

1983-84-85

CUMULATIVE SUPPLEMENT  
OF THE  
1978  
COMPREHENSIVE ZONING CODE  
(CZC)

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CITY AND COUNTY OF HONOLULU

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City & County of Honolulu  
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This Cumulative Supplement was prepared in compliance with Section 3-205 of the Revised Charter of the City and County of Honolulu 1973 (1983 Edition).

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ARTICLE 1. GENERAL PROVISIONS

Sec. 21-1.5. Variances.

The Zoning Board of Appeals shall hear and determine petitions for varying the application of the provisions of this chapter pursuant to Section 6-909 of the Revised Charter of Honolulu 1973, including the application of the provisions relating to signs contained in this chapter. (Sec. 21-1.5, R.O. 1978; Am. Ord. 79-28)

Sec. 21-1.6. Penalties for Violation; Procedure on Arrest and Other Remedies.

(a) Procedure on Arrest. Any authorized personnel, upon 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 hereinafter described, notifying him to answer the complaint to be entered against him at a place and at a time provided in said summons or citation.

(b) Summons or Citation.

(1) 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.

(2) 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 by giving to the violator a carbon copy of the citation and provide for the disposition of the original and any other copies.

(3) Every citation shall be consecutively numbered and each carbon copy shall bear the number of its respective original.

(c) Violations and Penalties.

(1) Any person convicted of a violation of the Comprehensive Zoning Code, as amended, shall be sentenced as follows:

(A) For a first offense, by a fine not exceeding \$1,000 and one of the following:

(i) Thirty-two hours of community service, as authorized by and defined in Hawaii Revised Statutes, Section 706-605(1)(f), as amended; or

(ii) Forty-eight hours imprisonment.

(B) For a second conviction which occurs within five years of any prior conviction for violation of the Comprehensive Zoning Code, by a fine not exceeding \$1000 and one of the following:

(i) Sixty-four hours of community service as authorized by and defined in Hawaii Revised Statutes, Section 706-605(1)(f), as amended; or

(ii) Ninety-six hours of imprisonment.

(C) For a subsequent conviction which occurs within five years of any two prior convictions under the Comprehensive Zoning Code by a fine not less than \$500 but not exceeding \$1000 and one of the following:

(i) 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

(ii) Not less than ninety-six hours but not exceeding thirty days imprisonment.

(2) After a conviction for a first violation under the Comprehensive Zoning Code, each further day of violation shall constitute a separate offense if the violation is a continuance of the subject of the first conviction.

(3) 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.

(d) 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. (Sec. 21-1.6, R.O. 1978; Am. Ord. 80-83, 85-45)

Sec. 21-1.9. Zoning Map.

(a) Preparation and Adoption.

The Director shall prepare zoning maps for the City and County of Honolulu. These maps shall be numbered and titled as listed below and upon adoption by ordinance such maps 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 - Ft. 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
22	Heeia - Kaneohe - Maunawili
23	Kailua - Lanikai - Keolu
24	Waimanalo

Upon adoption of a zoning map by ordinance, the zoning designations shown on such map shall constitute the zoning classification of all parcels on the map and supersede any previous zoning classification. The zoning maps shall also contain maximum height limits for those zoning districts specifically referring to the zoning map for maximum height.

(b) Interpretation of District Boundaries. Whenever uncertainty exists with respect to the boundary lines of the 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 such boundary, the text of the ordinance shall be the final authority.

(2) Notwithstanding Section 21-1.9(b)(1), district boundaries which appear to follow center lines of streets, alleys, 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 such 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 said boundaries shall be determined by measurement of distances shown on the adopted zoning map according to the scale indicated thereon.

(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 foregoing situations, the Director shall determine the location of the boundary in question in accordance with the intent and adoption of the zoning ordinances.

(7) Where district boundaries are along the ocean, the boundary shall be construed to follow the shoreline as confirmed by the State Surveyor.

(c) Areas 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-1 Preservation District until otherwise rezoned.

(d) Preservation of Adopted Zoning Map: Amendments thereto.

The Director shall preserve the adopted zoning map and shall maintain it in current form. The Director shall see that said map is 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. (Sec. 21-1.9, R.O. 1978; Am. Ord. 82-52)

#### Sec. 21-1.10. Definitions.

For purposes of this chapter, words used in the present tense shall include the future; words used in the singular number 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; and the word "person" includes an individual, a partnership, an association or a corporation.

In addition, the following terms shall be defined as herein indicated:

Accessory Use. An "accessory use":

- (1) 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), and
- (2) Is clearly incidental to, and customarily found in connection with such principal use, and
- (3) 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.

Agricultural Products Processing, Major and Minor.

"Agricultural products processing, 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.

"Agricultural products processing, minor," are 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. An "all-weather surface" shall mean a four-inch base course with a two-inch asphaltic concrete surface or a four-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.

Arcade. An "arcade" is a contiguous area with access to a street or other public way, which is open and unobstructed to a height of not less than 12 feet, is accessible to the public during business hours, has an area of not less than 500 square feet including portions occupied by building columns, and has a minimum dimension of 10 feet. Such area shall not be more than 3 feet above the level of the street which it adjoins.

Automobile Service Station. An "automobile service station" shall mean buildings and premises where gasoline, oil, grease, batteries, tires and automobile accessories may be supplied and dispensed at retail, and where in addition the following services may be rendered and sales made, and no other:

- (1) Sale and servicing of spark plugs, batteries, and distributors and distributor parts;
- (2) Tire servicing and repair, but not recapping or regrooving;
- (3) Replacement or adjustment of automobile accessories;

- (4) Radiator cleaning and flushing; provision of water, antifreeze and other additives;
- (5) Washing and polishing, and sale of automotive washing and polishing materials;
- (6) Greasing and lubrication;
- (7) Providing and repairing fuel pumps, oil pumps and lines;
- (8) Servicing and repair of carburetors;
- (9) Adjusting and repairing brakes;
- (10) Emergency wiring repairs;
- (11) Motor adjustments not involving removal of the head or crankcase;
- (12) 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;
- (13) Provision of road maps and other information material to customers; provision of restroom facilities;
- (14) Parking lot as an accessory use.

Uses permissible at a service station do not include body work, straightening of frames or body parts, steam cleaning, painting, welding, storage of automobiles not in operating condition nor the operation of a commercial garage as an accessory use.

**Boundary Wall.** A "boundary wall" is a solid wall without openings, situated within a building and erected on the boundary line between adjacent lots and which is to be jointly maintained.

**Buildable Area.** "Buildable area" is that portion of a zoning lot excluding required yards. Buildings may be placed in any part of the buildable area as long as maximum lot coverage requirements are met.

**Buildable Area Boundary Line.** A "buildable area boundary line" is any of the imaginary lines which constitutes a perimeter separating the buildable area from the required yards of a zoning lot.

**Building.** A "building" is a structure with a roof intended for shelter.

**Building Area.** "Building area" is total area covered by enclosed building space including total area of all covered open space (except for open space covered by eaves and normal overhang of roofs) but not including uncovered entrance platforms, uncovered terraces, or uncovered steps where such features do not themselves constitute enclosures for building areas below them.

**Building Frontage.** "Building frontage" is 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 said parking area may be considered the building frontage.

Business Sign. A "business sign" is a sign which directs attention to a profession, business, commodities, services, entertainment or activities conducted, sold, or offered on the premises where the sign is located.

Carport. A "carport" is 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 owned and used by the occupants of the building to which it is accessory.

Child Care Center. A "child care center" is an establishment where five or more children, under the age of 6 and excluding members of the family occupying the premises, are cared for. The term includes day nurseries and kindergartens.

Clinic. A "clinic" is an office building or group of offices wherein only persons engaged in the practice of a medical profession or occupation are located, but which does not have beds for overnight care of patients. 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.

Convenience Establishments. "Convenience establishments" as used in this chapter are small establishments designed and intended to serve the daily or frequent trade or service needs of surrounding population. Such establishments include grocery stores, variety stores, drug stores, coin-operated laundry and dry cleaning establishments, beauty shops, barber shops, and medical and dental offices. Specifically excluded are automobile service stations and repair garages and drive-in eating and drinking establishments.

Cross Slope. The term "cross slope" shall mean the percentage of natural grade across a tract or parcel of land measured from the highest point to the lowest point.

Decibel. "Decibel" means a unit of measurement of the intensity of sound (the sound pressure level).

Developer. "Developer" shall mean an owner or any person with written authorization from the owner, who intends to improve or to construct improvements upon his property.

Director. "Director" means the Director of Land Utilization of the City but it shall also include designated representatives of the Director. As appropriate to the circumstances, approval by the Director shall include approval by his designated representative.

Duplex Dwelling. A one-family dwelling on a single lot which is or to be attached on a common side property line with another dwelling. The dwellings shall be structurally independent of each other and attached by means of a common or joint building wall. The attachment of the joint or common wall shall be not less than 15 feet or 50% of the longer dwelling on the property line, excluding carports or garages, whichever is the greater length. The common or joint building wall shall be maintained jointly by the adjoining property owners. In lieu of construction with a common wall, both dwellings shall be built up independently to the property line.

Dwelling Unit. A "dwelling unit" is a room or rooms connected together, constituting an independent housekeeping unit for a family, and containing a single kitchen. Unless specifically permitted in use regulations "dwelling unit" shall not include a unit used for "time sharing" as herein defined.

Dwelling, One-Family. A "one-family dwelling" is a building containing one dwelling unit. Mobile homes, travel trailers, housing mounted on self propelled or drawn vehicles, tents or other forms of temporary or portable housing are not included within the definition.

Dwelling, Two-Family. A "two-family dwelling" is a building containing two dwelling units.

Dwelling, Multiple-Family. A "multiple-family dwelling" is a building or group of attached buildings, other than a hotel, containing three or more dwelling or lodging units.

Dwelling, Detached. A "detached dwelling" is a building containing one or two dwelling units, entirely surrounded by a yard or other separation from buildings on adjacent lots.

Dwelling, Semi-attached. A "semi-detached dwelling" is a building containing two sections separated by a boundary wall with each section containing one or two dwelling units and with each section having a separate lot with at least minimum dimensions required by district regulations for such sections.

Dwelling, Attached. An "attached dwelling" is a building containing three or more attached sections, each section separated by a boundary wall and each containing one or two dwelling units. Side yards shall be required only at the ends of the building. Such sections shall have individual lots, or shall be so located on land in the same ownership that individual lots meeting the requirements of district regulations could be provided for each, or shall be so located and grouped on land in the same ownership that individual lots plus common open space for each, and for all groups, would yield a lot area per dwelling unit at least equal to that required for the district. The term "attached dwelling" is intended to apply to row houses, townhouses, patio houses and other forms with three or more sections attached to each other.

Extractive Industries. "Extractive industries" are commercial or industrial operations involving the removal and processing of natural accumulations of sand, rock, soil, gravel or any mineral.

Family. The term "family" shall mean one or more persons, all related by blood, adoption, or marriage, occupying a dwelling unit or lodging unit; provided that domestic servants employed only on the premises, may be housed on the premises and included as part of the family; provided further, that in lieu of the above family and domestic servants no more than five unrelated persons may occupy a dwelling or lodging unit. With reference to domestic servant it is the intent of the Council that where one member of the family of domestic servants is employed full time as a domestic servant, such domestic servant's spouse need not be employed full time as a domestic servant for the same employers.

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

Floor Area. "Floor area" is the area of the several floors of a building excluding unroofed areas measured from the exterior faces of the exterior walls or from the center line 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, lanais and stairways. Excluded from the floor area are parking facilities including their driveways and accessways, basements, and attic areas with head room less than seven feet.

Floor Area Ratio. "Floor area ratio" means the ratio of floor area to land area expressed as a percent or decimal.

Floor area ratio expressed in the code multiplied by zoning lot area determines maximum floor area permitted. Where interpolation is necessary to determine floor area ratio, the nearest one-hundredth shall be used.

Freeway. A "freeway" shall mean a controlled-access facility as defined by Act 3, S.L.H. 1960.

Frequency. "Frequency" as used in the noise regulations is the number of oscillations per second of a vibration.

Garage, Parking. A "parking garage" is a building or portion thereof designed or used for temporary parking of automotive vehicles, and within which motor fuels and oils may be sold, but within which no vehicles shall be stored, equipped, repaired, hired or sold.

Garage, Private. A "private garage" is an accessory structure or part of the principal structure which is intended for parking or temporary storage of automobiles of owners or occupants of the premises.

Garage, Repair. A "repair garage" is a building or portion thereof, other than a private, storage or parking garage, designed or used for repairing, equipping or servicing of automotive vehicles. Such garages may also be used for hiring, storage or sale of automotive vehicles.

Garage, Storage. A "storage garage" is a building or portion thereof designed and used exclusively for the storage of automotive vehicles, and within which temporary parking may also be permitted.

Garden Sign. A sign not exceeding 6 square feet in area, which may be indirectly illuminated, and of the following types:

- (1) A free standing sign not exceeding 30 inches in height, or
- (2) A sign attached to the face of a free standing wall and projecting not more than 6 inches from the face of said wall nor exceeding 6 feet in height above ground elevation.

Ground Elevation. "Ground elevation" shall mean the finished grade of a sidewalk adjacent to any front yard property line or the adjacent street right-of-way line if no sidewalk exists. On side and rear property line "ground elevation" shall be the natural grade of said side or rear property line.

Ground Sign. A "ground sign" is a freestanding, self-supported structure erected or supported from the ground containing one or more faces for sign or display purposes. A ground sign includes a pole sign.

Guest House. A "guest house" is a lodging unit for temporary nonpaying guests in an accessory building. No such living quarters shall be rented, leased, or otherwise made available for compensation of any kind, nor shall such quarters include over 500 square feet of floor area.

Hanging Sign. A "hanging sign" is a sign which hangs down from and is supported by or attached to the underside of a canopy, awning or marquee.

Hospital. A "hospital" is an institution primarily for in-patient intensive medical and surgical care and 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 "hotel" is a building or group of attached or detached buildings containing dwelling or lodging units in which 50% or more of the units are lodging units. A hotel shall include a lobby, clerk's desk or counter with 24-hour clerk service and facilities for registration and keeping of records relating to hotel guests.

Identification Sign. An "identification sign" is a sign which depicts the name or address of a building or establishment on the premises where the sign is located as a means of identifying the building or establishment.

Illuminated Sign. An "illuminated sign" is a sign designed to give forth artificial light from an artificial source. Such signs shall include interior lighted signs.

Impact Vibrations. "Impact vibrations" are earthborne oscillations occurring at or less than 100 times per minute.

Indirectly Illuminated Sign. An "indirectly illuminated sign" is a sign illuminated with a light directed primarily toward such sign, including backlighting and so shielded that no direct rays from the light are visible elsewhere than on the lot where said illumination occurs.

Kennel, Commercial. A "commercial kennel" is any premises in which caring, breeding, housing or keeping of dogs, cats or other domestic animals is done for monetary purposes.

Kennel, Residential. A "residential kennel" is an accessory use to a principal dwelling where dogs owned by the occupant are kept for pets or the hobby of using them for hunting, exhibiting, dog shows, field and obedience trials, or for guarding the property for which the principal use is permitted. The number of dogs, 4 months in age or older, permitted as a residential kennel shall not exceed five plus one 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.

