building* or *structure* listed on the State or National Register of Historic Places.
 - b. Minor exterior additions and remodeling other than for those structures and sites listed on Exhibits 17 and 18.
 - c. Maintenance and repairs to any feature of an existing building or ground.
 - d. Signs.
 - e. *Grading, stockpiling, or grubbing.*
 - f. Removal of trees 6 inch caliper or greater in diameter measured 3 feet above the ground.
 - g. Public improvements such as benches, street lights, and trash enclosures which do not conflict with the intent of this ordinance.

ARTICLE 8. ADMINISTRATION AND ENFORCEMENT

Sections:

- 8.10 Purpose.
- 8.20 Administrative Procedures.
- 8.30 Application Procedures.
 - 1. Plan Review Uses.
 - 2. Special Districts.
 - 3. Zone Changes.
 - 4. Conditional Use Permits (Type 2), Planned Development-Housing and Major Projects (Special Districts).
 - 5. Sunlight Reflection, Existing Use, Conditional Use Permits (Type 1), Waivers, Minor Projects (Special Districts) and Zoning Adjustments.
 - 6. Cluster Housing, Agricultural and Country Clusters.
 - 7. Site Plan Review Permits.
- 8.40 Conditional Zoning.
- 8.50 Zoning Adjustments.
- 8.60 Violation, Penalty and Enforcement.

8.10 Purpose.

The purpose of this Article is to describe how permit applications are to be processed and to ensure compliance with all provisions of this Chapter.

8.20 Administrative Procedures.

- A. No permit required by this Chapter shall be granted or application accepted for any *use, structure* or project on any *zoning lot* in conflict with a proposed zone change, including an amendment to or establishment of any Special District, between the time the proposal is initiated by the *Director* or the City Council and the time the proposal is withdrawn, or approved or denied by the Council. This provision shall not apply for a period of more than one year from the date of initiation of the proposal.

- B. If a permit required by this Chapter requires a public hearing, no request for postponement of the hearing shall be allowed after notice has been published; however, the applicant may withdraw the permit application. In the event the permit is denied, or in the event of a withdrawal by the applicant, one year shall elapse before it is resubmitted in the same or substantially the same form, provided that if the denial or withdrawal was the result of infrastructure inadequacies and these inadequacies are subsequently corrected, then the *Director* may accept a new application prior to the lapse of the one-year period.
- C. The Director shall notify an applicant in writing of the completeness or incompleteness of an application for a permit required by this Chapter within a period no later than 15 days after the application is received by the Director. When the notice is of incompleteness, it shall inform the applicant of the specific requirements necessary to complete the application. The application shall not be accepted by the Director until it is completed.
- D. Applications previously approved by ordinance shall continue to be regulated by the provisions of that ordinance.
- E. Applications previously approved, other than by an ordinance, shall continue as approved, provided that any reference to an approving body shall be construed as the approving body contained in the applicable regulation of this Chapter.
- F. Nothing contained in this Chapter shall be deemed to prevent the strengthening or restoration to a safe condition, any *building*, or any part of any building, declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

8.30 Application Procedures.

- A. The application procedures specified in this Section shall be followed in the administration of this Chapter. When more than one permit with a public hearing requirement is required for a project, a single application shall be made addressing all issues required.

- B. When a joint hearing is held for more than one permit for a single project required by this Chapter, only one fee shall be charged, whichever is the greater.
- C. Application fees are not refundable and shall be required as specified in Ordinance No. 86-95.

See Figure 16 for Application Processing.

8.30-1 Plan Review Uses.

Plan Review Uses shall be processed as follows:

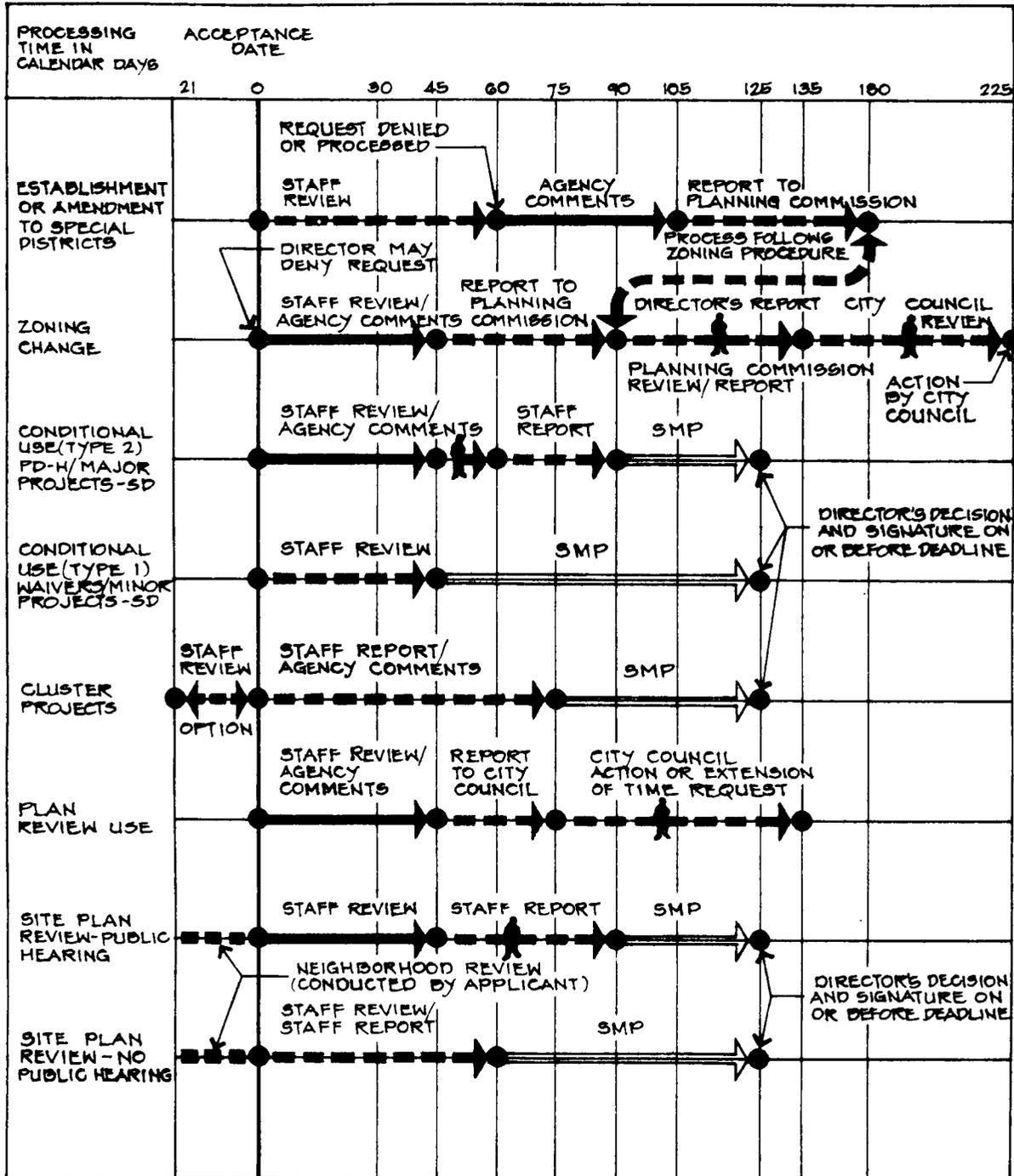
- A. On receipt of the completed application, the *Director* shall submit a request in writing to pertinent agencies for their comments and recommendations on the application. The agencies shall submit their comments and recommendations in writing, to the Director, within 45 days of receipt of the request for comment.
- B. Within 75 days of acceptance of a completed application, the Director shall prepare and submit to the City Council a report on the application.
- C. After holding a public hearing, the Council shall approve the application in whole or in part, with or without conditions or modifications, by Resolution, or shall deny the application. If Council does not take final action within 60 days after receipt of the application, it shall be deemed denied. This time limit may be extended, on Council's approval of the applicant's request and justification in writing for an extension of time to Council at least 2 weeks in advance of the requested effective date of the extension.

8.30-2 Special Districts.

Establishment of or amendments to Special Districts shall be processed as follows:

- A. Within 60 days of receiving a request to initiate an ordinance, the Director shall either deny the request or shall initiate it by submitting a request in writing to pertinent agencies for their comments and recommendations. The agencies shall, within 45 days of receipt of the request submit their comments and recommendations in writing to the Director.

FIGURE 16 APPLICATION PROCESSING



LEGEND

- MANDATORY DEADLINE
- MANDATORY TIME PERIOD
- VARIABLE TIME PERIOD
- SMP → TIME EXTENSION FOR SPECIAL MANAGEMENT AREA USE PERMIT (IF REQUIRED)
- 👤 PUBLIC HEARING TO OCCUR DURING THIS TIME PERIOD

- B. Upon a decision to initiate the request, the *Director* shall submit a report and a proposed ordinance to the Planning Commission. The Commission shall, within 45 days of receipt of the Director's report and proposed ordinance, hold a public hearing. The Commission shall, within 30 days of the close of the public hearing, transmit to the City Council the Director's report and proposed ordinance with the Commission's recommendations.
- C. The Council shall hold a public hearing on the proposed ordinance and shall act by approving the ordinance as submitted or with modifications or by denying it.
- D. If the Council does not take final action within 90 days after receipt of the proposed ordinance, it shall be deemed denied. The applicant may request, and the Council may approve, an extension of time if it is made in writing at least 2 weeks in advance of the requested effective date of the extension.

8.30-3 Zone Changes.

Zone Changes shall be processed as follows:

- A. On receipt of a completed application, the Director shall either deny the request or shall initiate it by submitting a request in writing to pertinent agencies for their comments and recommendations. The agencies shall, within 45 days of receipt of the request, submit their comments and recommendations in writing to the Director.
- B. Within 90 days of the acceptance of the completed application, the Director shall either deny the request or submit a report and a proposed ordinance to the Planning Commission.
- C. The Planning Commission and the City Council shall act on the proposed zone change within the time limits and procedural requirements of Subsections 8.30-2, B., C., and D. above.

8.30-4 Conditional Use Permits (Type 2), Planned Development-Housing and Major Projects (Special Districts).

Conditional Use Permits (Type 2), Planned Development-Housing and Major Projects in Special Districts, shall be processed as follows:

- A. On receipt of a completed application, the *Director* shall submit a request in writing to the pertinent agencies for their comments and recommendations. The agencies shall, within 45 days of receipt of the request, submit their recommendations in writing to the Director.
- B. The Director shall hold a public hearing, which may be held within the area, no sooner than 45 days after acceptance of the completed application.
- C. Within 30 days after closing the public hearing, the Director shall approve as submitted, approve with modifications and/or reasonable conditions, or deny, with reasons for denial sent in writing to the applicant.
- D. Final action must be taken by the Director within 90 days from the date of the completed application, unless the *development* requires a *Special Management Area Use Permit*, in which case the time limit may be extended by the Director; not to exceed 5 working days after action has been taken on the *Special Management Area Use Permit* by the City Council.

8.30-5 Sunlight Reflection, Existing Use, Conditional Use Permits (Type 1), Waivers, Minor Projects (Special Districts) and Zoning Adjustments.

Sunlight Reflection, Existing Use, Conditional Use Permits (Type 1), Waivers, Minor Projects in Special Districts, and Zoning Adjustments shall be processed as follows: Within 45 days of acceptance of the completed application, the Director shall approve as submitted, approve with modifications and/or conditions, or deny, with reasons for denial sent in writing to the applicant.

8.30-6 Cluster Housing, Agricultural and Country Clusters.

- A. Before the submission of a Cluster Housing, Agricultural or Country Cluster application, the applicant may undergo a 21-day conceptual review of the project by submitting a preliminary site plan drawn to scale showing the approximate location and dimensions of all proposed *structures*, roadways, common open areas and recreational facilities. Included on the preliminary site

plan shall be a conceptual *landscaping* plan, with existing contours at vertical intervals of 5 feet where the *slope* is greater than 10 percent and not more than 2 feet where the slope is less than 10 percent. Any areas designated for *grading* shall be indicated and approximate amounts of cut or fill shown.

- B. This review shall indicate the *Director's* comments on the basic project concept, the number and general location of all *dwelling units* and other *structures*, the location of all common areas and the preliminary landscape plan.
- C. Either after the 21-day conceptual review or as a first action, the applicant may proceed with detailed plans and drawings for the project in compliance with the application requirements listed in Section 6.50-10. Within 75 days of acceptance of a completed application, the Director shall approve as submitted, approve with modifications and/or conditions, or deny, with reasons for denial sent in writing to the applicant. During this 75-day period, the Director shall solicit comments on the project from appropriate agencies. Agencies shall submit comments on the project within 45 days of receipt of the request.
- D. If the *development* requires a *Special Management Area Use Permit*, the time limit may be extended by the Director; not to exceed 5 working days after action has been taken on the *Special Management Area Use Permit* by the City Council.

8.30-7 Site Plan Review Permits.

- A. Before the submission of an application for a site plan review permit, the applicant is encouraged to present the proposed project to the Department of Land Utilization for an informal review. During this informal review, suggestions may be made by the department staff to improve the compatibility of the proposal with its future neighborhood.
- B. Before the submission of an application for a site plan review permit, the applicant shall first present his proposal to the neighborhood board in whose district the project is to be located. If no duly designated neighborhood board exists for the project site, then the presentation may be given to an appropriate

community association. Notice of the presentation shall be given in writing to all *owners* of adjoining properties to the proposed project.

- C. The applicant shall submit a description of any issues identified at the presentation which were believed to be a cause of concern, and any measures taken by the applicant to mitigate those concerns.
- D. Once the *Director* has accepted an application, adjoining property owners and the pertinent neighborhood board and/or community association shall be notified of receipt of the application. Adjacent property owners shall be asked whether they wish to have a public hearing on the proposed project, and any potentially adverse external effects of the proposed project on the immediate neighborhood, if it is so desired.
- E. If, in the judgement of the Director, there is sufficient cause to hold a public hearing, the Director shall hold a public hearing, which may be held within the area, no sooner than 45 days after acceptance of the completed application.
- F. If a public hearing is required, within 90 days of the acceptance of the completed application, the Director shall approve as submitted, approve with modifications and/or reasonable conditions, or deny the request, with reasons for final action sent in writing to the applicant. If no public hearing is required, this action shall be completed within 60 days.
- G. If the application requires a *Special Management Area Use Permit*, final action may be extended by the Director, but not to exceed 5 working days after action has been taken on the Special Management Area Use Permit by the City Council.

8.40 Conditional Zoning.

Before the enactment of an ordinance for a zone change, the City Council may impose conditions on the applicant's *use* of the property. The fulfillment of these conditions shall be a prerequisite to the adoption of the ordinance or any applicable part of it.

- A. The conditions to be imposed must have already been performed before Council action on the zone change, or be enforceable by the City to insure performance after Council action. The conditions

- shall be fulfilled within the time limitation set by the Council or, if no time limitation is set, within a reasonable time.
- B. The conditions shall be imposed only if the Council finds them necessary to prevent circumstances which may be adverse to the public health, safety and welfare.
- C. The conditions shall be reasonably conceived to fulfill needs directly emanating from the land use proposed in the following respects:
1. Protection of the public from the potentially deleterious effects of the proposed use, or
 2. Fulfillment of the need for public service demands created by the proposed use.
- D. Changes or alterations of conditions shall be processed in the same manner as the zone change.
- E. The conditions shall be set forth in a unilateral agreement running in favor of the Council, acting by and through its Chair. No ordinance with conditions shall be effective until the agreement, properly executed, has been recorded with the Bureau of Conveyances of the State of Hawaii, so that the conditions imposed by the agreement shall run with the land and shall bind and give notice to all subsequent grantees, assignees, mortgagees, lienors and any other person who claims an interest in such property. The agreement shall be properly executed and delivered to the City prior to Council action on the ordinance with conditions, provided, however, that the Council may grant reasonable extension in cases of practical difficulty. The agreement shall not restrict the power of the Council to rezone with or without conditions. The agreement shall be enforceable by the City, by appropriate action at law or suit in equity, against the parties and their heirs, successors and assigns.
- F. Failure to fulfill any conditions to the zone change within the specified time limitations may be grounds for the enactment of ordinances making further zone changes upon initiation by the proper parties in accordance with the Revised City Charter.
- G. The Council may require a bond, in a form acceptable to it, or a cash deposit from the property *owner* or contract purchaser in an

amount that will assure compliance with the conditions imposed. The bond shall be posted at the same time the agreement containing the conditions is recorded with the Bureau of Conveyances of the State of Hawaii.

8.50 Zoning Adjustments.

When a *development* standard contained in the Land Use Ordinance identifies specific circumstances under which a modification of the standards is appropriate, an applicant may request an adjustment to the standard. An adjustment request is to be filed with the Department of Land Utilization, with supporting materials specifying the standard requested for adjustment and documenting the manner in which the proposed project qualifies for the adjustment. The request will not be accepted unless it is within the range of adjustments prescribed in the standard. A request for adjustment shall be approved by the *Director* on a finding that criteria for the adjustment specified in the standard are satisfied.

Am. 4/22/88
Ord. 88-46

8.60 Violation, Penalty, and Enforcement.

- A. Any approval or permit issued pursuant to the provisions of this Chapter shall comply with all applicable requirements of this Chapter.
- B. Any person convicted of a violation of the Land Use Ordinance, as amended, shall be sentenced as follows:
 1. For a first offense, by a fine not exceeding \$1,000 and one of the following:
 - a. Thirty-two hours of community service, as authorized by and defined in Hawaii Revised Statutes, Section 706-605(1)(f), as amended; or
 - b. Forty-eight hours imprisonment.
 2. For a second conviction which occurs within five years of any prior conviction for violation of the Land Use Ordinance, by a fine not exceeding \$1,000 and one of the following:
 - a. Sixty-four hours of community service as authorized by and defined in Hawaii Revised Statutes, Section 706-605(1)(f), as amended; or

- b. Ninety-six hours of imprisonment.
- 3. For a subsequent conviction which occurs within five years of any two prior convictions under the Land Use Ordinance by a fine not less than \$500 but not exceeding \$1,000 and one of the following:
 - a. Not less than sixty-four hours but not exceeding one hundred and forty hours of community service as authorized by and defined in Hawaii Revised Statutes, Section 706-605(1)(f), as amended; or
 - b. Not less than ninety-six hours but not exceeding thirty days imprisonment.
- C. After a conviction for a first violation under the Land Use Ordinance, each further day of violation shall constitute a separate offense if the violation is a continuance of the subject of the first conviction.
- D. The imposition of a fine under this section shall be controlled by the provisions of the Hawaii Penal Code relating to fines, Hawaii Revised Statutes, Sections 706-641 through 706-645.
- E. The City may maintain an action for an injunction to restrain any violation of the provisions of this Chapter and may take any other lawful action to prevent or remedy any violation.
- F. Any authorized personnel may arrest without warrant alleged violators by issuing a summons or citation in accordance with the procedure specified in this section. Nothing in this Section shall be construed as barring such authorized personnel from initiating prosecution by penal summons complaint, by warrant or such other judicial process as is permitted by statute or rule of court.
- G. Any authorized personnel making an arrest for a violation of this Chapter may take the name and address of the alleged violator and shall issue to him in writing a summons or citation, notifying him to answer the complaint to be entered against him at a place and at a time provided in the summons or citation.
- H. There shall be provided for use by authorized personnel a form of summons or citation for use in citing violators of this Chapter which does not mandate the physical arrest of such violators. The

form and content of such summons or citation shall be as adopted or prescribed by the administrative judge of the District Court and shall be printed on a form commensurate with the form of other summonses or citations used in modern methods of arrest, so designed to include all necessary information to make the same valid within the laws and regulations of the State of Hawaii and the City and County of Honolulu.

