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1978
CUMULATIVE SUPPLEMENT
of the
COMPREHENSIVE
ZONING CODE

1969

(CZC)

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[Includes amendments through 12/31/77
Annotations for amendments from 1/1/78]

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This Cumulative Supplement was prepared in compliance with Hawaii Revised Statutes, Section 46-2.2 and supersedes the "1977 Cumulative Supplement of the Comprehensive Zoning Code 1969."

This Cumulative Supplement contains all of the amendments to the Comprehensive Zoning Code from January 1, 1970 through December 31, 1977.

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ARTICLE 1. GENERAL PROVISIONS

Sec. 21-107. Nonconforming Uses.

(e) Nonconforming lots.

- (1) A nonconforming lot shall not be reduced in area or width.
- (2) Any conforming use or conforming structure on a nonconforming lot may be enlarged, extended, constructed, or moved so long as other requirements of this Chapter are met.
- (3) In apartment, hotel, and B-4 Central Business and B-5 Resort Commercial districts, any nonconforming lot to be used for dwelling or lodging purposes shall be subject to the density requirements of such district.
- (4) Any provision to the contrary notwithstanding, a single-family dwelling and customary accessory buildings may be erected on any nonconforming lot located in any district in which single-family dwellings are permitted.
(Sec. 21-107, R.O. 1969; Am. Ord. 3741*)

Am. 7/26/78
Ord. 78-73

Sec. 21-110. 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.

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.

Balcony, Exterior Exit. An "exterior exit balcony" is a platform projecting from the exterior wall of a building, permanently enclosed only by a railing or parapet not more than four feet high, and serving as a required means of egress; provided, however, that extensions of such platforms by means of indentions into the exterior wall to provide entryways for individual dwelling units in a multi-family building shall not be considered to be a part of the balcony.

Beneficial Open Space. "Beneficial open space" means open space performing a necessary or desirable function in relation to the adjoining residential use. Beneficial open space may include among other similar areas ocean, rivers, lakes, public parks, and grounds around public buildings.

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.

Car Area. "Car area" is open space (covered and uncovered) used for automotive traffic and maneuvering, and for parking and loading areas. Also included are all automotive traffic ways and parking areas within the land area; provided, however, that pedestrian ways used only for emergency vehicles, shall not be included in computation of car area.

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.

Corridor. A "corridor" is any required internal or external exit passageway used only as a means of egress for two or more dwelling or lodging units. For purposes of this Chapter, the term "corridor" includes "exterior exit balcony".

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).

Design Flood. "Design flood" is the selected flood against which protection is provided, or eventually will be provided, by means of flood protective or control works. It is the basis for design and operation of a particular project after full consideration of flood characteristics, frequencies and potentials, and economic and other practical considerations.

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.

Drive-in Eating and Drinking Establishment. A "drive-in eating and drinking establishment" is any commercial establishment serving food or drinks, making provisions encouraging consumption of food or beverages in automobiles, whether such consumption in automobiles is on the premises or at the curb adjacent to the premises.

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 which is not less than 60% of the length of the dwelling or 15 feet, whichever is the greater length. The common or joint building wall shall be of 2-hour fire resistive construction and shall be maintained jointly by the adjoining property owners. In lieu of construction with a common wall, both dwellings may be built up independently to the property line in accordance with the Building Code.

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.

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-detached. 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.

Eligible Covered Open Space. "Eligible covered open space" is exterior space open on its sides but not open above to weather, including (if otherwise meeting this definition) roofed carports, roofed porches, lanais, and exterior spaces covered by portions of buildings supported on columns or cantilevered, subject to the limitation that the maximum horizontal area of any covered open space shall not exceed twice the sum of the verticle area of sides or portions thereof which are open and unobstructed.

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 employer.

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.

Floodway. A "floodway" is a natural or artificial water course with definite bed and banks to confine and conduct flood flows. The top of the banks form the dividing lines between the floodway and the flood plain.

Flood Plain. A "flood plain" is the relatively flat area or low lands adjoining a floodway which has been or may be covered by flood water.

Floor Area. Except for uses requiring the application of LUI ratings, "floor area" shall be construed as the sum of the gross horizontal areas of the several floors of a building measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings; provided that the following areas shall be excluded from the determination of floor area: attic areas with headroom of less than 7 feet, unenclosed stairs or fire escapes, elevator structures on the roof, cooling towers, areas devoted exclusively to air conditioning, ventilating and other building machinery and equipment, parking structures, and basement space where the ceiling is not more than an average of 30 inches above the ground elevation of the adjacent portion of the lot.

Floor Area Ratio. "Floor area ratio" means the ratio of floor area to land area expressed as a percent or decimal which shall be determined by dividing the total floor area on a zoning lot by the lot area of that zoning lot.

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.

Am. 12/7/78
Ord. 78-98 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 of the principal use. The number of dogs, 1 year 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, 1 year 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.

Lanai. A "lanai" is a platform, either covered or uncovered, not used for access to a dwelling or lodging unit and is attached to and extends beyond the exterior building wall line. It shall be permanently open to the exterior except for a railing or parapet not exceeding 4 feet in height provided that roll down sun screens may be attached to the ceiling.

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.

Living Open Space. "Living open space" is that portion of open space not used by automotive vehicles, but reserved

for outdoor living space, recreational space and landscaping.

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.

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.

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.

Planning Director. "Planning Director" means the Planning Director 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.

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.

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.

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.

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.

Recreation Space. "Recreation space" is open space for both passive and active recreation. Passive recreation facilities include outdoor sitting areas in the form of sun decks, balconies or roof gardens, shaded areas along walkways or portions of walkways overlooking open areas. Active recreation areas include pedestrian ways located and landscaped to provide for strolling activities, tennis courts, swimming and boating areas, shuffleboard courts, bridle paths, playlots, playgrounds and playfields.

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.

Stairway. Two or more risers shall constitute a "stairway".

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.

Usable Roof Area. "Usable roof area" is total roof area of residential buildings, garages, and accessory buildings which have been landscaped or improved as recreation space for use of residents of the development.

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 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 21-202.

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 21-202 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. 21-110, R.O. 1969; Am. Ord. 3534, 3921, 4298, 4451, 4581, 4648, 4657, 77-38, 77-46).

Sec. 21-112. Conditional Zoning.

Prior to the enactment of an ordinance effecting any zone change, the Council may impose conditions upon the applicant's use of the property, fulfillment of such conditions to be a prerequisite to the adoption of such ordinance or applicable part thereof.

- (a) The conditions to be imposed must have already been performed prior to Council action on the rezoning amendment or be enforceable by the City so as to insure performance after Council action. The conditions shall be fulfilled within the time limitation set by the Council, or, if no time limitation is set, within a reasonable time.
- (b) Such conditions shall be imposed only if the Council finds them necessary to prevent circumstances which may be adverse to the public health, safety and welfare.
- (c) Such conditions shall be reasonably conceived to fulfill needs directly emanating from the land use proposed to be effected upon adoption of the ordinance in the following respects:
 - (1) Protection of the public from the potentially deleterious effects of the proposed use; or
 - (2) Fulfillment of the need for public service demands created by the proposed use.
- (d) Changes or alterations of conditions shall be processed in the same manner as petitions for zone changes.
- (e) Such conditions shall be set forth in a unilateral agreement running in favor of the Council, acting by and through its Chairman. No ordinance with conditions shall be effective until such agreement, properly executed, has been recorded with the Bureau of Conveyances of the State of Hawaii, so that the conditions imposed pursuant to such agreement shall run with the land and shall bind and constitute notice to all subsequent grantees, assignees, mortgagees, lienor and any other person who claims an interest in such property. Such agreement shall be properly executed and delivered to the City prior to Council action on the ordinance with conditions; provided, however, that the Council may grant reasonable extensions in cases

of practical difficulty. Such agreement shall not restrict the power of the Council to rezone with or without conditions. Said agreement shall be enforceable by the City and County of Honolulu, by appropriate action at law or suit in equity, against the parties and their heirs, successors and assigns.

- (f) Failure to fulfill any conditions to amendments within the specified time limitations may be grounds for the enactment of ordinances effecting further zone changes upon initiation by the proper parties in accordance with the Revised Charter.
- (g) The Council may require a bond, in a form acceptable to it, or a cash deposit from the property owner or contract purchaser in such amount as will assure compliance with the conditions imposed pursuant to this section. Such bond shall be posted at the same time the agreement containing the conditions is recorded with the Bureau of Conveyances of the State of Hawaii. (Am. Ord. 4300)

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. 21-200. Legislative Intent.

Am. 6/26/78

Ord. 78-57

The Council finds and declares:

- (a) That the people of the City have a primary interest in controlling the erection, location and maintenance of outdoor signs in a manner designed to protect the public health, safety and morals and to promote the public welfare;
- (b) That the rapid economic development of the City has resulted in a great increase in the number of businesses with a marked increase in the number and size of signs advertising such business activities;
- (c) That the increased number and size of such signs, coupled with the increased use of motor vehicles make it imperative that the public streets and highways be kept free from signs which distract motorists' attention from driving, and which detracts from traffic safety signs promoting traffic safety;
- (d) That the indiscriminate erection, location, illumination, coloring and size of outdoor signs constitute a significant contributing factor in increasing the number of traffic accidents on the public streets and highways, by detracting from the visibility of official traffic lights and signals, and by tending to distract and divert the attention of drivers away from the flow of traffic movement;
- (e) That in addition thereto, the construction, erection and maintenance of large outdoor signs suspended from, or placed on top of buildings, walls or other structures constitute a direct danger to pedestrian traffic below such signs especially during periods when winds of high velocity are prevalent;
- (f) That the size and location of such outdoor signs may, if uncontrolled, constitute an obstacle to effective fire fighting techniques;
- (g) That the natural beauty of landscape, view, and attractive surroundings of the Hawaiian Islands, including the City, constitutes an attraction for tourists and visitors;

- (h) That a major source of income and revenue of the people of the City is derived from the tourist trade;
- (i) That the indiscriminate erection and maintenance of large signs seriously detract from the enjoyment and pleasure of the natural scenic beauty of the City which in turn injuriously affect the tourist trade and thereby the economic well-being of the City; and
- (j) That it is necessary for the promotion and preservation of the public health, safety and welfare of the people of the City that the erection, construction, location, and maintenance of signs be regulated and controlled. (Am. Ord. 3534)

Sec. 21-201. Zoning Lots.

- (a) Lot area. The area of a zoning lot shall be the total area within the lot lines of the zoning lot without regard to cross slope, but exclusive of right-of-way for ingress or egress in favor of others and easements for drainage channels.
- (b) Lot width. The width of a zoning lot shall be determined by measuring across the rear of the required front yard as determined in Section 21-202.
- (c) Flag lots, special requirements applicable thereto.
 - (1) The provisions of Paragraph (a) and (b) to the contrary notwithstanding, a 'flag lot' shall be deemed a permissible and conforming lot if:
 - (i) Such public street or private way, including an appurtenant right-of-way easement, shall be not less than 24 feet in width;
 - (ii) The access drive shall be the sole access for not more than one lot and the minimum width thereof shall (a) not be less than 12 feet if the length thereof does not exceed 150 feet; (b) not less than 14 feet if the length thereof is more than 150 feet but less than 250 feet; and (c) not less than 16 feet if the length thereof is over 250 feet;
 - (iii) The lot area excluding the access drive used for ingress and egress is not less than 80% of the minimum lot area required for such zoning district;

- (iv) The lot width when measured at the point of average lot width is not less than the required minimum lot width;
- (v) The location of the access drive shall be subject to the approval of the Department of Transportation Services; and
- (vi) The finished grade of any portion of the access drive shall not exceed 19%, with provisions for horizontal and vertical curves for adequate vehicular access; however, the Director of Land Utilization may allow a steeper grade whenever such steeper grade is necessary because of topography, subdivision lot arrangement and design. In granting a steeper grade, the Director shall consult with the Departments of Public Works and Transportation Services for their consideration and recommendation and the Director may impose conditions including but not limited to installation of fencing, walls, and safety barriers, to insure the safety and general welfare of the area.

Whenever the finished grade exceeds 12%, a reinforced concrete pavement shall be installed; however, an alternative roadway pavement may be installed upon approval of the Director and Chief Engineer of the Department of Public Works.

- (2) The minimum front, side and rear yard setbacks for a flag lot shall be the minimum side yard setback required of a zoning lot in the applicable zoning district.
- (3) As used herein:
 - (i) A "Flag Lot" shall mean a lot of such configuration that the only point of access thereto shall front on a public street or private way; and
 - (ii) An "Access Drive" shall mean a strip of land which provides vehicular access to a flag lot.

(d) Special Regulations Applicable to Lots in Two Zoning Districts.

- (i) In the case where a lot lies in two zoning districts and a permitted use is common to both districts, the zoning district boundary line may be ignored for the purpose of development for such uses.

All yard and height regulations of each individual district shall be applicable from the lot lines on the portion of the lot lying within that district, except that such regulations shall not apply to the common boundary between the two zoning districts on the lot.

- (ii) In the case where a lot lies in two zoning districts and a permitted use is common to both districts, but the Land Use Intensity ratings differ, the Land Use Intensity rating shall be determined by matching the floor area ratio appearing in Section 21-211 hereof lying closest to a floor area ratio calculated by the following formula:

$$(A - B) \left(\frac{C}{\text{Total lot area}} \right) + B = \text{FAR.}$$

Where:

A = FAR based on LUI for total parcel assumed to be in most intense district.

B = FAR based on LUI for total parcel assumed to be in least intense district.

C = Area of parcel in most intense district.

All of the ratios established by the Land Use Intensity rating so determined shall be applicable. (Sec. 21-201, R.O. 1969; Am. Ord. 3741*, 4264, 4451, 4498)

Sec. 21-202. Yards.

- (a) Dimensions of the yard described in Section 21-110 are prescribed in district regulations. Every yard bounded by a street shall be a front yard, except

* Am. Ord. 3741 (Effective date of Ord. 3741 - See Ord. 3775)

that a single yard may be designated as a front yard by the owner of a zoning lot bounded by more than one street in residential districts; provided, however, that the front yard designated conforms to district regulations for front yards.