Kitchen. A "kitchen" is an area within a housekeeping unit which contains a cooking facility, a sink and a refrigerator.

Landscaped. "Landscaped" means a maintained area of which a minimum of 50 percent shall be devoted exclusively to plants which are rooted directly in the ground or in permanently fixed planter boxes.

Lodging Unit. A "lodging unit" is a room or rooms connected together constituting an independent housekeeping 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" as herein defined.

Major Thoroughfare. "Major thoroughfare" shall have the same meaning as defined in the Subdivision Rules and Regulations of the City.

Marquee. A "marquee" is a canopy or covered structure projecting from and supported by a building.

Marquee Facia Sign. A "marquee facia sign" is a sign attached to or painted on the face of a marquee and not projecting above or beneath said marquee face.

Moving Sign. A "moving sign" is a sign designed to attract attention by physical movement of all or parts of the sign including rotation, motion or the perception of motion.

Neighborhood Grocery Stores. "Neighborhood grocery stores," often referred to as "mom and pop" grocery stores, as used in this chapter are small retail establishments which provide a variety of goods to the surrounding apartment, residential, industrial and agricultural neighborhoods and which were existing and established in their present location prior to the adoption of this amendment to Chapter 21, Revised Ordinances of Honolulu 1978, as amended.

Nonconforming Lot. A "nonconforming lot" is a lot which was previously lawful but which does not comply with the minimum lot area or width 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 thereto.

Nonconforming Structure. A "nonconforming structure" is any structure which was previously lawful but which does not comply with the bulk, 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 thereto.

Nonconforming Use of Land. A "nonconforming use of land" is any use of 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 thereto; provided that the foregoing shall include a nonconforming use of structure with a replacement cost of not more than \$2,500, or a combination of structures with a total replacement cost of not more than \$10,000.

Nonconforming Use of Structures. A "nonconforming use of structure" is any use of a building or other structure 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 thereto; provided that the foregoing shall not include a nonconforming use within any individual permanently fixed structure with a replacement cost of \$2,500 or less, or a combination of permanently fixed structures with a total replacement cost of \$10,000 or less.

Non-Illuminated Sign. A "non-illuminated sign" is a sign which has no source of illumination either directly or indirectly.

Octave Band Filter. An "octave band filter" is an instrument standardized by the American Standards Association, used in conjunction with a sound level meter to take measurements in specific octave bands.

Owner. "Owner" shall mean the owner of land in fee simple.

Plan. "Plan" as used in Article 10, relating to Planned Development, shall mean the proposal for a planned development project, including the subdivision map, all covenants, grants of easements and other conditions relating to use, location and bulk of buildings, density of development, common open space, and public facilities.

Planned Development Project. "Planned development project" shall mean:

- (1) Land under unified control, planned and developed as a whole;
- (2) In a single development operation or a definitely programmed series of development operations, including all lands and buildings;

- (3) For principal and accessory structures and uses substantially related to the character of the district;
- (4) According to comprehensive and detailed plans which include not only streets, utilities and lots or building sites, but also site plans, floor plans and elevations for all buildings as intended to be located, constructed, used and related to each other, and detailed plans for other uses and improvements on the land as related to the buildings; and
- (5) With a program for provision, operation and maintenance of such areas, improvements, facilities and services as will be for common use by some or all of the occupants of the district, but will not be provided, operated or maintained at general public expense.

Portable Sign. A "portable sign" is a sign which has 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 and which do not exceed 16 square feet in area or 16 feet in height above ground level.

Private Utilities. For the purposes of this chapter, private utilities are intended to include private sewage treatment plants and private water supplies serving residential subdivisions or other groups of uses or structures; provided that the term "private utilities" shall not include cesspools, individual household septic tank systems, individual household aerobic units, and individual water supplies.

Projecting Sign. A "projecting sign" is an identification sign which is affixed or attached to, and is supported solely by an exterior building wall and extends beyond said building wall or structure more than 15 inches but not greater than 5 feet.

Public Open Space. "Public open space" is defined as that part of the net lot area which is open and unobstructed from its lowest level to the sky, except for roof eaves and overhangs, is open to the public at all times, adjoins a public street for at least 20% of its perimeter at an average elevation which is not more than 30 inches above the adjoining public street, and has a minimum of 25% of its total area devoted to and maintained in plants which shall be rooted directly in the ground and not in portable containers. Any area used for parking or maneuvering of automotive vehicles or storage of equipment or refuse shall not be deemed public open space.

Retaining Wall. A "retaining wall" shall mean any wall whose function is to resist the lateral displacement of any material.

Roof Level. "Roof level" shall mean the highest point of the coping, not including any parapet or facade, of a flat roof or the deck line of a mansard roof or the average height of the highest gable of a pitch or hip roof.

Roof Sign. A "roof sign" is a sign erected on a vertical framework supported by or located entirely over the roof of a building.

Servants' Quarters. "Servants' quarters" means lodging units for domestic servants employed on the premises. Such lodging units may be in either a principal or accessory building, and if in an accessory building, may be used alternatively as a guest house, but no such living quarters shall be rented, leased or otherwise made available for compensation of any kind other than as compensation in the form of housing for servants, and no such quarters shall include over 500 square feet of floor area.

Sign. A "sign" is 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 the same 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 as signs.

Sign Area. The area of a sign shall include 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 the necessary supports or uprights on which such sign is placed but including any sign tower. Where a sign has two or more faces the area shall be computed as the largest area projected on the vertical plane for each face exceeding two.

Sound Level Meter. A "sound level meter" is an instrument standardized by the American Standards Association, used for measurement of the intensity of sound, and calibrated in decibels.

Steady-state Vibrations. "Steady-state vibrations" are earthborne oscillations occurring more than 100 times per minute.

Street. A "street" is any public right-of-way for vehicle purposes or a private right-of-way for vehicle purposes which provides access to more than two zoning lots.

Street Clock. A "street clock" is any timepiece erected upon a standard upon the sidewalk, or on the exterior of any building or structure for the convenience of the public or placed and maintained by some person for the purpose of advertising his place of business.

Street Frontage. "Street frontage" is that portion of a lot which has access rights to a street abutting said lot.

Street, Major. "Major street" shall have the same meaning as defined in the Subdivision Rules and Regulations of the City.

Street, Minor. "Minor street" shall have the same meaning as defined in the Subdivision Rules and Regulations of the City.

Street, Secondary. "Secondary street" shall have the same meaning as defined in the Subdivision Rules and Regulations of the City.

Street Setback Line. A "street setback line" is a future right-of-way line for a street or highway as located and/or dimensioned on the General Plan or the Development Plan. None of the structures or uses otherwise permitted on a zoning lot by appropriate district regulations shall be permitted to occupy the area between the existing street right-of-way and the future street setback line unless specifically permitted in the regulations. When the width of a future right-of-way or the location of street setback lines cannot be accurately determined from General Plan or Development Plan, the Director shall consult with the appropriate government officials, taking into consideration topography, subdivision design, lot arrangement, and other factors unique to the particular area to determine the appropriate street setback line.

Structure. "Structure" is anything 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.

Student Center. A "student center" shall mean a building or structure devoted to active or passive recreational facilities for students of a college or university.

Student Dormitory. A "student dormitory" shall mean a building or structure devoted to housing of regularly enrolled students of a college or university which contains lodging units or sleeping rooms and may contain a common kitchen and dining facility for the occupants.

Three-Component Measuring System. A "three-component measuring system" is a device for recording the intensity of any vibration in three mutually perpendicular directions.

Time Sharing. "Time sharing" is ownership and/or occupancy of a dwelling or lodging unit regulated under the provisions of Act 186, SLH 1980, relating to time share plan, time share unit or transient vacation rentals hereinafter defined:

- (1) "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 sixty 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:
  - (a) "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.
  - (b) "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.

- (2) "Time share unit" means the actual and promised accommodations and related facilities, which are the subject of a time share plan.
- (3) "Transient vacation rentals" means rentals to visitors over the course of one or more years, with the duration of occupancy less than thirty days for the transient occupant.

Use. A "use" is:

- (1) Any purpose for which a structure or a tract of land is designed, arranged, intended, maintained, or occupied, or
- (2) Any activity, occupation, business, or operation carried on, or intended to be carried on, in a structure or on a tract of land.

Utility Installation. A use or structure used directly in distribution or transmission of utility services, but not including storage yards, offices, warehouses, machine shops and the like.

Vacation Cabin. "Vacation cabin" refers to a dwelling unit consisting of not more than 4 sleeping rooms, containing not more than 800 square feet of gross floor area and which is used for recreational purposes.

Wall Sign. A "wall sign" is a sign which is affixed to an exterior wall of any building, projecting not more than 15 inches from the building wall and does not extend above the exterior wall of said building.

Wind Energy Conversion Systems (WECS). "Wind energy conversion systems" are devices and facilities, including appurtenances, associated with the production and transmission of wind-generated energy.

Wind Sign. A "wind sign" is any sign or display not exceeding 16 square feet in area or 16 feet in height above ground elevation including but not limited to flags, banners, balloons, streamers, and rotating devices, fastened in such a manner to move upon being subjected to pressure by wind or breeze.

Yard. A "yard" is a required open space, bounded on at least one side by a property line, and unobstructed by any structure or portion of a structure from 30 inches above the ground elevation except as permitted by Section 21-2.3.

Yard, Front. A "front yard" is a yard bounded on one side by a street, except those yards bounded by streets in residential districts and permitted by Section 21-2.3 to be classed as side or rear yards.

Yard, Rear. A "rear yard" is 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 "side yard" is 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, except that on zoning lots with more than one front yard the side yards are any yards remaining after the front yards have been established.

Zoning Lot. A "zoning lot" is a lot or any portion thereof within a single zoning district. (Sec. 21-1.10, R.O. 1978; Am. Ord. 80-62, 80-106, 82-37, 82-68, 84-99, 85-64, 85-111)

Sec. 21-1.13. Application Procedures.

The application procedures specified in this section shall be followed in the administration of this chapter. Where more than one application would be required for a project, a single application shall be made addressing all issues required.

(c) Procedure C. Applications requiring the Director's public hearing.

(5) Final action must be taken by the Director within 90 days from date of application, unless the development requires a Shoreline Management Permit, in which event the time limit may be extended by the Director; however, such time extension shall not exceed 125 days from the date of application. (Sec. 21-1.13, R.O. 1978; Am. Ord. 81-39)

(d) Procedure D. Applications requiring Director's review and approval.

(1) Applications following this procedure include:

(A) Special Permit.

(B) Waiver for public uses and utility installation.

(C) Non-significant projects--Historic, Cultural and Scenic districts.

(D) Non-significant projects--Special Design districts.

(E) Review procedures relating to honeybee uses.

(2) Application fees. No fee shall be required for these applications.

(3) The completed application shall be filed with the Director. Within 45 days, the Director shall:

(A) Approve as submitted;

(B) Approve with modifications and/or reasonable conditions; or

(C) Deny, with reasons for denial sent in writing to the applicant. (Sec. 21-1.13, R.O. 1978; Am. Ord. 81-39, 85-108)

ARTICLE 2. GENERAL REQUIREMENTS AND PROCEDURES  
APPLICABLE WITHIN VARIOUS DISTRICTS

A. Regulations Relating to Lots, Yards, Heights, Off-Street Parking and Off-Street Loading.

Sec. 21-2.5. Off-Street Parking Requirements.

- (c) General standards--parking spaces.
  - (6) Sixty percent of required parking shall be regular parking spaces and forty percent may be compact spaces. Residential uses may have fifty percent compact spaces.
- (f) In determining required parking, basement area shall be included as floor area where such basement area is devoted to uses having a parking requirement.
- (g) Parking requirements for conversion or development of hotels to condominium other than in the H-1 Resort Hotel Districts shall be:
  - (1) One parking space per dwelling unit or lodging unit.
  - (2) One parking space per 800 square feet for any accessory uses. (Sec. 21-2.5, R.O. 1978; Am. Ord. 79-93, 82-10)

B. Sign Regulations.

Sec. 21-2.16. Construction and Location of Signs.

- (e) Use of combustible materials. All wood permitted to be used either for new signs, for replacements of existing signs, or for any part thereof, shall be treated wood or wood of natural resistance to decay. Signs exceeding 10 square feet in area shall be constructed of noncombustible materials, except moldings, cappings, cut-out letters, decorations, signs attached to walls which are permitted by the Building Code to be of combustible construction, and signs erected on or over roofs which are permitted by the Building Code to have ordinary roof covering. (Sec. 21-2.16, R.O. 1978; Am. Ord. 81-58)

C. Performance Standards.

Sec. 21-2.23. Sunlight Reflection Regulation.

- (a) Definitions.
  - (1) Reflective surfaces shall mean 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 80 percent.
  - (2) Adverse reflection shall be defined as glare toward any oncoming traffic within a 45° cone of vision to each side and a 30° cone of vision vertically which could create a traffic hazard.

- (b) Sunlight Reflection. 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 Department of Land Utilization under the provisions of Procedure D Applications which clearly indicate the impact of the reflection from that wall on public rights-of-way designated as major and secondary streets by the Department of Transportation Services within 1,000 feet distance 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.
- (c) Denial or modification of the project may be made where adverse reflection can be shown. (Am. Ord. 82-35)

D. Conditional Uses and Structures.

Sec. 21-2.45. Agricultural Products Processing, Major.

- (a) No agricultural products processing use shall be located within 300 feet of any residential or apartment district.
- (b) Prior to final approval of an application, the use must have all appropriate approvals from the State Department of Health.
- (c) Any major agricultural products processing which falls under the provisions of Section 21-2.92 shall not be processed as a conditional use, but as a Plan Review Use, as provided under Section 21-2.90. (Am. Ord. 85-111)

E. Special Permit Uses.

Sec. 21-2.72. Neighborhood Grocery Stores.

- (a) Such stores shall have occupied their present location prior to adoption of this amendment to Chapter 21, Revised Ordinances of Honolulu 1978, as amended and shall be limited to the floor area occupied on the effective date of this Chapter, provided that said floor area shall not exceed 5,000 square feet.
- (b) Neighborhood grocery stores shall be limited to the hours between 6:00 a.m. and 10:00 p.m. for operation on any day.
- (c) All sales, services or displays shall be within enclosed structures, and there shall be no display service or storage of merchandise outside such structures.
- (d) 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.
- (e) Drive-through windows or services shall not be allowed. (Am. Ord. 84-99)

Sec. 21-2.73. Wind Energy Conversion Systems (WECS).

- (a) Tower climbing apparatus and blade tips of the WECS shall be no lower than 15 feet from ground level, unless enclosed by a six-foot high fence and shall not be within seven feet of any roof or structure unless the blades are completely enclosed by a protective screen or fence.

(b) A public safety sign shall be posted at the base of the tower warning of high voltage and dangerous moving blades above.

(c) The system base and rotor blade shall be a minimum of 15 feet from any overhead electrical transmission or distribution lines.

(d) Anchor points for guy wires for the WECS 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.

(e) 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.