- I. In every case when a citation is issued, the original of the same shall be given to the violator, provided that the administrative judge of the district court may prescribe the giving to the violator a carbon copy of the citation and provide for the disposition of the original and any other copies.
- J. Every citation shall be consecutively numbered and each carbon copy shall bear the number of its respective original.

Am. 4/22/88
Ord. 88-46

8.60-1. Criminal Prosecution
8.60-2. Administrative Enforcement.

ARTICLE 9. DEFINITIONS

All terms which are italicized in this Chapter are defined in Article 9.

For the purposes of this Chapter, words used in the present tense shall include the future; words used in the singular include the plural, and the plural the singular. The use of any gender shall be applicable to all genders. The word "shall" is mandatory; the word "may" is permissive; the word "land" includes inland bodies of water and marshes.

Where a proposed *use* is not specifically listed in this Chapter or included in a definition in this Article, the *Director* will review the proposed use and, based upon the characteristics of the use, determine which listed and/or defined use is equivalent to that proposed.

A

Accessory Use. A use which meets the following conditions:

- A. Is a use which is conducted on the same *zoning lot* as the principal use to which it is related whether located within the same *building* or an accessory building or *structure*, or as an accessory use of land, or which is conducted on a contiguous lot in the same ownership;
- B. Is clearly incidental to and customarily found in connection with the principal use; and
- C. Is operated and maintained substantially for the benefit or convenience of the *owners*, occupants, employees, customers or visitors of the zoning lot with the principal use.

Adverse Reflection. A glare toward any oncoming traffic within a 45-degree cone of vision to each side and a 30-degree cone of vision vertically which could create a traffic hazard.

Agricultural Cluster. An area accommodating joint facilities for farming activities, including the clustering of homes within a larger site, by individuals, associations or corporations.

Agricultural Products Processing, Major and Minor. "Major" includes activities involving a variety of operations on crops or *livestock* which may generate dust, odors, pollutants or visual impacts that could adversely affect adjacent properties. These *uses* include slaughterhouses, canneries and milk processing plants. "Minor" includes activities on a *zoning lot* not used for *crop production*, which are not regulated as major agricultural products processing and which perform a variety of operations on crops after harvest to prepare them for market, or further processing and packaging at a distance from the agricultural area. Included activities are vegetable cleaning, honey processing, poi-making and other similar activities. Minor activities shall be permitted as an *accessory use* when conducted on the same zoning lot on which the crop is cultivated.

All-weather Surface. A 4-inch base course with a 2-inch asphaltic concrete surface or a 4-inch reinforced concrete pavement or any other similar materials as determined to be acceptable by the Building Department. These materials should combine the load-bearing characteristics, durability and level surface of asphalt and concrete. "Grass bloc" and "grasscrete" may be considered all-weather surfaces.

Amusement Facilities, Outdoor. Permanent facilities providing outdoor amusement and entertainment. Typical uses include: theme and other types of amusement parks, stadiums, skateboard parks, go-cart and automobile race tracks, miniature golf and drive-in theaters.

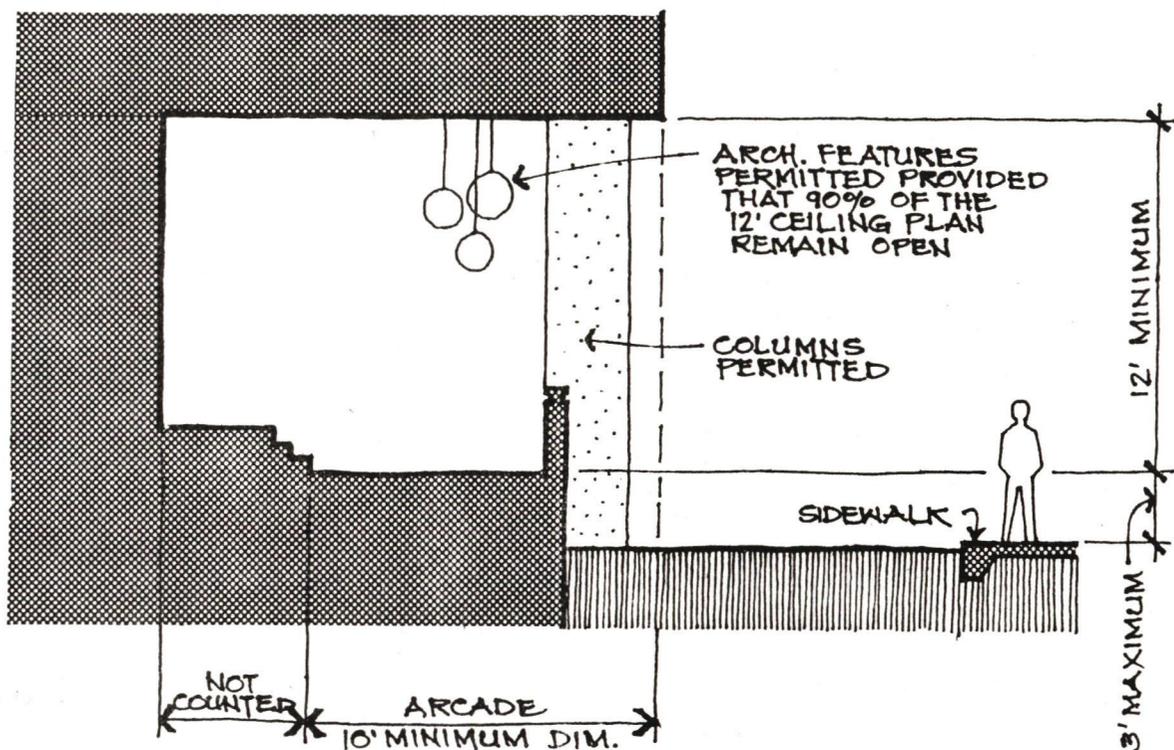
Amusement and Recreation Facilities, Indoor. Establishments providing indoor amusement or recreation. Typical uses include: martial arts studios; billiard and pool halls; electronic and coin-operated game rooms; bowling alleys; skating rinks; reducing salon, health and fitness establishments; indoor tennis, handball,

and racquetball courts; auditoriums, and indoor archery and shooting ranges.

Aquaculture. The production of aquatic plant and animal life for food and fiber within ponds and other bodies of water.

Arcade. A contiguous area with access to a *street* designed to provide pedestrian access to more than one abutting establishment. It is open and unobstructed to a height of not less than 12 feet, is accessible to the public during business hours and has an area of not less than 500 square feet including portions occupied by building columns. It has minimum length and width dimensions of 10 feet. An arcade is not more than 3 feet above the level of the sidewalk which it adjoins (see Figure 17).

Figure 17



ARCADE

Attic. A portion of a *building* wholly or partly in the roof, so designated, arranged, or built as to be used for business, storage or habitation. Attic areas with a head room of less than 7 feet shall not be included as *floor area*.

Automobile Service Station. A *retail establishment* which primarily provides gasoline, oil, grease, batteries, tires or automobile accessories and where, in addition, the following routine and accessory services may be rendered and sales made, but no other:

- A. Servicing of spark plugs, batteries, tires.
- B. Radiator cleaning and flushing.
- C. Washing and polishing, without automated, mechanical facilities.
- D. Greasing and lubrication.
- E. Repair and servicing of fuel pumps, oil pumps and lines, carburetors, brakes and emergency wiring.
- F. Motor adjustments not involving repair of head or crankcase.
- G. Provision of cold drinks, packaged foods, tobacco and similar convenience goods for gasoline supply station customers, but only as accessory and incidental to the principal operation.
- H. Provision of road maps and other information material to customers.
- I. Provision of restroom facilities.
- J. Parking as an *accessory use*.
- K. Towing service.

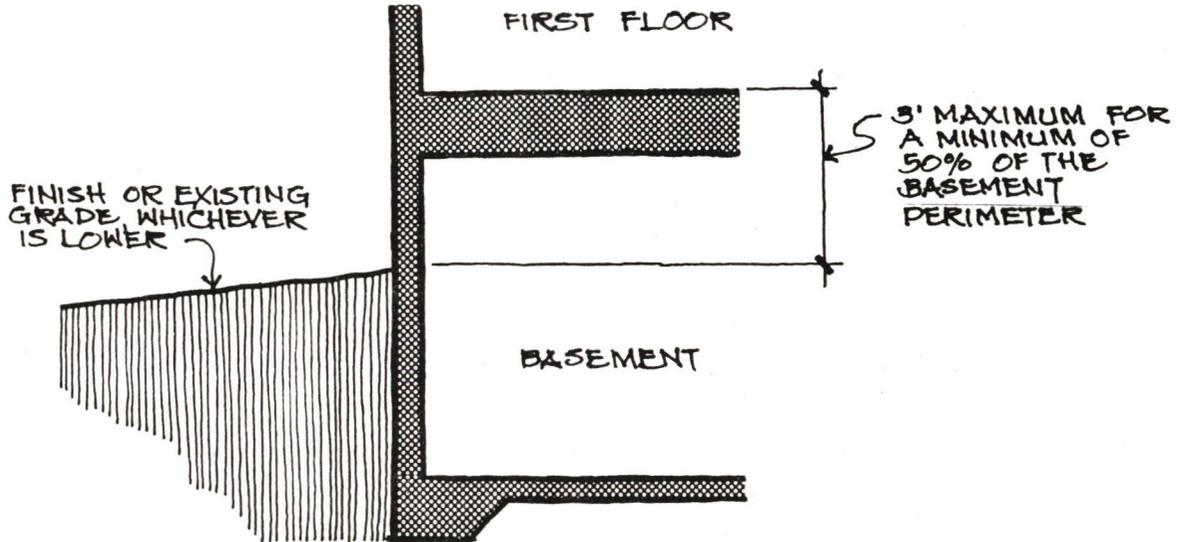
The following are not permitted: Tire recapping or regrooving, body work, straightening of frames or body parts, steam cleaning, painting, welding, storage of automobiles not in operating condition.

B

Basement. A floor which is wholly below grade, or which is partly below grade such that the floor above is no more than 3 feet above grade for at least 50% of the floor's perimeter.

Grade shall be either existing or finish grade, whichever is lower at all points (see Figure 18).

Figure 18



BASEMENT

Boarding Facilities. Establishments with one *kitchen* which provide living accommodations for roomers in addition to the resident manager or *owner* and *family*, with or without meals, for remuneration or in exchange for services. The term includes youth hostels but does not include *group living facilities* or *monasteries* and *convents*.

Boundary Wall. A solid wall without openings, which is part of a *building* and erected on the boundary line between adjacent *zoning lots*.

Broadcasting Antennas.

Buildable Area. A portion of a zoning lot excluding required *yards*, stream setbacks, shoreline setbacks and street setbacks.

Am. 5/18/88
Ord. 88-57

Buildable Area Boundary Line. Any of the imaginary lines which constitute a perimeter separating the *buildable area* from the nonbuildable area of a *zoning lot*.

Building. A *structure* with a roof which provides shelter for humans, animals or property of any kind.

Building Area. The total area of a zoning lot covered by *buildings* and covered open areas.

The following are not considered building area:

- A. Open areas covered by eaves and normal overhang of roofs.
- B. Uncovered entrance platforms, uncovered terraces and uncovered steps when these features do not themselves constitute enclosures for building areas below them, and do not exceed 30 inches in height.
- C. *All-weather surfaces* .

Business Services. Establishments which primarily provide goods and services to other businesses including but not limited to minor job printing, duplicating, binding and photographic processing, office security, maintenance and custodial services, and office equipment and machinery sales, rentals and repairing.

C

Carport. An accessory structure or portion of a principal structure consisting of a roof and supporting members such as columns or beams, unenclosed from the ground to the roof on at least two sides, and designed or used for the storage of motor vehicles.

Cemeteries and Columbaria. Interment facilities engaged in subdividing property into cemetery lots and offering burial plots or air space for sale. Included are cemetery lots, mausoleums and columbaria. The following are permitted as *accessory uses*: crematory

operations, cemetery real estate operations, mortuary services, and floral and monument sales.

Chief Engineer. The Director and Chief Engineer, Department of Public Works, City and County of Honolulu.

Am. 4/22/88
Ord. 88 46

Coastal High Hazard District. The district consisting of the area subject to high velocity waters including but not limited to tsunamis and delineated on the flood maps as the colored or shaded area on the flood maps and designated Zones V1 to V30 on the Flood Insurance Rate Maps.

Commercial Parking Lots and Garages. Any *building* or parking area designed or used for temporary parking of automotive vehicles, which is not accessory to another *use* on the same *zoning lot* and within which no vehicles shall be repaired.

Consulate. The administrative offices of staff and consul, an official appointed by a foreign government representing the interests of citizens of the appointing country.

Convenience Store. A small *retail establishment* intended to serve the daily or frequent needs of surrounding population. Included are grocery stores, drug stores and variety stores. Excluded are *automobile service stations*, repair establishments and *drive - thru* eating and drinking establishments.

Crop Production. Agricultural and horticultural uses, including production of grains, field crops, vegetables, fruits, tree nuts, flower fields and seed production, ornamental crops, tree and sod farms, associated crop preparation services and harvesting activities.

CUP. Conditional Use Permit.

D

Dance or Music School. An establishment where instruction in dance or music is provided students for a fee. Establishments where instruction is accessory to cabarets, nightclubs or dancehalls are not included in this definition.

Day-care Facility. An establishment where 6 or more persons who are not members of the *family* occupying the premises, are cared for without overnight accommodations. The term includes day nurseries, pre-schools, kindergartens and adult day care.

Decibel. A unit of measurement of the intensity of sound (the sound pressure level).

Developer. A landowner or any person with written authorization from the *owner* who intends to improve or to construct improvements upon a *zoning lot* or portion of a zoning lot.

Development. Any man-made change to improved or unimproved real property, including but not limited to *buildings* or other *structures*, filling, *grading* or excavation operation.

Director. Refers to the Director of Land Utilization of the City or designated representatives of the Director. As appropriate to the circumstances, approval by the Director shall include approval by designated representatives.

Drive-thru Facility. Any portion of a *retail establishment* which offers service to patrons via a drive-thru counter or window so that patrons need not leave their vehicles for service. The term drive-thru does not include *automobile service stations*.

Duplex Unit. A building containing one dwelling unit on a single zoning lot which is to be attached on a side or rear property line with another dwelling. The dwellings shall be structurally independent of each other and attached by means of a boundary wall. The attachment of the wall shall not be less than 15 feet or 50 percent of the longer dwelling on the property line, excluding carports or garages, whichever is the greater length. In lieu of construction with a boundary wall, both dwellings shall be built up independently to the property line (see Figure 19).

Dwelling, Detached. A building containing 1 or 2 dwelling units, entirely surrounded by yards or other separation from buildings on adjacent lots.

Dwelling units in a 2-family detached dwelling may be either on separate floors or attached by a carport, garage or a solid wall without openings which shall not be less than 15 feet or 50 percent of the longer dwelling (see Figure 19).

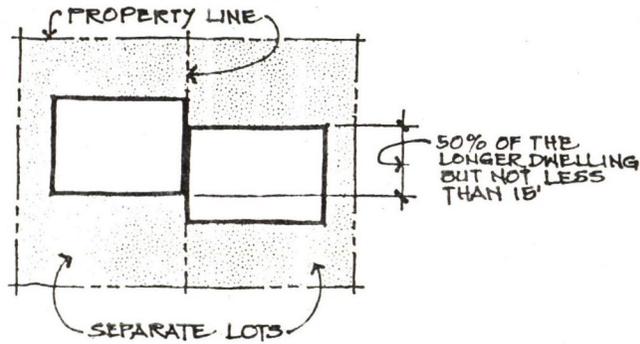
Dwelling, Multi-family. A building containing 3 or more dwelling or lodging units which is not a hotel.

Dwelling Unit. A room or rooms connected together, constituting an independent housekeeping unit for a family and containing a single kitchen. Two or more essentially separate structures, except for a token connection, such as a covered walkway or a trellis, do not constitute a single dwelling unit. Unless specifically permitted in use regulations, dwelling unit shall not include a unit used for "time sharing" or "transient vacation rental" as defined in this Chapter.

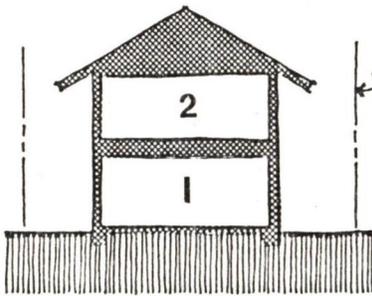
E

Energy Savings Device. Any facility, equipment, apparatus or the like which makes use of non-fossil fuel sources for lighting, heating or cooling or which reduces the use of other types of energy dependent on fossil fuel for generation.

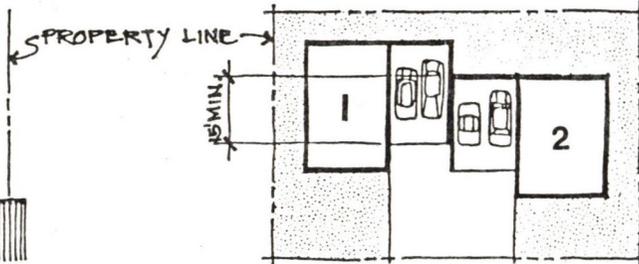
Figure 19



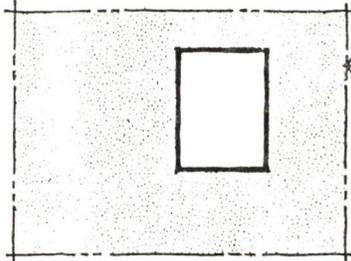
DUPLEX



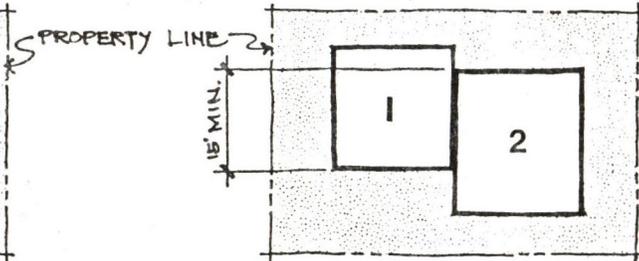
TWO DWELLING UNITS



-OR-



SINGLE DWELLING UNIT



TWO DWELLING UNITS

DWELLINGS DETACHED
(MULTI-FAMILY SIMILAR EXCEPT
MORE THAN TWO DWELLING UNITS)

DWELLINGS (TYPES)

F

FAR. See Floor Area Ratio.

Am. 4/22/88
Ord. 88-46

Family. Refers to one or more persons, all related by blood, adoption or marriage, occupying a *dwelling unit* or *lodging unit*. A family may also be defined as no more than 5 unrelated persons.