Yard widths are measured perpendicular to lot lines, except that front yards in all districts, or side or rear yards permitted on a street frontage in residential districts, are measured perpendicular to the street right-of-way or the established street setback line, whichever is the greater distance from the street center line set by the General Plan or the Development Plan.

(b) Use Restricted in Yards.

No business, merchandising displays, or structures except newspaper sales and distribution shall be located or carried on within any required yard or street setback area except those areas occupied by enclosed non-conforming buildings.

(c) Requirements relating to garages and carports in yards.

(1) Except where joint garages or carports are provided, no portion of any garage or carport shall occupy any side or rear yard, or any part of a front yard closer than 10 feet to the property line adjacent to a street.

(2) Joint garages or carports, which are garages or carports providing parking for adjoining property owners in a continuous structure crossing a property line, with or without a boundary wall at the property line, may occupy required side or rear yard space, or required front yard space but not closer than 10 feet to the property line adjacent to a street.

(d) Requirements relating to fences and walls in yards. Retaining walls containing a fill within yards shall not exceed a height of six feet, provided that the Planning Director may allow a greater height provided he finds such additional height is necessary because of safety, topography, subdivision design, or lot arrangement. In granting said additional height, the Director may impose reasonable conditions to protect the health, safety, and

general welfare of the surrounding area. Walls and fences, other than retaining walls, may project into or enclose any part of any yard other than a required front yard in a business or industrial district; provided, however, that any fence or wall so constructed shall not exceed a height of six feet and shall be subject to other applicable provisions of law.

Where a retaining wall protects a cut below the natural grade and is located on a line separating lots, such retaining wall may be topped by a fence or wall of the same height that would otherwise be permitted at this location if no retaining wall existed. Where a retaining wall contains a fill, the height of the retaining wall shall be considered as part of the permissible height of such fence or wall.

- (e) Optional yard regulations. In A-2, A-3, A-4, and A-5 Apartment districts and H-1 Resort Hotel and H-2 Hotel districts, an area or areas of open space may be provided on the zoning lot, equal or greater than the area derived from the side and rear yards normally required on such zoning lot. This open space shall be in conformance with the requirements of subsection (a) hereinabove and shall be maintained in landscaping, except for drives or alleyways necessary for access to adjacent streets and a minimum of 50% of such open space shall be contiguous to the street frontage abutting the zoning lot.

When this optional yard regulation is utilized, parking or accessory use structures partially below and partially above ground elevation may extend to side and rear property lines, provided they do not encroach into the open space described in the first paragraph above; and further provided that any above ground elevation shall not be more than 4 feet above ground elevation in the 10 feet adjacent to the property line and a solid wall 2 feet high shall be provided and maintained to screen parked cars.

- (f) Requirements for duplex dwellings. Where duplex dwellings are permitted, any portion of any building not located on the common property line shall be located not less than 10 feet from and measured perpendicular to said property line.

- (g) Projections into yards and height setbacks. Poles, posts, wires, and customary yard accessories; roof overhangs or eaves, sunshades, sills, frames, beam ends, projecting courses, planters, and other architectural embellishments or appendages may occupy not more than 30 inches or 25 percent of the required distance of a yard or setback, whichever is greater. Exterior balconies, lanais, porte cochere, arcades, pergolas, or covered passageways are not permitted within required yard or setbacks. (Sec. 21-202, R.O. 1969; Am. Ord. 3596, 3741*, 4102, 4298, 4581, 4648)

Sec. 21-203. Height Regulations.

Whenever height limits for buildings and other structures are established, no portion of any building or other structure shall extend beyond such height limits, except structures housing or screening elevator machinery, vent pipes, and fans, safety railings, residential chimneys, residential radio or television antennas, spires, flagpoles, or monuments otherwise approved for erection; provided, however, that smokestacks and water tanks may also extend beyond such limits, if they do not exceed in height the distance of any portion of the building or structure to the nearest lot line; and further provided that one antenna for purposes for an amateur radio station operation may extend beyond said height limits but shall not exceed 90 feet in height above ground elevation. (Sec. 21-203, R.O. 1969; Am. Ord. 4091, 4648)

Sec. 21-204. Off-Street Parking Requirements.

Am. 6/13/78
Ord. 78-54

- (a) General standards. An off-street parking space shall, unless otherwise provided
- (1) have a length dimension of 19 feet of which not more than 3 feet may overlap areas devoted to planting and a width dimension of 8-1/2 feet; provided, that in respect of any space involving a required building column such dimension shall provide a clear width dimension of not less than 8 feet measured from the outer surface of such column;
 - (2) if four or more parking spaces are required, the dimensions specified in (1) above may be reduced to accommodate "compact" automobiles but not to exceed 25% of the number of required

* Am. Ord. 3741 (Effective date of Ord. 3741 - See Ord. 3775)

spaces. Dimensions for compact automobiles shall provide for a length of not less than 16 feet of which not more than 3 feet may overlap areas devoted to planting and a width dimension of 7-1/2 feet; provided that in respect of any space involving a required building column such dimension shall provide a clear width dimension of not less than 7 feet measured from the outer surface of such column;

- (3) provide for minimum aisle widths in accordance with the following table:

<u>Parking Angle</u> <u>(in degrees)</u>	<u>Aisle Width</u> <u>(in feet)</u>
0-44	12
45-59	13.5
60-69	18.5
70-79	19.5
80-89	21
90	22;

- (4) be provided and maintained with an all weather surface, except as otherwise provided for in district zoning regulations;
- (5) be individually marked if three or more spaces are required;
- (6) be unobstructed;
- (7) have access to a street;
- (8) if it is one of three or more parking spaces in the same parking area, be so arranged that no maneuvering in any street, alley, or walkway is necessary in order for a vehicle to completely enter or leave the parking space;
- (9) be so arranged that any automobile may be moved without moving another, except that tandem parking shall be permissible in instances where two parking spaces are intended for a single dwelling unit or for use for employee parking; and
- (10) if illuminated, be illuminated in such a manner that all light sources are shielded from the direct view of adjacent residential, apartment or hotel districts.

The diagram below indicates the requirements and relationships involved: _____

(d) Mechanical Parking and Storage Garages.

Mechanical means of providing parking spaces or access thereto, is permitted providing the following conditions are met:

- (1) Adequate waiting and maneuvering space is provided on the lot in order to minimize on-street traffic congestion, subject to the approval of the Department of Transportation Services.
- (2) All mechanical structure and/or equipment shall be visually screened.

(Sec. 21-204, R.O. 1969; Am. Ord. 3741*, 3789, 77-74)

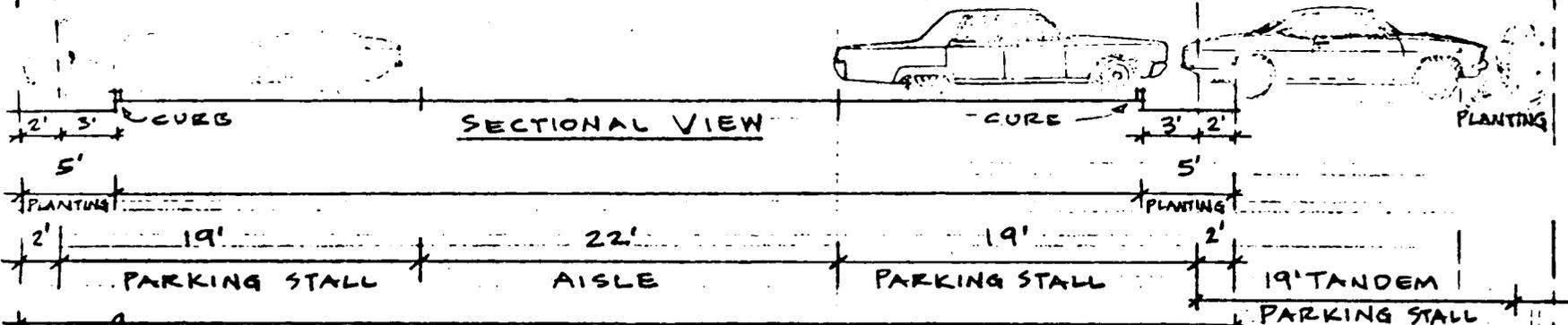
Am. 12/3/79
Ord. 79-93 (f)

* Am. Ord. 3741 (Effective date of Ord. 3741 - See Ord. 3775)

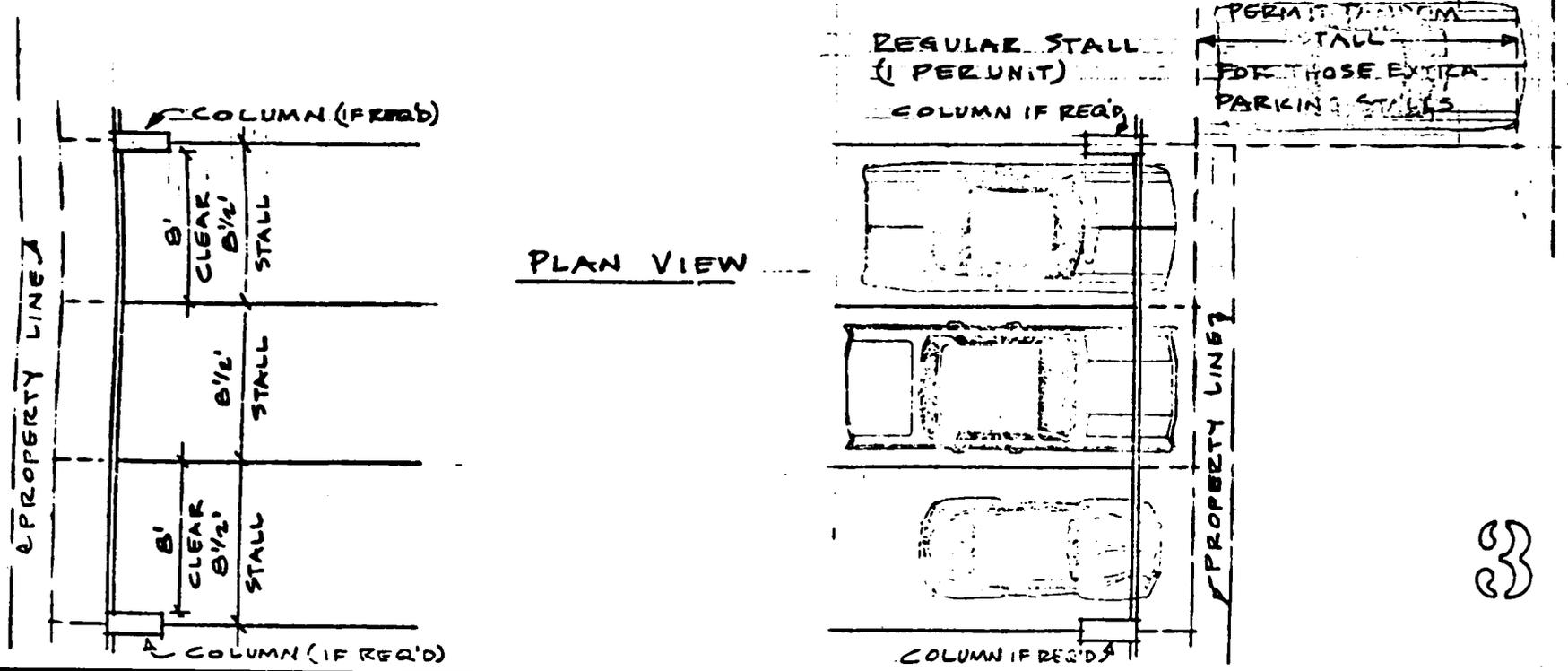
PARKING

64' TOTAL MINIMUM LOT WIDTH REQUIRED FOR TYPICAL 90° PARKING

83' TOTAL MINIMUM LOT WIDTH REQUIRED FOR TYPICAL 90° PARKING PLUS TANDEM EXTRA STALLS



64' TOTAL MINIMUM LOT WIDTH REQUIRED FOR TYPICAL 90° PARKING



Am. 7/12/78
Ord. 78-65

Sec. 21-206. Waiver of Requirements for Public Uses of Utility Installations.

Minimum requirements for public uses and utility installations may be waived if the Planning Director finds that the proposal will have no more adverse effect on the health, safety or comfort of persons living or working in the area, and will be no more injurious economically or otherwise to property or improvements in the surrounding area than would any use generally permitted in the district. Prior to granting approval, plans shall be submitted to the Planning Director for his review, subject to such conditions as he may determine necessary to insure compliance with the intent of this provision.
(Am. Ord. 3596)

B. Land Use Intensity.

Sec. 21-211. Land Use Intensity Scale.