(f) The WECS shall be operated as such that no disruptive electromagnetic interference is caused. If it can be demonstrated to a Department of Land Utilization official that such system is causing harmful interference, the operator shall promptly mitigate the interference.

(g) The system shall be kept in good repair and shall not violate noise regulations of the State Department of Health.

(h) 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.

(i) The applicant, its successors and assigns, shall indemnify and hold the City and County of Honolulu harmless from and against any loss, liability, claim or demand for property damages, personal injury and death arising out of any act or omission of the applicant, its successors, assigns, officers, employees, contractors and agents under this permit or relating to or connected with the granting of this permit.

(j) Electrical equipment associated with WECS, including batteries, shall be placed in a locked enclosure.

(k) If connected in parallel to a utility system, the WECS shall meet the "tie-in" requirements of the electric utility. (Am. Ord. 84-108)

Sec. 21-2.74. Agricultural Products Processing, Minor.

No agricultural products processing use shall be located within 50 feet of any residential or apartment district. (Am. Ord. 85-111)

G. Plan Review Uses.

Sec. 21-2.92. Major Agricultural Products Processing.

(a) This section shall be applicable to any major agricultural products processing use which meets the following conditions, subject to the requirements of Section 21-2.90:

(1) The use is proposed to be located in any agricultural district;

(2) The use involves a site area of more than 1 acre.

(b) A site area for a major agricultural products processing use is defined as that area containing all uses and activities directly related to the proposed facility, including but not limited to the processing facility, parking areas, storage and warehousing structures, motor pools and garages, employee support activities such as cafeterias and first-aid clinics, administrative offices and related infrastructure.

(c) A proposed 5-year master plan shall be submitted by the applicant for a Plan Review Use and shall be accompanied by review and comment from all applicable city, state and federal planning and development agencies.

(d) 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.

(e) Density, height and yards shall be determined by taking into consideration the surrounding land use, adopted land use policy and applicable zoning regulations.

(f) Parking, loading and sign regulations shall be specified in the approval of the plan.

(g) 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. (Am. Ord. 85-111)

ARTICLE 3. PRESERVATION DISTRICT

A. P-1 Preservation District.

Sec. 21-3.1. Legislative Intent.

The purpose of creating this district is to establish areas to protect and preserve park lands, wilderness areas, open spaces, beach reserves, scenic areas and historic sites, open ranges, watersheds and water supplies; to conserve fish and wildlife; and to promote forestry and grazing. It is intended that all lands within a preservation district which are under state conservation district jurisdiction shall be governed by the requirements and procedures of Chapter 205, HRS, as amended. (Sec. 21-3.1, R.O. 1978; Am. Ord. 84-42)

B. F-1 Military and Federal Preservation District.

Sec. 21-3.7. Legislative Intent.

The purpose of creating this district is to identify areas in military or federal government use and to permit the full range of military or federal government activities. (Am. Ord. 84-42)

Sec. 21-3.8. Use Regulations.

Within an F-1 Military and Federal Preservation District, all military and federal uses and structures shall be permitted. (Am. Ord. 84-42)

ARTICLE 4. AGRICULTURAL DISTRICTS

A. AG-1 Restricted Agricultural District.

Sec. 21-4.2. Use Regulations.

Within an AG-1 Restricted Agricultural district, only the following uses and structures shall be permitted:

(a) Principal uses and structures:

Utility installations for distribution of electrical energy within the district, including 46 kilovolt transmission lines, transmission substations, vaults, water wells and tanks and distribution equipment;

(b) Accessory uses and structures:

Uses and structures which are customarily accessory and clearly incidental and subordinate to principal uses and structures, including:

- (1) In connection with agricultural use, dwelling units for employees working on the premises; provided that not more than one such accessor dwelling unit shall be permitted for each two acres of lot area;
- (2) In connection with agricultural use, no more than one road-side stand for sale of agricultural products produced on the premises; provided that no such stand shall exceed five hundred (500) square feet in floor area nor be erected within twenty (20) feet of the property line fronting any street;
- (3) Wind Energy Conversion Systems (WECS), with a rated capacity of no more than 100 kilowatts;
- (4) Agricultural products processing, minor, if conducted on the same zoning lot on which the crop is cultivated.

Private utilities, including temporary sewage treatment plants, shall also be permitted as accessory uses, provided such use is approved by the Director of Land Utilization. Private utilities so approved shall be permitted notwithstanding the location on a non-contiguous zoning lot or in another zoning district of the principal use or uses served thereby, and paragraph (1) of the definition of "accessory use" in Section 21-1.10 shall be inapplicable thereto.

(c) Conditional uses and structures:

Uses and structures hereinafter specified; subject to compliance with the provisions of part D of Article 2 hereof:

- (1) Airports and heliports;
- (2) Animal hospitals, pounds, shelters, commercial kennels;
- (3) Cemetery, columbarium, crematory, and mausoleum;
- (4) Drive-in theatres;
- (5) Extractive industries, including the removal of sand, rock, soil and gravel;

- (6) Fraternity and sorority houses, student dormitories and student centers; provided that the same shall be located within a one-mile radius of a college or university;
  - (7) Private and public golf courses, including par-3 with a minimum area of 10 acres, together with such uses which are incidental to golf course, provided that such uses shall be designed and scaled to meet only the requirements of the users of the golf courses, and no signs or other indications of such uses shall be visible from any public way;
  - (8) Homes for the aged, disabled or handicapped, including convalescent or nursing homes; maternity homes; child care centers, other than those covered as permitted principal uses and structures hereinabove, when not operated by a public agency;
  - (9) Sanitariums, other than public;
  - (10) Monasteries and convents;
  - (11) Museums and art galleries when not operated by a public agency;
  - (12) Private marinas, including facilities for storage and repair of boats and sale of boating supplies and fuel;
  - (13) Private refuse dumps, sanitary fills and incinerators;
  - (14) Recreation and amusement facilities of an outdoor nature other than as specified under permitted principal uses and structures;
  - (15) Storage or maintenance installations for public utilities;
  - (16) Teahouses where unusual sites make location in this district particularly appropriate;
  - (17) Television or other broadcasting stations and line-of-sight relay devices;
  - (18) Private recreational camps;
  - (19) Private riding academies;
  - (20) Facilities for movie and television program productions;
  - (21) Agricultural products processing, major, if the use involves a site area of less than 1 acre, as defined in Section 21-2.92, (Plan Review Use) "Major Agricultural Products Processing."
- (d) Special permit uses and structures:
- Uses and structures hereinafter specified, subject to compliance with the provisions of part E of Article 2 hereof:
- (1) Private piers and boathouses accessory to dwellings;
  - (2) Carnivals, circuses, luaus, and fairs;
  - (3) Private vacation cabins;

- (4) Temporary structures and uses incidental to land development or building construction;
- (5) One or more Wind Energy Conversion Systems (WECS), with a rated capacity of more than 100 kilowatts;
- (6) Utility installations for transmission of electrical energy including 138 kilovolt transmission lines, transmission substations, generating plants, base yards, wells and water tanks and similar major facilities.
- (7) Neighborhood Grocery Stores;
- (8) Agricultural products processing, minor, if conducted on a zoning lot not used for crop production. (Sec. 21-4.2, R.O. 1978; Am. Ord. 82-37, 85-64, 85-111)

Sec. 21-4.4. Height Regulations.

No portion of any building or other structure located within an AG-1 Restricted Agricultural district shall exceed 15 feet in height provided that additional height is permitted if that portion of any structure above 15 feet is set back from any side or rear buildable area boundary line 1 foot for each 2 feet of additional height, said additional setback shall be a continuous vertical plane from the top of the structure to the 15 foot height limit; provided that in no event shall such permitted additional height exceed twenty-five feet above the high point of the buildable area boundary line, except for any wind energy conversion system which 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 furthest vertical extension of the WECS. (Sec. 21-4.4, R.O. 1978; Am. Ord. 82-37)

ARTICLE 5. RESIDENTIAL DISTRICTS

A. R-1 Residential District.

Sec. 21-5.2. Use Regulations.

Within an R-1 Residential district, only the following uses and structures shall be permitted:

(b) Accessory uses and structures. Uses and structures which are customarily accessory and clearly incidental and subordinate to principal uses and structures, including:

(1) Detached guest houses and servants quarters on lots containing not less than 1/2 acre in area.

(2) Stables for horses, provided that no stable shall be within 300 feet of any property line.

(3) Roomers may be accessory to a family composed of persons related by blood, adoption, or marriage, provided that such roomers may not exceed a total of three persons.

(4) Private utilities, including temporary sewage treatment plants, shall also be permitted as accessory uses, provided such use is approved by the Director of Land Utilization. Private utilities so approved shall be permitted notwithstanding the location on a non-contiguous zoning lot or in another zoning district of the principal use or uses served thereby, and paragraph (1) of the definition of "accessory use" in Section 21-1.10 shall be inapplicable thereto.

(5) Kennel, residential.

(d) Special permit uses and structures. Uses and structures hereinafter specified, subject to compliance with the provisions of part E of Article 2 hereof:

(1) Carnivals, circuses, luaus and fairs;

(2) Joint use of parking facilities;

(3) Off-site parking facilities;

(4) Private piers and boathouses;

(5) Temporary structures and uses incidental to land development or building construction;

(6) Neighborhood Grocery Stores;

(7) Wind energy conversion systems with a rated capacity of no more than 1 kw;

(8) Honeybee hives, provided that there shall be no more than eight hives per residential lot.

(A) Honeybee hives shall be maintained in the following condition:

(1) Colonies shall be maintained in movable frame hives, constructed to meet the 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:  
(a) 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 (b) when located at least 8 feet or more above adjacent ground level.

(B) This subsection shall not apply to legal beekeeping uses existing on the date of enactment of this subsection, provided that Section 21-5.2(g), "Review procedures relating to honeybee uses," shall apply to such nonconforming uses and that nonconforming uses herein shall be subject to Section 21-1.7, "Nonconforming Uses" and Section 21-1.10, "Nonconforming Use of Land," herein.

(f) Ohana Dwelling. Notwithstanding other provisions to the contrary, two dwelling units (either separate or in a single structure) may be located on a residential zoned lot provided the following limitations shall apply:

(1) All provisions of the zoning district shall apply except the provisions on the number of dwelling units permitted on a zoning lot.

(2) These Ohana Dwelling provisions shall not apply to lots within a cluster development, planned development-housing or duplex dwelling lots.

(3) The following public facilities are required to service the lot:

(A) Public sanitary sewers or a private sanitary sewer system built to City and County standards.

(B) The sewer capacity shall be approved in writing by the City and County Department of Public Works.

(C) The availability of water shall be confirmed in writing by the Board of Water Supply.

(D) Approval in writing from the Honolulu Fire Department is required for all parcels served by private streets.

(E) The lot must have direct access to a street which has a minimum paved roadway width of 16 feet.

(4) Public facilities clearance may be obtained prior to application for 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.

(g) Review procedures relating to honeybee uses. The keeping of honeybees in a residential area, as a nonconforming or special permit use shall be subject to review by the Director under Section 21-1.13(d) herein, upon the written request by three persons residing in three different dwellings located within 500 feet of the property lines of the zoning lot containing the hives, alleging a danger to the health, safety or welfare of surrounding residents because of the honeybees.

(1) The Director shall:

(A)\* Consider all information relevant to the health, safety and welfare of the surrounding residents, including, but not limited to, that persons residing in the area have a medically established sensitivity to bee stings;

(B) 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: (i) hives be moved to a different location within the property; (ii) the height at which the hives are kept be changed; (iii) shading or screening materials be added to the hives, or any other area of the subject property; (iv) fencing or solid walls be added on the property; and (v) the size and number of the hives be reduced;

(C) Order the removal of all hives, upon a finding that lesser measures do not or will not provide adequate protection to the health, safety and welfare of surrounding residents;

(D) In addition to the use of all other legal remedies, enforce compliance with this section through injunction, in accordance with Section 21-1.6(d) herein. (Sec. 21-5.2, R.O. 1978; Am. Ord. 82-44, 84-99, 84-108, 85-108)

#### Sec. 21-5.4. Height Regulations.

No portion of any building or other structure located within an R-1 Residential District shall exceed 15 feet in height provided that additional height is permitted if that portion of any structure above 15 feet is set back from any side or rear buildable area boundary line 1 foot for each 2 feet of additional height, said additional setback shall be a continuous vertical plane from the top of the structure to the 15 foot height limit; provided that in no event shall such permitted additional height exceed twenty-five feet above the high point of the buildable area boundary line, except for any wind energy conversion system which shall be set back from all property lines a distance equal to the height of the system. Height shall include the height of the tower and the furthest vertical extension of the rotor blade and shall not exceed thirty feet. (Sec. 21-5.4, R.O. 1978; Am. Ord. 84-108)

ARTICLE 6.\* APARTMENT DISTRICTS

A. A-1 Low Density Apartment District.

Sec. 21-6.2. Use Regulations.

Within an A-1 Apartment district, only the following uses and structures shall be permitted:

(d) Special permit uses and structures.

Uses and structures hereinafter specified, subject to compliance with the provisions of part E of Article 2 hereof:

- (1) Carnivals, circuses, luaus and fairs;
- (2) Off-street parking for uses in adjoining apartment, hotel, business or industrial districts; provided that the zoning lot on which the off-site parking use is utilized is adjacent to and within 200 feet of such district boundaries; provided further, that the said zoning lot is not separated from the said apartment, hotel, business or industrial district by a street;
- (3) Joint use of parking facilities;
- (4) Off-site parking facilities;
- (5) Private piers and boathouses;
- (6) Temporary structures and uses incidental to land development or building construction;
- (7) Neighborhood Grocery Stores. (Sec. 21-6.2, R.O. 1978; Am. Ord. 84-99)

\*Reclassification of existing Apartment Districts in areas where zoning maps have not been adopted.

- A. All parcels presently zoned "A-1 Apartment District" are hereby classified "A-1 Low Density Apartment District".
- B. All parcels presently zoned "A-2 Apartment District and A-3 Apartment District" are hereby classified "A-2 Medium Density Apartment District".
- C. All parcels presently zoned "A-4 Apartment District" are hereby classified "A-3 High Density Apartment District". (Am. Ord. 82-53)

Sec. 21-6.3. Minimum Lot Area, Lot Width, Yard Spacing, Land Use Intensity and Maximum Density Regulations.

Within an A-1 Apartment district, the following shall constitute the lot, yard and open space requirements:

- (a) The minimum lot area shall be not less than 7,500 square feet; provided that no minimum lot area shall be required of any special permit off-street parking facility.
- (b) The minimum lot width shall be not less than 70 feet; provided that no minimum lot width shall be required of any special permit off-street parking facility.
- (c) The minimum yard requirements shall be as follows:
  - (1) Front yards shall have a minimum depth of 10 feet. Such front yards shall, except for necessary access walks and drives, be maintained in landscaping and shall not be used for parking.
  - (2) Side and rear yards shall have a minimum depth of:
    - (A) Five feet in the case of special permit off-street parking facility uses; and
    - (B) Ten feet in all other cases.
- (d) Density. The following floor area ratios shall be applicable:

<u>Zoning Lot Area in Square Feet</u>	<u>Floor Area Ratio (FAR)</u>
0 - 10,000	0.3 - 0.6
10,000 - 20,000	0.6 - 0.7
20,000 - 30,000	0.7 - 0.8
30,000 - 40,000	0.8 - 0.9
over 40,000	0.9

(Sec. 21-6.3, R.O. 1978; Am. Ord. 79-49, 82-53)

Sec. 21-6.4. Height Regulations.