In addition, 8 or fewer persons who reside in a special treatment facility or other similar facility monitored and/or licensed by the State of Hawaii shall be considered a family, excluding Adult Residential Care Homes, as defined in Act 272, SLH 1985. Resident managers or supervisors shall not be included in this resident count.

Farm Dwelling. A dwelling located on and used in connection with a farm where agricultural activity provides income to the family occupying the dwelling.

Flag Lot. A *zoning lot* consisting of an access drive and a body in such a manner that the body would be landlocked from a public *street* or private way except for connection by the access drive (see Figure 1).

Flag Lot Access Drive. A strip of land which provides access for a *flag lot* (see Figure 1).

Flag Lot Body. The landlocked portion of a flag lot (see Figure 1).

Flood or Flooding. A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal water resulting from any source, such as tsunamis, or the unusual and rapid accumulation of surface water runoff from any source.

Flood Elevation. The water surface elevation of the *regulatory flood* in relation to elevation reference marks on flood maps.

Flood Fringe. The portion of the *flood plain* outside of the *floodway*.

Am. 4/22/88
Ord. 88-46
Flood Fringe District. The district consisting of the area of the *flood fringe* as delineated on the flood maps as the colored or shaded area on the flood maps and designated Zones as A1 to A30 A0 and AH on the Flood Insurance Rate Maps.

Flood Hazard Districts. The districts consisting of the *General Flood Plain District*, the *Floodway District*, the *Flood Fringe District* and the *Coastal High Hazard District* as delineated on the flood maps.

Flood Hazard Variance. A grant of relief from the requirements of Article 7 of this Chapter.

Am. 4/22/88
Ord. 88-46
Flood Plain. The watercourse and adjoining normally dry land area that is likely to be inundated by the regulatory flood.

Flood Proof. Any combination of structural and/or non-structural additions, changes or adjustments to *structures* and/or properties which reduce flood damage.

Am. 4/22/88
Ord. 88-46
Floodway. The watercourse and portions of the flood plain which are reasonably required in order to carry or discharge the regulatory flood without increasing the *flood elevation* of the flood plain more than one foot at any point.

Floodway District. The district consisting of the area of the floodway as delineated on the flood maps as the uncolored or unshaded area on the Floodway Maps and designated Zones A1 to A30, A0 and AH on the Flood Insurance Rate Maps.

Floor Area. The area of the several floors of a *building* excluding unroofed areas measured from the exterior faces of the exterior walls or from the centerline of party walls separating portions of a building. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above, including but not limited to balconies, stairways and elevator shafts (see Figure 20).

Excluded from the floor area are:

- A. Accessory parking facilities including their driveways and accessways.
- B. Attic areas with head room less than 7 feet.
- C. *Basements.*
- D. *Lanais.*
- E. Projections such as sunshade devices with no more than 30 inches of thickness.

Floor Area Ratio. The ratio of *floor area* to total area of the *zoning lot* expressed as a percent or decimal. Where rounding of numbers is necessary to determine floor area ratio, the nearest one-hundredth shall be used.

Multiplying the permissible floor area ratio by the zoning *lot area* determines the maximum floor area permitted.

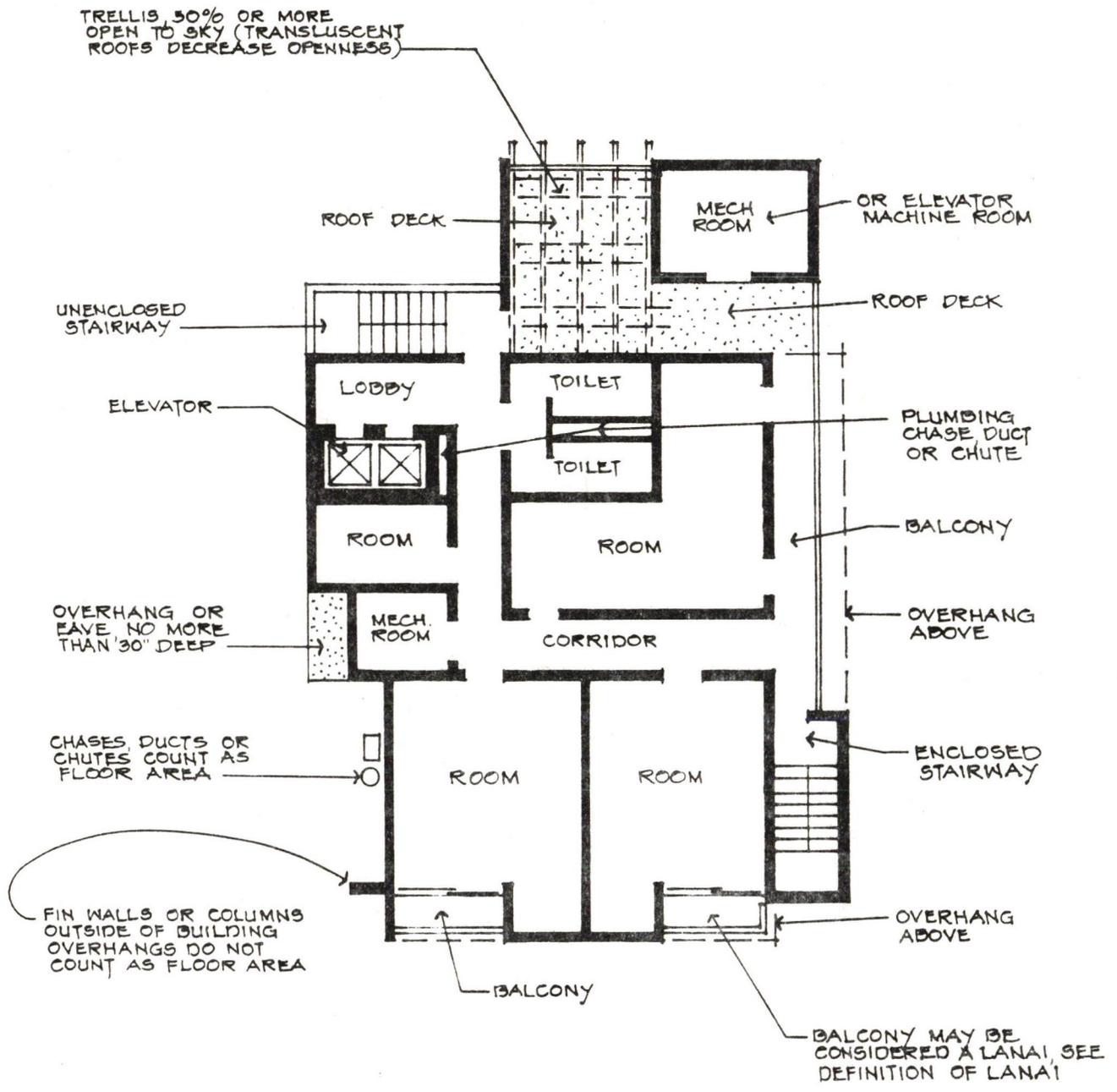
Frequency. A noise measurement which is the number of oscillations per second of a vibration.

G

Am. 4/22/88
Ord. 88-46

General Flood Plain District. The district consisting of the approximate *flood plain* area as delineated on the flood maps, where detailed engineering studies have not been conducted to designate the *flood fringe* and *floodway* areas and delineated on the flood maps as the colored or shaded area on the flood maps and designated Zones A and A99 on the Flood Insurance Rate Maps.

Figure 20



LEGEND

- FLOOR AREA
- NOT COUNTED AS FLOOR AREA

FLOOR AREA

FIGURE 20 (continued)

	COUNTED		NOT COUNTED
FIGURE 20A	<p>ATTIC SPACES UNDER 7'-0" ARE NOT COUNTED AS FLOOR AREA</p> <p>SECTION</p>	FIGURE 20B	<p>SEE ARTICLE 9: BASEMENT</p> <p>SECTION</p>
FIGURE 20C	<p>SECTION</p>	FIGURE 20D	<p>SECTION</p>
FIGURE 20E	<p>SECTION</p>	FIGURE 20F	<p>SECTION</p>

*BALCONY MAY BE CONSIDERED A LANAI, SEE DEFINITION OF LANAI

Grading. Refers to any excavation or cut or fill or combination thereof.

Group Living Facilities. Facilities which are used to provide living accommodations and, in some cases, care services.

Included are *monasteries* and *convents* and *dwelling units* which are used to provide living accommodations and care services under a residential setting to individuals who are handicapped, aged, disabled or undergoing rehabilitation. These are typically identified as group homes, half-way houses, homes for children, the elderly, battered children and adults, recovery homes, independent group living facilities, hospices and other similar facilities.

Also included are facilities that provide services, often including medical care, and are identified as convalescent homes, nursing homes, sanitariums, intermediate- and extended-care facilities, and other similar facilities.

Group Living Facilities include those with accommodations for more than 5 resident individuals, except those meeting the definition of "*family*". Resident managers or supervisors shall not be included in this resident count.

Grubbing. Refers to any act to clear the ground surface of any and all trees, large shrubbery and/or large groupings of plants.

Guest House. A *lodging unit* for nonpaying guests or household employees not to exceed 500 square feet of *floor area*.

H

Am. 4/22/88
Ord. 88-46

Habitable Floor. Any floor used for living purposes, which includes working, sleeping, eating, cooking or recreation or a combination thereof. A floor used only for storage purposes is not a habitable floor.

Heliport. An area of land or *structures* designated or used for the landing and takeoff of helicopters or other rotorcraft. The term includes storage, maintenance and repair facilities, and sale and storage of supplies and fuel.

Helistop. An area designed or used only for the landing and takeoff of helicopters or other rotorcraft. Helistops shall not include hangars or repair, maintenance and storage facilities.

Historic Site or Structure. Any site or structure which has been placed on either the National or State Register of Historic Places, or which is specifically listed as a site or structure of significance in a Special District under Article 7 of this Chapter.

Home Occupation. Any activity intended to produce income that is carried on within a dwelling, accessory structure to a dwelling or on a *zoning lot* used principally for dwelling purposes. Home occupations include the use of any residential premise as a base for an off-premise, income-producing activity.

Hospital. An institution primarily for in-patient intensive medical and surgical care. It may also include facilities for extended-, intermediate-, and/or out-patient care, medical offices, living facilities for staff, research and educational facilities, and related services and activities for operation of these facilities.

Hotel. A *building* or group of buildings containing *lodging* and/or *dwelling units* in which 50 percent or more of the units are lodging units. A hotel includes a lobby, clerk's desk or counter with 24-hour clerk service and facilities for registration and keeping of records relating to hotel guests.

J

Joint Development. Refers to the *development* of 2 or more adjacent *zoning lots* under a single or unified project concept.

K

Kennel. Any *structure* used to care for, breed, house or keep dogs, cats or other domesticated animals. Included as kennels are animal pounds and shelters.

Kitchen. A kitchen facility for a housekeeping unit exists when there are, on the premises of the housekeeping unit, an item from all three of the following categories:

- A. Fixtures, appliances or devices for heating or cooking food.
- B. Fixtures, appliances or devices for washing utensils used for dining and food preparation and/or for washing and preparing food.
- C. Fixtures, appliances or devices for refrigeration of food.

L

Lanai. An area projecting from the face of a *building* which meets the following conditions:

- A. It is an accessory area to a *dwelling* or *lodging unit*.
- B. At least 50 percent of the area's perimeter is permanently open to the exterior except for a safety railing not exceeding 4 feet in height, and is without structural columns or walls.
- C. The area is solely accessible from the dwelling unit to which it is appurtenant.

Recessed areas within the main building face are not lanais.

Landscaped. A maintained area of which a minimum of 50 percent shall be devoted exclusively to include any of the following:

Am. 4/22/88
7. 88-46

- A. Plants which are rooted directly in the ground or in permanently fixed planter boxes.
- B. Rock gardens.
- C. Fountains and reflecting pools.

Livestock. Includes all animals generally associated with farming, which are raised and kept for food and other agricultural purposes. Such animals include horses, cattle, goats, sheep, chickens, ducks, geese and other poultry, and swine. See definition of "*kennel*".

Livestock Grazing. The raising or feeding of *livestock* by grazing or pasturing. Not included are feedlots or the raising and keeping of swine.

Livestock Production, Major and Minor. "Major" includes agricultural establishments primarily engaged in commercial livestock keeping or feeding as a principal land *use* that, because of operational characteristics, may generate dust, odors, pollutants or visual impacts that could adversely affect adjacent properties. These include piggeries, dairies, dairy and beef cattle feedlots, chicken, turkey and other poultry farms. "Minor" includes commercial small animal operations as a principal land use, such as rabbit farms, apiaries and aviaries.

Lodging Unit. A room or rooms connected together, constituting an independent living unit for a *family* which does not contain any *kitchen*. Unless specifically permitted in use regulations, "*lodging unit*" shall not include a unit used for "*time sharing*" or "*transient vacation rental*" as defined in this Chapter.

Lot Area. The total area within the lot lines of the *zoning lot* but exclusive of right-of-way for ingress or egress in favor of others, and easements for open drainage systems.

Lot Depth. The average horizontal distance between the front and rear lot line.

In the case of *zoning lots* with more than one *front yard*, either one of the zoning lot dimensions may be used to calculate lot depth.

Lot Width. The average horizontal distance between side lot lines measured at right angles to *lot depth*.

In the case of *zoning lots* with more than one front yard, either one of the zoning lot dimensions may be used to calculate lot width.

Lowest Floor.

Am. 4/22/88
Ord. 88-46

M

Marina Accessories. Land uses on harbor fast lands, which are supportive of recreational marine activities, including piers and boathouses, storage and repair of boats, clubhouses, sale of boating supplies and fuels, ice and cold storage facilities, hoists, launching ramps, wash racks, and other uses customary and incidental to marine recreation.

Medical Clinic. An office *building* or group of offices for persons engaged in the practice of a medical or dental profession or occupation. A medical clinic does not have beds for overnight care of patients but can involve the treatment of outpatients. A "medical profession or occupation" is any activity involving the diagnosis, cure, treatment, mitigation or prevention of disease or which affects any bodily function or structure.

Meeting Facilities. Permanent facilities for recreational, social or multi-purpose use. These may be for organizations operating on a membership basis for the promotion of members' mutual interests or may be primarily intended for community purposes. Typical uses include private clubs, union halls, community centers, religious facilities such as churches, temples and synagogues and student centers.

Monasteries, Convents. Facilities which provide *dwelling* or *lodging units* to clergy members or those who have taken religious vows, which are owned or operated by a religious organization.

N

Neighborhood Grocery Store. Small *retail establishments* which provide a variety of goods to the surrounding community, typically known as "mom and pop" grocery stores. Excluded are drive-thru facilities. These establishments are located in country, residential, apartment, industrial and agricultural zoning districts and were *nonconforming uses* prior to the adoption of this Chapter but shall be permitted under the provisions of this Chapter.

Nonconforming Dwelling Unit. Any combination of 1- or 2-*family detached dwellings* that exceed the permitted maximum number allowed on a single *zoning lot*.

Nonconforming Lot. A zoning lot which was previously lawful but which does not comply with the applicable lot requirements of the district in which it is located, either on the effective date of this Chapter or as a result of any subsequent amendment.

Nonconforming Parking. A number of parking spaces which were previously lawful but which do not conform to applicable parking regulations, either on the effective date of this Chapter or as a result of any subsequent amendment.

Nonconforming Structure. A *structure* which was previously lawful but which does not comply with the density, *yard*, setback or height regulations of the district in which it is located, either on the effective date of this Chapter or as a result of any subsequent amendment.

Nonconforming Use. Any use of a structure or a zoning lot which was previously lawful but which does not conform to the applicable use regulations of the district in which it is located, either on the effective date of this Chapter or as a result of any subsequent amendment.

O

Octave Band Filter. An instrument or combination of instruments used in conjunction with a *sound level meter* to take measurements in specific octave bands. An octave band filter meets or exceeds the requirements specified in "Octave, Half-Octave and Third-Octave Band Filter Sets," ANSI S1.11-1966.

Open Space. Any portion of a zoning lot essentially free of structures that serves the purpose of visual relief and buffering from *building* and structural mass. These areas may be privately or publicly owned and may or may not be accessible to the general public. Open space includes but is not limited to parks, playgrounds, playfields, botanical gardens, fountains, reflecting pools and other bodies of water, walkways and non-buildable easements. In determining whether an area is open space, the following shall apply:

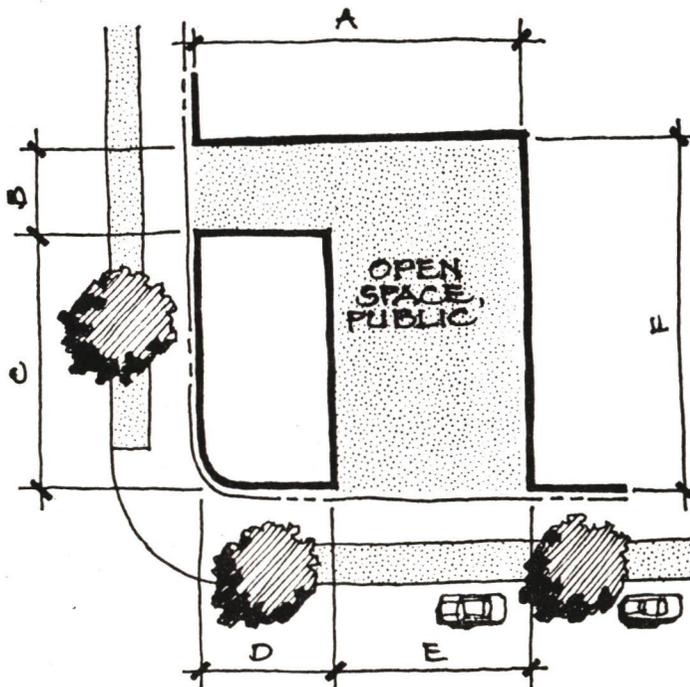
- A. It shall be unobstructed from its lowest level to the sky, except for roof eaves and roof overhangs.
- B. It shall be at finish grade unless otherwise specified in this Chapter.
- C. It shall not be used for parking, maneuvering of vehicles, or storage of equipment or refuse.
- D. A required *yard* may be considered open space.

Open Space, Public. *Open space* that is accessible to the public at all times, not including required *yards*. It adjoins a public *street* or public way for at least 20 percent of its perimeter at an

elevation not more than 3 feet above the adjoining sidewalk. A minimum of 50 percent of its total area is *landscaped* (see Figure 21).

Owner. Refers to the recorded owner of land in fee simple.

Figure 21



PERIMETER CALCULATION
 $(A+B+C+D+E+F) = P$
 $P \times 20\% \leq B+E$

OPEN SPACE, PUBLIC

P

Parking Lot. An open area of land other than a *street* used or intended to be used to provide space for the parking of motor vehicles for private purposes or is available to the public. It shall include parking spaces, loading spaces, maneuvering aisles and other areas providing access to parking or loading spaces but does not mean an area providing no more than 4 spaces accessory to *dwelling units*. The term also includes parking of vehicles for sale or rental.