The land use intensity (LUI) scale provides a series of density ratings which include floor area, open space, living space, and recreation space for all dwelling and lodging uses as specified in the applicable sections of this Chapter. The land use intensity scale has a range from LUI 30 to LUI 85 and is expressed in ratios as follows:

<u>Land Use Intensity Rating</u> (LUI)	<u>Floor Area Ratio</u> (FAR)	<u>Open Space Ratio</u> (OSR)	<u>Living Space Ratio</u> (LSR)	<u>Recreation Space Ratio</u> (RSR)
30	.10	8.0	6.4	.25
31	.11	7.4	5.9	.24
32	.11	6.9	5.3	.23
33	.12	6.4	4.9	.22
34	.13	6.0	4.5	.20
35	.14	5.5	4.1	.21
36	.15	5.1	3.7	.20
37	.16	4.8	3.3	.20
38	.17	4.4	3.1	.19
39	.19	4.1	2.85	.19
40	.20	3.9	2.6	.18
41	.21	3.5	2.4	.17
42	.23	3.3	2.2	.17
43	.25	3.1	2.0	.16
44	.26	2.8	1.8	.16
45	.28	2.6	1.6	.15
46	.30	2.4	1.5	.15
47	.32	2.3	1.4	.14
48	.35	2.1	1.3	.14
49	.37	1.9	1.1	.13
50	.40	1.8	1.1	.13

<u>Land Use Intensity Rating</u> (LUI)	<u>Floor Area Ratio</u> (FAR)	<u>Open Space Ratio</u> (OSR)	<u>Living Space Ratio</u> (LSR)	<u>Recreation Space Ratio</u> (RSR)
51	.43	1.7	.98	.12
52	.46	1.5	.92	.12
53	.50	1.4	.85	.12
54	.53	1.3	.77	.11
55	.57	1.2	.72	.11
56	.61	1.1	.66	.11
57	.65	1.10	.61	.10
58	.70	1.0	.57	.10
59	.75	.92	.53	.097
60	.80	.86	.49	.094
61	.85	.80	.46	.092
62	.91	.75	.43	.089
63	1.00	.70	.40	.086
64	1.07	.65	.38	.083
65	1.13	.60	.36	.081
66	1.22	.55	.34	.078
67	1.30	.52	.32	.076
68	1.40	.49	.30	.073
69	1.50	.45	.28	.071
70	1.60	.43	.27	.070
71	1.70	.40	.26	.067
72	1.80	.38	.25	.065
73	2.00	.36	.24	.063
74	2.1	.34	.23	.061
75	2.3	.32	.22	.058
76	2.5	.31	.21	.057
77	2.6	.30	.20	.055
78	2.8	.29	.20	.053
79	3.0	.28	.19	.052
80	3.2	.27	.19	.050
81	3.5	.26	.18	.048
82	3.7	.25	.18	.046
83	4.0	.23	.17	.044
84	4.2	.22	.17	.042
85	4.5	.21	.16	.040

(Sec. 21-211, R.O. 1969; Am. Ord. 77-10)

Sec. 21-212. Application of Land Use Intensity (LUI).

- (b) (2) Floor area. In determining floor area, the areas of several floors of a building measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings shall be included but the following areas shall be excluded:
- (i) attic areas with head room less than seven feet;
 - (ii) elevator shafts and hoist machinery;
 - (iii) cooling towers;
 - (iv) areas devoted exclusively to central air conditioning, ventilating and other building machinery and equipment;
 - (v) parking structures, including access ways on the parking level;
 - (vi) lanais;
 - (vii) stairways serving two or more dwelling or lodging units;
 - (viii) exterior exit balconies; and
 - (ix) internal and external corridors.

(Sec. 21-212, R.O. 1969; Am. Ord. 3741*, 3921)

C. Sign Regulations.

Am. 6/26/78
Ord. 78-57

Sec. 21-221. Applicability.

The provisions of this part relating to signs shall apply in all zoning districts. The following types of signs shall also be subject to the provisions of this part, except only for those types of signs defined in subsections (b) and (c) below shall it be necessary to apply for a sign permit in accordance with Section 21-226; provided, however, that none of the signs defined below shall be subject to the sign regulations for the zoning districts.

* Am. Ord. 3741 (Effective date of Ord. 3741 - See Ord. 3775)

(h) Directional signs. Signs indicating entrances and exits; provided such signs shall not exceed 30 inches in height and 1 square foot in area and shall not exceed one sign per entrance or exit.

Am. 6/26/78
Ord. 78-57
(i) Nonconforming signs. Any sign for which a permit was issued prior to January 2, 1969, and which complied with all the then existing statutes, ordinances, and regulations; provided, however:

(1) Safe condition. Nonconforming signs shall be maintained in a safe condition and shall not in any respect be dangerous to the public or to property.

(2) Alteration or relocation. Upon the alteration or relocation of any nonconforming sign or the discontinuance or removal from the premises of the activity to which such sign relates, such sign shall cease to be a nonconforming sign and shall thereafter be permitted to be maintained only upon compliance with all requirements of this Article. The term "alteration" shall not be construed to mean repairs and maintenance for the purpose of keeping the sign in a clean and safe condition.

(Sec. 21-221, R.O. 1969; Am. Ord. 3534)

Sec. 21-223. Prohibited Signs.

(f) Any sign which by reason of its size, location, movement, content, coloring or manner of illumination, constitutes a traffic hazard or a detriment to traffic safety by obstructing the vision of drivers, or by obstructing or detracting from the visibility of any official traffic control device or by diverting or tending to divert the attention of drivers of moving vehicles from the traffic movement on the public streets and roads.

(Sec. 21-223, R.O. 1969; Am. Ord. 3534)

Sec. 21-224. Height, Clearance and Projection Limits.

(a) Ground signs. Ground signs shall not exceed a height of 16 feet above ground level.

Am. 6/26/78
Ord. 78-57

- (e) Wall signs shall not be permitted in any district above the second floor roof level.
- (f) **Setback.** Unless specifically prohibited all signs except ground signs may project into the yard setback area. All signs except ground signs and garden signs may project into the public right-of-way; provided that the horizontal clearance between any sign projecting into the public right-of-way and the street line shall not be less than two feet; and further provided that the lower edge of all signs projecting into the public right-of-way shall have a vertical clearance of at least 8 feet.
(Sec. 21-224, R.O. 1969; Am. Ord. 3508, 3534)

Sec. 21-226. Permits and Fees.

- (a) **When sign permit required.** Except for those types of signs defined under the provisions of subsections (a), (c), (e), (f), (g) and (h) of Section 21-221 of this Chapter, it shall be unlawful for any person to install, construct, erect, alter, relocate, reconstruct, or cause to be installed, constructed, erected, altered, relocated or reconstructed, within the City on or after January 2, 1969, any sign or signs without first having obtained a permit in writing from the Building Superintendent, and making payment of the fees required by this Chapter.
- (b) **How obtained.** Applicants for such permits shall file with the Building Superintendent applications signed by the owner of the sign or his agent, on forms furnished by the Building Department, containing the following information:
 - (1) The name and address of the applicant and of the person by whom such sign is to be constructed, erected, altered, relocated or reconstructed.
 - (2) An accurate description of the location or proposed location, type and character of each sign.
 - (3) A plan or design of the sign showing its weight, dimensions, lighting equipment, materials, details of its attachment and hanging and its position relative to the building, property lines and street lines.
 - (4) Any electrical design required and approved for said sign.
 - (5) Such other information pertinent to the application

as may be required by the Building Superintendent or the Planning Director.

(c) Approval by the Planning Director. All applications for sign permits shall be submitted to the Planning Director before issuance of the permits by the Building Superintendent. The Planning Director shall review the sign permit applications for compliance with the provisions of this Chapter and signify approval, if it appears that all such provisions are being complied with.

(d) Fees. Every applicant before being granted a permit hereunder shall pay to the Director of Finance, for each sign regulated by this Chapter, a fee which shall be as follows:

Total Estimated Valuation of Work	Fee to be Charged
From \$.01 to \$ 500.00	\$3.00
From \$500.01 to \$1,000.00	\$1.00 plus 50¢ per \$100.00 or fraction thereof of the total estimated valuation of work.
From \$1,000.01 and above	\$3.00 plus 30¢ per \$100.00 or fraction thereof of the total estimated valuation of work.

(e) Work without a permit. Except when sign work may be commenced without a permit, the fee for a permit for work commenced without a permit shall be one hundred dollars (\$100.00) plus the fee specified by subsection (d) above.

(f) Permit issued if application in order. If the permit application has been approved by the Planning Director and if the applicant complies with all the requirements of this Chapter and all other applicable ordinances, statutes, and regulations, the Building Superintendent shall issue a permit.

(g) Nullification of permit. If the work on any sign authorized under a permit has not been substantially completed within six (6) months after date of issuance, then such permit shall become void and any sign installed, constructed, erected, relocated, or altered thereafter under such permit shall constitute a

violation of the terms of this Chapter.

- (h) Revocation of permit. The Building Superintendent is hereby authorized and empowered to revoke any permit issued by him upon failure of the holder thereof to comply with any provision of this Chapter or any other applicable statute, ordinance or regulation. (Am. Ord. 3534)

Sec. 21-227. Construction and Location of Signs.

- (a) Free ingress and egress. No sign or supports or hangings therefor shall be erected so as to cover doors or windows of any building or otherwise to prevent free ingress and egress to or from any window door or fire escape of any building, nor shall any sign be attached to any part of a fire escape or upon or to any stand pipe or fire escape support, or be placed nearer than two feet from any fire escape platform, and all signs shall be so arranged as to swing away from such fire escape or platform. No roof sign shall be constructed in such a manner as to interfere with the free passage from one part of the roof to another part thereof or to interfere with any opening on the roof.
- (b) Interference with public alarms, signals or signs. No sign or supports or hangings therefor shall be placed in such position or manner as to obstruct or interfere with any fire alarm, police alarm, sign or any devices maintained by or under public authority.
- (c) Structure. Every sign, together with its framework, braces, angles, or other supports, shall be maintained in a safe condition, properly secured, supported and braced and shall be kept in good structural condition, clean and well painted at all times.
- (d) Support. Every sign shall be constructed to withstand wind pressures of not less than 30 pounds per square foot of area subject to such pressure and shall be rigidly and firmly braced and securely attached to the building or structure by bolts, anchors, chains, cables or guys, all of which must be metal.
- (e) Wood. All wood permitted to be used either for new signs, for replacements of existing signs, or for any part thereof, shall be rot and termite resistant through open-cell preservation methods as specified by the American Wood Preservation Association or by any other open-cell preservation treatment

approved by the Building Superintendent. No sign, braces or supports within fire zones No. 1 and 2 as defined and delineated in the Building Code, shall be constructed of wood, canvas, or other inflammable materials, except moldings, cappings, cut-out letters, decorations and signs not exceeding 10 square feet in area. (Am. Ord. 3534)

Sec. 21-228. Abatement and Removal of Unlawful or Unsafe Signs.

Whenever it appears to the Building Superintendent that any sign has been constructed, erected, or is being maintained in violation of any of the terms of this Chapter, or after a permit therefor has been revoked or becomes void, or that a sign is unsafe or insecure or in such condition as to be a menace to the safety of the public, he shall thereupon issue a notice in writing to the owner of the sign or the owner or tenant of the premises upon which the sign is erected or maintained informing such person of the violation of this Chapter or of the dangerous condition of such sign and directing him to make such alteration or repair or do such things or acts as are necessary to make the same comply with the requirements of this Chapter within such reasonable time limit as shall be stated in such notice which, in no case, shall be less than five (5) days nor more than thirty (30) days. Said notice may be given by personal service, by depositing a copy of same in the U.S. mail in a postage prepaid wrapper addressed to the street address of the premises upon which such sign is erected or maintained, or by posting a copy of same on the premises upon which such sign is erected or maintained. Upon failure to comply with such notice within the time mentioned therein, the Building Superintendent shall cause such sign, or such part thereof as is constructed or maintained in an unsafe condition or otherwise in violation of this Chapter, to be removed or altered and/or repaired so as to make it a conforming sign and shall charge the expense thereof to the person so notified. When any sign is in such condition as to be an immediate hazard and peril to the safety of the public or to property, the Building Superintendent is hereby authorized to cause such signs to be removed summarily and without notice. (Am. Ord. 3534)

E. Conditional Uses and Structures.

Sec. 21-242. General Standards.

- (a) Conformity with official plans. The proposed conditional use shall be in accord with the purposes and intent of the General Plan and any applicable Development Plans.

- (b) Compliance with requirements. No conditional use permit shall be issued except upon a finding by the City Council that the proposed use conforms to the requirements set forth in this Chapter, and that the proposed conditional use will have no more adverse effect on the health, safety, or comfort of persons living or working in the area, and will be no more injurious, economically or otherwise, to property or improvements in the surrounding area than would any use generally permitted in the district.
- (c) The Planning Director may recommend approval, and the City Council may grant, conditional use permits by varying application of the district regulations relating to yards, lot dimensions, and the height, bulk, and location of structures, provided that the proposed conditional use will otherwise meet the requirements of subsections (a) and (b) above.
- (d) In determining whether the proposed conditional use meets the requirements of subsections (a) and (b) above, the City Council will, where applicable, consider traffic flow and control; access to a circulation within the property; off-street parking and loading; sewerage; drainage and flooding; refuse and service areas; utilities; screening and buffering; signs; setbacks; yards and other open spaces; lot dimensions; height, bulk, and location of structures; location of all proposed uses; hours and manner of operation; and noise, lights, dust, odor, fumes, and vibration.
(Sec. 21-242, R.O. 1969; Am. Ord. 4083)

Sec. 21-253. Riding Academies.

Where a conditional use permit is issued for the operation of a riding academy, not more than five riding animals shall be kept for each acre of land within the site. All buildings housing animals, and all corrals in which animals are kept or assembled in concentrated groups, shall be at least 100 feet from any property line. (Sec. 21-254, R.O. 1969; Am. Ord. 4412)

Sec. 21-254. Headquarters and Meeting Hall Facilities of Labor Unions.

Headquarters and meeting hall facilities of labor unions permitted as conditional use shall be subject to the following:

- (a) The use of the premises and structures shall be restricted to activities of labor union and union members;
- (b) No accessory business use open to the general public shall be permitted; and
- (c) Parking shall be provided at a minimum of one (1) space for each ten (10) persons or fraction thereof based on the occupant load of assembly area (as provided in the Building Code of the City and County of Honolulu), plus one (1) space for each four hundred (400) square feet or fraction thereof of gross floor area of the remaining portions of all buildings. (Sec. 21-256, R.O. 1969; Am. Ord. 4412, 4451)

Sec. 21-255. Medical and Dental Offices.

- (a) Such offices shall be limited to practice by not more than two physicians or dentists licensed by the State of Hawaii.
- (b) Minimum lot area, lot width, yard spacing, and setbacks, and maximum height and lot coverage requirements shall be the same as those for dwellings in the zoning district in which the offices are located.
- (c) Satisfactory evidence is presented that commercial zones and structures are unavailable, unsuitable, or available only at costs prohibitive for the applicant(s).
(Am. Ord. 4020, 4412, 4451)

F. Special Permit Uses.

Sec. 21-280. (Repealed) (Am. Ord. 4593) (See Sec. 21-282)

Sec. 21-280. Temporary Use.