No portion of any building or other structure located within an A-1 Apartment district shall exceed 30 feet in height. Permitted maximum heights of buildings and structures shall be measured vertically at all points with a plane running parallel to the existing ground elevation forming a maximum height envelope. Where unusual natural deviations occur in ground elevation, the Director may adjust the plane to permit reasonable building design. Such adjustments shall be made in accordance with the intent of the district regulations. (Sec. 21-6.4, R.O. 1978; Am. Ord. 82-53)

B. A-2 Medium Density Apartment District.

Sec. 21-6.10. Legislative Intent.

The purpose of the A-2 Apartment district is to provide areas for medium density multiple-family and compatible nonresidential uses. It is intended that these areas be located where public facilities are adequate. (Sec. 21-6.10, R.O. 1978; Am. Ord. 82-53)

Sec. 21-6.11. Use Regulations.

Within an A-2 Apartment district, only the following uses and structures shall be permitted:

- (c) Conditional uses and structures. All of the conditional uses and structures permitted in the A-1 apartment district; in addition, private clubs, lodges, social centers and athletic clubs shall be allowed as conditional uses and structures; subject to compliance with the provisions of part D of Article 2 hereof; provided further that the uses and structures permitted thereunder, which are allowed as principal permitted uses and structures in this district, shall not require a conditional use permit. (Sec. 21-6.11, R.O. 1978; Am. Ord. 82-53)

Sec. 21-6.12. Minimum Lot Area, Lot Width, Yard Spacing, Land Use Intensity and Maximum Density Regulations.

Within an A-2 Apartment district, the following shall constitute the lot, yard and open space requirements:

- (a) The minimum lot area shall be not less than 10,000 square feet; provided that no minimum lot area shall be required of any special permit off-street parking facility.
- (b) The minimum lot width shall be not less than 70 feet; provided that no minimum lot width shall be required of any special permit off-street parking facility.
- (c) The minimum yard requirements shall be as follows:
  - (1) Front yards shall have a minimum depth of 10 feet. Such front yards shall, except for necessary access walks and drives, be maintained in landscaping and shall not be used for parking.
  - (2) Side and rear yards shall have a minimum depth of:
    - (A) Five feet in the case of special permit off-street parking facility uses; and
    - (B) Ten feet in all other cases.

Such side and rear yards shall be maintained in landscaping and shall not be used for parking.

In addition to the requirements herein, for any portion of a structure or building over 40 feet in height, additional side and rear setbacks shall be provided to the extent of 1 foot for each 10 feet in height or fraction thereof. Said additional setback shall be a continuous vertical plane from the top of the structure to the height of 40 feet above ground elevation.

- (3) Notwithstanding the requirements of subsection (2) hereinabove, upon the option of the owner or developer, the yard regulations as contained in Section 21-2.3 of Article 2 may be substituted in lieu thereof.

(d) Density. The following floor area ratios shall be applicable:

<u>Zoning Lot Area in Square Feet</u>	<u>Floor Area Ratio (FAR)</u>
0 - 10,000	0.40 - 1.3
10,000 - 20,000	1.3 - 1.5
20,000 - 30,000	1.5 - 1.7
30,000 - 40,000	1.7 - 1.9
over 40,000	1.9

(Sec. 21-6.12, R.O. 1978; Am. Ord. 79-49, 82-53)

Sec. 21-6.13. Height Regulations.

Maximum height shall be determined as follows:

- (a) Within areas included on an adopted zoning map, the maximum height shall be indicated on such zoning maps;
- (b) Within areas not included on an adopted zoning map, the maximum height shall be 40 feet for those parcels zoned A-2 Apartment district immediately preceding adoption of this ordinance and 350 feet for those parcels zoned A-3 Apartment district immediately preceding adoption of this ordinance. (Sec. 21-6.13, R.O. 1978; Am. Ord. 82-53)

Sec. 21-6.16. Applicable Requirements Generally.

Except as hereinafter provided, all of the other requirements applicable to an A-1 Apartment district shall apply within an A-2 Apartment district. (Am. Ord. 82-53)

C. A-3 High Density Apartment District.

Sec. 21-6.20. Legislative Intent.

(Repealed by Ordinance No. 82-53)

Sec. 21-6.21. Use Regulations.

(Repealed by Ordinance No. 82-53)

Sec. 21-6.22. Applicable Requirements Generally.

(Repealed by Ordinance No. 82-53)

Sec. 21-6.23. Yard Spacing.

(Repealed by Ordinance No. 82-53)

Sec. 21-6.24. Height Regulations.

(Repealed by Ordinance No. 82-53)

Sec. 21-6.30. Legislative Intent.

The purpose of the A-3 Apartment district is to provide high density multiple-family dwelling areas of general application, primarily concentrated in the Honolulu district. These areas must have public facilities adequate to support the density and should have some buffer between them and single-family areas. Related convenience and nonresidential uses will be permitted in this A-3 Apartment district. (Sec. 21-6.30, R.O. 1978; Am. Ord. 82-53)

Sec. 21-6.31. Use Regulations.

- (a) All of the uses and structures permitted in an A-2 Apartment district shall be permitted in an A-3 Apartment district.

In addition, private clubs, lodges, social centers and athletic clubs shall be permitted as special permit uses and structures, rather than as conditional uses; provided that no club or other organization conducting commercial affairs as a principal activity shall be allowed. (Sec. 21-6.31, R.O. 1978; Am. Ord. 82-53)

Sec. 21-6.32. Applicable Requirements Generally.

Except as hereinafter provided, all of the other requirements applicable to an A-2 Apartment district shall apply within an A-3 Apartment district. (Sec. 21-6.32, R.O. 1978; Am. Ord. 82-53)

Sec. 21-6.33. Minimum Lot Area, Lot Width and Maximum Density Regulations.

Within an A-3 Apartment district, the following shall constitute the lot, yard and open space requirements:

- (a) The minimum lot area shall be not less than 15,000 square feet; provided that no minimum lot area shall be required of any special permit off-street parking facility.
- (b) The minimum lot width shall be not less than 70 feet; provided that no minimum lot width shall be required of any special permit off-street parking facility.
- (c) Density. The following floor area ratios shall be applicable:

<u>Zoning Lot Area in Square Feet</u>	<u>Floor Area Ratio (FAR)</u>
0 - 10,000	0.6 - 2.0
10,000 - 20,000	2.0 - 2.4
20,000 - 30,000	2.4 - 2.6
30,000 - 40,000	2.6 - 2.8
over 40,000	2.8

(Sec. 21-6.33, R.O. 1978; Am. Ord. 79-49, 82-53)

ARTICLE 7. HOTEL DISTRICTS

A. H-1 Resort Hotel District.

Sec. 21-7.2. Use Regulations.

Within an H-1 Resort Hotel district, only the following uses and structures shall be permitted:

(a) Principal uses and structures:

(4) Time sharing.

(Sec. 21-7.2, R.O. 1978; Am. Ord. 80-106)

ARTICLE 8. BUSINESS DISTRICTS

A. B-1 Neighborhood Business District.

Sec. 21-8.2. Use Regulations.

Within a B-1 Neighborhood Business district, only the following uses and structures shall be permitted:

(c) Special Permit Uses and Structures.

Uses and structures hereinafter specified, subject to compliance with the provisions of part E of Article 2 hereof:

- (6) Recreational and amusement facilities of an outdoor nature; provided that in the development of such properties, safeguards are provided to preserve and protect the existing character of adjacent properties;
- (7) Commercial recreation facilities, provided that amusement arcades shall not be permitted;
- (8) Wind energy conversion systems with a rated capacity of no more than 10 kilowatts. (Sec. 21-8.2, R.O. 1978; Am. Ord. 82-37)

Sec. 21-8.4. Height Regulations.

No portion of a building or other structure located within the B-1 Neighborhood Business district shall exceed 40 feet in height; provided that where a zoning lot in such district adjoins a zoning lot in a residential district without an intervening street, alley or permanent open space over 25 feet in width, the additional height setbacks as required for the adjoining residential district shall be applicable at the buildable area boundary lines on the side of the zoning lot adjacent to the residential district, except for any wind energy conversion system which shall be set back from all property lines a distance equal to the height of the system. Height shall include the height of the tower and the furthest vertical extension of the WECS. (Sec. 21-8.4, R.O. 1978; Am. Ord. 82-37)

Sec. 21-8.6. Off-Street Parking Requirements.

Within a B-1 Neighborhood Business district, the following specified uses shall comply with the off-street parking requirements designated therefor:

- (b) Eating and drinking establishments comprising in total 50% or more of the floor area developed on the parcel on which they are located: at least 1 space per 100 square feet of floor area;
- (g) Offices, clinics, retail stores, business and vocational schools, personal service establishments, greenhouses and plant nurseries, financial institutions and eating and drinking establishments comprising in total less than 50% of the floor area developed on the parcel on which they are located: at least 1 space per 400 square feet of floor area;

(Sec. 21-8.6, R.O. 1978; Am. Ord. 79-93)

B. B-2 Community Business District.

Sec. 21-8.11. Use Regulations.

Within a B-2 Community Business district, only the following uses and structures shall be permitted:

(d) Special Permit Uses and Structures.

Uses and structures hereinafter specified, subject to compliance with the provisions of part E of Article 2 hereof:

- (3) Wind energy conversion systems with a rated capacity of no more than 10 kilowatts. (Sec. 21-8.11, R.O. 1978; Am. Ord. 82-37)

Sec. 21-8.13. Height Regulations.

- (a) No portion of a building or other structure located on a zoning lot within the B-2 Community Business district shall exceed a height equal to twice the distance from such structure to the vertical projection of the center line of any street.
- (b) In addition, where a zoning lot located within the B-2 Community Business district adjoins a zoning lot in a residential or A-1 apartment district, without an intervening street, alley or permanent open space over 25 feet in width, the height setbacks as required for the R-6 residential district shall be applicable at the buildable area boundary lines on the side of the zoning lot adjacent to the residential apartment district.
- (c) Where a zoning lot located within the B-2 Community Business district adjoins a zoning lot in an A-2 or A-3 apartment district or H-1 hotel district, without an intervening street, alley or permanent open space over 25 feet in width, no portion of a building or other structure shall exceed 40 feet in height above ground elevation at the boundary lines of the buildable area of the zoning lot; provided that additional height will be permitted if such additional height shall be set back 1 foot from the buildable area boundary for each 10 feet in height or fraction thereof; said setback shall be a continuous vertical plane from the top of the structure to the beginning of the additional height; further provided that in no event shall such permitted additional height exceed the height limitation imposed by subsection (a) hereof.
- (d) In addition, for any wind energy conversion system, the system 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 furthest vertical extension of the WECS.
- (e) In addition to the foregoing height limitation, no portion of any building or other structure shall exceed the heights specified below, provided that flag poles and television and radio towers may extend up to 500 feet in height:

Maximum height limits shall be as follows:

- (1) In areas where zoning maps have been adopted, the maximum height shall be as shown on said map, except for WECS which shall not exceed 350 feet in height.
- (2) In areas where zoning maps have not been adopted, the maximum height shall be 350 feet. (Sec. 21-8.13, R.O. 1978; Am. Ord. 82-37, 82-54)

Sec. 21-8.15. Off-Street Parking Requirements.

Within a B-2 Community Business district, the following specified uses shall comply with the off-street parking requirements designated therefor:

- (e) Eating and drinking establishments comprising in total 50% or more of the floor area developed on the parcel on which they are located: at least 1 space per 100 square feet of floor area;
- (k) Offices, business studios, clinics, retail stores, business and vocational schools, personal service establishments, greenhouses and plant nurseries, animal hospitals, passenger transportation terminals, financial institutions and eating and drinking establishments comprising in total less than 50% of the floor area developed on the parcel on which they are located: at least 1 space per 400 square feet of floor area;

(Sec. 21-8.15, R.O. 1978; Am. Ord. 79-93)

D. B-4 Central Business District.

Sec. 21-8.33. Height Regulations.

- (c) In addition, for any wind energy conversion system, the system 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 furthest vertical extension of the WECS.
- (d) In addition to the foregoing limitations, no portion of any building or other structure shall exceed 350 feet in height; provided that flag poles and television and radio towers may extend up to 500 feet in height. (Sec. 21-8.33, R.O. 1978; Am. Ord. 82-37)

ARTICLE 9. INDUSTRIAL DISTRICTS

A. I-1 Light Industrial District.

Sec. 21-9.2. Use Regulations.

Within an I-1 Light Industrial district, the following uses and structures shall be permitted:

(a) Principal uses and structures:

- (3) Banks and other financial institutions;
- (16) Veterinary establishments and commercial kennels, provided that all animals shall be kept in sound-proofed and air-conditioned buildings;
- (17) Auditoriums, assembly halls and union halls;
- (18) Offices and medical laboratories, subject to the sign regulations of Section 21-8.14 and the minimum lot area, lot width, yard spacing and maximum density regulations of Section 21-8.12;
- (19) Child care centers;
- (20) Greenhouses and plant nurseries;
- (21) Hotels, provided the following conditions are met:
  - (A) They are within one 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 size 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 units shall be provided in addition to the requirements for an accessory use;
  - (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.
- (22) Parking lots, parking garages and storage garages;
- (23) Passenger transportation terminals;

- (24) Private clubs, lodges, social centers, eleemosynary establishments and athletic clubs;
- (25) Radio and television broadcasting stations and line-of-sight relay devices.
- (c) Conditional uses and structures (Repealed) (Am. Ord. 79-29)
- (c) Special permit uses and structures.

Uses and structures hereinafter specified, subject to compliance with the provisions of Part E of Article 2 hereof:

- (1) Commercial recreation facilities;
- (2) Off-street parking for uses in adjoining business and industrial districts; provided that the zoning lot on which the off-site parking use is utilized is adjacent to and within 200 feet of such district boundaries; provided further, that said zoning lot is not separated from the said business and industrial district by a street;
- (3) Joint use of parking facilities;
- (4) Off-site parking facilities;
- (5) Wind energy conversion systems;
- (6) Neighborhood Grocery Stores. (Sec. 21-9.2, R.O. 1978; Am. Ord. 79-29, 82-37, 85-64)

Sec. 21-9.5. Height Regulations.

- (b) In addition, where a zoning lot located within the I-1 Light Industrial district adjoins a zoning lot in a residential or A-1 apartment district, without an intervening street, alley or permanent open space over 25 feet in width, the height setbacks as required for the R-6 residential district shall be applicable at the buildable area boundary line on the side of the zoning lot adjacent to the residential or A-1 apartment district.
- (c) In addition, any wind energy conversion system 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 furthest vertical extension of the WECS.
- (d) In addition to the foregoing height limitations, no portion of any building or other structure shall exceed the heights specified below, except that flag poles and radio and television towers may extend up to 500 feet:

Maximum height limits shall be as follows:

- (1) In areas where zoning maps have been adopted, the maximum height shall be as shown on said map, except for WECS which shall not exceed 350 feet in height.
- (2) In areas where zoning maps have not been adopted, the maximum height shall be 350 feet. (Sec. 21-9.5, R.O. 1978; Am. Ord. 82-37, 82-55)

ARTICLE 10. PLANNED DEVELOPMENT

B. Planned Development-Housing (PD-H).

Sec. 21-10.13. Maximum Density for Planned Development-Housing Districts.