Personal Services. Establishments which offer specialized goods and services purchased frequently by the consumer. They include barbershops, beauty shops, garment repair, laundry cleaning, pressing, dyeing, tailoring, shoe repair and other similar establishments.

Public Uses and Structures. *Uses* conducted by or *structures* owned or managed by the Federal Government, the State of Hawaii or the City to fulfill a governmental function, activity or service for public benefit and in accordance with public policy. Excluded are uses which are not purely a function, activity or service of government and structures leased by government to private entrepreneurs or to non-profit organizations. Typical public uses and structures include: Libraries, base yards, satellite city halls, public schools and post offices.

R

Recreation Facilities, Outdoor. Permanent facilities for active outdoor sports and recreation. Typical uses include: parks, playgrounds, botanical gardens, golf courses (but not miniature), driving ranges, tennis courts, riding stables, academies and trails, and recreational camps.

Reflective Surfaces. Any glass or other specular surface such as polished metal, specified in manufacturer's literature, having

reflectance (designated by such terminology as average daylight reflectance, visible light reflectance, visible outdoor reflectance and comparable terms) of over 30 percent.

Regulatory Flood. The *flood* having a one percent chance of being equalled or exceeded in any given year.

Repair Establishments, Minor and Major. Establishments which primarily provide restoration, reconstruction and general mending and repair services. "Minor" *uses* include those repair activities which have little or no impact on surrounding land uses and can be compatibly located with other businesses. "Major" *uses* include those repair activities which are likely to have some impact on the environment and adjacent land uses by virtue of their appearance, noise, size, traffic generation or operational characteristics.

Minor:

- A. Automobile repairing, including auto painting and motorized bicycle repair, provided all repair work is performed within an enclosed *structure* and does not include repair of body and fender, and straightening of frame and body parts.
- B. Production and repair of eyeglasses, hearing aids and prosthetic devices.
- C. Garment repair.
- D. General fixit shop.
- E. Non-motorized bicycle repair.
- F. Radio, television and other household appliance repair, except for those appliances with gasoline engines.
- G. Shoe repair.
- H. Watch, clock, jewelry repair.

Major:

- A. Blacksmiths.
- B. Boat cleaning and repair.
- C. Electrical, gasoline and diesel motor repair and rebuilding.
- D. Furniture repair.

- E. Industrial machinery and heavy equipment repair.
- F. Vehicular repair, including repair of body and fender, and straightening of frame and body parts.

Resource Extraction. The mining of minerals, including the exploration for, and the removal and processing of natural accumulations of sand, rock, soil and gravel.

Retail Establishments. The sale of commodities or goods to the consumer and may include display rooms and incidental manufacturing of goods for retail sale on premises only. Typical retail establishments include grocery and specialty food stores, general department stores, drug and pharmaceutical stores, hardware stores, pet shops, appliance and apparel stores, and other similar retail activities.

The term does not include open storage yards for new or used building materials, yards for scrap, salvage operations for storage or display or automobile parts, service stations, repair garages or veterinary clinics and *hospitals*.

Am. 4/22/88
Ord. 88-46

Retaining Wall. Any wall whose function is to resist the lateral displacement of any material.

S

Self-storage Facility. A *structure*, or structures, containing individual locker compartments which allow individuals access to store possessions in these compartments. Each locker or storage area is self-contained, with provisions to secure each individual locker or storage area.

Am. 4/27/88
Ord. 88-47

Shopping Center.

Signs. See Article 3 for all terms related to signs.

Slope. The incline of grade across the *buildable area* of a *zoning lot*, expressed as a percentage and calculated by the following formula:

$$\frac{\text{Highest elevation point} - \text{Lowest elevation point}}{\text{Horizontal linear distance between highest and lowest points}} \times 100$$

Sound Level Meter. An instrument or combination of instruments used for measurement of the intensity of sound, and calibrated in *decibels*. A Sound Level Meter meets or exceeds the requirements for Type 1 or Type 2 Sound Level Meter, with SLOW meter characteristics specified in "Specification for Sound Level Meters," ANSI S1.4-1983.

Special Management Area Use Permit. A permit defined by and implemented under Ordinance No. 84-4, ROH, as amended. (Commonly known as Shoreline Management Permit.)

Stockpiling. The temporary open storage of earthen materials upon any premises except the premises for which a *grading* permit has been issued for the purpose of using the materials as fill material at some other premises at a future time.

Street. Any public right-of-way for vehicle purposes or a private right-of-way for vehicle purposes, which provides access to more than 2 *zoning lots* and does not include freeways (controlled-access facilities) which are defined under Chapter 264-61, HRS, as amended.

Street Frontage. That portion of a zoning lot which has access rights to a *street* abutting the lot.

Street, Major. A street of considerable continuity which can carry a large volume of traffic and is used primarily as a route between communities and large urban areas or from one section of the city to another.

Street, Minor. A street other than a *major* or *secondary street* providing access to abutting property and serving local traffic only.

Street, Secondary. A *street* which carries or collects traffic from minor streets either directly or via other secondary streets.

Street Setback Line. A future right-of-way line for a street or highway as located and/or dimensioned under adopted street right-of-way maps and standards.

Structure. Refers to anything above existing grade constructed or erected with a fixed location on the ground, or requiring a fixed location on the ground, or attached to something having or requiring a fixed location on the ground. The term "structure" includes the term "*building*."

T

Telecommunication Antennas

Theaters. Facilities which are used primarily for the performing arts or for the viewing of motion picture films. Included are performing arts centers, concert halls and other types of live theaters. Drive-in theaters are excluded.

Time Sharing. The ownership and/or occupancy of a *dwelling* or *lodging unit* regulated under the provisions of Chapter 514E, HRS, as amended, relating to time share plan, time share unit hereinafter defined:

A. "Time share plan" means any plan or program in which the *use*, occupancy or possession of one or more time share units circulates among various persons for less than a 60-day period in any year for any occupant. The term "time share plan" shall include both time share ownership plans and time share use plans, as follows:

1. "Time share ownership plan" means any arrangement whether by tenancy in common, sale, deed or by other means, whereby the purchaser received an ownership interest and the right to use the property for a specific or discernible period by temporal division.

2. "Time share use plan" means any arrangement, excluding normal *hotel* operations, whether by membership agreement, lease rental agreement, license, use agreement, security or other means, whereby the purchaser receives a right to use accommodations or facilities, or both, in a time share unit for a specific or discernible period by temporal division, but does not receive an ownership interest.
- B. "Time share unit" means the actual and promised accommodations and related facilities, which are the subject of a time share plan.

Transient vacation rentals. *Dwelling or lodging unit* rentals with the duration of occupancy less than 30 days for the transient occupant.

U

Use. Refers to either one of the following:

- A. Any purpose for which a *structure* or a tract of land is designed, arranged, intended, maintained or occupied, or
- B. Any activity, occupation, business or operation carried on, or intended to be carried on, in a structure or on a tract of land.

Am. 5/15/88
Ord. 88-57 Utility Installations, Types A and B. *Uses* or structures, including transmission lines, used directly in the distribution of utility services, such as water, gas, electricity and telecommunications. A utility installation may be publicly or privately owned and does not include *wind machines*, which are defined separately. Also not included are: cesspools, individual household septic tank systems, individual household aerobic units and individual water supplies.

Also not included are private temporary sewage treatment plants which are allowed as an *accessory use* in all zoning districts, provided such use is approved by the *Director*. These uses so approved shall be permitted notwithstanding the location on a non-contiguous

lot or in another zoning district of the principal *use* or uses served by the plant, and paragraph (1) of the definition of "*accessory use*" shall be inapplicable.

Type A utility installations are those with minor impact on adjacent land uses and typically include: 46 kilovolt transmission substations, vaults, water wells and tanks and distribution equipment, sewage pump stations and other similar uses.

Type B utility installations are those with potential major impact, by virtue of their appearance, noise, size, traffic generation or other operational characteristics. Typical Type B uses include: 138 kilovolt transmission substations, power generating plants, base yards and other similar major facilities.

W

Waste Disposal and Processing. Facilities for the disposal and processing of solid waste, including refuse dumps, sanitary landfills, incinerators and resource recovery plants.

Wind Machines. Devices and facilities, including appurtenances, associated with the production and transmission of wind-generated energy.

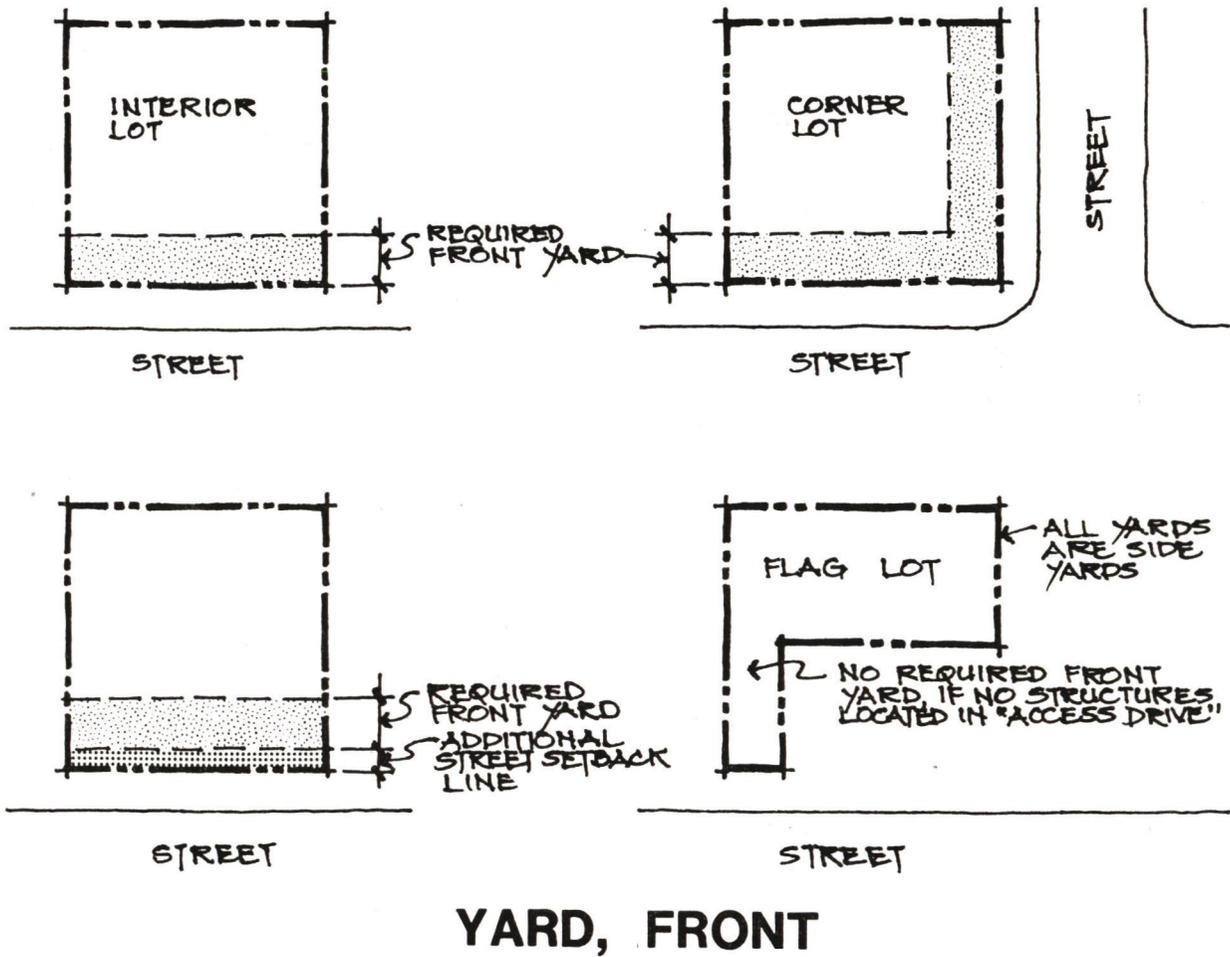
Y

Yard. An *open space* required for the purpose of light and air access, bounded on at least one side by a property line, measured at right angles from the property line or the established *street setback line* (see "*Yard, Front*") and unobstructed by any *structure* or portion of a structure, except as specifically permitted.

Yard, Front. Any *yard* bounded by a *street*. All front yards are measured at right angles to the street right-of-way or the established *street setback line*, whichever is the greater distance from the street

centerline set by adopted *street* right-of-way maps and standards (see Figure 22).

Figure 22



Yard, Rear. A *yard* extending across a *zoning lot* at the opposite end of the lot from the front yard, except that when a zoning lot has more than one front yard, there will be no rear yards but only front and side yards.

Yard, Side. A yard extending from the rear line of a required front yard to the lot line at the opposite end of the zoning lot or in the absence of a clear definition of such a lot line, to the point on the lot farthest from the *street* side of a front yard. For lots with more than one front yard, the side yards are any yards remaining after the front yards have been established.

Z

Zoning Lot. A lot or any portion of a lot within a single zoning district.

Am. 4/22/88
Ord. 88-46

TABLE A MASTERS USE LIST PERMITTED USES AND STRUCTURES

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KEY:

- P = Principal use
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- Pl = Subject to Site Plan Review

ZONING DISTRICTS

DEFINITION ON PAGE	P-2	AG-1	AG-2	Country	R-10, R-20	R-7.5, R-5 R-3.5	Apartment	AMX	Resort	B-1	B-2	BMX-3	BMX-4	I-1	I-2	I-3	IMX-1
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USES

AGRICULTURE

Agricultural products processing, minor	9-2		C-1 Ac	C-1 Ac														P	P	P		
Agricultural products processing, major	9-2		C-2 PRU	C-2 PRU															P	P	P	
Aquaculture	9-3	P	P	P	P																	
Centralized bulk collection, storage and distribution of agricultural products to wholesale and retail markets			C-1	C-1																P	P	
Crop production	9-7	P	P	P	P																	
Farm dwellings	9-11		P*	P*																		
Forestry		P	P	P																		
Roadside Stands			Ac	Ac	Ac																	
Sale and service of machinery used in agricultural production			C-1	C-1																P	P	P
Saw mills			C-1	C-1																	P	P
Storage and sale of seed, feed, fertilizer and other products essential to agricultural production			C-1	C-1																P	P	P

ANIMALS

Game preserves		P		P																			
Honeybees					C-1	C-1																	
Kennels	9-18		Ac	Ac	Ac	Ac	Ac	Ac	Ac											Ac			
Kennels, commercial				P*	P*															P*	P*	P	P*
Livestock grazing	9-19	P	P	P	P																		
Livestock production, minor	9-19		P	P	P																		
Livestock production, major	9-19		P*	C-1																			
Livestock veterinary services			P	P	P																		
Zoos		C-2		C-2																			

OUTDOOR RECREATION

Amusement facilities, outdoor	9-2											C-2	C-2		C-2							C-2
Marina accessories	9-20	C-1										C-1	C-1	C-1	C-1						P	C-1
Recreation facilities, outdoor	9-24	P*		C-1	C-1							P	C-1	C-1	C-1	C-1						C-1

UTILITIES AND COMMUNICATIONS

Broadcasting antennae, line-of-sight relay devices		C-1	C-1	C-1																C-1	C-1	C-1	C-1
Broadcasting stations												P	P	P							P		P
Dish antennae					Ac	Ac	Ac	Ac	Ac														
Utility installations, Type A	9-29	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility installations, Type B	9-29	C-1	C-1	C-1	C-1	C-1	C-1	C-1	C-1	C-1	C-1	C-1	C-1	C-1	C-1	C-1	C-1	C-1	C-1	C-1	C-1	C-1	C-1
Wind machines	9-30		C-1 Ac	C-1 Ac	C-1 Ac	C-1	C-1					C-1	C-1							C-1	C-1		C-1

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USES

TRANSPORTATION/PARKING

	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	
Airports																			
Automobile service stations	9-4									P*	P*	P*	P*		P			P	
Car washing, mechanized											P*		P*		P*			P*	
Commercial parking lots and garages	9-7							C-1	P	P	P	P	P		P			P	
Heliports	9-17														P				
Helistops	9-17	C-1	C-1						C-1		C-1	C-1	C-1		P	P		C-1	
Joint use of parking facilities				C-1															
Off-site parking facilities				C-1															
Truck terminals															P	P			

DWELLINGS AND LODGINGS

	9-5																		
Boarding facilities	9-5							P	P					P	P				
Consulates	9-7				C-1	C-1	P	P		P	P	P	P						
Duplex units	9-9					P	P	P	Ac				P						
Dwelling units	9-9									Ac	Ac					Ac			Ac
Dwellings, detached, one-family	9-9			P	P	P	P	P	Ac				P						
Dwellings, detached, two-family	9-9					P	P	P	Ac				P						
Dwellings, multi-family	9-9						P	P	P				P	P					
Farm dwellings	9-11	P*	P*																
Group living facilities	9-16	C-2	C-2	C-2	Ac, C-2	C-2	C-2	C-2					C-2	C-1					
Guest houses	9-16				R-20														
Hotels	9-17								P					P		C-1			
Roomers				Ac	Ac	Ac													
Time-sharing	9-28								P										
Transient Vacation Rentals	9-29								P										
Vacation Cabins		C-1																	

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USES

SOCIAL AND CIVIC SERVICES

Art galleries, museums										P	P	P	P	P				P
Cemeteries and columbaria	9-6	P		C-1														
Colleges, business													P					
Day-care facilities	9-8		pl	pl	pl	pl	pl	pl	Ac	P	P	P	P	P	P			P
Hospitals	9-17	PRU																
Meeting facilities	9-20		pl	pl	pl	pl	pl	pl	P	P	P	P	P					P
Prisons		PRU																
Public uses and structures	9-24	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Schools: Elementary, intermediate and high			pl	pl	pl	pl	pl	pl		P	P	P	P					
Schools, language				C-2	C-2	C-2	C-2	C-2		P	P	P	P					
Schools, business										P	P	P	P					P
Schools, vocational										P*	P*	P*	P*		P			P*
Schools: technical, indus., trade															P			
Theaters	9-28									P	P	P	P	P				P
Universities, colleges		PRU																

COMMERCE, BUSINESS

Amusement and recreation facilities, indoor	9-2								Ac	P	P	P	P					P
Automobile sales and rentals											P	P	P		P			P
Bars, nightclubs, taverns									P	P*	P*	P*	P*		P			P*
Business services	9-6								Ac	P	P	P	P					P
Cabarets, dance halls									P		P*		P*					P*
Catering establishments											P	P	P	P	P			P
Convenience stores	9-7								C-1	P	P	P	P					
Dance or music schools	9-8								C-1		P	P	P	P				P
Drive-thru facilities	9-8									P*	P*	P*	P*	P*	P*	P*	P*	P*
Eating establishments									C-1	P	P*	P*	P*	P*	P*	P	P	P*
Financial institutions									P*	Ac	P	P	P	P		P		P
Greenhouses, plant nurseries											P	P	P	P	P	P		P
Home occupations	9-17		Ac	Ac			Ac											
Laboratories											P*	P	P	P	P	P		P
Medical clinics	9-20								P*	Ac	P	P	P	P				P
Neighborhood grocery stores	9-21		C-1					C-1	C-1	C-1								
Office buildings											P	P	P	P	Ac	Ac	Ac	P
Personal services	9-24								P*	Ac	P	P	P	P				P
Photographic processing												P	P	P	P	P		P
Photography studios									Ac	P	P	P	P					P
Retail establishments	9-27								Ac	P	P	P	P	Ac	Ac			P
Self-storage facilities												C-1	C-1	C-1	P	P		P
Veterinary establishments											P*	P*	P*	P*		P		P*