Notwithstanding any other provision to the contrary, in the Comprehensive Zoning Code, applications for temporary use may be made for land within any zoning district.

- (a) The following uses will be considered as temporary use:
 - (1) Political campaign headquarters;
 - (2) The temporary relocation of a building use due to the reconstruction of the original building for replacement or renovation purposes, provided that the temporary site is located in a district where the same use is permitted as a conditional use under this chapter;

- (3) Off premise parking for construction workers;
- (4) Film production for either television or movies, together with necessary structures of a temporary nature that are part of the film set and in addition thereto, such temporary or portable facilities and structures as location dressing rooms, toilet facilities and administrative offices reasonably necessary to accommodate cast, crew, technicians and supporting administrative staff in connection with the television or movie production on the location for which the temporary use is sought. No temporary or portable structure shall exceed the limitation set forth in (b) (1) hereinbelow other than any such structure used for the shooting of film.

(b) Such applications shall be of the following nature:

- (1) Except as provided in (a) (4) hereinabove, the use shall be an open use with no structures permitted except a portable structure with no more than 200 square feet of floor area; or
- (2) The use shall be within existing structures on a site with no additions permitted.

The temporary use will be for a specified period not to exceed one year and may not be extended beyond a one year limit.

- (c) Applications shall be accompanied by supporting evidence indicating why the use is temporary and should not be located in conformance with the Comprehensive Zoning Code.
- (d) The Director of Land Utilization may attach reasonable conditions to minimize adverse impact on the surrounding area.
(Am. Ord. 77-70)

Sec. 21-281. Joint Development of Two or More Adjacent Zoning Lots.

- (a) Applicability.

This section shall be applicable in all zoning districts.

- (b) Status of Lots Jointly Developed.

Whenever two or more lots are developed in accordance with the provisions of this section,

they shall be considered and treated as one "zoning lot" for purposes of this Chapter.

(c) Application for Joint Development.

An owner, owners, duly authorized agents of the owners, or duly authorized lessees holding leases with a minimum of 30 years remaining in their terms of adjacent lots who believe that joint development of their property would result in a more efficient use of land may apply for a Special Use Permit to undertake such development; provided that, in the case where the main building proposed in the joint development crosses all common lot lines of the adjacent lots, a Special Use Permit shall not be required.

(d) Agreement to Continue Development.

In applying for Special Use Permit, the applicant shall submit to the City an agreement which binds themselves and their successors in title, or lease individually and collectively, to maintain the pattern of development proposed in such a way that there will be conformity with applicable zoning regulations. The right to enforce such agreement shall also be granted to the City. The agreement shall be subject to the approval of the Corporation Counsel of the City.

(e) Action by Director of Land Utilization.

If the Director of Land Utilization finds that the area involved is compact, regular or logical, and that the proposed agreement assures future protection of the public interest, he shall issue the Special Use Permit. Upon issuance of the permit, the agreement, which shall be part of the conditions of the permit, shall be filed as a covenant running with the land with the Bureau of Conveyances or the Registrar of the Land Court. Proof of such filing in the form of a copy of the covenant certified by the appropriate agency shall be submitted to the Building Department prior to issuance of the building permit.

(Am. Ord. 4451)

G. Cluster Development.

Sec. 21-282. Cluster Developments.

Cluster developments may occur only in existing R-1

through R-7 Residential and A-1 through A-5 Apartment districts and shall be subject to the following requirements:

- (a) Minimum area of the development. Within residential districts, the minimum area of the cluster development shall be a multiple of three times the lot size for the applicable zoning district. Within apartment districts, the minimum area shall be the same as required for clusters in R-7 districts.
- (b) Types of buildings:
 - (1) Within R-1, R-2, and R-3 Residential districts only one-family detached dwellings shall be permitted;
 - (2) Within R-4, R-5, R-6 and R-7 Residential and A-1 through A-5 Apartment districts detached, duplex and attached dwellings shall be permitted.
- (c) Maximum number of units. Within Residential districts, the maximum number of units for a cluster development shall not exceed the number resulting from dividing the total area of the zoning lot devoted to cluster development, by the minimum size of subdivision lot permitted in the applicable zoning district. Within Apartment districts, the maximum number of units shall be the same as required for cluster developments within R-7 districts.
- (d) Lot size. The minimum size of a lot of record within the development shall be at least 2,000 square feet.
- (e) Attached dwellings.
 - (1) Attached dwellings shall not exceed 8 dwelling units in one building. Building line and elevations shall be staggered to avoid straight wall effect.
- (f) Common open space. Depending on the size and design of the development, it may be necessary that a common open space, permanently reserved and maintained as landscaped park or recreational space, is provided to serve the homeowners within the development. The area, configuration, and location of such open spaces shall be subject to

the review by appropriate agencies and approval by the City Council. The recreational space may be developed according to the City and County's Department of Parks and Recreation requirements for dedication to the City and County, or owned and maintained by the project's homeowners' association, or by the owner of the development.

- (g) Streets may be developed according to the City and County standards for dedication to the City and County, or owned and maintained by the project's homeowners' association, or by the owner of the development.
- (h) Yards abutting the boundaries of the entire cluster development site shall not be less than minimum requirements for the district. Additionally, the front yard setback for all lots fronting on public streets shall not be less than the front yard setback requirements of the respective zoning districts in which they are located.
- (i) The maximum lot coverage by all buildings, as specified for the district, shall be applied to the cluster development as a whole; provided, however, that the lot coverage ratio for any lot of record shall not exceed 80 percent.
- (j) Any developer who desires to initiate a cluster development project shall submit to the Director of Land Utilization an application for the processing of such project. The application shall be accompanied by:
 - (1) Location map showing the project in relation to the surrounding area;
 - (2) Site plan showing:
 - a. Property lines and easements with dimensions and area;
 - b. Location, size, spacing, setbacks and dimensions of all existing and proposed buildings, structures, improvements and utilities;
 - c. The building elevations, sections and floor plan and site sections to clearly define the character of the project;

- d. Topographic information showing existing features and conditions and proposed grading;
 - e. Landscaping plans showing open spaces, planting, existing and proposed trees, and recreational area and facilities;
 - f. Existing streets showing access to the project, proposed roads and parking layout with dimensions; and
 - g. Shoreline, shoreline setback lines, stream and other setback lines.
- (3) Information regarding land use designations, surrounding land uses, project design team, development schedule, type, size, number and estimated selling price of units, and density calculations;
- (4) Information regarding the following:
- a. The extent to which the plan departs from subdivision regulations otherwise applicable to the subject property, and the reasons why such departures are deemed to be in the public interest;
 - b. The nature and extent of the common open space in the project, the reliability of the proposals for maintenance and conservation of the common open space, and the adequacy of the amount and function of the open space in terms of the densities and dwelling types proposed in the plan;
 - c. The manner in which said plan does make adequate provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment;
 - d. The relationship, beneficial or adverse, of the proposed development upon the physical environment and the neighborhood in which it is proposed to be established;

- e. Whenever applicable, documents indicating compliance and approval of mandated State statutes or other laws, shall be obtained and submitted as part of the application.

(k) Upon receipt of 20 copies of the complete application, the Director of Land Utilization shall:
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- (1) Within 5 days:
 - a. Submit one set of application documents to the City Council;
 - b. Request in writing, for comments and recommendations from all pertinent agencies on the application. The agencies shall within 30 days of receipt of the request, submit their comments and recommendations on the application to the Director of Land Utilization. The agencies that fail to make a recommendation within 30 days, shall send written reports to the City Council prior to, or make oral testimonies at the time the matter is before the Council for consideration.
- (2) Within 60 days prepare and submit to the Council a report on the application recommending a) approval of the proposal in the form submitted, or b) approval with recommended modifications, or c) disapproval of the proposal. When approval is recommended, the report shall be accompanied by a proposed draft resolution.

Such time limit stated herein may be extended subject to the City Council's approval, by the applicant who shall submit, in writing, a request and justification for extension of time to the Council, at least two weeks in advance of the requested effective date of the extension.

- (3) In preparation of the report the Director of Land Utilization shall find that:
 - a. The development is designed to produce an environment of stable and desirable character, consistent with the intent and purpose of the cluster development regulations to promote public health,

safety and general welfare, and not out of harmony with its surrounding neighborhood;

- b. Property in the vicinity of the area, included in the plan, will not be adversely affected;
- c. The property would be used for purposes and in a manner permitted in the existing residential district except for lot sizes and siting of buildings;
- d. The location, size, nature, and topography of the open areas make them suitable for use as common areas for park, recreational purposes and buffer areas between groups of homesites;
- e. In case the proposed development is intended to be a condominium, there is assurance of adequate provision for perpetual maintenance of the open areas, and private streets and utilities, by the inclusion of covenants running with the land in the deeds or other instruments of conveyance, delineating such open areas; and
 - (i) Obligating purchasers to participate in a homeowners' association and to support maintenance of the open areas by paying to the association, assessments sufficient for such maintenance and subjecting their properties to a lien for enforcement of payment of the respective assessments;
 - (ii) Obligating such association to maintain the open areas and private streets and utilities;
 - (iii) Empowering the City, as well as other purchasers in the development, to enforce the covenants in the event of failure of compliance; and
 - (iv) Providing for agreement that if the City is required to perform any

maintenance work pursuant to item (iii) above, said purchasers would pay the cost thereof and that the same shall be a lien upon their properties until said cost has been paid; provided that the developer shall be responsible for the formation of the homeowners' association of which the developer, or if the developer is not the owner of the development, then such owner shall be a member until all of the lots of record are sold. Other equivalent provisions to assure adequate perpetual maintenance may be permitted if approved by the Director of Land Utilization and the Corporation Counsel. Assurance that such covenants or equivalent provisions will be included in the deeds or other instruments of conveyance shall be evidenced by the recordation in the Bureau of Conveyances or with the Assistant Registrar of the Land Court, of a declaration providing for adequate perpetual maintenance of facilities as prescribed hereinabove, and identifying the tract and each lot therein. The declaration shall be included in the deed or other instruments of conveyance, shall be evidenced by the recordation in the Bureau of Conveyances or with the Assistant Registrar of the Land Court, of a declaration providing for adequate perpetual maintenance of the open areas, and facilities as prescribed hereinabove, and identifying the tract and each lot therein. The declaration shall be included in the deed or other instrument of conveyance of each lot of record and shall be made binding on all purchasers; provided that such declaration may, as to subsequent conveyances other than the initial conveyance of each lot of record, be incorporated by reference in the instrument of conveyance.

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- (1) The City Council shall act on the application based upon the Director of Land Utilization's report, a presentation of the proposal by the applicant and any pertinent information on the matter. The Council shall approve the cluster application in whole or in part with or without modifications by resolution or deny the application.

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- (m) No building or grading permit or subdivision approval for any cluster development shall be issued unless the Director of Land Utilization certifies in writing that the final plans for the cluster development are in compliance with the Cluster Development resolution.
(Sec. 21-280, R.O. 1969; Am. Ord. 3741*, 4593)

H. Plan Review Uses.

Am. 7/12/78
Ord. 78-65

Sec. 21-290. Procedure Requirements.

- (a) Initiation. Any developer who desires to initiate a Plan Review Use shall submit to the Director of Land Utilization an application for the processing of such use. The application shall be accompanied by:
- (1) Application fee. The application fee for a Plan Review Use shall be \$100.00;
 - (2) Location map showing the development in relation to the surrounding area;
 - (3) Site plan showing;
 - a) Property lines and easements with dimensions and area;
 - b) Location, size, spacing, setbacks and dimensions of all existing and proposed buildings, structures, improvements and utilities;
 - c) The building elevations, sections and floor plan and site sections to clearly define the character of the development;

* Am. Ord. 3741 (Effective date of Ord. 3741 - See Ord. 3775)

- d) Topographic information showing existing features and conditions and proposed grading;
 - e) Landscaping plans showing open spaces, planting and trees;
 - f) Existing streets showing access to the project, proposed roads and parking layout with dimensions; and
 - g) Shoreline, shoreline setback lines, stream and other setback lines.
- (4) Information regarding land use designations, surrounding land uses, project design team, development schedule.
- (5) Information regarding the following:
- a) The manner in which said plan does make adequate provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air;
 - b) The relationship, beneficial and adverse, of the proposed development upon the neighborhood in which it is proposed to be established;
 - c) Confirmation from applicable public agencies that sewer, water, and drainage facilities are or will prior to construction be available and adequate for the proposed development; and
 - d) Project justification.
- (b) Upon receipt of 20 copies of the complete application, the Director of Land Utilization shall:
- (1) Within 5 days:
 - a) Submit one set of application documents to the City Council; and
 - b) Submit a request in writing to all pertinent agencies for their comments and recommendations on the application. The agencies shall within 30 days of receipt of the request, submit their comments and recommendations in writing to the Director of Land Utilization.
 - (2) Within 60 days prepare and submit to the Council a report on the application recommending:

- a) Approval of the proposal in the form submitted; or
- b) Approval with recommended modifications; or
- c) Disapproval of the proposal.

When approval is recommended, a draft resolution shall accompany the report.

Such time limit stated herein may be extended, subject to the City Council's approval, by the applicant who shall submit, in writing, a request and justification for extension of time to the Council at least two weeks in advance of the requested effective date of the extension.

- (c) The City Council, after holding a public hearing, shall act upon the application based upon the Director of Land Utilization's report, the applicant's report, and any pertinent information on the matter. The Council shall approve the application in whole or in part with or without conditions or modifications by resolution, or shall deny the application.
- (d) No building permit shall be issued unless the Director of Land Utilization certifies that the final plans for the development are in compliance with the resolution.
- (e) Where a Plan Review Use is within a Historic, Cultural and Scenic District or a Special Design District:
 - (1) The project shall be a joint application and be processed in accordance with such district application procedures of the Historic, Cultural and Scenic District or Special Design District.
 - (2) The requirements of the applicable Historic, Cultural and Scenic District and/or Special Design District shall apply to developments not covered by the approved plan regulations.
- (f) Existing use. Any use subject to the requirements of this section, which lawfully existed prior to the effective date of an ordinance designating such use as a Plan Review Use shall be subject to the following in lieu of the nonconforming provisions of Section 21-107 of this chapter:
 - (1) Developments existing on the site shall, after review by the Director of Land Utilization, be considered as an approved plan.
 - (2) Minor alterations, additions or modifications may be approved by the Director.