The following Floor Area Ratios shall apply with respect to Planned Development-Housing districts created from the "Residential" or "Apartment" districts:

	<u>Residential</u>						<u>Apartment</u>		
Districts created from:	R-2	R-3	R-4	R-5	R-6	R-7	A-1	A-2	A-3
Maximum Floor Area Ratio for Planned Development- Housing district	.13	.24	.26	.31	.35	.40	1.0	2.0	3.0

(Sec. 21-10.13, R.O. 1978; Am. Ord. 79-49, 82-56)

ARTICLE 11. FLOOD HAZARD DISTRICTS

Sec. 21-11.1. Legislative Intent.

Within the City and County of Honolulu, certain areas 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 purpose of establishing the Flood Hazard Districts is to protect life and property and reduce public costs for flood control, rescue and relief efforts, thereby promoting the safety, health, convenience and general welfare of the community. (Sec. 21-11.1, R.O. 1978; Am. Ord. 80-62)

Sec. 21-11.2. Statutory Authority.

This article 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 1978 (Public Law 93-234), as amended. (Chap. 21, Art. 11, R.O. 1978; Am. Ord. 80-62)

Sec. 21-11.3. Establishment of Flood Hazard Districts.

(a) Flood Hazard Districts.

This article shall apply to all lands within the Flood Hazard Districts as delineated on the Flood Boundary and Floodway Maps, and Flood Insurance Rate Maps, as prepared by the Federal Insurance Administration, Federal Emergency Management Agency, and 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, and 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 hereinafter called Flood Maps.

(c) Interpretation of Flood Maps.

- (1) Flood Boundary in Flood Hazard Districts and Regulatory Flood Elevation in Floodway, Flood Fringe and Coastal High Hazard Districts.

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.

- (2) Other Interpretation.

Where interpretation on the regulatory flood elevation, or other data is needed, other than as stated in subsection (c)(1) 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 article, 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. (Chap. 21, Art. 11, R.O. 1978; Am. Ord. 80-62)

Sec. 21-11.4. Definition.

Unless plainly evident from the context that a different meaning is intended, the words and terms used herein are only applicable to this article and defined as follows:

Chief Engineer. "Chief engineer" means the Director and Chief Engineer, Department of Public Works, City and County of Honolulu.

Coastal High Hazard District. "Coastal High Hazard District" means 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.

Development. "Development" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, filling, grading, or excavation operation.

Director. "Director" means the Director of Land Utilization, Department of Land Utilization, City and County of Honolulu.

Flood or Flooding. "Flood or flooding" means 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 runoff of surface waters from any source.

Flood Elevation. "Flood elevation" means the water surface elevation of the regulatory flood in relation to elevation reference marks on flood maps.

Flood Fringe. "Flood fringe" means the portion of the flood plain outside of the floodway.

Flood Fringe District. "Flood Fringe District" means 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, AO and AH on the Flood Insurance Rate Maps.

Flood Hazard Districts. "Flood Hazard Districts" mean 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 Plain. "Flood plain" means the watercourse and adjoining normally dry land area that is likely to being inundated by the regulatory flood.

Flood Proof. "Flood proof" means any combination of structural and/or non-structural additions, changes or adjustments to structures and/or properties which reduce flood damage.

Floodway. "Floodway" means 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. "Floodway District" means 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.

General Flood Plain District. "General Flood Plain District" means 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.

Habitable Floor. "Habitable floor" means 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.

Regulatory Flood. "Regulatory flood, base flood, or 100-year flood" mean the flood having a one percent chance of being equalled or exceeded in any given year.

Flood Hazard Variance. "Flood Hazard Variance" means a grant of relief from the requirements of this article. (Chap. 21, Art. 11, R.O. 1978; Am. Ord. 80-62)

Sec. 21-11.5. Warning and Disclaimer of Liability.

The degree of flood and tsunami protection required by this article 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 article does not imply that areas outside the flood hazard area will be free from flooding or damage.

This article shall not create liability on the part of the City and County of Honolulu or any officer, official or employee for any flood or tsunami damages that result from reliance on this article or any administrative decision lawfully made thereunder. (Am. Ord. 80-62)

Sec. 21-11.6. Standards for Development.

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 to be 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. Ord. 80-62)

Sec. 21-11.7. Floodway District.

(a) Use Regulation.

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 nursery.
- (3) Drainage improvements, such as dams, levees, channels and bridges.

(b) Standards.

Temporary or permanent structures, fill, storage of material or equipment or other improvements which adversely affects the capacity of the floodway or adversely increases 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. (Am. Ord. 80-62)

Sec. 21-11.8. Flood Fringe District.

(a) Use Regulation.

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 article.

(b) Standards.

In addition to Section 21-11.6, 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 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 watertight 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-proofed, 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. (Am. Ord. 80-62)

Sec. 21-11.9. Coastal High Hazard District.

(a) Use Regulation.

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 article.

(b) Standards.

In addition to Section 21-11.6, 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 foundations are able to resist the impact and calculated forces of the regulatory flood. Maximum height in 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 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. (Am. Ord. 80-62)

Sec. 21-11.10. 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 in 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 districts are 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. (Am. Ord. 80-62)

Sec. 21-11.11. 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 21-11.10, 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. (Am. Ord. 80-62)

Sec. 21-11.12. Development Applications.

Development applications including but not limited to Planned Development; Cluster Development; Special Design District; Historic, Cultural and Scenic District; Subdivision; Conditional Use Permit; Special Permit; change in zoning 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 this article;
- (b) the flood-proofing measures are consistent with the regulatory flood elevation;
- (c) adequate to resist the regulatory flood forces; and
- (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 does 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. (Am. Ord. 80-62)

Sec. 21-11.13. 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 article 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.
  - (2) Uses, structures and standards in the Floodway District as permitted under the underlying zoning district, which does 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) Application.

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 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 article 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 article.

(c) Action.

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 (1) good and sufficient cause, and determination that (2) failure to grant the variance would result in exceptional hardship to the applicant; (3) that 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 (4) 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.  
(Am. Ord. 80-62)

Sec. 21-11.14. Nonconforming Structures Within the Flood Hazard Districts.

Any nonconforming structures which are structures which were previously lawful prior to the effective date of this article but which are not in conformity with this article, may be continued and subject to the following conditions.

Application for development 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 this article 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 reconstruction 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 this article shall be permitted for any work done on any exterior alteration, addition 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 this article, however, exemption from the standards of this article shall be permitted for any relocation of an existing nonconforming structure which is in the same zoning lot and Flood Hazard District. (Am. Ord. 80-62)

Sec. 21-11.15. Exemption.

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 from the provisions of this article:

- (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 article as determined to be exempt by the Director. (Am. Ord. 80-62)

Sec. 21-11.16. Other Laws and Regulations.

All construction and improvements subject to this article shall comply with other applicable laws and regulations including but not limited to the Building, Housing, Plumbing and Electrical Codes, and Grading Ordinances. This article, designed to reduce flood losses, shall take precedence over any less restrictive, conflicting laws, ordinances or regulations. (Am. Ord. 80-62)

APPENDIX A  
ORDINANCES AND RESOLUTIONS

GENERAL PLAN  
DEVELOPMENT PLAN\*  
Detailed Street Layout  
Detailed Land Use

Ord.  
No.

1979

- 79-39 ~~MANANA~~-UKA, EWA. Amending a portion of the General Plan Detailed Land Use Map of Waiawa-Haleiwa by changing the land use for a certain parcel of land from Commercial to Residential use. 6/1/79.
- 79-91 CENTRAL BUSINESS DISTRICT. Amending a portion of the Development Plan by deleting a proposed right-of-way. 12/3/79.
- 79-92 WAHIAWA. Amending a portion of the General Plan Detailed Land Use Map by changing the land use for a certain parcel of land from Residential to Commercial use. 12/3/79.

Res.  
No.

- 79-11 Amending Resolution No. 77-238, relating to the General Plan, by deleting Objective E therefrom and adding a section entitled, "Energy." 2/28/79.

Ord.  
No.

1980

- 80-3 WAIMALU, EWA. Amending a portion of the General Plan Detailed Land Use Map for Waiawa-Halawa by changing the land use of a certain parcel of land from Low Density Apartment to Residential use. 2/4/80.
- 80-4 HALEIWA. Amending a portion of the General Plan Detailed Land Use Map by changing the land use of certain parcels of land from Agricultural to Commercial use. 2/4/80.
- 80-52 KANEOHE, KOOLAUPOKO. Amending a portion of the General Plan Detailed Land Use Map for Kaneohe, Heeia, Kahaluu, Waihee, Kaalaea, Hakipuu and Kualoa by reducing the designated right-of-way width for a portion of Kamehameha Highway. 6/30/80.
- 80-66 KAHUKU, KOOLAULO. Amending a portion of the General Plan Detailed Land Use Map for Kahuku-Kawela Bay-Pupukea by changing the land use of a certain parcel of land from Park to Commercial use. 8/20/80.
- 80-94 WAIKIKI, HONOLULU. Amending a portion of the Development Plan by deleting a proposed roadway. 12/2/80.

\*See Chapter 32, 1984-85 Supplement to the Revised Ordinances of Honolulu 1978 (1983 Edition).

Ord.  
No.

1981

- 81-31 KAIMUKI, HONOLULU. Amending a portion of the Detailed Land Use Map for Kaimuki, Honolulu, by changing the land use for a certain parcel of land from Medium Density Apartment to Commercial use. 5/5/81.
- 81-41 MANOA. Amending a portion of the Development Plan for the University Community Plan by changing the land use for a certain area at Manoa by deleting a portion of Lower Road. 6/8/81.
- 81-42 MANOA. Amending a portion of the Detailed Land Use Map for the University Community Plan by changing the land use for a certain area at Manoa from Roadway to Residential use. 6/8/81.
- 81-82 WAHIAWA. Amending a portion of the Detailed Land Use Map for Wahiawa by deleting the planned extension of Alai Place and changing an adjoining parcel of land from Residential to Preservation use. 12/3/81.

1982

- 82-29 KAILUA, KOOLAUPOKO. Amending the Detailed Land Use Map for Kailua, Lanikai, Maunawili and Waimanalo by changing the land use designation of a certain parcel of land totaling 5.5+ acres from Medium Density to Commercial. 7/7/82.
- 82-32 HONOLULU. Amending a portion of the Detailed Land Use Map for the Primary Urban Center by changing the land use designation for the segment of Lauhala Street between Lusitana Street and Vineyard Boulevard from right-of-way to Medium Density Apartment. 7/7/82.

APPENDIX B

ORDINANCES

ZONING

Ord.  
No.

1979

- 79-1 A portion of AG-1 RESTRICTED AGRICULTURAL DISTRICT NO. 2-B, Kaneohe, Koolaupoko, to R-6 RESIDENTIAL DISTRICT NO. R-83. 1/24/79.
- 79-9 A portion of existing R-6 RESIDENTIAL DISTRICT NO. 22, Kalihi, Honolulu, to I-1 LIGHT INDUSTRIAL DISTRICT NO. 34. 2/23/79.
- 79-10 A portion of existing R-6 RESIDENTIAL DISTRICT, Halawa, Ewa, by amending existing I-1 LIGHT INDUSTRIAL DISTRICT NO. R-51. 3/2/79.
- 79-17 A portion of existing R-4 RESIDENTIAL DISTRICT NO. 12, Kanohuluiwi, Kaneohe, Koolaupoko, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-325. 4/3/79.
- 79-18 A portion of Punahou School, Makiki, Honolulu, to R-6 RESIDENTIAL DISTRICT NO. 46. 4/3/79.
- 79-37 A portion of P-1 PRESERVATION DISTRICT, Kailua, Koolaupoko, to R-4 RESIDENTIAL DISTRICT NO. R-84. 6/1/79.
- 79-38 Existing B-2 BUSINESS DISTRICT NOS. 89 and 188 and a portion of existing R-6 RESIDENTIAL DISTRICT NO. 22, Mokauea, Kalihi, to I-1 LIGHT INDUSTRIAL DISTRICT NO. 39. 6/1/79.
- 79-51 A portion of existing R-6 RESIDENTIAL DISTRICT NO. 26 and a portion of existing B-2 COMMUNITY BUSINESS DISTRICT (portion of FIRE DISTRICT NO. 2), Kapalama, Honolulu, to B-2 COMMUNITY BUSINESS DISTRICT NO. 401. 7/3/79.
- 79-52 A portion of existing R-4 RESIDENTIAL DISTRICT NO. 44, Kaonohi, Kalauao, Ewa, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-326. 7/3/79.
- 79-70 A portion of existing R-4 RESIDENTIAL DISTRICT NO. 1 and a portion of existing B-2 COMMUNITY BUSINESS DISTRICT NO. 68, Waialae-Iki and Waialae-Nui, to A-1 APARTMENT DISTRICT NO. 175. 8/16/79.
- 79-81 A portion of existing AG-1 AGRICULTURAL DISTRICT, Waimalu, Ewa, to R-6 RESIDENTIAL DISTRICT NO. R-85. 10/24/79.
- 79-82 A portion of existing A-4 APARTMENT DISTRICT "C," Pawaa, Honolulu, to B-2 COMMUNITY BUSINESS DISTRICT NOS. 402-A and 402-B. 10/24/79.
- 79-89 A portion of R-6 RESIDENTIAL DISTRICT and AG-1 RESTRICTED AGRICULTURAL DISTRICT, Waipio, Ewa, to P-1 PRESERVATION DISTRICT NOS. R-16A, R-16B, R-16C, R-16D, R-6 RESIDENTIAL DISTRICT NOS. R-86A, R-86B, R-86C, A-1 APARTMENT DISTRICT NO. R-87, A-2 APARTMENT DISTRICT NOS. R-88A, R-88B and B-2 COMMUNITY BUSINESS DISTRICT NO. R-328. 11/21/79.

Ord.  
No.

1979

- 79-95 A portion of R-4 RESIDENTIAL DISTRICT, Kalauao, Ewa, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-268. 12/26/79.
- 79-96 A portion of existing R-6 RESIDENTIAL DISTRICT NO. 10, Kapahulu, Honolulu, to B-2 COMMUNITY BUSINESS DISTRICT NOS. 400-A, 400-B and 400-C. 12/26/79.