TABLE A MASTER USE LIST PERMITTED USES AND STRUCTURES

This Table is provided for the convenience of the users of the LUO. In instances of apparent conflict with Article 5, Article 5 shall prevail

KEY:

- P = Principal use
- P* = Principal Use with conditions
- C-1 = Conditional Use Type 1: no public hearing required
- C-2 = Conditional Use Type 2: public hearing required
- Ac = Accessory Use
- PRU = Plan Review Use
- Pl = Subject to Site Plan Review

ZONING DISTRICTS

DEFINITION ON PAGE	P-2	AG-1	AG-2	Country	R-10, R-20	R-7.5, R-5, R-3.5	Apartment	AMX	Resort	B-1	B-2	BMX-3	BMX-4	I-1	I-2	I-3	IMX-1
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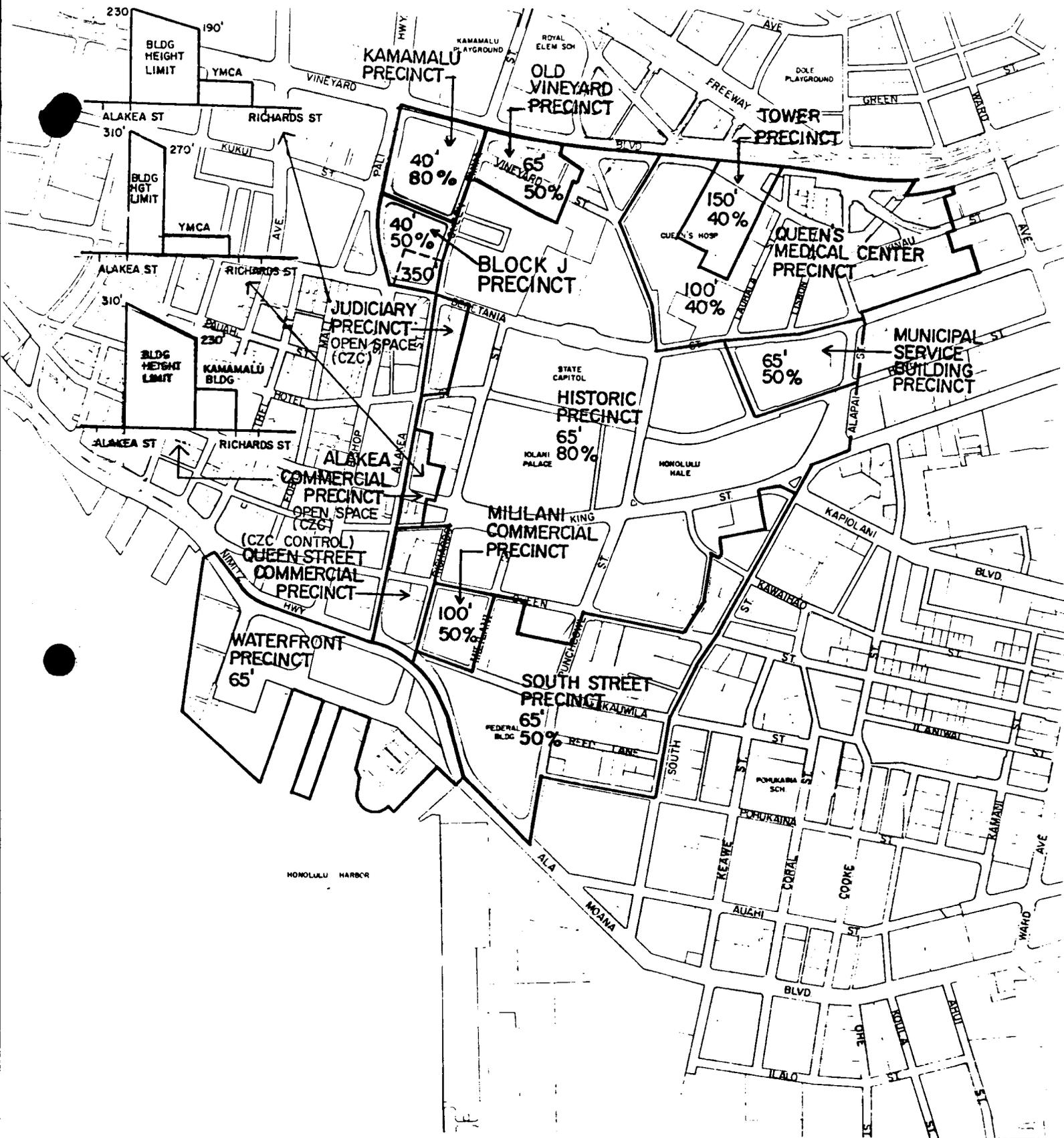
USES

INDUSTRIAL

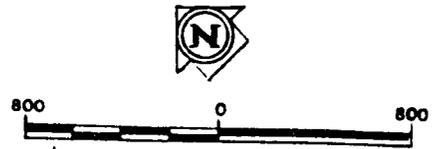
Bulk merchandise delivery establishments																	P	
Can, bottle and paper recycling																	P	P
Explosive and toxic chemical manufacturing, storage and distribution																	C-2	
Fabricating establishments																	P	
Freight movers																	P	
Heavy equipment sales and rentals																	P	
Linen suppliers																	P	
Manufacturing, processing and packaging establishments													P*	P*	P	P	P*	
Maritime-related sales, construction, maintenance and repairing																	P	
Motion picture and television production studios														P*	P		P	
Petroleum processing																C-1	C-1	
Port facilities																	P	
Publishing plants for newspapers, books and magazines										P		P	P	P	P		P	
Repair establishments, major	9-25																P	P
Repair establishments, minor	9-25									P	P	P	P	P	P	P	P	P
Resource extraction	9-26	C-1	C-1	C-1													P	
Salvage, scrap and junk storage and processing																	C-1	C-1
Storage yards, but not for salvage, scrap or junk																	P*	P*
Warehousing															P	P	P	P
Waste disposal and processing	9-30	C-2		C-2													C-1	
Wholesale and retail establishments dealing primarily in bulk materials delivered by or to ship, or by ship and truck in combination																	P	
Wholesaling and distribution												P*	P*	P*	P*	P		P*

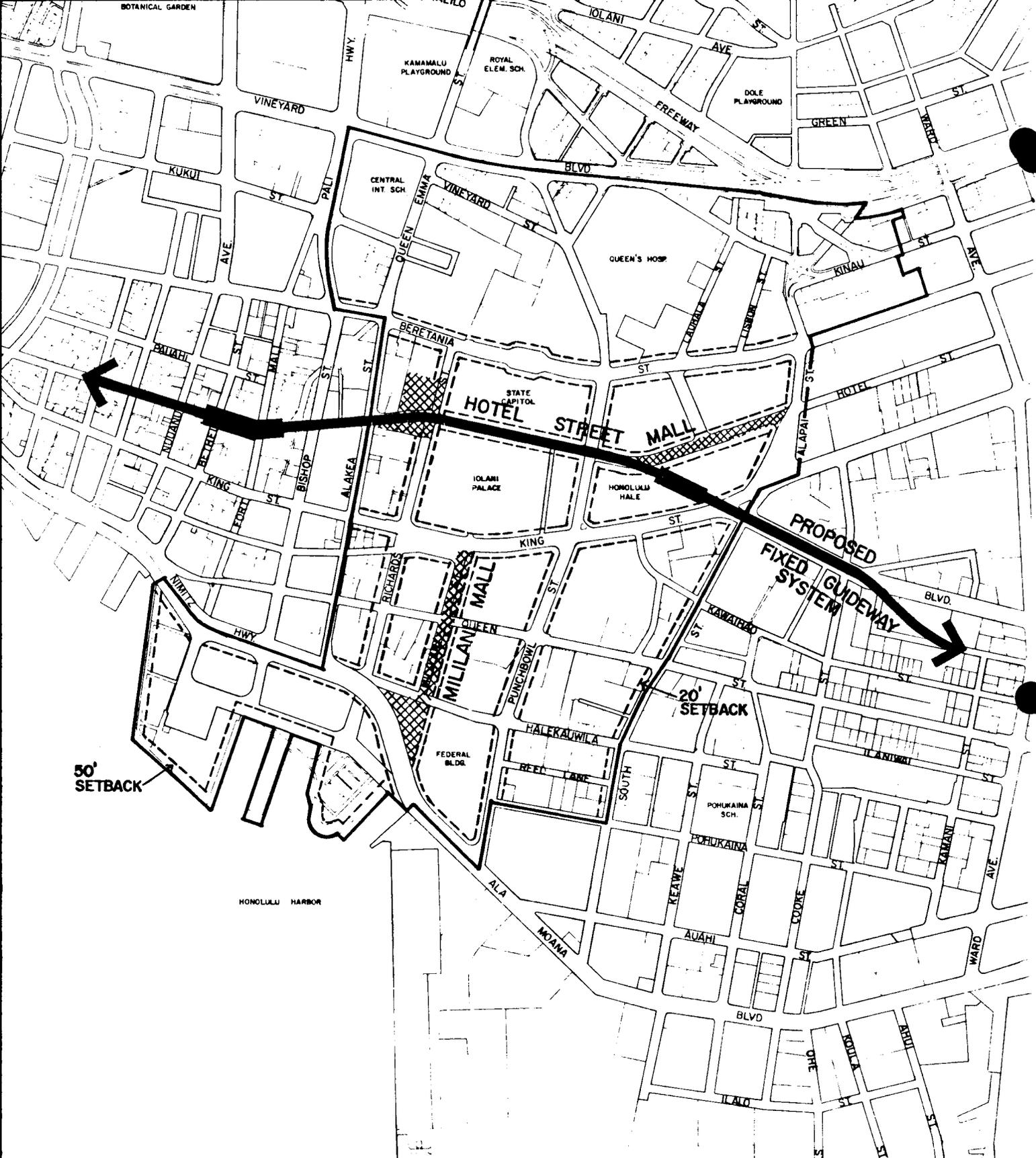
MISCELLANEOUS

Historic structures, Use of	9-17	C-1	C-1	C-1	C-2	C-2	C-2	C-2	C-1									
Joint development	9-18				C-1													

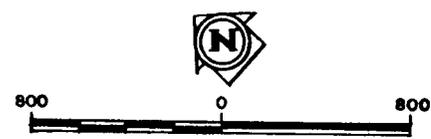


HAWAII CAPITAL DISTRICT
HEIGHT & OPEN SPACE LIMITS



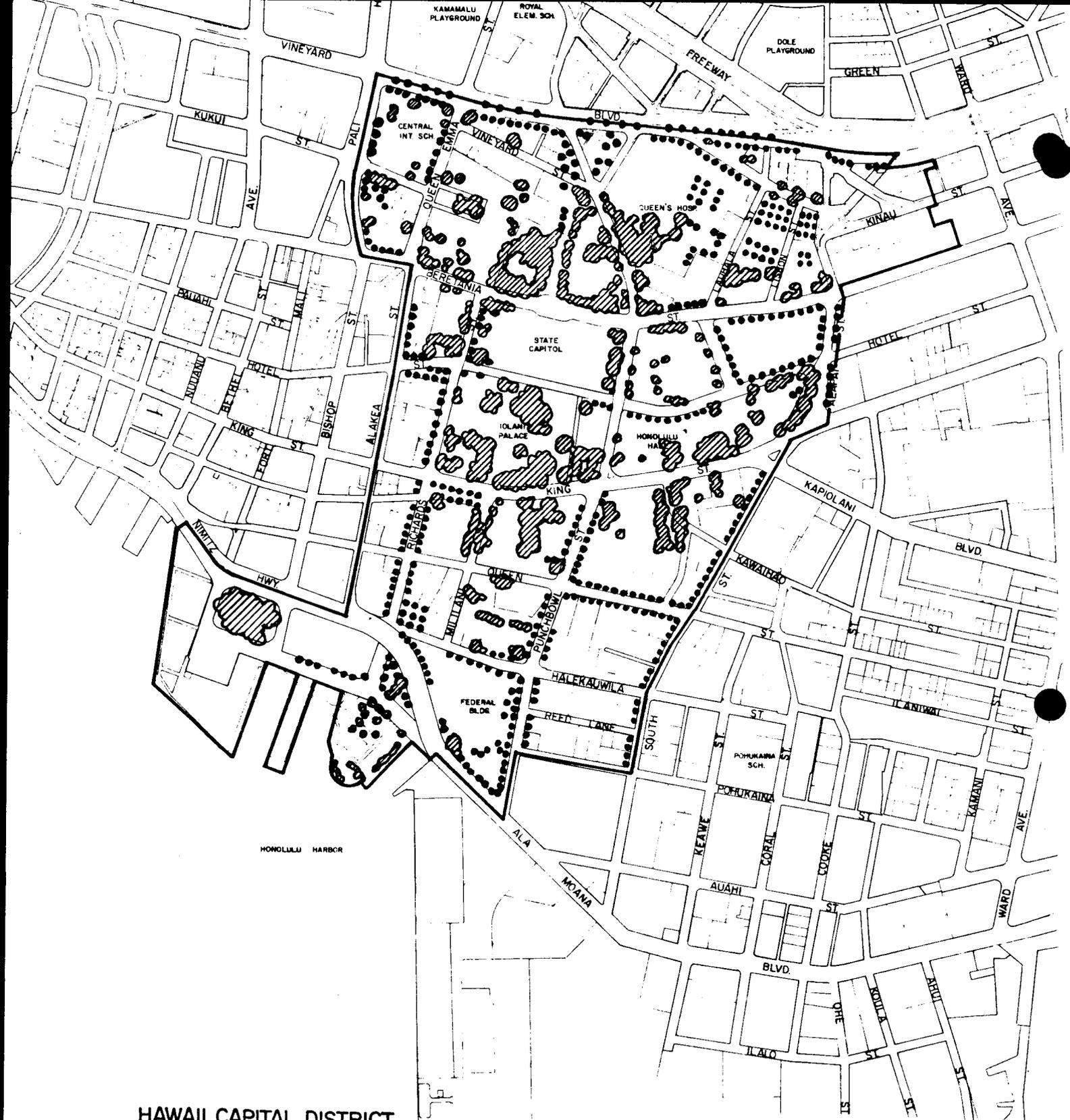


HAWAII CAPITAL DISTRICT
 BUILDING SETBACKS, VISTAS,
 AND STREET PATTERN



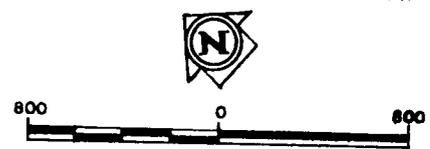
HAWAII CAPITAL DISTRICT
HISTORICALLY SIGNIFICANT PLACES





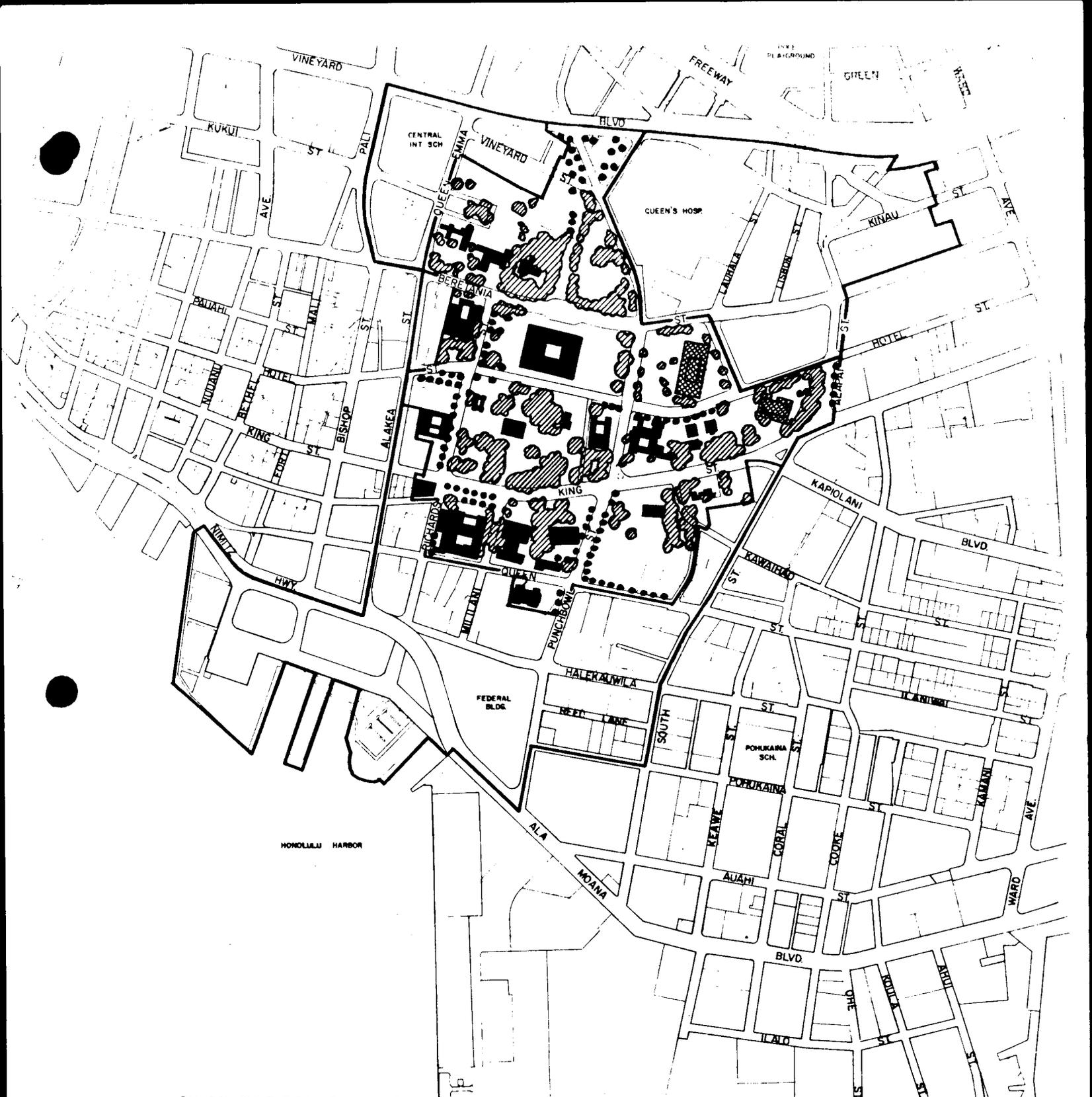
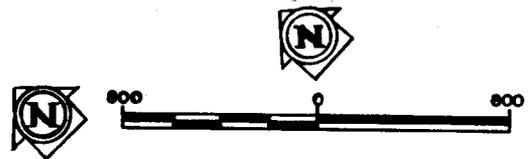
**HAWAII CAPITAL DISTRICT
OVERALL LANDSCAPE PLAN**