- (3) Any previous variance, conditional use permit or any similar action granted for the particular use shall continue in effect.
- (g) In addition to the general requirements set forth above, the requirements set forth hereafter shall apply to the respective Plan Review Uses.
(Am. Ord. 77-46)

Sec. 21-291. Hospitals.

- (a) This section shall be applicable in all use precincts and zoning districts, except industrial, subject to the requirements of Section 21-290.
- (b) Proposed Plan. The proposed plan submitted shall be a five-year plan and shall be accompanied by a review and comments from the State Health Planning and Development Agency.
- (c) Approved Plan. The plan approved by Council resolution may consist of 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.
- (d) Density, Height and Setbacks. Density, Height and setbacks shall be determined by the approved plan taking into consideration the surrounding land use, general plan and zoning.
- (e) Parking, Loading and Sign Regulations. Parking, loading and sign requirements shall be specified in the approval of the project.
- (f) Development Under the Plan. The Director of Land Utilization shall approve drawings prior to issuance of building permits in accordance with the approved plan. Deviations from the plan, other than minor, shall require City Council approval by Committee Report adopted by the Council.
- (g) Helipads for transporting emergency patients shall require City Council approval prior to development.
(Am. Ord. 77-46)

ARTICLE 3. PRESERVATION DISTRICT

Sec. 21-301. Use Regulations.

(b) Accessory uses and structures:

Uses and structures which are customarily accessory and clearly incidental and subordinate to principal uses and structures; provided that roadside stands for sale of agricultural products shall not be permitted as accessory to agricultural uses in this district; provided further, that in connection with golf courses, accessory uses shall be designed and scaled to meet only the requirements of the members, guests or users of the golf course.

Private utilities, including temporary sewage treatment plants, shall also be permitted as accessory uses, provided such use is approved by the Director of Department 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 21-110 shall be inapplicable thereto.

(c) Conditional uses and structures.

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

- (1) Cemetery, columbarium, crematory, and mausoleum;
- (2) Extractive industries, including the removal of sand, rock, soil and gravel;
- (3) Private marinas, including facilities for storage and repair of boats and sale of boating supplies and fuel;
- (4) Private refuse dumps, sanitary fills and incinerators;

- (5) Recreation and amusement facilities of an outdoor nature, other than as specified under permitted principal uses and structures;
- (6) Storage or maintenance installations for public utilities;
- (7) Television or other broadcasting stations and line-of-sight relay devices;
- (8) Private recreational camps;
- (9) Private riding academies;
- (10) Facilities for movie and television program production.
(Sec. 21-301, R.O. 1969; Am. Ord. 3906, 4412)

ARTICLE 4. AGRICULTURAL DISTRICTS

A. AG-1 Restricted Agricultural District.

Sec. 21-401. Use Regulations.

(a) (8) Parks, recreational areas, botanical and zoological gardens, marinas and other public buildings and uses;

(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 accessory dwelling unit shall be permitted for each two acres of lot area;
- (2) In connection with agricultural use, no more than one roadside 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.

Private utilities, including temporary sewage treatment plants, shall also be permitted as accessory uses, provided such use is approved by the Director of Department 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 21-110 shall be inapplicable thereto.

(c) Conditional uses and structures.

Uses and structures hereinafter specified; subject to compliance with the provisions of part E 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 courses, 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 production.
(Sec. 21-401, R.O. 1969; Am. Ord. 3906, 4364, 4412, 77-46)

Sec. 21-402. Minimum Lot Area, Lot Width, Yard Spacing and Maximum Lot Coverage Regulations.

- (a) The minimum lot area shall be not less than two (2) acres; provided that if the principal use of the subject lot is the raising of livestock or poultry, the minimum lot area shall be not less than three (3) acres; provided further that the aforesaid minimum lot area requirement shall not be applicable to lots which were approved or were approved tentatively under the Subdivision Rules and Regulations of the City Planning Commission prior to January 2, 1969;
- (g) Notwithstanding the requirements set forth in subsections (c) and (d) hereinabove, nonconforming lots which are less than one acre in area shall have the following minimum yard requirements:

Front yard setbacks	10 feet
Side and rear yard setbacks	6 feet

It is further provided that such lots shall be exempt from the requirements of subsections (b) and (f) hereinabove. Further, under subsection (f), such lots shall have a minimum lot coverage of 50 per cent of the lot area.
(Sec. 21-402, R.O. 1969; Am. Ord. 3582)

Sec. 21-405. Off-Street Parking Requirements.

- (c) Dwellings: at least 2 spaces per dwelling unit. The requirement for providing and maintaining off-street parking spaces with an all-weather surface as called for by Section 21-204(a)(4) shall not apply. In lieu of an all-weather surface, the off-street parking spaces may be surfaced with crushed rock or limestone.
(Sec. 21-405, R.O. 1969; Am. Ord. 4493)

ARTICLE 5. RESIDENTIAL DISTRICTS

A. R-1 Residential District.

Sec. 21-501. Use Regulations.

(a) Principal uses and structures:

- (1) Agricultural and horticultural uses and structures; provided that uses and structures relating to the keeping of livestock, poultry or bees shall not be allowed, except as set forth in the provisions relating to accessory uses;
- (2) Churches;
- (3) Dwellings, one-family detached;
- (4) Parks, playgrounds and community centers, botanical and zoological gardens and other public buildings and uses;
- (5) Public elementary, intermediate and high schools and private schools having similar academic curriculums; colleges and universities, business colleges (but not trade schools); day nurseries in connection with public or private elementary schools or churches;
- (6) Public utility installations and substations, excluding offices, provided that:
 - a. Utility substations, other than individual transformers, shall be surrounded by a wall, solid except for entrances and exits, or by a fence with a screening hedge; and
 - b. Transformer vaults for underground utilities and like uses shall be surrounded by a landscaped screening hedge, solid except for access opening.
- (7) Family care home, provided the occupant has a valid Care Home Certificate from the Hawaii State Department of Health and the home is

for not more than four patients. Such family care home shall be considered a dwelling use for purposes of lot area, width and setback requirements.

(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 house 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.

Am. 12/7/78
Ord. 78-98

(4) Kennel, residential

Private utilities, including temporary sewage treatment plants, shall also be permitted as accessory uses, provided such use is approved by the Director of Department 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 21-110 shall be inapplicable thereto.

(c) Conditional uses and structures. Uses and structures hereinafter specified; subject to compliance with the provisions of part E of Article 2 hereof:

- (1) Cemetery, columbarium, crematory and mausoleum;
- (2) Extractive industries, including the removal of sand, rock, soil and gravel;
- (3) Facilities for the production of live theatre and allied purposes including education in the theatre arts;
- (4) Fraternity and sorority houses, student dormitories and student centers; provided, however, that the same shall be located within a one-mile radius of the intersection of University Avenue and Dole Street;

- (5) Homes for the aged, disabled or handicapped, including convalescent or nursing homes; maternity homes; child care centers, other than those covered under permitted principal uses and structures hereinabove, when not operated by a public agency;
- (6) Sanatoriums, other than public;
- (7) Monasteries and convents;
- (8) Museums and art galleries when not operated by a public agency;
- (9) Off-street parking for uses in adjoining apartment, hotel, business or industrial districts; provided that the zoning lot on which the off-street 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;
- (10) Private marinas, including facilities for storage and repair of boats and sale of boating supplies and fuel;
- (11) Storage or maintenance installations for public utilities;
- (12) Recreation and amusement facilities of an outdoor nature, other than as specified under permitted principal uses and structures;
- (13) Television or other broadcasting stations and line-of-sight relay devices;
- (14) Facilities for movie and television program production;
- (15) Medical and dental offices;
- (16) Private and public non-illuminated golf courses, including par 3, with a minimum area of 10 acres, together with such uses which are incidental to golf courses, 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.

- (d) Special permit uses and structures. Uses and structures hereinafter specified, subject to compliance with the provisions of Part F 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.
(Sec. 21-501, R.O. 1969; Am. Ord. 3654, 3906, 4020, 4364, 4412, 4593, 77-46)

Sec. 21-504. Sign Regulations.

Within an R-1 Residential District, only one sign per zoning lot in connection with a non-dwelling permitted use, which shall not exceed 12 square feet in area for golf courses and 6 square feet in area for any other permitted non-dwelling use. No such sign shall be directly illuminated or located in any required yard area or erected to exceed a height of 8 feet above ground elevation. (Sec. 21-504, R.O. 1969; Am. Ord. 3534)

Sec. 21-506. Location of Buildings.

- (a) Two one-family dwellings may be placed on a single zoning lot, provided the lot area is twice the minimum lot area required for a one-family dwelling in the applicable zoning district.
- (b) Three to six dwelling units may be placed on a single zoning lot, provided a site development plan for the lot is approved by the Director of Land Utilization.
- (c) The site development plan shall be in accordance with the requirements of the subdivision preliminary map as stated in the Subdivision Rules and Regulations of the City and County of Honolulu. Prior to granting approval under (b) above, the Director of Land Utilization shall determine that the site development plan would qualify for approval under the Subdivision Rules and Regulations if submitted in a subdivision application and roadways, utilities, and other improvements, comply with the Subdivision Rules and Regulations and sub-

division standards unless modified by the Director under provisions therein; the number of dwelling units contained in each building is not greater than permitted in the applicable zoning district; and, except where otherwise provided under this Chapter, each existing and future dwelling is located as if the lot were subdivided in accordance with the site development plan, applicable provisions of this Chapter and the Subdivision Rules and Regulations.

- (d) This Section does not apply to applications for more than six dwelling units on a zoning lot, which must be processed under the established procedures for cluster development, planned development, or subdivision.

(Sec. 21-506, R.O. 1969; Am. Ord. 3922, 4437)

B. R-2 Residential District.

Sec. 21-513. Minimum Lot Area, Lot Width, Yard Spacing and Maximum Lot Coverage.

- (a) The minimum lot area shall be one-half acre, except lots utilized entirely for utility installations which shall be not less than 3,500 square feet.

(Sec. 21-513, R.O. 1969; Am. Ord. 3741*)

C. R-3 Residential District.

Sec. 21-523. Minimum Lot Area, Lot Width, Yard Spacing and Maximum Lot Coverage.

- (a) Lot Area.

(1) For dwelling use, the minimum lot area shall be 10,000 square feet.

(2) For a use other than a dwelling, the minimum lot area shall be 20,000 square feet, excepting lots utilized entirely for utility installations which shall be not less than 3,500 square feet.

- (b) Lot Width.

(1) For dwelling use the minimum lot width shall be 65 feet.

* Am. Ord. 3741 (Effective date of Ord. 3741 - See Ord. 3775)

- (2) For a use other than a dwelling, the minimum lot width shall be 100 feet, excepting lots utilized entirely for utility installations which shall be not less than 50 feet.

(Sec. 21-523, R.O. 1969; Am. Ord. 3741*)

D. R-4 Residential District.

Sec. 21-531. Use Regulations.

- (a) In addition to the uses and structures permitted in the R-3 Residential district, duplex dwellings and two-family detached dwellings shall be permitted in the R-4 Residential district.
- (b) Transitional uses and structures: Where an R-4 Residential district adjoins an apartment, hotel, business (excluding B-1 Neighborhood Business Districts), or industrial district without an intervening street, alley or permanent open space over 25 feet in width and where lots separated by the district boundary have adjacent front yards, the first lot within the R-4 Residential district or 100 feet of such lot nearest the district boundary (whichever is less) may be used for:
 - (1) Multiple-family dwellings; subject, however, to the yard requirements of the district in which the zoning lot is located and all the other requirements of the A-1 Apartment district other than yard requirements.
 - (2) Professional offices; subject, however, to the yard and height requirements of the district in which the zoning lot is located and all the other requirements of the district in which such use is first permitted in this Chapter as a principal use.
 - (3) Clinics, convalescent or nursing homes or child care centers; subject, however, to the yard and height requirements of the district in which the zoning lot is located and all the other requirements of the district in which such uses are first permitted in this Chapter as principal uses.

(Sec. 21-531, R.O. 1969; Am. Ord. 4581, 77-78)

* Am. Ord. 3741 (Effective date of Ord. 3741 - See Ord. 3775)

Sec. 21-533. Minimum Lot Area, Lot Width, Yard Spacing and Maximum Lot Coverage.

(a) Lot Area.

- (1) For one-family detached dwellings, the minimum lot area shall be 7,500 square feet.
- (2) For two-family detached dwellings, the minimum lot area shall be 14,000 square feet.
- (3) For a use other than a dwelling, the minimum lot area shall be 20,000 square feet, excepting lots utilized entirely for utility installations which shall be not less than 3,500 square feet.
- (4) For duplex dwellings, the minimum lot area shall be 7,000 square feet.

(b) Lot Width.

- (1) For one-family and two-family detached dwellings, the minimum lot width shall be 65 feet.
- (2) For duplex dwellings, the minimum lot width shall be 35 feet.
- (3) For a use other than a dwelling, the minimum lot width shall be 100 feet, excepting lots utilized entirely for utility installations which shall be not less than 50 feet.

(c) Front Yard. The minimum front yard setback shall be 10 feet in the case of dwelling use and 30 feet for a use other than a dwelling.