1980

- 80-2 A portion of existing R-5 RESIDENTIAL DISTRICT NO. R-23, Waikele, Ewa, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-327. 2/4/80.
- 80-13 A portion of existing R-6 RESIDENTIAL DISTRICT, Halawa, Ewa, to A-2 APARTMENT DISTRICT NO. R-86 and P-1 PRESERVATION DISTRICT NO. R-17. 3/12/80.
- 80-24 A portion of existing R-6 RESIDENTIAL DISTRICT, Waiiau, Ewa, to I-1 LIGHT INDUSTRIAL DISTRICT NO. R-57. 5/13/80.
- 80-25 A portion of existing R-6 RESIDENTIAL DISTRICT, Kaalaea, Koolaupoko, to I-1 LIGHT INDUSTRIAL DISTRICT NO. R-56. 5/13/80.
- 80-32 A portion of existing A-4 APARTMENT DISTRICT "H," Kapahulu, Honolulu, to B-2 COMMUNITY BUSINESS DISTRICT NO. 404. 6/2/80.
- 80-33 A portion of existing B-2 COMMUNITY BUSINESS DISTRICT NO. R-354, Manana-Uka, Ewa, to R-6 RESIDENTIAL DISTRICT NO. R-88. 6/2/80.
- 80-54 A portion of existing R-6 RESIDENTIAL DISTRICT, Kapaakea, Waikiki, Honolulu, to B-2 COMMUNITY BUSINESS DISTRICT NO. 403. 7/3/80.
- 80-71 Existing A-1 APARTMENT DISTRICT NO. R-79, Waimalu, Ewa, to R-6 RESIDENTIAL DISTRICT NO. R-87. 10/6/80.
- 80-74 A portion of R-6 RESIDENTIAL DISTRICT, Waimalu, Ewa, to A-1 APARTMENT DISTRICT NO. R-90. 10/6/80.
- 80-81 A portion of AG-1 RESTRICTED AGRICULTURAL DISTRICT, I-2 HEAVY INDUSTRIAL DISTRICT and R-6 RESIDENTIAL DISTRICT, Honouliuli, Ewa, to I-3 WATERFRONT INDUSTRIAL DISTRICT. 10/15/80.
- 80-84 A portion of R-6 RESIDENTIAL DISTRICT, Paalaa, Waiialua, to B-1 Neighborhood BUSINESS DISTRICT NO. R-363. 10/30/80.
- 80-92 A portion of existing R-6 RESIDENTIAL DISTRICT and portion of existing AG-1 RESTRICTED AGRICULTURAL DISTRICT, Waipio, Waiawa, Ewa, to A-2 APARTMENT DISTRICT NO. R-89. 11/7/80.
- 80-93 A portion of I-1 LIGHT INDUSTRIAL DISTRICT NO. R-4 and I-2 HEAVY INDUSTRIAL DISTRICT NO. R-3, Heeia, Koolaupoko, to R-4 RESIDENTIAL DISTRICT NOS. R-89A, R-89B, R-89C, R-89D, R-89E, R-89F, R-89G, R-89H and P-1 PRESERVATION DISTRICT NO. R-18. 11/19/80.

Ord.  
No.

1980

80-110 A portion of existing R-6 RESIDENTIAL DISTRICT and portion of existing AG-1 RESTRICTED AGRICULTURAL DISTRICT NO. R-2B, Heeia, Koolaupoko, to R-1 RESIDENTIAL DISTRICT NO. R-91 and to R-5 RESIDENTIAL DISTRICT NO. R-92. 12/29/80.

1981

81-9 Portions of existing B-2 COMMUNITY BUSINESS DISTRICT NOS. 99 and 173 and R-6 RESIDENTIAL DISTRICT and A-4 APARTMENT DISTRICT NO. 3 situated at Kalia, Waikiki, Honolulu, to B-3 BUSINESS RESIDENTIAL DISTRICT NO. 405. 2/23/81.

81-10 Redefining and redesignating A-2 APARTMENT DISTRICT NO. R-86 and P-1 PRESERVATION DISTRICT NO. 17 situated at Halawa, Ewa, to A-2 APARTMENT DISTRICT NO. R-86 and P-1 PRESERVATION DISTRICT NO. R-17 by amending Ordinance No. 80-13. 3/11/81.

81-19 A portion of R-7 RESIDENTIAL DISTRICT situated at Kapahulu, Honolulu, to B-2 COMMUNITY BUSINESS DISTRICT NO. 405. 3/16/81.

81-24 A portion of R-4 RESIDENTIAL DISTRICT situated at Waikele, Ewa, to R-6 RESIDENTIAL DISTRICT NOS. R-90A and R-90B. 4/1/81.

81-27 A portion of existing R-6 RESIDENTIAL DISTRICT situated at Paalaa, Waialua, to B-1 NEIGHBORHOOD BUSINESS DISTRICT NO. R-329. 4/16/81.

81-30 A portion of R-4 RESIDENTIAL DISTRICT situated at Kaneohe, Koolaupoko, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-364. 5/5/81.

81-34 A portion of existing R-6 RESIDENTIAL DISTRICT situated at Keana, Koolauloa, to B-1 NEIGHBORHOOD BUSINESS DISTRICT NO. R-365. 5/22/81.

81-43 A portion of existing R-4 RESIDENTIAL DISTRICT NO. 33 situated at Kaneohe, Koolaupoko, to I-1 LIGHT INDUSTRIAL DISTRICT NOS. R-60A and R-60B. 6/8/81.

81-53 A portion of R-3 RESIDENTIAL DISTRICT situated at Kapahulu, Waikiki, to R-6 RESIDENTIAL DISTRICT NO. 48. 5/29/81.

81-57 A portion of existing AG-1 RESTRICTED AGRICULTURAL DISTRICT situated at Waimalu, Ewa, to P-1 PRESERVATION DISTRICT NO. R-19; R-6 RESIDENTIAL DISTRICT NO. R-94; and A-1 APARTMENT DISTRICT NO. R-91, respectively. 7/20/81.

81-70 A portion of existing R-6 RESIDENTIAL DISTRICT situated at Halawa, Ewa, to I-1 LIGHT INDUSTRIAL DISTRICT NO. R-59. 10/13/81.

81-75 A portion of A-3 APARTMENT DISTRICT and R-6 RESIDENTIAL DISTRICT situated at Kapaakea, Moiliili, Honolulu, to B-2 COMMUNITY BUSINESS DISTRICT NO. 406. 11/12/81.

81-81 A portion of existing R-6 RESIDENTIAL DISTRICT NO. R-10 situated at Aiea, Ewa, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-367. 12/3/81.

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No.

1981

- 81-85 A portion of existing R-6 RESIDENTIAL DISTRICT situated at Kalihi-Kai, Honolulu, to I-1 LIGHT INDUSTRIAL DISTRICT NO. 40 and I-2 HEAVY INDUSTRIAL DISTRICT NO. 41. 12/17/81.
- 81-86 A portion of P-1 PRESERVATION DISTRICT situated at Kaneohe, to R-4 RESIDENTIAL DISTRICT. 12/17/81.
- 81-88 A portion of existing A-4 APARTMENT DISTRICT "H" situated at Kapahulu, Honolulu, to B-2 COMMUNITY BUSINESS DISTRICT NO. 407. 12/17/81.

1982

- 82-1 A portion of A-1 APARTMENT DISTRICT, R-4 RESIDENTIAL DISTRICT and R-6 RESIDENTIAL DISTRICT situated at Kaonohi, Kalauao, Ewa, to B-2, COMMUNITY BUSINESS DISTRICT NOS. R-336A, R-366B and R-366C. 1/22/82.
- 82-6 A portion of existing R-6 RESIDENTIAL DISTRICT and existing B-2 COMMUNITY BUSINESS DISTRICT NO. R-96 situated at Paalea, Waialua, to B-1 NEIGHBORHOOD BUSINESS DISTRICT NO. R-368 and to R-6 RESIDENTIAL DISTRICT NO. R-95. 2/26/82.
- 82-7 A portion of existing R-6 RESIDENTIAL DISTRICT NO. 21 situated at Palolo, Honolulu, to B-2 COMMUNITY BUSINESS DISTRICT NO. 408. 2/26/82.
- 82-8 A portion of AG-1 RESTRICTED AGRICULTURAL DISTRICT situated at Waipio, Ewa, to P-1 PRESERVATION DISTRICT NOS. R-20A and R-20B; R-6 RESIDENTIAL DISTRICT NOS. R-97A, R-97B and R-97C; A-1 LOW-DENSITY APARTMENT DISTRICT NOS. R-93A and R-93B; A-2 MEDIUM-DENSITY APARTMENT DISTRICT NOS. R-94A and R-94B; and LIGHT INDUSTRIAL DISTRICT NO. R-63. 2/26/82.
- 82-9 Portions of existing R-3 and R-6 RESIDENTIAL DISTRICTS situated at Waihee, Koolaupoko, to AG-1 RESTRICTED AGRICULTURAL DISTRICT NO. R-11. 3/31/82.
- 82-15 A portion of existing R-6 RESIDENTIAL DISTRICT situated at Haleiwa to I-1 LIGHT INDUSTRIAL DISTRICT NO. R-62. 3/31/82.
- 82-19 A portion of existing AG-1 RESTRICTED AGRICULTURAL DISTRICT situated at Waiawa, Ewa, to A-2 APARTMENT DISTRICT NO. R-92. 5/4/82.
- 82-34 A portion of R-6 RESIDENTIAL DISTRICT situated at Paalaa, Waialua, to B-1 NEIGHBORHOOD BUSINESS DISTRICT NO. 369. 7/15/82.
- 82-45 A portion of R-6 RESIDENTIAL DISTRICT situated at Halawa to A-1 APARTMENT DISTRICT NO. R-95. 11/12/82.
- 82-69 A portion of existing R-6 RESIDENTIAL DISTRICT situated at Halawa to I-1 LIGHT INDUSTRIAL DISTRICT NO. R-64. 12/23/82.

Ord.  
No.

1983

- 83-3 A portion of R-4 RESIDENTIAL DISTRICT NO. 33, Kaneohe, Koolaupoko, to I-1 LIGHT INDUSTRIAL DISTRICT NOS. R-65A and R-65B. 3/8/83.
- 83-4 Amending UNILATERAL AGREEMENT relating to Ordinance No. 82-6, HALEIWA ZONE CHANGE 81/Z-12. 4/8/83.
- 83-48 A portion of existing P-1 PRESERVATION DISTRICT, Puheke, Kuapuaa, Kailua, to R-6 RESIDENTIAL DISTRICT NOS. R-99A and R-99B. 8/10/83.
- 83-49 A portion of existing R-6 RESIDENTIAL DISTRICT, Honouliuli, Ewa, to A-1 APARTMENT DISTRICT NOS. R-96A to R-96E, inclusive. 8/24/83.
- 83-50 A portion of existing R-6 RESIDENTIAL and AG-1 RESTRICTED AGRICULTURAL DISTRICTS, Honouliuli, Ewa, to R-6 RESIDENTIAL DISTRICT NO. R-98 and A-1 APARTMENT DISTRICT NOS. R-97A and R-97B, respectively. 8/24/83.

1984

- 84-1 A portion of existing A-3 APARTMENT DISTRICT NO. 17 and a portion of existing R-6 RESIDENTIAL DISTRICT situated at Kailua, Koolaupoko, to B-2 COMMUNITY BUSINESS DISTRICT NOS. R-371A and R-371B. 1/31/84.
- 84-23 A portion of R-6 RESIDENTIAL DISTRICT situated at Kawaihoa, Waialua, to B-1 NEIGHBORHOOD BUSINESS DISTRICT NO. R-373. 3/1/84.
- 84-24 A portion of R-4 RESIDENTIAL DISTRICT NO. 24 situated at Kaneohe, Koolaupoko, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-372. 3/1/84.
- 84-28 A portion of R-6 RESIDENTIAL DISTRICT NO. 13 situated at Aualii and Kanupoo, Waikele, Ewa, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-373. 3/13/84.

1985

- 85-41 A portion of AG-1 RESTRICTED AGRICULTURAL AND P-1 PRESERVATION ZONED LAND situated at Waipio, Ewa, to A-1 LOW DENSITY APARTMENT DISTRICT NO. R-98. 5/9/85.

APPENDIX B-1

ZONING MAPS

Ord.  
No.

1982

- 82-57 Adopting Map No. 2, KAHALA-KULIOUOU. 12/23/82.  
82-58 Adopting Map No. 3, MOILIILI-KAIMUKI. 12/23/82.  
82-59 Adopting Map No. 4, NUUANU-McCULLY. 12/23/82.  
82-60 Adopting Map No. 5, KALIHI-NUUANU. 12/23/82.  
82-61 Adopting Map No. 6, RED HILL-FT. SHAFTER. 12/23/82.  
82-62 Adopting Map No. 7, HALAWA-PEARL CITY. 12/23/82.  
82-63 Adopting Map No. 12, EWA BEACH-IROQUOIS POINT. 12/23/82.  
82-64 Adopting Map No. 13, MAKAKILO. 12/23/82.  
82-65 Adopting Map No. 14, BARBERS POINT-KAHE-NANAKULI. 12/23/82.

1983

- 83-47 Amending portion of ZONING MAP NO. 5, Kalihi to Nuuanu,  
Ordinance No. 82-60. 7/26/83.  
83-51 Amending portion of ZONING MAP NO. 5, Kalihi to Nuuanu,  
Ordinance No. 82-60. 8/24/83.  
83-61 Amending portion of ZONING MAP NO. 3, Moiliili to McCully,  
Ordinance No. 82-58. 11/17/83.  
83-66 Amending ZONING MAP NO. 4, Nuuanu-McCully, Ordinance No. 82-59.  
11/17/83.

1984

- 84-5 Adopting Map No. 1, HAWAII KAI. 3/1/84.  
84-6 Adopting Map No. 2, KAHALA-KULIOUOU. 3/1/84.  
84-7 Adopting Map No. 8, WAIPAHO. 3/1/84.  
84-8 Adopting Map No. 9, WAIPHO (CRESTVIEW). 3/1/84.  
84-9 Adopting Map No. 10, WAIPHO (MILILANI). 3/1/84.  
84-10 Adopting Map No. 11, WAHIAWA-WHITMORE. 3/1/84.  
84-11 Adopting Map No. 15, LUALUALEI, MAKAHA. 3/1/84.  
84-12 Adopting Map No. 16, MAKUA-KAENA. 3/1/84.  
84-13 Adopting Map No. 17, MOKULEIA-WAIALUA-HALEIWA. 3/1/84.  
84-14 Adopting Map No. 18, KAWAILOA-WAIALEE. 3/1/84.