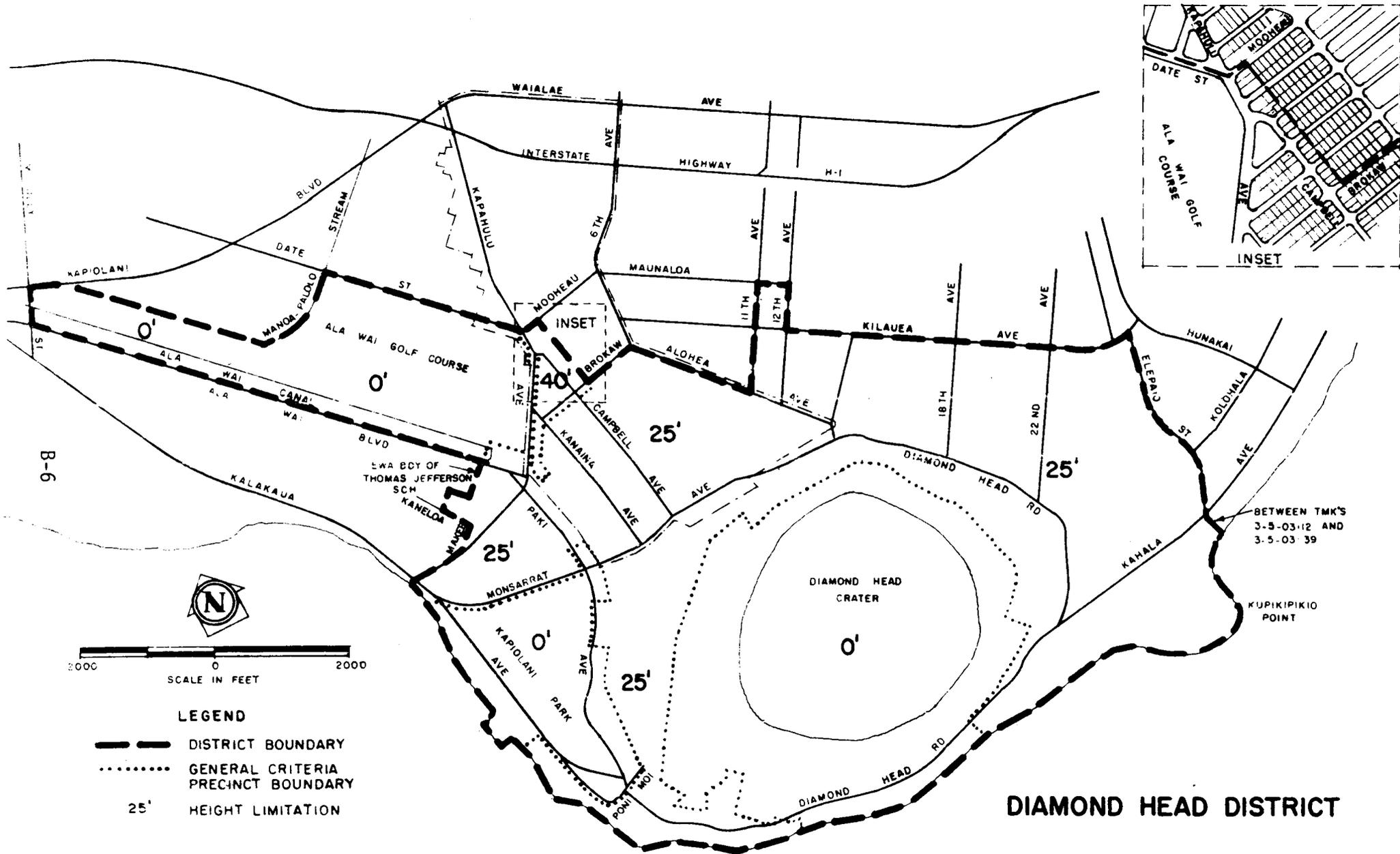
-  EXISTING TREES GENERAL MASS
-  PROPOSED TREES GENERAL LOCATION



HAWAII CAPITAL DISTRICT
 THE HISTORIC PRECINCT PLAN

-  EXISTING BLDGS. TO BE RETAINED
-  HISTORIC BLDGS. TO BE RETAINED
-  OTHER EXISTING BLDGS.



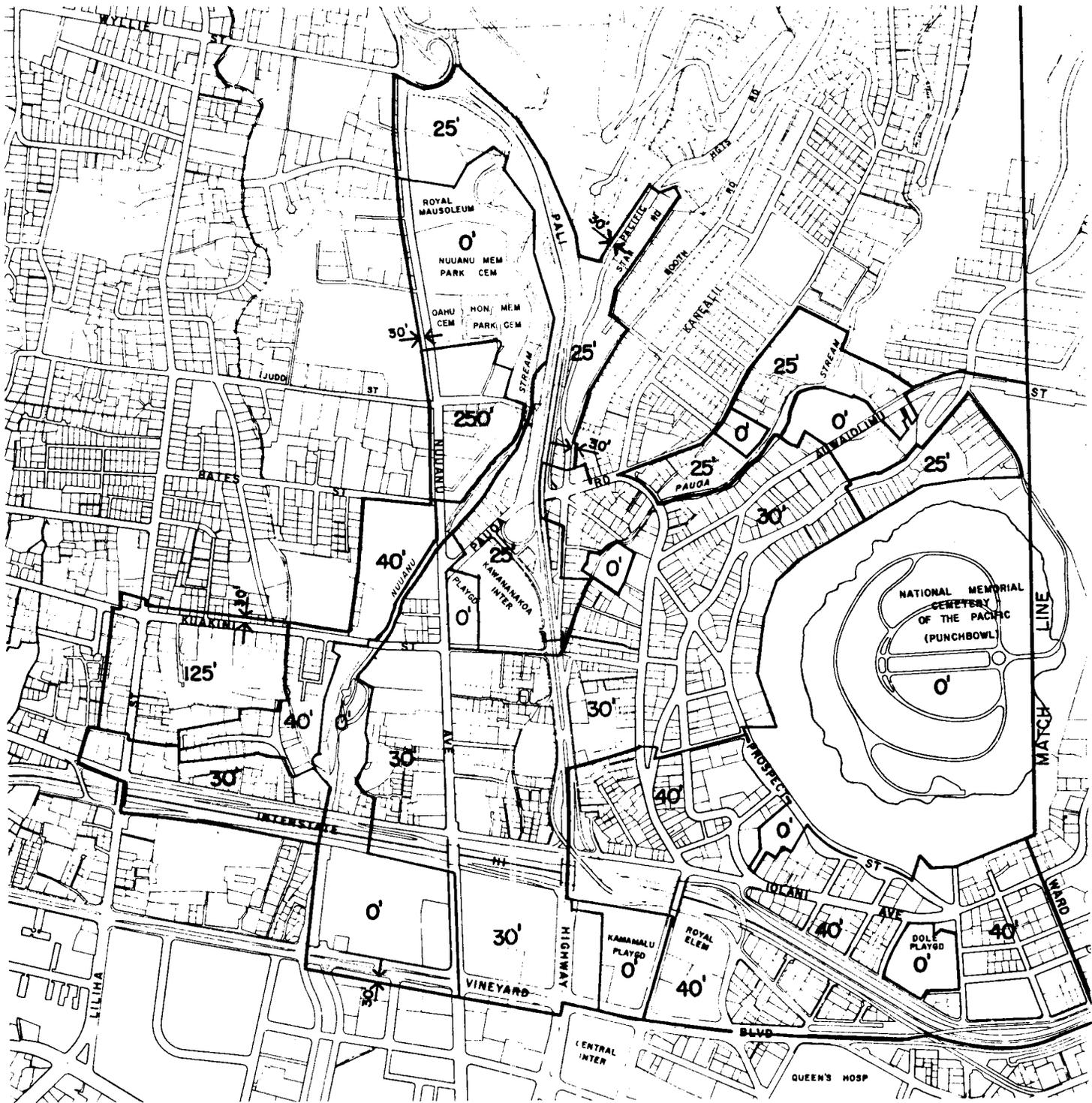


DIAMOND HEAD DISTRICT

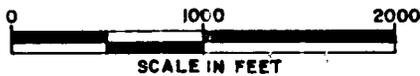
EXHIBIT 6

BETWEEN TMK'S
3-5-03-12 AND
3-5-03-39

B-6



PUNCHBOWL DISTRICT



HEIGHT LIMITS

NOTE: WHEN THE UNDERLYING ZONING DISTRICT HEIGHT REGULATION IS MORE RESTRICTIVE, THAT REGULATION SHALL CONTROL.

EXHIBIT 7



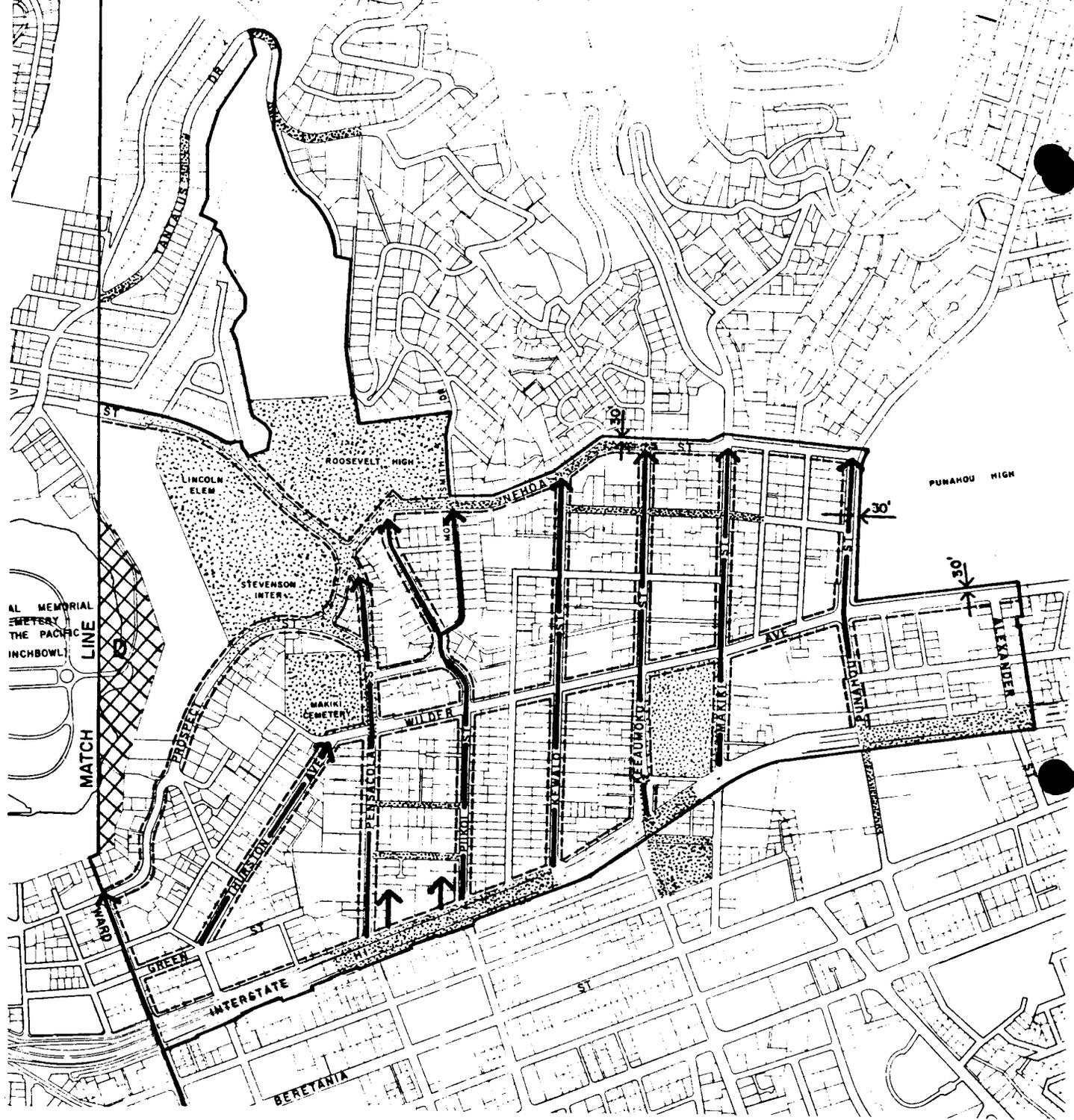
PUNCHBOWL DISTRICT



**HISTORIC STRUCTURES & SITES;
 PROMINENT PUBLIC VISTAS
 & STREET SETBACKS**

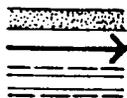
EXHIBIT 8

B-9



PUNCHBOWL DISTRICT

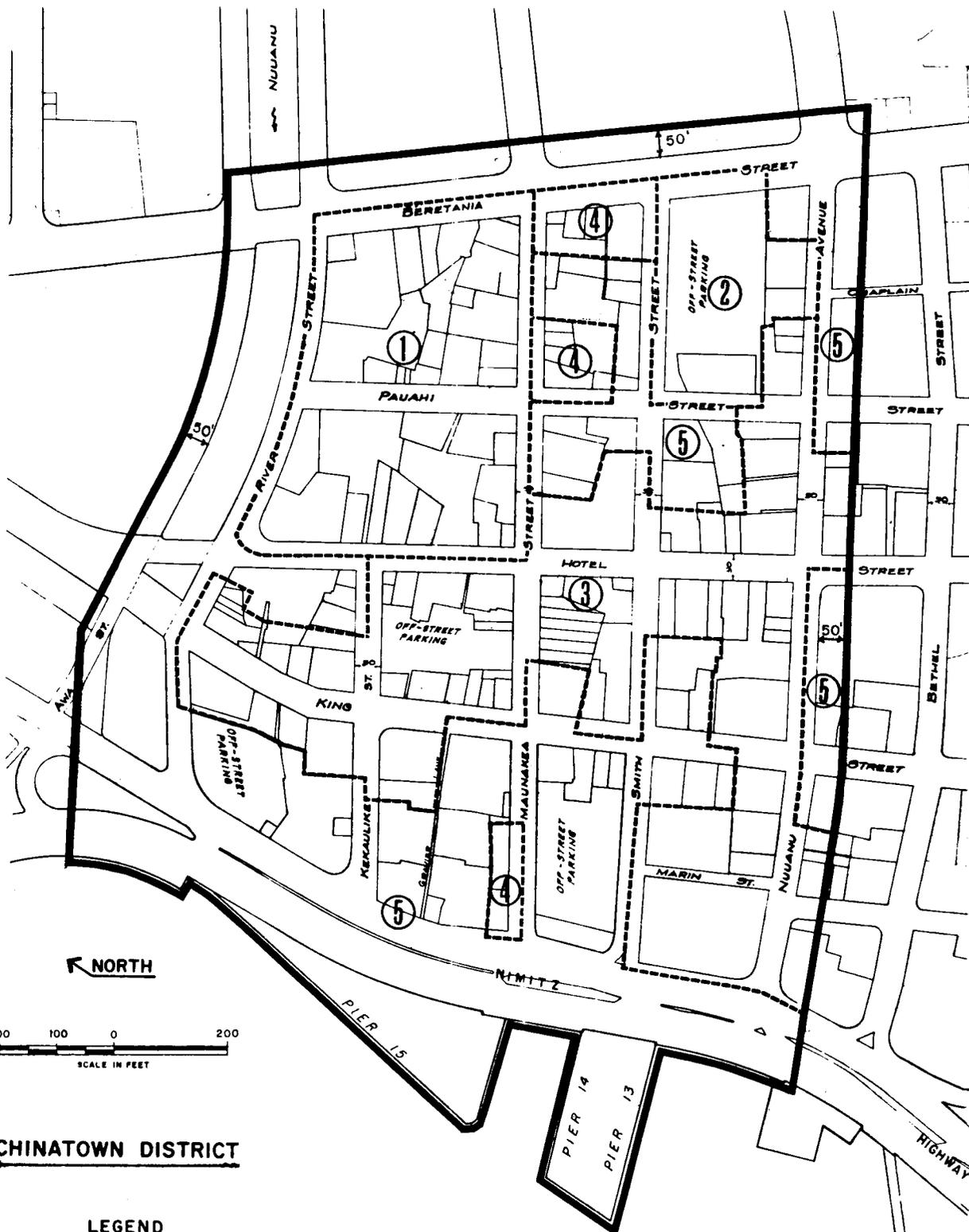
LEGEND



PUNCHBOWL VISTA
MAUKA MAKAI VISTA
30 FOOT REQUIRED YARD FOR STRUCTURES EXCEEDING 30' IN HEIGHT
(ALL OTHERS 20 FOOT REQUIRED YARD)



SIGNIFICANT STRUCTURES OR SITES ON THE NATIONAL REGISTER
SIGNIFICANT STRUCTURES OR SITES ON THE STATE REGISTER



CHINATOWN DISTRICT

LEGEND

- ① PRECINCTS
- DISTRICT BOUNDARY
- - - PRECINCT BOUNDARY

EXHIBIT 9

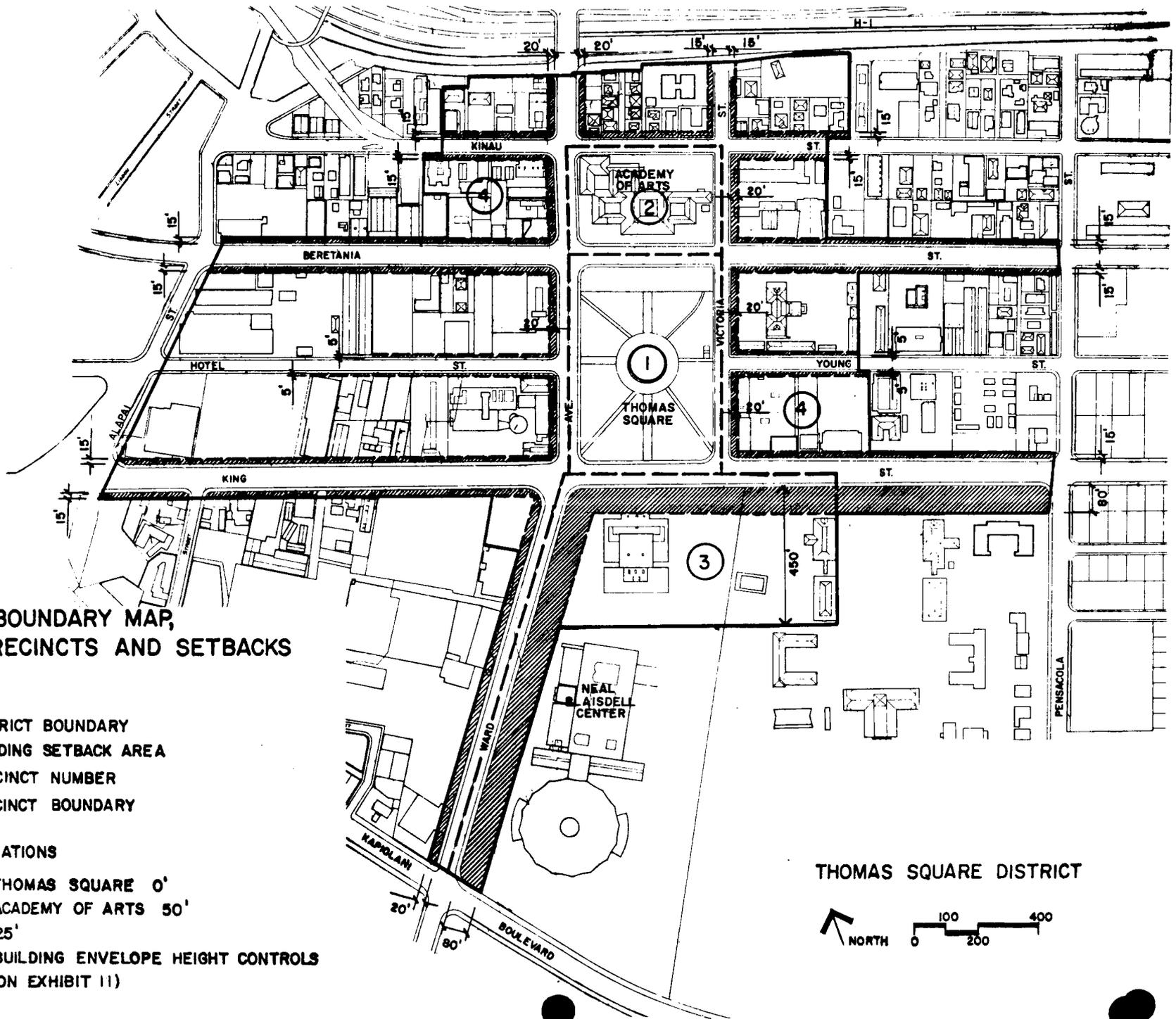
**EXHIBIT 10
DISTRICT BOUNDARY MAP,
HEIGHT PRECINCTS AND SETBACKS**

LEGEND:

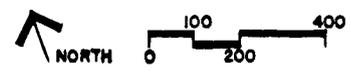
-  DISTRICT BOUNDARY
-  BUILDING SETBACK AREA
-  PRECINCT NUMBER
-  PRECINCT BOUNDARY

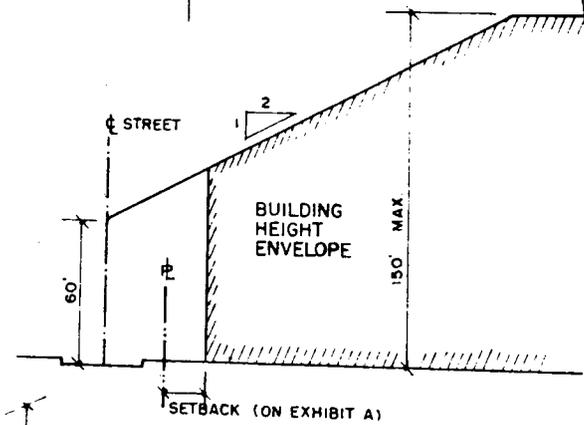
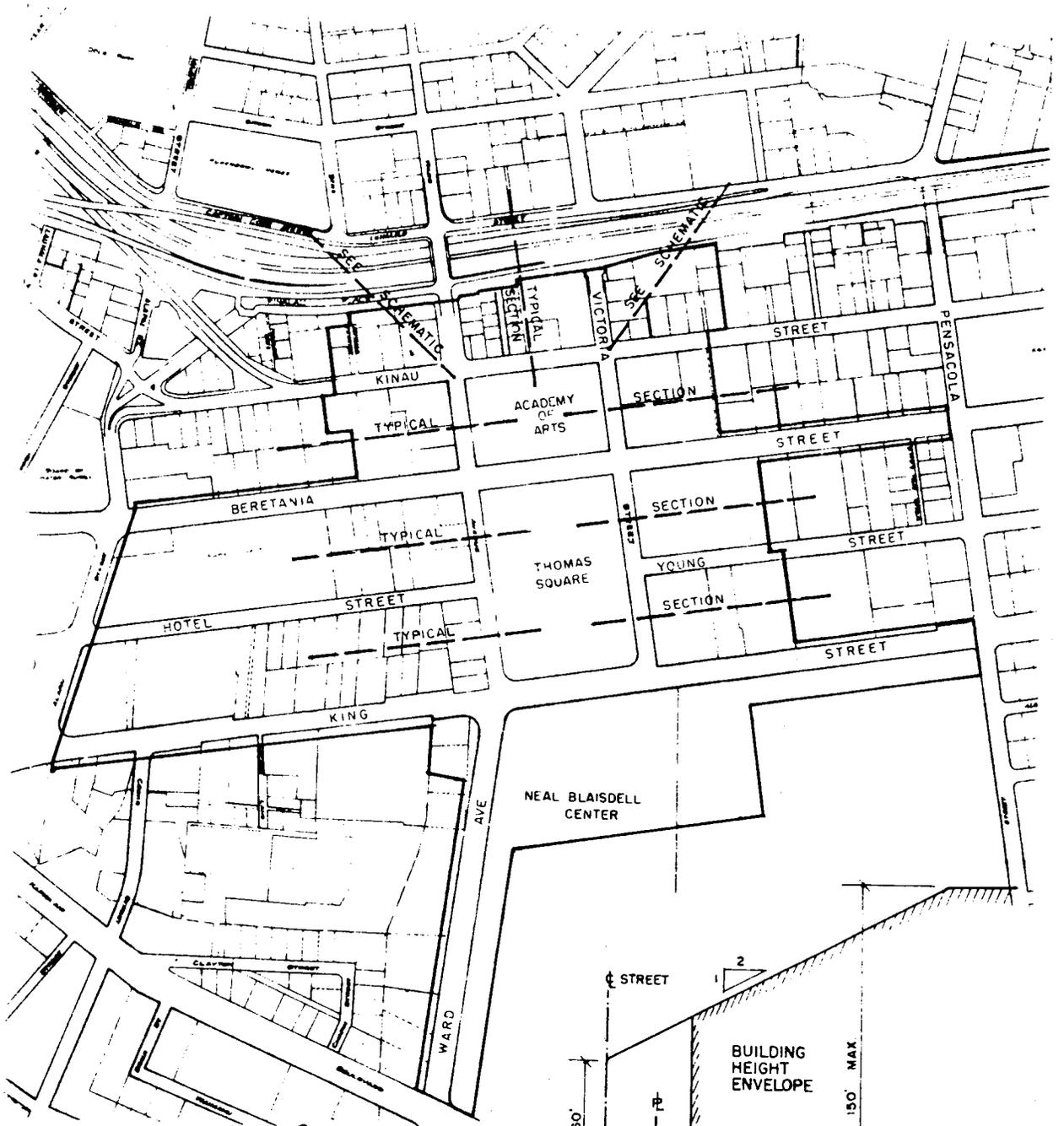
HEIGHT REGULATIONS

- PRECINCT 1 THOMAS SQUARE 0'
- PRECINCT 2 ACADEMY OF ARTS 50'
- PRECINCT 3 25'
- PRECINCT 4 BUILDING ENVELOPE HEIGHT CONTROLS
(ON EXHIBIT 11)

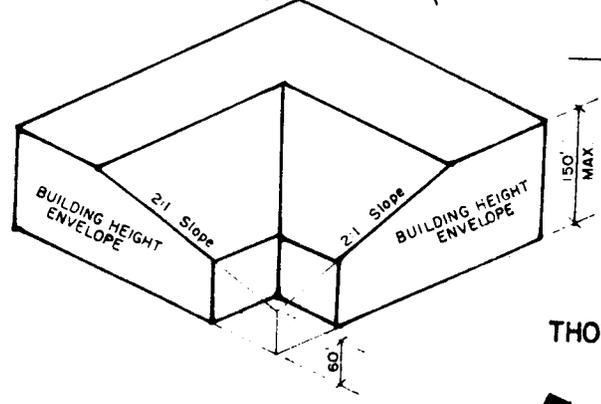


THOMAS SQUARE DISTRICT





**TYPICAL SECTION
BUILDING ENVELOPE HEIGHT CONTROL DIAGRAM**
NOT TO SCALE



SCHEMATIC DIAGRAM
NOT TO SCALE

THOMAS SQUARE DISTRICT

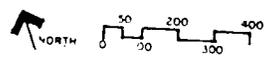


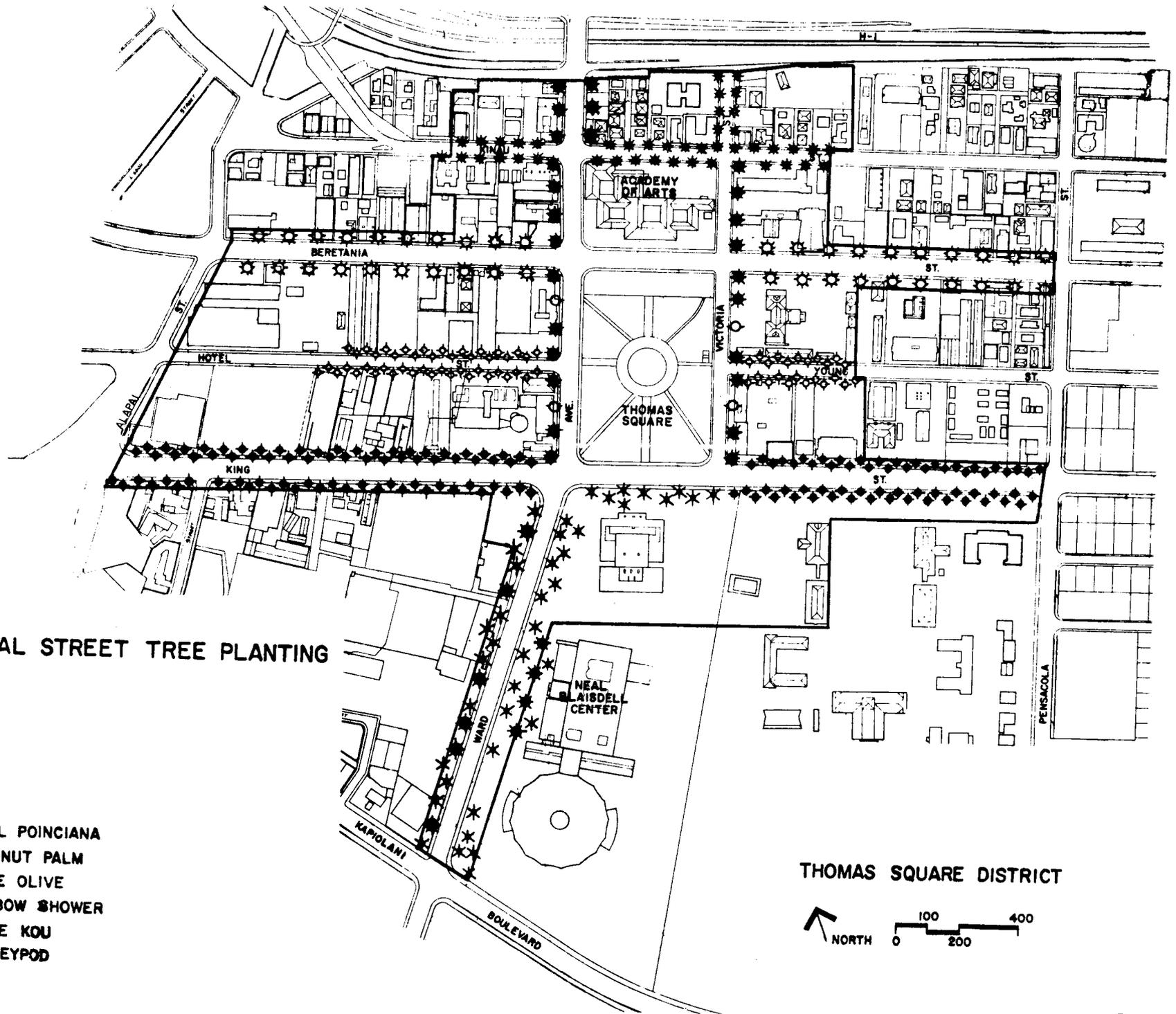
EXHIBIT II

B-14

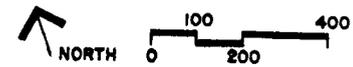
EXHIBIT 12
CONCEPTUAL STREET TREE PLANTING

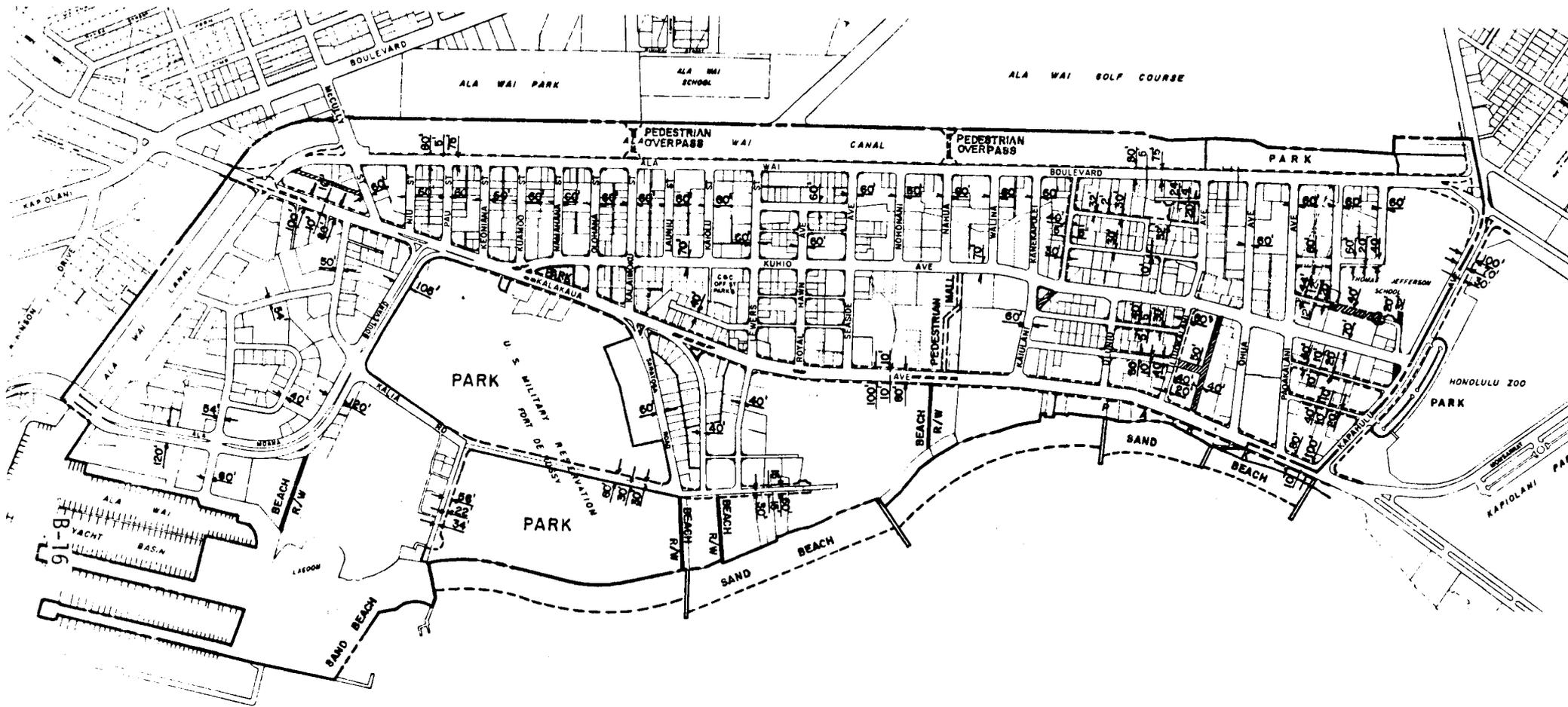
LEGEND:

- ☼ MILO
- ☼ ROYAL POINCIANA
- * COCONUT PALM
- ◇ FALSE OLIVE
- ◆ RAINBOW SHOWER
- ☼ HAOLE KOU
- MONKEYPOD



THOMAS SQUARE DISTRICT





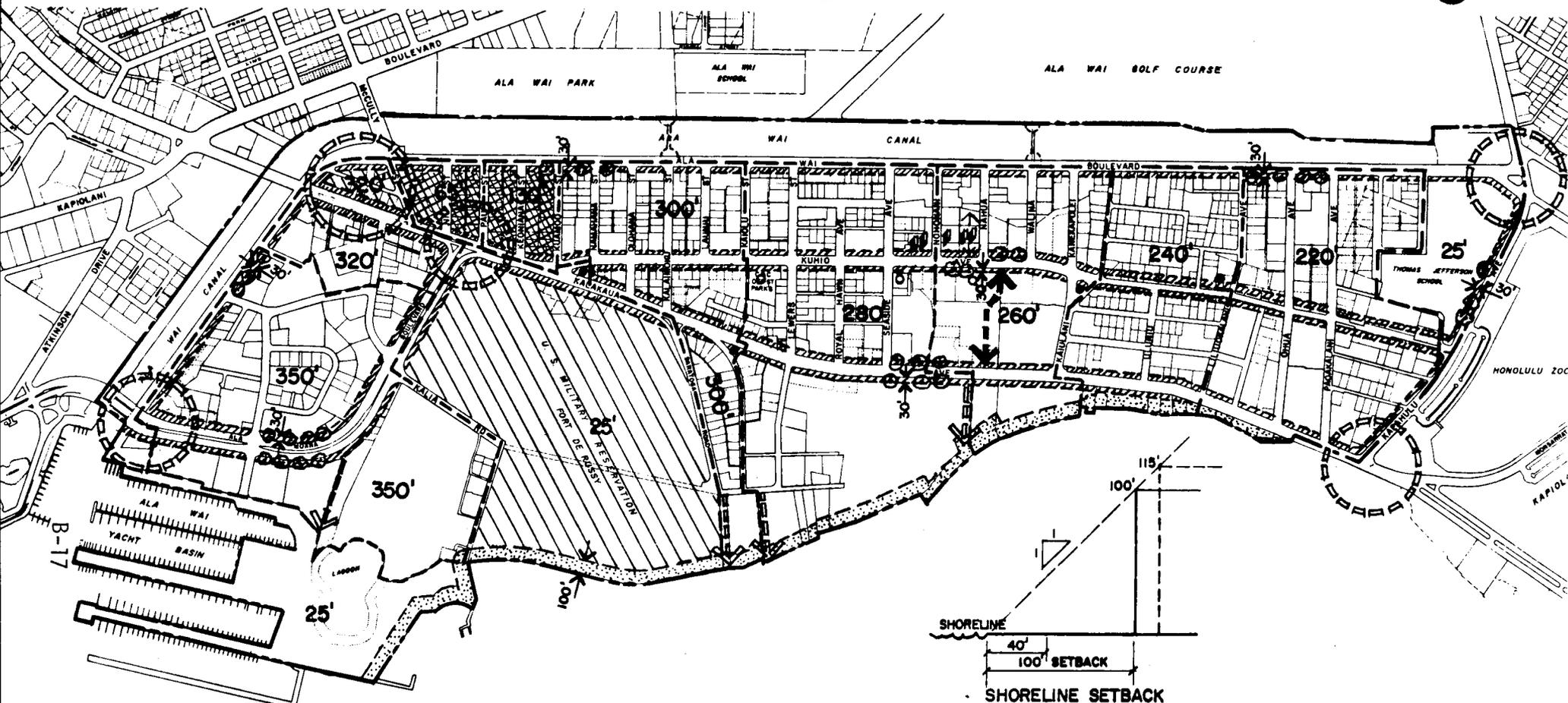
LEGEND

- WAIKIKI SPECIAL DESIGN DISTRICT BOUNDARY
- STREETS AND HIGHWAYS**
- ===== EXISTING
- PROPOSED
- =====
===== WIDENING
- ////// DELETION

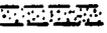
WAIKIKI DISTRICT



**EXHIBIT 14
CIRCULATION PLAN**



LEGEND

- WAIKIKI SPECIAL DESIGN DISTRICT BOUNDARY
-  WAIKIKI GATEWAYS. AREAS WITH SPECIAL DESIGN CONSIDERATION FOR OPEN SPACE AND ARCHITECTURAL TREATMENT.
-  AN AVERAGE 30' SETBACK ALONG MAJOR STREETS MEASURED FROM EXISTING RIGHT-OF-WAY ON KAPAHULU AVE, KALAKAUA AVE, ALA MOANA AND ALA WAI BOULEVARDS AND MEASURED FROM DEVELOPMENT PLAN RIGHT-OF-WAY ON KUHIO AVE. AVERAGE 30' SETBACK.
-  ALL MAJOR STREETS SHALL BE LANDSCAPED WITH STREET TREES.
-  100' SHORELINE SETBACK WITH A BUILDING HEIGHT ENVELOPE OF 1 TO 1 (45°) MEASURED FROM SHORELINE
-  FORT DERUSSY MAUKA-MAKAI VIEW CORRIDOR.
- HEIGHT LIMIT PLANE TO PRESERVE PUNCHBOWL/DIAMOND HEAD VIEW PLANE.