(d) Side and Rear Yards. The minimum side and rear yard setbacks shall be 5 feet in the case of

dwelling use and 15 feet for a use other than a dwelling, provided however that the required side yard for a duplex dwelling is 0 feet for that portion of the lot containing the common wall and no buildable area boundary exists on the common property line (Sec. 21-533, R.O. 1969; Am. Ord. 3741*, 4581)

- (e) Maximum Lot Coverage. The maximum lot coverage of all buildings and structures shall be not more than 50 percent. (Am. Ord. 3234)

E. R-5 Residential District.

Sec. 21-543. Minimum Lot Area, Lot width, Yard Spacing and Maximum Lot Coverage.

(a) Lot Area.

- (1) For one-family detached dwellings, the minimum lot area shall be 6,000 square feet.
- (2) For two-family detached dwellings, the minimum lot area shall be 11,000 square feet.
- (3) For a use other than a dwelling, the minimum lot area shall be 20,000 square feet, excepting lots utilized entirely for utility installations which shall be not less than 3,500 square feet.
- (4) For duplex dwellings, the minimum lot area shall be 5,500 square feet.

(b) Lot Width.

- (1) For one-family and two-family detached dwellings, the minimum lot width shall be 60 feet.
- (2) For duplex dwellings, the minimum lot width shall be 35 feet.

*Am. Ord. 3741 (Effective date of Ord. 3741 - See Ord. 3775)

(3) For a use other than a dwelling, the minimum lot width shall be 100 feet, excepting lots utilized entirely for utility installations which shall be not less than 50 feet.

(d) Side and Rear Yards. The minimum side and rear yard setbacks shall be 5 feet for dwelling use and 15 feet for a use other than a dwelling, provided however that the required side yard for a duplex dwelling is 0 feet for that portion of the lot containing the common wall and no buildable area boundary exists on the common property line.
(Sec. 21-543, R.O. 1969; Am. Ord. 3741*, 4581)

F. R-6 Residential District.

Sec. 21-553. Minimum Lot Area, Lot Width, Yard Spacing and Maximum Lot Coverage.

(a) Lot Area.

(1) For one-family detached dwellings, the minimum lot area shall be 5,000 square feet.

(2) For two-family detached dwellings, the minimum lot area shall be 7,500 square feet.

(3) For a use other than a dwelling, the minimum lot area shall be 20,000 square feet, excepting lots utilized entirely for utility installations which shall be not less than 3,500 square feet.

(4) For duplex dwellings, the minimum lot area shall be 3,750 square feet.

(b) Lot Width.

(1) For one-family and two-family detached dwellings, the minimum lot width shall be 50 feet.

(2) For duplex dwellings, the minimum lot width shall be 30 feet.

* Am. Ord. 3741 (Effective date of Ord. 3741 - See Ord. 3775)

- (3) For a use other than a dwelling, the minimum lot width shall be 100 feet, excepting lots utilized entirely for utility installations which shall be not less than 50 feet. (Sec. 21-553, R.O. 1969; Am. Ord. 3741*, 3799, 4581)

G. R-7 Residential District.

Sec. 21-561. Use Regulations.

All of the uses and structures permitted in the R-6 Residential district shall be permitted in the R-7 Residential district. (Sec. 21-561, R.O. 1969; Am. Ord. 4593)

Sec. 21-563. Minimum Lot Area, Lot Width, Yard Spacing and Maximum Lot Coverage.

(a) Lot Area.

- (1) For one-family detached dwellings and duplex dwellings, the minimum lot area shall be 3,500 square feet.
- (2) For two-family detached dwellings, the minimum lot area shall be 7,000 square feet.
- (3) For a use other than a dwelling, the minimum lot area shall be 20,000 square feet, excepting lots utilized entirely for utility installations which shall be not less than 3,500 square feet.

(b) Lot Width.

- (1) For one-family and two-family detached dwellings, the minimum lot width shall be 50 feet.
- (2) For duplex dwellings, the minimum lot width shall be 30 feet.
- (3) For a use other than a dwelling, the minimum lot width shall be 100 feet, excepting lots utilized entirely for utility installations which shall be not less than 50 feet. (Sec. 21-563, R.O. 1969; Am. Ord. 3741*, 4581)

* Am. Ord. 3741 (Effective date of Ord. 3741 - See Ord. 3775)

ARTICLE 6. APARTMENT DISTRICTS

A. A-1 Apartment District.

Sec. 21-601. Use Regulations.

(a) Principal uses and structures:

- (1) Agricultural and horticultural uses and structures; provided such uses and structures involving the keeping of livestock, poultry or bees shall not be allowed;
- (2) Multiple-family dwellings;
- (3) Churches;
- (4) Consulates;
- (5) Day nurseries;
- (6) Dwellings, detached, semi-detached and attached;
- (7) Sanitariums;
- (8) Nurses' homes and similar housing for institutional employees; monasteries and convents;
- (9) Parks, playgrounds and community centers, botanical and zoological gardens and other public buildings and uses;
- (10) Public elementary, intermediate and high schools and private schools having similar academic curriculums; colleges and universities (but not trade schools or business colleges);
- (11) Public utilities installations and substations; provided offices or storage or maintenance facilities shall not be permitted; and provided, further, that utilities substations, other than individual transformers, shall be surrounded by a wall, solid except for entrances and exits, or by a fence with a screening hedge 5 to 6 feet in height; and provided also, transformer vaults for underground utilities and like uses shall require only a landscaped screening hedge, solid except for access opening.

- (b) Accessory uses and structures: Uses and structures which are customarily accessory and clearly incidental and subordinate to principal uses and structures, including garages, tool sheds, lath houses, greenhouses, barbecue facilities, and tennis courts.

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 21-110 shall be inapplicable thereto.

- (c) Conditional uses and structures: Uses and structures hereinafter specified; subject to compliance with the provisions of part E of Article 2 hereof:

- (1) Convenience establishments;
- (2) Facilities for the production of live theater and allied purposes, including education in the theater arts;
- (3) Fraternity and sorority houses, student dormitories and student centers;
- (4) Headquarters and meeting hall facilities for labor unions;
- (5) Homes for the aged, disabled or handicapped, including convalescent or nursing homes; maternity homes; child care centers other than day nurseries, when not operated by a public agency;
- (6) Medical offices and clinics; provided that the same are situated on a zoning lot adjacent to, or separated only by a street or alley from a zoning lot on which is situated a hospital or sanitarium which has a physical capacity of 50 or more beds;
- (7) Museums and art galleries when not operated by a public agency;

- (8) Private marinas, including facilities for storage and repair of boats and sale of boating supplies and fuel;
- (9) Recreation and amusement facilities of an outdoor nature other than as specified under permitted principal uses and structures;
- (10) Teahouses where unusual sites make location in this district particularly appropriate;
- (11) Television or other broadcasting stations and line-of-sight relay devices;
- (12) Facilities for movie and television program production;
- (13) Private and public non-illuminated golf courses, including par 3, with a minimum area of 10 acres, together with such uses which are incidental to golf courses, 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.
(Sec. 21-601, R.O. 1969; Am. Ord. 3906, 4364, 4412, 77-46)

Sec. 21-602. Minimum Lot Area, Lot Width, Yard Spacing, Land Use Intensity and Maximum Density Regulations.

- (a) The minimum lot area for dwelling and lodging use (as a principal use) shall be not less than 7,500 square feet; provided that no minimum lot area shall be required of any off-street parking facility, located on a zoning lot other than the zoning lot on which the principal use is situated, to meet parking requirements of a permitted use; and provided further, that the minimum lot area for any use other than as hereinabove provided shall be not less than 10,000 square feet.
(Sec. 21-602, R.O. 1969; Am. Ord. 3615)

Sec. 21-604. Sign Regulations.

Within an A-1 Apartment district, in connection with any use permitted therein other than one- and two-family dwelling use, only one wall or marquee fascia identification sign, not directly illuminated and not exceeding 12 square

feet in area, shall be permitted for each street front having a principal pedestrian entrance to the building; provided that if all buildings on the street frontage of the zoning lot are set back a minimum of 50 feet from the property line on their entry sides, one ground identification sign, not directly illuminated, and not exceeding 8 square feet in area, shall also be permitted for each such entry side. Such ground signs shall not be located in any required yard. In lieu of the above signs, one garden sign may be permitted. (Sec. 21-604, R.O. 1969; Am. Ord. 3534)

Sec. 21-605. Off-Street Parking Regulations.

(e) Dwellings, Multiple-Family:

(1) Within the District of Honolulu

Floor Area of Dwelling of Lodging Units	Required Parking Per Unit
600 square feet or less	1
More than 600 but less than 800 square feet	1-1/4
800 square feet and over	1-1/2

(2) Outside the District of Honolulu, 1-1/4 space required per dwelling or lodging unit.

- (o) Uses permissible under special use permit shall comply with the specific off-street parking requirements attached to the special use permit. (Sec. 21-605, R.O. 1969; Am Ord. 3741*, 3818, 4297, 4399, 4645)

B. A-2 Apartment District.

Sec. 21-612. Minimum Lot Area, Lot Width, Yard Spacing, Land Use Intensity and Maximum Density Regulations.

- (a) The minimum lot area for dwelling and lodging use (as a principal use) shall be not less than 10,000 square feet; provided that no minimum lot area shall be required of any off-street parking facility, located on a zoning lot other than the zoning lot on which the principal use is situated, to meet

* Am. Ord. 3741 (Effective date of Ord. 3741 - See Ord. 3775)

parking requirements of a permitted use; and provided further that the minimum lot area for any use other than as hereinabove provided shall be not less than 10,000 square feet.

(Sec. 21-612, R.O. 1969; Am. Ord. 3615)

D. A-4 Apartment District.

Sec. 21-631. Use Regulations.

- (a) All of the uses and structures permitted in an A-3 Apartment District shall be permitted in an A-4 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. 21-631, R.O. 1969; Am. Ord. 4399)

Sec. 21-633. Minimum Lot Area, Lot Width, Yard Spacing, Land Use Intensity and Maximum Density Regulations.

- (a) The minimum lot area for dwelling and lodging use (as a principal use) shall be not less than 15,000 square feet; provided that no minimum lot area shall be required of any off-street parking facility, located on a zoning lot other than the zoning lot on which the principal use is situated, to meeting parking requirements of a permitted use; and provided further that the minimum lot area for any use other than as hereinabove provided shall be not less than 15,000 square feet.

(Sec. 21-633, R.O. 1969; Am. Ord. 3615)

ARTICLE 7. HOTEL DISTRICTS

A. H-1 Resort Hotel District.

Sec. 21-701. Use Regulations.

(b) Accessory uses and structures:

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

- (1) Establishments for sale of gifts, clothing, drugs, photographic supplies, newspapers, magazines and convenience goods; establishments for eating and drinking, professional and personal services; provided that such uses are accessory to hotels having 50 or more dwelling or lodging units for rent; provided further that all such establishments shall be designed and scaled to meet only the requirements of occupants and their guests; provided further that all such establishments shall not be accessible from any street; provided further that no sign on or within such establishments and no window display relating to merchandise for sale on the premises shall be visible from any street; and provided further that all such establishments shall not occupy floor area in excess of 15% of the floor area of the hotel.

- (2) Meeting rooms and convention hall facilities.

Private utilities, including temporary sewage treatment plants, shall also be permitted as accessory uses, provided such use is approved by the Director of Department 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 21-110 shall be inapplicable thereto.

(c) Conditional uses and structures:

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

- (1) Private marinas, other than as accessory uses, including facilities for storage and repair of boats and sale of boating supplies and fuel;
- (2) Museums and art galleries when not operated by a public agency;
- (3) Recreational and amusement facilities of an outdoor nature other than as accessory uses;
- (4) Teahouses where unusual sites make locations particularly appropriate;
- (5) Heliports and helistops;
- (6) Facilities for movie and television program production.
(Sec. 21-701, R.O. 1969; Am. Ord. 3523, 3890, 3906, 4412)

Sec. 21-706. Sign Regulations.

Within a H-1 Resort Hotel district, in connection with any use permitted therein other than one- and two-family dwellings, only one wall, marquee fascia or canopy identification sign, not directly illuminated and not exceeding 24 square feet shall be permitted for each street front having a principal pedestrian entrance to the building; provided that if all buildings on the street frontage of the zoning lot are set back a minimum of 50 feet from the property line, one ground identification sign, not directly illuminated, and not exceeding 12 square feet in area shall also be permitted on each side of the building where a principal pedestrian entrance is situated. Such ground signs shall not be located closer than 10 feet to any property line. In lieu of the above signs, one garden sign may be permitted.
(Sec. 21-706, R.O. 1969; Am. Ord. 3534)

Sec. 21-707. Off-Street Parking Requirements.

- (h) Uses permitted under special use permits shall comply with the specific requirements attached to the special use permit.
(Sec. 21-707, R.O. 1969; Am. Ord. 4399)

B. H-2 Hotel District.

Sec. 21-711. Use Regulations.

(a) Principal uses and structures:

- (1) Churches;
- (2) Dwellings, one or two family, detached, semi-detached, or attached;
- (3) Hotels;
- (4) Multiple-family dwellings;
- (5) Parks, playgrounds and community centers, botanical and zoological gardens and other public buildings and uses;
- (6) Off-street parking facilities to meet zoning requirements for uses within the district only; provided that such parking facilities are situated on a lot without any structure thereon; and further provided said lot is within 400 feet of the use or structure for which the requirements are being made;
- (7) Public utility installations and substations; provided that utility substations, other than individual transformers, shall be surrounded by a wall, solid except for entrances and exits, or by a fence with a screening hedge; and transformer vaults for underground utilities and like uses shall require only a landscaped screening hedge, solid except for access opening.

- (b) Accessory uses and structures: Uses and structures which are customarily accessory, clearly incidental and subordinate to principal uses and structures, including establishments for sale of gifts, clothing, drugs, photographic supplies, newspapers, magazines and convenience goods; establishments for eating and drinking, professional and personal services; meeting rooms and convention halls; provided that such uses shall be accessory only to hotels having 21 or more dwelling or lodging units; and provided also that access to such establishments shall not be from any street and

that no sign on or within such establishments and no window display relating to merchandise for sale on the premises shall be visible from any street.