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1984

- 84-15 Adopting Map No. 19, KAHUKU-LAIE. 3/1/84.
- 84-16 Adopting Map No. 20, HAUULA-PUNALUU-KAAAWA. 3/1/84.
- 84-17 Adopting Map No. 21, KUALOA-WAIAHOLE-KAHALUU. 3/1/84.
- 84-18 Adopting Map No. 22, HEEIA-KANEOHE-MAUNAWILI. 3/1/84.
- 84-19 Adopting Map No. 23, KAILUA-LANIKAI-KEOLU. 3/1/84.
- 84-20 Adopting Map No. 24, WAIMANALO. 3/1/84.
- 84-22 Amending a portion of ZONING MAP NO. 4, Nuuanu-McCully B-2 COMMUNITY BUSINESS DISTRICT to B-4 CENTRAL BUSINESS DISTRICT, Ordinance No. 82-59. 3/1/84.
- 84-25 Amending portion of ZONING MAP NO. 5, Kalihi to Nuuanu, Ordinance No. 82-60. 3/1/84.
- 84-27 Amending a portion of ZONING MAP NO. 5, Kalihi to Nuuanu, Ordinance No. 82-60. 3/13/84.
- 84-43 Amending portion of ZONING MAP NO. 2, Kahala to Kuliouou. 5/23/84.
- 84-44 Amending portion of ZONING MAP NO. 3, Moiliili to Kaimuki. 5/23/84.
- 84-45 Amending portion of ZONING MAP NO. 4, Nuuanu-McCully. 5/23/84.
- 84-46 Amending portion of ZONING MAP NO. 5, Kalihi to Nuuanu. 5/23/84.
- 84-47 Amending portion of ZONING MAP NO. 6, Red Hill to Fort Shafter. 5/23/84.
- 84-48 Amending portion of ZONING MAP NO. 7, Halawa to Pearl City. 5/23/84.
- 84-49 Amending portion of ZONING MAP NO. 12, Ewa Beach to Iroquois Point. 5/23/84.
- 84-50 Amending portion of ZONING MAP NO. 13, Makakilo. 5/23/84.
- 84-51 Amending portion of ZONING MAP NO. 14, Barbers Point to Nanakuli. 5/23/84.
- 84-52 Amending a portion of ZONING MAP NO. 7, Halawa to Pearl City, Ordinance No. 82-62. 5/23/84.
- 84-53 Amending a portion of ZONING MAP NO. 5, Kalihi to Nuuanu, Ordinance No. 82-60. 5/23/84.
- 84-78 Amending a portion of ZONING MAP NO. 17, Mokuleia-Waiialua-Haleiwa, Ordinance No. 84-13. 7/3/84.
- 84-86 Amending a portion of ZONING MAP NO. 7, Halawa-Pearl City, Ordinance No. 82-62. 8/14/84.

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No.

1984

- 84-94 Amending a portion of ZONING MAP NO. 12, Ewa Beach to Iroquois Point, Ordinance No. 82-63. 9/26/84.
- 84-109 Amending a portion of ZONING MAP NO. 5, Kalihi to Nuuanu, Ordinance No. 82-60. 11/26/84.
- 84-110 Amending a portion of ZONING MAP NO. 5, Kalihi to Nuuanu, Ordinance No. 82-60. 11/26/84.
- 84-111 Amending ZONING MAP NO. 3 by changing the zoning for parcels situated at Moiliili, Oahu. 12/7/84 (Petition No. 32 (1984))
- 84-114 Amending a portion of ZONING MAP NO. 6, Red Hill to Fort Shafter, Ordinance No. 82-61. 12/28/84.
- 84-115 Amending a portion of ZONING MAP NO. 4, Nuuanu to McCully, Ordinance No. 82-59. 12/28/84.
- 84-116 Amending a portion of ZONING MAP NO. 5, Kalihi to Nuuanu, Ordinance No. 82-60. 12/28/84.
- 84-117 Amending a portion of ZONING MAP NO. 3, Moiliili to Kaimuki, Ordinance No. 82-58. 12/28/84.
- 84-118 Amending a portion of ZONING MAP NO. 4, Nuuanu to McCully, Ordinance No. 82-59. 12/28/84.

1985

- 85-4 Amending portion of ZONING MAP NO. 5, Kalihi to Nuuanu, Ordinance No. 82-60. 2/25/85.
- 85-11 Amending a portion of ZONING MAP NO. 19, Kahuku to Laie, Ordinance No. 84-15. 3/27/85.
- 85-14 Amending a portion of ZONING MAP NO. 7, Halawa to Pearl City, Ordinance No. 82-62. 3/27/85.
- 85-15 Amending a portion of ZONING MAP NO. 2, Kahala-Kuliouou, Ordinance No. 82-57. 3/27/85.
- 85-16 Amending a portion of ZONING MAP NO. 1, Hawaii Kai. 3/27/85.
- 85-17 Amending a portion of ZONING MAP NO. 2, Kahala to Kuliouou. 3/27/85.
- 85-18 Amending a portion of ZONING MAP NO. 3, Moiliili to Kaimuki. 3/27/85.
- 85-19 Amending a portion of ZONING MAP NO. 4, Nuuanu to McCully. 3/27/85.
- 85-20 Amending a portion of ZONING MAP NO. 5, Kalihi to Nuuanu. 3/27/85.

Ord.  
No.

1985

- 85-21 Amending a portion of ZONING MAP NO. 7, Halawa to Pearl City.  
3/27/85.
- 85-22 Amending a portion of ZONING MAP NO. 8, Waipahu. 3/27/85.
- 85-23 Amending a portion of ZONING MAP NO. 9, Waipio (Crestview).  
3/27/85.
- 85-24 Amending a portion of ZONING MAP NO. 10, Waipio (Mililani).  
3/27/85.
- 85-25 Amending a portion of ZONING MAP NO. 11, Wahiawa to Whitmore.  
3/27/85.
- 85-26 Amending a portion of ZONING MAP NO. 12, Ewa Beach to Iroquois  
Point. 3/27/85.
- 85-27 Amending a portion of ZONING MAP NO. 13, Makakilo. 3/27/85.
- 85-28 Amending a portion of ZONING MAP NO. 15, Lualualei to  
Makaha. 3/27/85.
- 85-29 Amending a portion of ZONING MAP NO. 17, Mokuleia-Waialua-  
Haleiwa. 3/27/85.
- 85-30 Amending a portion of ZONING MAP NO. 18, Kawaihoa to Waialea.  
3/27/85.
- 85-31 Amending a portion of ZONING MAP NO. 19, Kahuku to Laie.  
3/27/85.
- 85-32 Amending a portion of ZONING MAP NO. 21, Kualoa-Waiahole-  
Kahaluu. 3/27/85.
- 85-33 Amending a portion of ZONING MAP NO. 22, Heeia-Kaneohe-  
Maunawili. 3/27/85.
- 85-34 Amending a portion of ZONING MAP NO. 23, Kailua-Lanikai-  
Keolu. 3/27/85.
- 85-35 Amending a portion of ZONING MAP NO. 24, Waimanalo. 3/27/85.
- 85-42 Amending a portion of ZONING MAP NO. 10, Waipio (Mililani),  
Ordinance No. 84-9. 5/9/85.
- 85-44 Amending a portion of ZONING MAP NO. 12, Ewa Beach to Iroquois  
Point, Ordinance No. 82-63. 5/17/85.
- 85-63 Amending a portion of ZONING MAP NO. 7, Halawa-Pearl City,  
Ordinance No. 82-62. 6/18/85.
- 85-72 Amending a portion of ZONING MAP NO. 7, Halawa-Pearl City,  
Ordinance No. 82-62. 7/5/85
- 85-73 Amending a portion of ZONING MAP NO. 4, Nuuanu to McCully.  
7/5/85.

Ord.  
No.

1985

- 85-74 Amending a portion of ZONING MAP NO. 5, Kalihi to Nuuanu.  
7/5/85.
- 85-75 Amending a portion of ZONING MAP NO. 7, Halawa to Pearl City.  
7/5/85.
- 85-76 Amending a portion of ZONING MAP NO. 9, Waipio (Crestview).  
7/5/85.
- 85-77 Amending a portion of ZONING MAP NO. 12, Ewa Beach to Iroquois  
Point. 7/5/85.
- 85-78 Amending a portion of ZONING MAP NO. 17, Mokuleia-Waialua-  
Haleiwa. 7/5/85.
- 85-79 Amending a portion of ZONING MAP NO. 21, Kualoa-Waiahole-  
Kahaluu. 7/5/85.
- 85-80 Amending a portion of ZONING MAP NO. 22, Heeia-Kaneohe-  
Maunawili. 7/5/85.
- 85-85 Amending a portion of ZONING MAP NO. 2, Kahala-Kuliouou,  
Ordinance No. 84-6. 8/7/85.
- 85-88 Amending a portion of ZONING MAP NO. 10, Waipio (Mililani),  
Ordinance No. 84-9. 8/19/85.

APPENDIX C

RESOLUTIONS

CONDITIONAL USE PERMITS\*  
CLUSTER DEVELOPMENTS\*  
PLAN REVIEW USES  
SHORELINE MANAGEMENT PERMITS  
AND  
SPECIAL MANAGEMENT AREA USE PERMITS\*\*

Res.  
No.

1979

- 79-35 Issued to the Hawaii Baptist Convention a conditional use permit for a rest and recreational summer camp complex in Waianae. 2/28/79.
- 79-49 Issued to the King's Daughters' Circle of Honolulu a conditional use permit to establish and operate off-street parking in Kaimuki. 2/28/79.
- 79-64 Issued to the Roman Catholic Church a conditional use permit for a Recreational Camp for Youth in Punaluu. 3/21/79.
- 79-241 Issued to the State of Hawaii, Department of Accounting and General Services, Public Works, a Shoreline Management Permit for a paved playcourt and fencing in Laie. 10/16/79.
- 79-242 Issued to Kansai Gaidai-Hawaii Ko a Shoreline Management Permit for a second floor addition to an existing one-story structure within the grounds of an existing school complex in Aina Haina. 10/16/79.
- 79-332 Issued to the Department of Parks and Recreation a Shoreline Management Permit for the improvement of Oneula Beach Park in Ewa. 12/12/79.
- 79-334 Issued to the Department of Parks and Recreation a Shoreline Management Permit for the improvement of portions of the Barber's Point Beach Park in Ewa. 12/12/79.
- 79-348 Issued to Oceanside Park in behalf of Tropical Contracting, Inc. a Shoreline Management Permit to construct an apartment structure in Waialua. 12/12/79.

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\*Ord. 78-65, effective 7/12/78, transferred approval authority for Conditional Use Permits and Cluster Developments to the Department of Land Utilization.

\*\*See Appendix 1 of Chapter 33, 1984-85 Supplement to the Revised Ordinances of Honolulu 1978 (1983 Edition).

Res.  
No.

1980

- 80-30 Issued to the Estate of Samuel Damon a Shoreline Management Permit for a warehouse on Sand Island. 2/7/80.
- 80-81 Issued to Chevron, U.S.A., Inc., a Shoreline Management Permit for a prefabricated metal warehouse at Campbell Industrial Park at Ewa Beach. 4/9/80.
- 80-270 Issued to The Rehabilitation Hospital of the Pacific for a Plan Review Use to permit development based on a five-year plan on an R-6 Residential zoned property in Nuuanu. 10/22/80.

1981

- 81-204 Issued to Castle Memorial Hospital for a Plan Review Use to permit development based on a five-year master plan on an R-6 Residential zoned property in Kailua. 10/7/81.

1982

- 82-92 Issued to Wahiawa General Hospital a Plan Review Use to permit development based on a ten-year plan on a B-2 Community Business zoned property located in Wahiawa. 4/21/82.
- 82-131 Issued to Queen's Medical Center a Plan Review Use to permit development based on a five-year plan on a B-2 Community Business District in Honolulu. 5/26/82.
- 82-201 Issued to Brown Schools of Hawaii, Inc., a Plan Review Use for a psychiatric hospital in Ewa. 8/17/82.

1983

None

1984

- 84-33 Issued to Kaiser Foundation Hospital a Plan Review Use to construct a helipad for emergency transportation of patients to and from the hospital in Moanalua. 2/1/84.

1985

- 85-121 Issued to Hawaii Health Services, Inc., and MASH Associates a Plan Review Use to permit development on an R-4 Residential zoned property in Aiea. 4/17/85.
- 85-336 Issued to St. Francis Hospital a Plan Review Use to permit development based on ten-year plan in Ewa. 10/9/85.

APPENDIX D  
PLANNED UNIT DEVELOPMENT

Ord.  
No.

1979

79-77 Repealing Sections II and III of Ordinance No. 4231 pertaining to  
PLANNED DEVELOPMENT-HOUSING DISTRICT NO. 37, Kuikahi Gardens.  
9/28/79.

(Ord. 78-65, effective 7/12/78, transferred approval authority for  
Planned Developments to the Department of Land Utilization.)

APPENDIX E  
ORDINANCES  
HISTORIC, CULTURAL AND SCENIC DISTRICTS

Ord.  
No.

1980

80-28 Amending Ordinance No. 3947, as amended by Ordinance Nos. 77-60 and 78-90, by amending Exhibits A through E thereof. 6/2/80.

1981

81-2 Amending Ordinance No. 3947, by amending various sections and exhibits relating to the district boundary and reference to such boundary in the Hawaii Capital District. 2/11/81.

81-56 Amending Exhibit "B" of Ordinance No. 78-18 to limit the maximum height of structures within the Thomas Square/Academy of Arts District to one hundred fifty (150) feet. 7/20/81.

81-69 Amending Ordinance No. 4488, as amended by Ordinance No. 78-89, by amending Section 4.A.1 relating to heights in the Punchbowl District. 9/25/81.

1983

83-43 Amending Ordinance No. 3947, by amending Exhibit A thereof. 7/14/83.

1984

84-41 To establish HISTORIC, CULTURAL AND SCENIC DISTRICT NO. 6, THE HALEIWA DISTRICT. 5/1/84.

APPENDIX F  
INTERIM CONTROL ORDINANCE

Ord.  
No.

1979

- 79-33 Amending Section 3-A(1) of Ordinance No. 77-84, as amended by Ordinance Nos. 78-32, 78-70 and 78-117 (closing date extended to December 31, 1979). 6/1/79.
- 79-34 Amending Section 3-A(1) of Ordinance No. 4656, as amended by Ordinance Nos. 77-101 and 78-62 (closing date extended to June 30, 1980 and relating to subsequent control ordinances). 6/1/79.
- 79-35 Amending Section III A(1) of Ordinance No. 78-87 (closing date extended to June 30, 1980 and relating to subsequent adoption of a Special Design District). 6/1/79.
- 79-36 Amending Section 3-A(1) of Ordinance No. 78-64 (closing date extended to June 30, 1980 and relating to subsequent control ordinances). 6/1/79.
- 79-46 Amending Ordinance No. 7887, by adding (i) to Section II A.(2). 6/1/79.
- 79-50 Amending Section 3-A(1) of Ordinance No. 4655, as amended by Ordinance Nos. 77-102 and 78-61 (closing date extended to June 30, 1980 and relating to subsequent control ordinances). 7/3/79.
- 79-67 Issuance of Building Permits for Kapahulu-Kaimuki-Waiialae Nui, effective August 3, 1979 to June 30, 1980. 8/3/79.
- 79-71 Amending Section III A(1) of Ordinance No. 77-96, as amended by Ordinance No. 78-63 (closing date extended to June 30, 1980 and relating to subsequent control ordinances). 8/16/79.
- 79-80 Issuance of Building Permits for Waiialae-Kahala, effective October 24, 1979 to June 30, 1980. 10/24/79.
- 79-102 Amending Section 3-A(1) of Ordinance No. 77-84, as amended by Ordinance Nos. 78-32, 78-70, 78-117 and 79-33 (closing date extended to June 30, 1980). 12/26/79.

1980

- 80-45 Amending Section III A(1) of Ordinance No. 79-67 (closing date extended to June 30, 1981). 6/30/80.
- 80-46 Amending Section III A(1) of Ordinance No. 79-80 (closing date extended to June 30, 1981). 6/30/80.