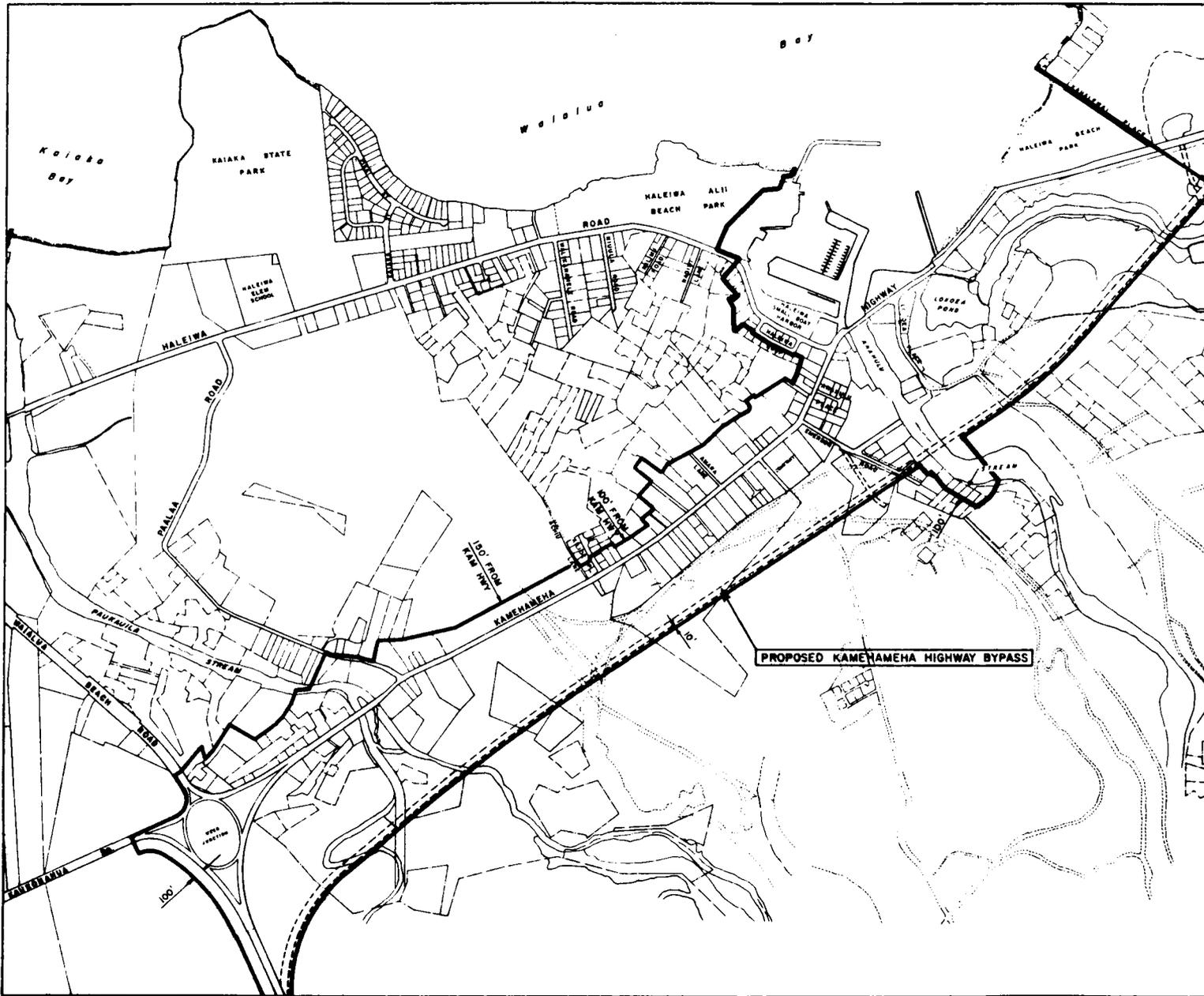
-  EXISTING MINI-PARKS. ADDITIONAL SHOULD BE PROVIDED.
 -  EXAMPLE OF POTENTIAL MINI-PARKS LOCATIONS. MINI-PARKS SHOULD FOLLOW AREAS OF MAJOR PEDESTRIAN CONCENTRATION
 -  DEVELOPMENT PLAN BEACH RIGHTS-OF-WAY OTHER PEDESTRIAN BEACH RIGHTS-OF-WAY SHOULD BE PROVIDED. ALL BEACH RIGHTS-OF-WAY SHOULD BE ATTRACTIVELY IMPROVED AND LANDSCAPED.
 -  DEVELOPMENT PLAN PEDESTRIAN MALL. ADDITIONAL MALL AREAS SHOULD BE PROVIDED.
 -  LONG AXIS OF ALL NEW STRUCTURES SHOULD BE LOCATED ON A MAUKA-MAKAI DIRECTION WHENEVER POSSIBLE. BULK STRUCTURES SHOULD MINIMIZE MAUKA-MAKAI VIEW OBSTRUCTION.
 -  DEVELOPMENT PLAN PEDESTRIAN BRIDGE
 -  LAND AREAS RECOMMENDED AS OPEN SPACE
- FOR OTHER DESIGN CONTROLS SEE ORDINANCE TEXT

WAIKIKI DISTRICT

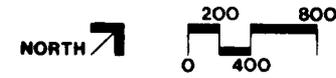


**EXHIBIT 15
URBAN DESIGN CONTROLS**

B-18



HALEIWA DISTRICT

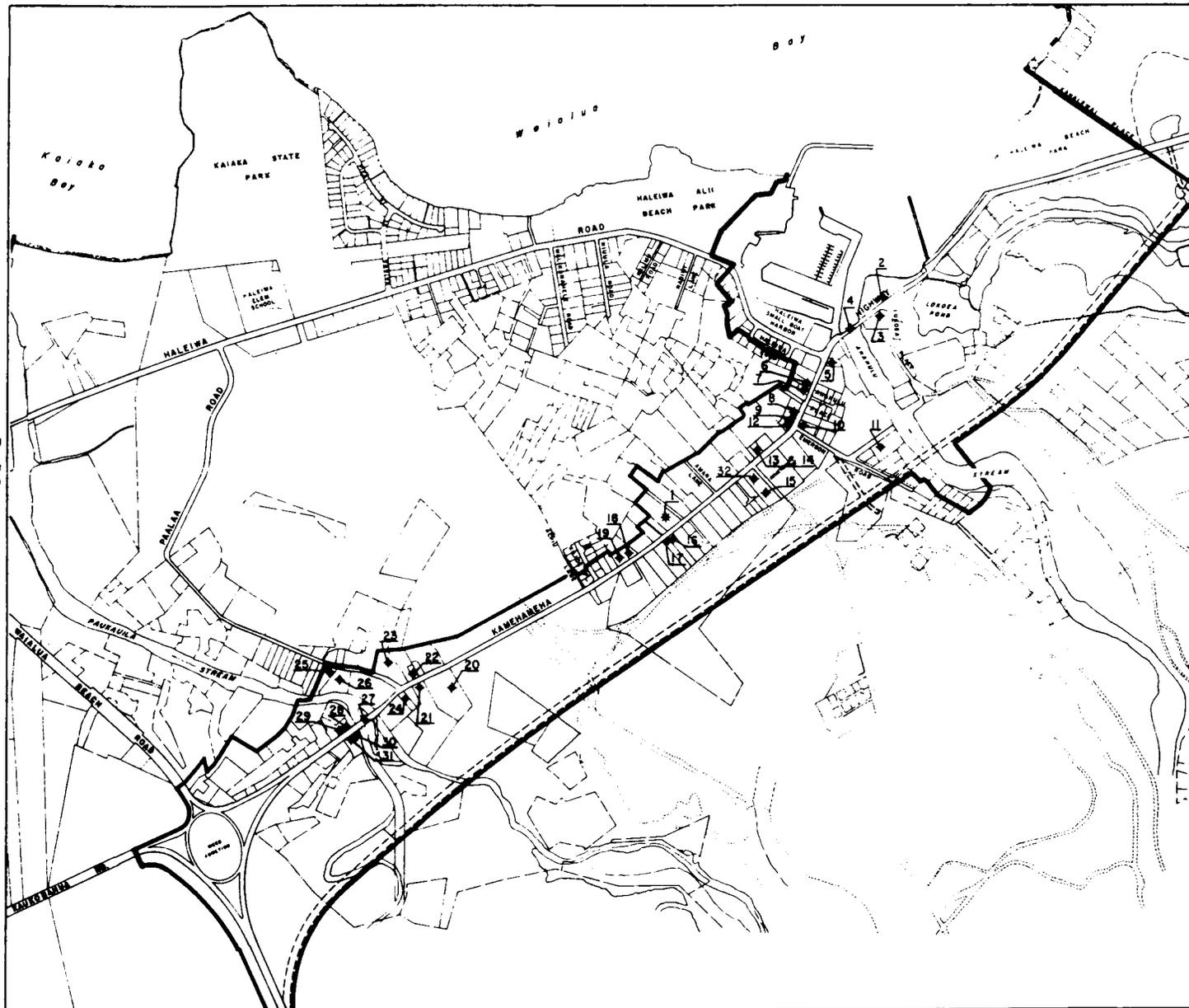


LEGEND:

— DISTRICT BOUNDARY

NOTE
Boundaries follow existing property lines unless otherwise noted.

EXHIBIT 16
HALEIWA
DISTRICT BOUNDARY



HALEIWA DISTRICT

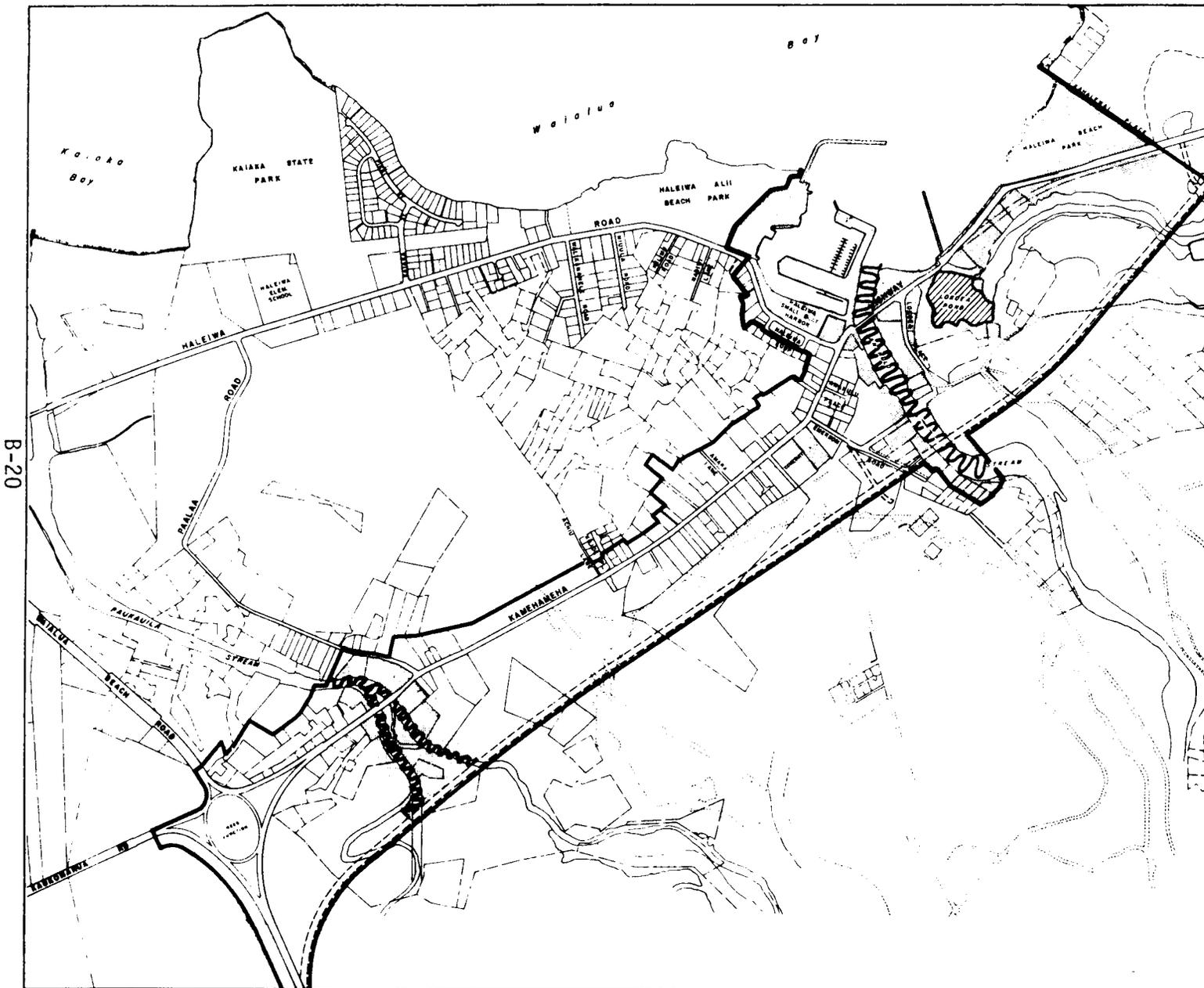


LEGEND:

- * **STRUCTURES ON STATE HISTORIC REGISTER**
- 1 Waiolua Court House 6-6-09 23
- ◆ **STRUCTURES ON INVENTORY FOR STATE HISTORIC REGISTER WITHIN BOUNDARY**
- 2 Surf & Sea / Gallery / Windsurf 6-2-03 39
- 3 D. Pancipanci Store 6-2-03 36
- 4 Anahulu Bridge
- 5 Hawaii Thrift & Loan 6-2-12 29
- 6 Fattig Art Gallery 6-6-01 29
- 7 H. Miura Store 6-6-01 01
- 8 Yoshida Store (North) 6-6-04 15
- 9 Yoshida Store (South) 6-6-04-15
- 10 Babbe's Boutique 6-2-12 34
- 11 Old Adobe House on the Emerson Site 6-2-12-10
- 12 Matsumoto Grocery Store 6-6-04 16
- 13 Aoki Shave Ice 6-6-04-18
- 14 Chez Francois Gallery 6-6-04-18
- 15 Old Telephone Exchange 6-2-05 08
- 16 Surf & Sail / Kua Aina Sandwich 6-2-05 15
- 17 Menehune Arts 6-2-05 20
- 18 Haleiwa Dance Studio / Oogenesis Boutique 6-6-09 01
- 19 Haleiwa Flower Shop 6-6-09-01
- 20 Waiolua Community Center 6-2-06 13
- 21 Milton's Service / Kaala Art / Country Surf / Saimin 6-2-06-12
- 22 Vacant / Barber Shop 6-6-17 31
- 23 Haleiwa Theatre 6-6-17 29
- 24 Country Foreign Car Parts 6-2-06 16
- 25 Vacant (Old Hirota Store) 6-6-17-12
- 26 Waiolua Shingon Mission 6-6-17-01
- 27 Alamuki Bridge
- 28 Vacant 6-6-18 20
- 29 Vacant 6-6-18-20
- 30 Vacant 6-2-07-20
- 31 Ishimoto Store 6-2-07 20
- 32 Haleiwa Town Market 6-2-05 08

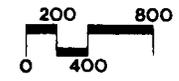
NOTE Building names for reference only, subject to change. Tax map key governs.

EXHIBIT 17 HISTORIC STRUCTURES



B-20

HALEIWA DISTRICT



LEGEND:

-  SIGNIFICANT PHYSICAL FEATURES
-  SIGNIFICANT WATERWAYS
-  SIGNIFICANT SITES

**EXHIBIT 18
SIGNIFICANT EXISTING
NATURAL AND MAN
MADE FEATURES**

City and County of Honolulu
Department of Land Utilization
Land Use Ordinance

This printing of the Land Use Ordinance (LUO), formerly called Comprehensive Zoning Code, incorporates all amendments to Chapter 21, Revised Ordinances as of July 25, 1986.

Future amendments may be obtained in several ways:

1. You may purchase the annual cumulative supplement at the City Municipal Store. It contains the amendments only. For more information, contact City Municipal Store, Dept. of Finance, 1st Floor, City Hall, Honolulu, Hawaii, 96813.
2. You may subscribe to ordinances amending the LUO from the City Clerk's Office. You will receive copies of the actual ordinances as they are adopted. For more information, contact City Clerk, 1st Floor, City Hall, Honolulu, Hawaii, 96813.
3. You may subscribe from the Dept. of Land Utilization. The amendments will be incorporated into the text so that you may replace the pertinent pages and maintain one book. Amendments will be mailed soon after they are adopted. For more information, write Dept. of Land Utilization, 7th Floor, 650 South King Street, Honolulu, Hawaii, 96813.

The charge for the Dept. of Land Utilization service is \$8.00 per year, effective December 21, 1986, payable in advance. The charge is the same regardless of the number of amendments adopted.

Amendments for previous years are \$8.00.

ORDER FORM

City and County of Honolulu
Department of Land Utilization
650 South King Street
Honolulu, Hawaii 96813

LAND USE ORDINANCE AMENDMENT SERVICE

Please include me in your Land Use Ordinance Amendment Service.

Name/Organization _____

Address _____

Zip Code _____ Telephone _____

Signature and Date

Cost per subscription per year is \$8.00. Payment must accompany order. Make check payable to CITY DIRECTOR OF FINANCE. Copies of all amendments for previous years are available for \$8.00.