Private utilities, including temporary sewage treatment plants, shall also be permitted as accessory uses, provided such use is approved by the Director of Department 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 21-110 shall be inapplicable thereto.

(d) Special permit uses and structures:

- (1) All of the special permit uses and structures permitted in the H-1 Hotel District, subject to compliance with the provisions of part F of Article 2 hereof.
- (2) Private clubs, lodges, social centers, and athletic clubs; provided that commercial affairs as a principal activity shall not be allowed.
(Sec. 21-711, R.O. 1969; Am. Ord. 3523, 4399, 4412)

Sec. 21-716. Sign Regulations.

Within an H-2 Hotel district, in connection with any use permitted therein other than one- and two-family dwellings, only one wall, marquee fascia or canopy identification sign, not directly illuminated and not exceeding 32 square feet in area shall be permitted for each street front having a principal pedestrian entrance to the building; provided that if all buildings on the street frontage are set back a minimum of 50 feet from the property line, one ground identification sign, not directly illuminated, and not exceeding 16 square feet in area shall also be permitted for each principal pedestrian entrance side. Such ground signs shall not be located closer than 10 feet to any property line. In lieu of the above signs, one garden sign may be permitted.
(Sec. 21-716, R.O. 1969; Am. Ord. 3534)

ARTICLE 8. BUSINESS DISTRICTS

A. B-1 Neighborhood Business District.

Sec. 21-800. Legislative Intent.

The purpose of the B-1 Neighborhood Business District is to provide commercial areas within or adjacent to residential areas to meet the demand for a variety of commercial services which cater to the daily needs of the surrounding population. (Sec. 21-800, R.O. 1969; Am. Ord. 4649)

Sec. 21-801. Use Regulations.

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

(a) Principal Uses and Structures:

- (1) Automobile service stations, provided that where there is an adjoining residential or apartment district without an intervening street, alley or permanent open space over 25 feet in width, a six foot solid fence shall separate the automobile service station use from the adjacent residential district and no ground sign shall be within 50 feet of the residential or apartment district;
- (2) Bars, taverns, but not including cabarets;
- (3) Child care centers;
- (4) Churches;
- (5) Clinics;
- (6) Dwelling or lodging units, provided that no more than four such units shall be permitted on any zoning lot and they shall be located above or behind the other principal uses in such a way that they do not interrupt the commercial frontage;
- (7) Business and vocational schools which do not involve the operation of woodwork shops, machine shops or other similar facilities;

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- (8) Eating and drinking establishments; provided that where there is an adjoining residential or apartment district without an intervening street, alley or permanent open space over 25 feet in width, the first 100 feet within the B-1 Neighborhood Business District may be used for a drive-in eating and drinking establishment only upon provision of a six-foot solid fence to separate the use from the adjoining residential district;
 - (9) Financial institutions;
 - (10) Greenhouses and plant nurseries;
 - (11) Offices;
 - (12) Parking lots and parking garages;
 - (13) Private clubs, lodges, social centers, eleemosynary establishments and athletic clubs;
 - (14) Theatres;
 - (15) Public buildings and grounds;
 - (16) Public utility installations provided that storage or maintenance facilities shall not be permitted;
 - (17) Museums, art galleries;
 - (18) Retail establishments, including the incidental manufacturing of goods for sale only at retail on the premises; retail sales and display rooms and lots, provided that yards for storage of new or used building materials or yards for any scrap or salvage operations for storage or display of any scrap, salvage or second-hand building materials or automobile parts shall not be allowed; and
 - (19) Personal service establishments, including barber and beauty shops, shoe repair shops, cleaning, dyeing, laundry, pressing, dress-making, tailoring and garment repair shops with incidental processing on the premises.
- (b) Accessory Uses and Structures: Uses and structures which are customarily accessory and clearly

incidental and subordinate to principal uses and structures.

Private utilities, including temporary sewage treatment plants, shall also be permitted as accessory uses, provided such use is approved by the Director of Department 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 21-110 shall be inapplicable thereto.

(c) Special Permit Uses and Structures.

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

- (1) Temporary structures and uses incidental to land development or building construction;
- (2) Carnivals, circuses, luaus and fairs;
- (3) Joint use of parking facilities;
- (4) Off-site parking facilities;
- (5) Joint development of two or more adjacent zoning lots;
- (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; and
- (7) Commercial recreation facilities, provided that amusement arcades shall not be permitted. (Sec. 21-801, R.O. 1969; Am. Ord. 3906, 4412, 4649)

Sec. 21-802. Minimum Lot Area, Lot Width, Yard Spacing and Maximum Density Regulations.

Within a B-1 Neighborhood Business District, the following shall constitute the lot, yard and open space requirements:

- (a) The minimum lot area shall be 5,000 square feet;

- (b) The minimum lot width shall be 50 feet;
- (c) The minimum yard requirements shall be only as provided herein:
 - (1) Where a B-1 Neighborhood Business District adjoins a residential or apartment district without an intervening street, alley, or permanent open space over 25 feet in width and where lots separated by the district boundary have adjacent front yards, the first 100 feet within the B-1 Neighborhood Business District shall provide a front yard of the minimum depth required for dwelling use in the adjoining district. Such yard shall be landscaped, except for necessary access drives and walkways, and shall not be used for parking.
 - (2) Where the side or rear yard of a zoning lot within a B-1 Neighborhood Business District adjoins the side or rear yards of a zoning lot in a residential or apartment district without an intervening street, alley, or permanent open space over 25 feet in width, such side or rear yards shall conform to the setback requirements for dwelling use of the adjoining yard in the residential or apartment district. The yard area within 5 feet of the property line shall be landscaped with a screening hedge, except for walkways necessary for access, and no yard area shall be used for parking.
 - (3) The minimum yard requirements of any yard adjacent to a street within the B-1 Neighborhood Business District shall be 10 feet. Such yard shall be landscaped, except for drives and walkways necessary for access, and shall not be used for parking.
- (d) The floor area of all buildings and structures situated on a zoning lot shall not exceed a floor area ratio of 2.5. (Sec. 21-802, R.O. 1969; Am. Ord. 4649)

Sec. 21-803. 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. (Sec. 21-803, R.O. 1969; Am. Ord. 4649)

Sec. 21-804. Sign Regulations.

Within a B-1 Neighborhood Business District, as accessory to a use permitted therein, the following shall be permitted:

- (a) One wall sign on the building frontage side for each ground floor establishment. Such sign shall not be directly illuminated. The maximum sign area per establishment for each building side on which the sign is permitted shall not exceed one square foot of sign area for each lineal foot of building frontage, nor exceed 100 square feet in sign area. No indirectly illuminated signs shall be so placed or erected as to be visible in any portion of an adjoining residential lot after 10:00 p.m.
- (b) One non-illuminated ground sign per zoning lot for identification, provided, however, that:
 - (1) All buildings on the street frontage of the zoning lot are set back a minimum of 25 feet from the front property line;
 - (2) No portion of such sign is located in or overhangs any required yard area or public right-of-way; and
 - (3) The sign area does not exceed 12 square feet.
- (c) One garden sign per zoning lot in lieu of the signs permitted in subsections (a) and (b) above.
- (d) One wall sign per building frontage, not directly illuminated and not exceeding 12 square feet in area, may be erected for building identification purpose as part of the total sign area permitted on the building side on which it is located, provided that such sign shall be counted as one of the signs permitted in subsection (a) above. (Sec. 21-804, R.O. 1969; Am. Ord. 3534, 4445, 4649)

Sec. 21-805. 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:

- (a) Dwelling and lodging units: at least 1 space per unit;
- (b) Eating and drinking establishments: at least 1 space per 100 square feet of floor area or 1 space per 4 seats, whichever is greater;
- (c) Utility installations: at least 1 space per 3 employees assigned to the installation but not less than 2 spaces;
- (d) Uses permissible under special use permit shall comply with the specific off-street parking requirements attached to the special use permit;
- (e) Churches: at least 1 space per 5 seats or bench seating space in the main auditorium;
- (f) Museums; art galleries: not less than 10 spaces and an additional space for each 300 square feet of floor area or fraction thereof in excess of 1,000 square feet;
- (g) Offices, clinics, retail stores, business and vocational schools, personal service establishments, greenhouses and plant nurseries, and financial institutions: at least 1 space per 400 square feet of floor area;
- (h) Child care centers: at least 1 space per 10 children;
- (i) Private clubs, lodges, social centers, eleemosynary establishments and athletic clubs: at least 1 space per 10 seats or where number of seats cannot be reliably estimated or is inappropriate as a measure: 1 space per 100 square feet of floor area;
- (j) Theatres: at least 1 space per 100 square feet of floor area or at least 1 space per 5 fixed seats, whichever is greater; and

Am. 12/3/79
Ord. 79-93

Am. 12/3/79
Ord. 79-93

- (k) Automobile service stations: at least 1 space per 3 employees. (Sec. 21-805, R.O. 1969; Am. Ord. 4649)

B. B-2 Community Business District.

Sec. 21-811. Use Regulations.

(a) Principal uses and structures:

- (1) Auditoriums, assembly halls and union halls;
- (2) Automobile service stations, provided that where there is an adjoining residential or apartment district without an intervening street, alley or permanent open space over 25 feet in width and where lots separated by the district boundary have adjacent front yards, a six foot solid fence shall separate the automobile service station use from the adjacent residential district and no ground sign shall be within 50 feet of the residential or apartment district;
- (3) Automobile repair establishments, excluding repairing of body and fender, or straightening of frame or body parts, provided that all repair work shall be performed within a building;
- (4) Business and vocational schools which do not involve the operation of woodwork shops, machine shops or other similar facilities;
- (5) Business studios, offices, clinics and medical laboratories;
- (6) Child care centers;
- (7) Churches;
- Am. 6/26/78
Ord. 78-57 (8) Eating and drinking establishments; provided that where there is an adjoining residential or apartment district without an intervening street, alley or permanent open space over 25 feet in width and where lots separated by the district boundary have adjacent front yards, the first lot within the B-2 Community Business district or 100 feet of such lot nearest the boundary (whichever is less)

shall not be used for a drive-in eating and drinking establishment;

- (9) Financial institutions;
- (10) Furniture repair and upholstering, job printing, repair services for radio and television and household appliances other than those with gasoline engines; service and repair services for business machines; carpet and linoleum laying; tile setting, sign shops and other small service businesses;
- (11) Greenhouses and plant nurseries;
- (12) Museums, art galleries;
- (13) Newspaper printing and publishing;
- (14) Nightclubs, bars, taverns, dance halls;
- (15) Parking lots, parking garages and storage garages;
- (16) Passenger transportation terminals;
- (17) Personal service establishments, including barber and beauty shops, shoe repair shops, funeral homes, cleaning, dyeing, laundry, pressing, dressmaking, tailoring and garment repair shops with processing on the premises;
- (18) Public buildings and grounds;
- (19) Public utility installations provided that storage or maintenance facilities shall be permitted only as conditional uses and structures;
- (20) Radio and television broadcasting stations and line-of-sight relay devices;
- (21) Retail establishments, including the incidental manufacturing of goods for sale only at retail on the premises; retail sales and display rooms and lots, provided that yards for storage of new or used building materials or yards for any scrap or salvage

operations or for storage or display of any scrap, salvage or second-hand building materials or automobile parts shall not be allowed;

- (22) Veterinary establishments and commercial kennels, provided that all animals shall be kept in sound-proofed, air-conditioned buildings;
- (23) Wholesaling and distribution operations, provided that such operations do not involve the use of:
 - (i) more than 2,000 square feet of floor area for storage of wares to be sold at wholesale or to be distributed, or
 - (ii) any vehicle rated at more than one and one-half ton capacity, or
 - (iii) a total of more than five delivery vehicles.

- (b) Accessory uses and structures. Uses and structures which are customarily accessory and clearly incidental and subordinate to principal uses and structures, including a dwelling or lodging unit for the owner or caretaker of the principal use.

Private utilities, including temporary sewage treatment plants, shall also be permitted as accessory uses, provided such use is approved by the Director of Department 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 21-110 shall be inapplicable thereto.

- (c) Conditional uses and structures. Uses and structures hereinafter specified; subject to compliance with the provisions of part E of Article 2 hereof:
 - (1) Heliports and Helistops;
 - (2) Public utility storage or maintenance installations;
 - (3) Car wash facilities, provided that:

- (i) no water produced by activities on the zoning lot shall be permitted to fall upon or drain across public streets or sidewalks or adjacent properties;
 - (ii) a minimum of 3 off-street parking spaces for automobiles shall be provided for each car wash space within the facility.
- (4) 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;
 - (5) Facilities for movie and television program production.
- (d) Special permit uses and structures.

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

- (1) Commercial recreation facilities; provided that amusement arcades shall not be permitted.
- (2) Private clubs, lodges, social centers, eleemosynary establishments, and athletic clubs. (Sec. 21-811, R.O. 1969; Am. Ord. 3906, 4399 4412, 4444, 77-46)

Sec. 21-814. Sign Regulations.

Within a B-2 Community Business district, as accessory to a use permitted therein, the following shall be permitted:

- (a) Two business signs on the building frontage for each ground floor establishment. Such signs may be illuminated and of the following types: hanging, marquee fascia, projecting or wall sign. The maximum sign area per establishment for each building side on which signs are permitted shall not exceed one and one-half square feet for each lineal foot of building frontage; provided, however, that no such sign area shall exceed 250 square feet in area nor shall the total sign area exceed 15% of the wall area on which displayed or attached to.

- (b) One indirectly illuminated ground sign per zoning lot for identification purposes may be erected as part of the total sign area permitted on the building side on which it is located; provided, however, that:
- (1) A 12-square foot sign is permitted if all buildings on the street frontage of the zoning lot are set back between 25 to 50 feet from the front property line;
 - (2) A 24-square foot sign is permitted if all buildings on the street frontage of the zoning lot are set back a minimum of 50 feet from the front property line;
 - (3) No portion of such sign shall be located in or overhang any required yard area or public right-of-way; and
 - (4) The ground sign shall be counted as one of the two permissible business signs against all ground floor establishments within the zoning lot on which it is located.
- (c) One garden sign per zoning lot provided that such sign shall be counted as one of the signs permitted in subsection (a) above.
- Am. 6/26/78
Ord. 78-57 (d) One wall sign per building frontage, which may be illuminated and not exceeding 12 square feet in area, may be erected for building identification purpose as part of the total sign area permitted on the building side on which it is located, provided that such sign shall be counted as one of the signs permitted in subsection (a) above. (Sec. 21-814, R.O. 1969; Am. Ord. 3534, 4445)

Sec. 21-815. Off-Street Parking Requirements.