Ord.  
No.

1980

- 80-47 Amending Section III A(1) of Ordinance No. 77-96, as amended by Ordinance No. 79-71 (closing date extended to June 30, 1981). 6/30/80.
- 80-48 Amending Section III A(1) of Ordinance No. 77-84, as amended by Ordinance No. 79-102 (closing date extended to June 30, 1981). 6/30/80.
- 80-49 Amending Section III A(1) of Ordinance No. 78-87, as amended by Ordinance No. 79-46 (closing date extended to June 30, 1981). 6/30/80.
- 80-50 Amending Section III A(1) of Ordinance No. 4656, as amended by Ordinance No. 79-34 (closing date extended to June 30, 1981). 6/30/80.
- 80-51 Amending Section III A(1) of Ordinance No. 4655, as amended by Ordinance No. 79-50 (closing date extended to June 30, 1981). 6/30/80.
- 80-104 Issuance of Building Permits in certain zoning districts in the Waianae Coast area. (Effective December 29, 1980 to December 31, 1981.) 12/29/80.
- 80-105 Issuance of Building Permits in certain zoning districts in the Salt Lake area. (Effective December 29, 1980 to December 31, 1981.) 12/29/80.

1981

- 81-45 Issuance of Building Permits in certain zoning districts in the Kaneohe Town Center area. (Effective June 15, 1981 to June 30, 1982.) 6/15/81.
- 81-46 Issuance of Building Permits in certain zoning districts in the Kailua Town Center area. (Effective June 15, 1981 to June 30, 1982.) 6/15/81.
- 81-47 Issuance of Building Permits in certain zoning districts in the Waialae-Kahala area. (Effective June 15, 1981 to June 30, 1982.) 6/15/81.
- 81-48 Issuance of Building Permits in certain zoning districts in the Kapahulu-Kaimuki-Waialae Nui area. (Effective June 15, 1981 to June 30, 1982.) 6/15/81.
- 81-49 Issuance of Building Permits in certain zoning districts in the McCully-Moiliili-Kapahulu area. (Effective June 15, 1981 to June 30, 1982.) 6/15/81.
- 81-50 Issuance of Building Permits in certain zoning districts in the Ewa Beach area. (Effective June 15, 1981 to June 30, 1982.) 6/15/81.

Ord.  
No.

1981

- 81-51 Issuance of Building Permits for dwellings, churches and vacation cabins within Agricultural Zoning Districts in the City and County of Honolulu. (Effective June 15, 1981 to June 30, 1982.) 6/15/81.
- 81-76 Issuance of Building Permits in certain zoning districts in the Waianae Coast area. (Effective November 12, 1981 to June 30, 1982.) 11/12/81.
- 81-77 Issuance of Building Permits in certain zoning districts in the Salt Lake area. (Effective November 12, 1981 to June 30, 1982.) 11/12/81.

1982

- 82-11 Issuance of Building Permits in certain zoning districts in the Haleiwa area. (Effective March 31, 1982 to March 30, 1983) 3/31/82.
- 82-12 Repealing Ordinance Nos. 77-96, 78-87, 79-67, 79-80, and 80-105 which regulate for an interim period the issuance of building permits in certain areas. 3/31/82.
- 82-13 Regulating the application for shoreline management permits, subdivisions, and Comprehensive Zoning Code applications and issuance of building permits in certain zoning districts within the general area referred to as the Primary Urban Center Development Plan Area for Oahu. 8/31/82.
- 82-14 Regulating the application for Shoreline Management Permits, subdivisions and Comprehensive Zoning Code applications and issuance of building permits in certain zoning districts within the general area referred to as the Ewa Development Plan Area for Oahu. 3/31/82.
- 82-26 Amending Section III-A(1) of Ordinance No. 4655, as amended (closing date extended to June 30, 1983). 6/28/82.
- 82-27 Amending Section III-A(1) of Ordinance No. 4656, as amended (closing date extended to June 30, 1983). 6/28/82.
- 82-30 Amending Section III-A(1) of Ordinance No. 80-104, as amended (closing date extended to June 30, 1983). 7/7/82.
- 82-31 Amending Section III-A(1) of Ordinance No. 77-84, as amended (closing date extended to June 30, 1983). 7/7/82.
- 82-48 Amending Section III-A of Ordinance No. 82-13 (closing date extended to June 30, 1983). 11/12/82.
- 82-49 Amending Section III-A of Ordinance No. 82-14 (closing date extended to June 30, 1983). 11/12/82.

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- 83-5 Amending Section III A of Ordinance No. 82-11 (regulating for an interim period the issuance of building permits in the Haleiwa area). 4/8/83.
- 83-16 Repealing Ordinance Nos. 4655 (Kaneohe IDC), 4656 (Kailua IDC), 80-104 (Waianae IDC). 5/26/83.
- 83-17 Regulating the application for shoreline management permits, subdivision, and Comprehensive Zoning Code applications and issuance of building permits in certain zoning districts within the general area referred to as the East Honolulu Development Plan Area of Honolulu. 5/26/83.
- 83-18 Regulating the application for shoreline management permits, subdivision, and Comprehensive Zoning Code applications and issuance of building permits in certain zoning districts within the general area referred to as the Central Oahu Development Plan Area of Honolulu. 5/26/83.
- 83-19 Regulating the application for shoreline management permits, subdivision, and Comprehensive Zoning Code applications and issuance of building permits in certain zoning districts within the general area referred to as the Koolaupoko Development Plan Area of Honolulu. 5/26/83.
- 83-20 Regulating the application for shoreline management permits, subdivision, and Comprehensive Zoning Code applications and issuance of building permits in certain zoning districts within the general area referred to as the Koolauloa Development Plan Area of Honolulu. 5/26/83.
- 83-21 Regulating the application for shoreline management permits, subdivision, and Comprehensive Zoning Code applications and issuance of building permits in certain zoning districts within the general area referred to as the North Shore Development Plan Area of Honolulu. 5/26/83.
- 83-22 Regulating the application for shoreline management permits, subdivision, and Comprehensive Zoning Code applications and issuance of building permits in certain zoning districts within the general area referred to as the Waianae Development Plan Area of Honolulu. 5/26/83.
- 83-44 Amending Section III-A(1) of Ordinance No. 77-84, as amended (closing date extended to June 30, 1984). 7/14/83.
- 83-45 Regulating the application for shoreline management permits, subdivision, and Comprehensive Zoning Code applications and issuance of building permits in certain zoning districts within the general area referred to as the Primary Urban Center Development Plan Area of Honolulu. 7/14/83.
- 83-46 Regulating the application for shoreline management permits, subdivision, and Comprehensive Zoning Code applications and issuance of building permits in certain zoning districts within the general area referred to as the Ewa Development Plan Area of Honolulu. 7/14/83.

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- 83-67 Amending Section III-A and D of Ordinance No. 83-17 (closing dates extended to June 30, 1984). 12/20/83.
- 83-68 Amending Section III-A and D of Ordinance No. 83-18 (closing dates extended to June 30, 1984). 12/20/83.
- 83-69 Amending Section III-A and D of Ordinance No. 83-19 (closing dates extended to June 30, 1984). 12/20/83.
- 83-70 Amending Section III-A and D of Ordinance No. 83-20 (closing dates extended to June 30, 1984). 12/20/83.
- 83-71 Amending Section III-A and D of Ordinance No. 83-21 (closing dates extended to June 30, 1984). 12/20/83.
- 83-72 Amending Section III-A and D of Ordinance No. 83-22 (closing dates extended to June 30, 1984). 12/20/83.

1984

- 84-29 Amending Section III A of Ordinance No. 82-11 (expiration date extended to September 30, 1984) and including procedures for processing of permits for demolition and relocation of existing structures. 3/30/84.
- 84-79 Regulating for an interim period the application for Shoreline Management Permits, Subdivisions, Comprehensive Zoning Code Zoning Code Procedure C Applications and issuance of building permits for certain project proposals within the City and County of Honolulu. 7/3/84.
- 84-80 Amending Section III-A(1) of Ordinance No. 77-84 (closing date extended to June 30, 1985). 7/3/84.
- 84-90 Amending Ordinance No. 4631, designating the Department of Land Utilization to act upon certain matters pertaining to the Shoreline Setback. 8/31/84.

1985

- 85-69 Amending Sections I and III-A of Ordinance No. 84-79 (closing date extended to June 30, 1986). 6/18/85.
- 85-70 Amending Section III-A(1) of Ordinance No. 77-84 (closing date extended to June 30, 1986). 6/18/85.

APPENDIX G  
SPECIAL DESIGN DISTRICTS

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1979

- 79-3 Amending Exhibit "A" of Ordinance No. 4573 by revising the boundary of certain use precincts. 2/8/79.
- 79-4 Amending Ordinance No. 4573 by revising various sections and including the penalty for violation. 2/8/79.
- 79-94 Amending Section V.F of Ordinance No. 4573, relating to off-street parking and loading regulations. 12/3/79.

1980

- 80-31 Amending Exhibit "A" of Ordinance Nos. 4573 and 79-3, by revising the boundary of one of the apartment use precincts. 6/2/80.
- 80-58 To establish the Kakaako Special Design District (KSDD). 7/23/80.
- 80-95 Amending Exhibit "B" of Ordinance No. 4573, by deleting an unnamed roadway. 12/2/80.
- 80-107 Amending Sections IV B-2 and XV of Ordinance No. 4573, relating to time sharing and to violations, respectively. 12/29/80.

1981

- 81-1 Amending Section V.R of Ordinance No. 80-58, relating to non-conforming uses. 2/11/81.
- 81-3 Replacing Exhibits A through D and amending Exhibit E of Ordinance No. 80-58. 2/11/81.
- 81-8 Amending Section VI.A of Ordinance No. 80-58, relating to project eligibility. 2/23/81.

TABLE I  
DISPOSITION OF SECTIONS IN  
COMPREHENSIVE ZONING CODE 1978

<u>1978 CZC</u>	<u>1983-84-85 Cumulative Supplement</u>
21-1.5	Am. Ord. 79-28
21-1.6	Am. Ord. 80-83, 85-45
21-1.9	Am. Ord. 82-52
21-1.10	Am. Ord. 80-62, 80-106, 82-37, 82-68, 84-99, 85-64, 85-111
21-1.13	Am. Ord. 81-39, 85-108
21-2.5	Am. Ord. 79-93, 82-10
21-2.16	Am. Ord. 81-58
21-2.23	Am. Ord. 82-35
21-3.1	Am. Ord. 84-42
21-4.2	Am. Ord. 82-37, 85-64, 85-111
21-4.4	Am. Ord. 82-37
21-5.2	Am. Ord. 82-44, 84-99, 84-108
21-5.4	Am. Ord. 84-108
21-6.2	Am. Ord. 84-99
21-6.3	Am. Ord. 79-49, 82-53
21-6.4	Am. Ord. 82-53
21-6.10	Am. Ord. 82-53
21-6.11	Am. Ord. 82-53
21-6.12	Am. Ord. 79-49, 82-53
21-6.13	Am. Ord. 82-53
21-6.16	Am. Ord. 82-53
21-6.20 to 21-6.24	Am. Ord. 82-53
21-6.30	Am. Ord. 82-53
21-6.31	Am. Ord. 82-53
21-6.32	Am. Ord. 82-53
21-6.33	Am. Ord. 79-49, 82-53
21-7.2	Am. Ord. 80-106
21-8.2	Am. Ord. 82-37
21-8.4	Am. Ord. 82-37
21-8.6	Am. Ord. 79-93
21-8.11	Am. Ord. 82-37
21-8.13	Am. Ord. 82-37, 82-54
21-8.15	Am. Ord. 79-93
21-8.33	Am. Ord. 82-37
21-9.2	Am. Ord. 79-29, 82-37, 85-64
21-9.5	Am. Ord. 82-37, 82-55
21-10.13	Am. Ord. 79-49, 82-56
21-11.1	Am. Ord. 80-62
21-11.2	Am. Ord. 80-62
21-11.3	Am. Ord. 80-62
21-11.4	Am. Ord. 80-62

TABLE II  
DISPOSITION OF ORDINANCES PERTAINING TO THE  
COMPREHENSIVE ZONING CODE FROM  
JANUARY 1, 1979 TO DECEMBER 31, 1985

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- 79-28 R.O. 21-1.5.
- 79-29 R.O. 21-9.2(a)(3), (a)(16), (c)(1); adding 21-9.2(a)(17) through (a)(25), 21-9.2(c)(2) through (c)(4); deleting 21-9.2(c); redesignating 21-9.2(d) to 21-9.2(c).
- 79-49 R.O. 21-6.3(d), 21-6.12(d), 21-6.33(d), 21-10.13.
- 79-93 R.O. 21-8.6(b) and (g), 21-8.15(e) and (k); adding 21-2.5(f).

1980

- 80-62 R.O. 21-1.10; 21-11.1 through 21-11.4; adding 21-11.5 through 21-11.16.
- 80-83 Adding new R.O. 21-1.6(a) and (b); redesignating 21-1.6(b) and (a) to (c) and (d) respectively.
- 80-106 R.O. 21-1.10; adding 21-7.2(a)(4).

1981

- 81-39 R.O. 21-1.13(c)(5).
- 81-58 R.O. 21-2.16(e).

1982

- 82-10 R.O. 21-2.5(c)(6); adding 21-2.5(g).
- 82-35 Adding 21-2.23.
- 82-37 R.O. 21-1.10, 4.2(a)(9) and (d)(4), 4.4, 8.4; adding 21-4.2(b)(3), 4.2(d)(5) and (6), 8.2(c)(8), 8.1(d)(3), 8.13(e), 8.33(c), 9.2(c)(5), 9.5(c); redesignating 21-8.33(c) to (d) and 21-9.5(c) to (d).
- 82-44 Adding 21-5.2(f).
- 82-52 R.O. 21-1.9.
- 82-53 R.O. 21-6.3, 6.4, 6.10 through 6.13, 6.30 through 6.33; adding 21-6.16; deleting 21-6.20 through 6.24, 6.33(c); redesignating 21-6.33(d) to (c).

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82-54 R.O. 21-8.13.  
82-55 R.O. 21-9.5.  
82-56 R.O. 21-10.13.  
82-68 R.O. 21-1.10.

1983

None

1984

84-42 R.O. 21-3.1; adding 21-3.7 and 3.8.  
84-99 R.O. 21-1.10, 5.2(d)(5), 6.2(d)(6); adding 21-2.72, 5.2(d)(6),  
6.2(d)(7).

1985

85-45 R.O. 21-1.6(c).  
85-64 R.O. 21-1.10, 4.2(d)(6), 9.2(c)(5); adding 21-4.2(d)(7)  
and 9.2(c)(6).  
85-108 Adding R.O. 21-1.13(d)(E), 5.2(d)(8), 5.2(g); deleting  
21-5.2(b)(5); renumbering 21-5.2(6) to 21-5.2(5).  
85-111 R.O. 21-1.10, 4.2(b)(2), 4.2(b)(3), 4.2(c)(20), 4.2(d)(7);  
adding 21-2.45, 2.74, 2.92, 4.2(b)(4), 4.2(c)(21), 4.2(d)(8).

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