- Am. 12/3/79
Ord. 79-93 (e) Eating and drinking establishments: at least one space per 100 square feet of floor area in the dining area or 1 space per 4 seats whichever is greater;
- (q) Uses permitted under special use permits shall comply with the specific requirements attached to the special use permit. (Sec. 21-815, R.O. 1969; Am. Ord. 3523, 4399)

C. B-3 Business-Residential District.

Sec. 21-820. Legislative Intent.

The purpose of the B-3 Business-Residential district is to provide areas where business establishments and dwellings will be the primary use of the land. These districts will primarily be located in areas which have not developed to reasonably intense commercial use and are characterized by older and obsolete commercial buildings, lack of new development, and/or a mixture of uses. (Sec. 21-820, R.O. 1969; Am. Ord. 77-10)

Sec. 21-821. Use Regulations.

Within a B-3 Business-Residential district, only the following uses and structures shall be permitted:

(a) Principal uses and structures:

- (1) All of the principal uses and structures permitted in the B-2 Community Business district except the following:
 - (i) Automobile service stations;
 - (ii) Automobile repair establishments;
 - (iii) Drive-in eating and drinking establishments;
 - (iv) Newspaper printing and publishing;
 - (v) Wholesaling and distribution operations;
 - (vi) Cabarets.
- (2) Multiple-family dwellings.
- (3) Dwellings, one and two-family detached.
- (4) Convalescent homes and homes for the aged.

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

(c) Special permit uses and structures. All of the special permit uses and structures permitted in the B-2 Community Business district, subject to compliance with the provisions of Part F of Article 2 hereof. (Sec. 21-821, R.O. 1969; Am. Ord. 4399, 77-10)

Sec. 21-822. Minimum Lot Area, Lot Width, Yard Spacing and Maximum Density Regulations.

Within a B-3 Business-Residential district, the following shall constitute the lot, yard, open space and density requirements:

- (a) The minimum lot area shall be 5,000 square feet;
- (b) The minimum lot width shall be 50 feet;

Am. 11/24/78
Ord. 78-96

- (c) The minimum front yard requirements within the B-3 Business-Residential district shall be 10 feet. Any zoning lot involving principal uses for dwelling or lodging units, the minimum side and rear yards shall be 10 feet which shall be landscaped except for the necessary drives and walkways and which shall not be used for parking. When abutting commercial districts, the required side and rear yards or portions thereof, for dwelling and lodging use may be eliminated by substituting an equal area of landscaping elsewhere of the lot. Such substituted area shall not include driveways or parking area.
- (d) The density for all buildings and structures shall not exceed a floor area ratio of 2.5 and provided that multiple-family dwellings shall not exceed a floor area ratio of 1.5 which shall be a portion of the maximum 2.5 indicated.
(Sec. 21-822, R.O. 1969; Am. Ord. 77-10)

Sec. 21-825. Off-Street Parking Requirements.

- (a) Within the B-3 Business-Residential district, the same off-street parking requirements which are applicable to uses permitted within the B-2 Community Business district shall apply to any of such uses which are also permitted in the B-3 Business-Residential district;
- (b) Dwellings, one-and two-family detached: at least one space per dwelling or lodging unit;
- (c) Dwellings, multiple-family:
 - (1) Within the District of Honolulu

<u>Floor Area of Unit</u>	<u>Required Parking Per Unit</u>
600 square feet or less	1
More than 600 but less than 800 square feet	1-1/4
800 square feet and over	1-1/2

- (2) Outside the District of Honolulu, 1-1/4 spaces required per unit.
(Sec. 21-825, R.O. 1969; Am. Ord. 77-10)

D. B-4 Central Business District.

Sec. 21-831. Use Regulations.

- (d) Special permit uses and structures. All of the special permit uses and structures permitted in the B-2 Community Business district, subject to compliance with the provisions of Part F of Article 2 hereof.
(Sec. 21-831, R.O. 1969; Am. Ord. 4399)

Sec. 21-834. Sign Regulations.

Within a B-4 Central Business district, as accessory to a use permitted therein, the following shall be permitted:

- (a) Two business signs on the building frontage for each ground floor establishment. Such signs may be illuminated, moving or flashing and of the following types: hanging, marquee facia, projecting or wall sign. The maximum sign area per establishment for each building side on which signs are permitted shall not exceed two square feet for each lineal foot of building frontage; provided, however, no sign area shall exceed 250 square feet nor shall the total sign area exceed 15% of the wall area on which displayed.
- (b) One indirectly illuminated ground sign per zoning lot for identification purposes may be erected as part of the total sign area permitted on the building side on which it is located provided; however, that:
- (1) A 12-square foot sign is permitted if all buildings on the street frontage of the zoning lot are set back between 25 to 50 feet from the front property line;
 - (2) A 24-square foot sign is permitted if all buildings on the street frontage of the zoning lot are set back a minimum of 50 feet from the front property line;
 - (3) No portion of such sign shall be located in or overhang any required yard area or public right-of-way; and
 - (4) The ground sign shall be counted as one of the two permissible business signs against all ground floor establishments within the zoning lot on which it is located.

- (c) One garden sign per zoning lot provided that such sign shall be counted as one of the signs permitted in subsection (a) above.
- (d) One wall sign per building frontage, which may be illuminated and not exceeding 12 square feet in area, may be erected for building identification purpose as part of the total sign area permitted on the building side on which it is located, provided that such sign shall be counted as one of the signs permitted in subsection (a) above.
(Sec. 21-834, R.O. 1969; Am. Ord. 3534, 4445)

Sec. 21-835. Off-Street Parking Requirements.

- (e) Eating and drinking establishments: at least 1 space per 300 square feet of floor area in the dining area over 1500 square feet.
(Sec. 21-835, R.O. 1969; Am. Ord. 3523)

Am. 7/26/78
Ord. 78-73 E. B-5 Resort Commercial District.

Sec. 21-841. Use Regulations.

- (d) Special permit uses and structures. All of the special permit uses and structures permitted in the B-2 Community Business district, subject to compliance with the provisions of Part F of Article 2 hereof.
(Sec. 21-841, R.O. 1969; Am. Ord. 4399)

Sec. 21-844. Sign Regulations.

Within a B-5 Resort Commercial district, as accessory to a use permitted therein, the following shall be permitted:

- (a) Two business signs on the building frontage for each ground floor establishment. Such signs shall not be directly illuminated nor moving nor flashing but may be of the following types: hanging, marquee facia, projecting or wall sign. Hanging signs may project over public right-of-way. The maximum sign area per establishment for each building side on which signs are permitted shall not exceed one-half square foot for each lineal foot of building frontage; provided, however, that no sign area shall exceed 150 square feet or 10% of the wall area on which it is displayed, whichever is smaller.
- (b) One indirectly illuminated ground sign per zoning lot for identification purposes may be erected as

part of the total sign area permitted on the building side on which it is located; provided, however, that:

- (1) A 12-square foot sign is permitted if all buildings on the street frontage of the zoning lot are set back between 25 to 50 feet from the front property line;
 - (2) A 24-square foot sign is permitted if all buildings on the street frontage of the zoning lot are set back a minimum of 50 feet from the front property line;
 - (3) No portion of such sign shall be located in or overhang any required yard area or public right-of-way; and
 - (4) The ground sign shall be counted as one of the two permissible business signs against all ground floor establishments within the zoning lot on which it is located.
- (c) One garden sign per zoning lot provided that such sign shall be counted as one of the signs permitted in subsection (a) above.
- (d) One wall sign per building frontage, not directly illuminated and not exceeding 12 square feet in area, may be erected for building identification purpose as part of the total sign area permitted on the building side on which it is located, provided that such sign shall be counted as one of the signs permitted in subsection (a) above. (Sec. 21-844, R.O. 1969; Am. Ord. 3534, 4445)

ARTICLE 9. INDUSTRIAL DISTRICTS

A. I-1 Light Industrial District.

Am. 5/9/79
Ord. 79-29

Sec. 21-901. Use Regulations.

- (a) (2) Automotive sales and rentals, repair garages, including part and supply stores, automobile service stations, and car wash facilities.
- (a) (16) Commercial kennels, provided that all animals shall be kept in sound-proofed and air-conditioned buildings.
- (c) (2) Commercial kennels.
- (c) (3) Business studios, offices, clinics and medical laboratories, provided that such uses shall meet the following B-2 District regulations related to:
 - a. Minimum lot area, lot width, yard spacing and maximum density regulations of Section 21-812,
 - b. Height regulations under Section 21-813,
 - c. Sign regulations of Section 21-814, and
 - d. Off-street parking requirements of Section 21-815(k).
- (d) Special permit uses and structures.

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

- (1) Commercial recreation facilities; provided that amusement arcades shall not be permitted.
(Sec. 21-901, R.O. 1969; Am. Ord. 3551, 4399, 4528, 4531)

Sec. 21-905. Sign Regulations.

Within an I-1 Light Industrial district, as accessory to a use permitted therein, the following shall be permitted:

- (a) Two business signs on the building frontage for each ground floor establishment. Such signs may be illuminated, moving or flashing and of the following types: Hanging, marquee facia, projecting, roof or wall signs.

The maximum sign area per establishment for each building side on which signs are permitted shall not exceed 2 square feet for each lineal foot of building frontage; provided that no sign area shall exceed 250 square feet nor shall the total sign area exceed 15% of the wall area on which displayed.

- (b) One indirectly illuminated ground sign per zoning lot for identification purposes may be erected as part of the total sign area permitted on the building side on which it is located; provided, however, that:

- (1) A 12-square foot sign is permitted if all buildings on the street frontage of the zoning lot are set back between 25 to 50 feet from the front property line;
- (2) A 32-square foot sign is permitted if all buildings on the street frontage of the zoning lot are set back a minimum of 50 feet from the front property line;
- (3) No portion of such sign shall be located in or overhang any required yard area or public right-of-way; and
- (4) The ground sign shall be counted as one of the two permissible business signs against all ground floor establishments within the zoning lot on which it is located.

- (c) One garden sign per zoning lot provided that such sign shall be counted as one of the signs permitted in subsection (a) above.

Am. 6/26/78
Ord. 78-57

- (d) One wall sign per building frontage, not directly illuminated and not exceeding 12 square feet in area, may be erected for building identification purpose as part of the total sign area permitted on the building side on which it is located, provided that such sign shall be counted as one of the signs permitted in subsection (a) above. (Sec. 21-905, R.O. 1969; Am. Ord. 3534, 4445)

B. I-2 Heavy Industrial District.

Sec. 21-911. Use Regulations.

- (d) Special permit uses and structures. All of the special permit uses and structures permitted in the I-1 Light Industrial district, subject to compliance with the provisions of Part F of Article 2 hereof.

(Sec. 21-911, R.O. 1969; Am. Ord. 4399)

C. I-3 Waterfront Industrial District.

Sec. 21-921. Use Regulations.

- (d) Special permit uses and structures. All of the special permit uses and structures permitted in the I-1 Light Industrial district, subject to compliance with the provisions of Part F of Article 2 hereof.

(Sec. 21-921, R.O. 1969; Am. Ord. 4399)

Sec. 21-926. Off-Street Parking Regulations.

Within an I-3 Waterfront Industrial district, one off-street parking space for every 2 employees or 1 space per 1,000 square feet of floor area, whichever is greater, shall be provided, except that uses permitted under special use permits shall comply with the specific requirements attached to the special use permit. (Sec. 21-926, R.O. 1969; Am. Ord. 4399)

ARTICLE 10. PLANNED DEVELOPMENT

A. General Provisions.

Am. 7/12/78
Ord. 78-65 Sec. 21-1004. Procedure.

(a) Initiation.

(1) Any developer who desires to initiate a planned development project shall submit to the Director of Land Utilization, an application for the processing of such project designating the type of district proposed to be created. The application shall be accompanied by a Plan showing:

(i) Location Map showing the project in relation to the surrounding area:

(ii) Site plan showing:

- a. Property lines and easements with dimensions and area;
- b. Location, size, spacing, setbacks and dimensions of all existing and proposed buildings, structures, improvements and utilities;
- c. The building elevations, sections and floor plan and site sections to clearly define the character of the project;
- d. Topographic information showing existing features and conditions and proposed grading;
- e. Landscaping plans showing open spaces, planting, trees, and recreational area and facilities;
- f. Existing streets showing access to the project, proposed roads and parking layout with dimensions; and
- g. Shoreline, shoreline setback lines, stream and other setback lines.

- (iii) Information regarding land use designations, surrounding land uses, proposed uses, project design team, development schedule, type, size, number and estimated selling price of units, and CZC (LUI) calculations;
- (iv) Information regarding the following:
 - a. The extent to which the Plan departs from zoning and subdivision regulations, otherwise applicable to the subject property, including but not limited to density, bulk and use, and the reasons why such departures are deemed to be in the public interest;
 - b. The nature and extent of the common open space in the planned development project, the reliability of the proposals for maintenance and conservation of the common open space, and the adequacy of the amount and function of the open space in terms of the densities and dwelling types proposed in the Plan;
 - c. The manner in which said Plan does make adequate provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment;
 - d. The relationship of the planned development project upon the neighborhood in which it is proposed to be established;
 - e. In the case of a Plan which proposes development over a period of years, the terms and conditions proposed to protect and maintain the integrity of the Plan.
- (v) and other matters, including documents showing consent or authorization where the developer is other than the owners, as may be reasonably required by the Director of Land Utilization to fully

evaluate the project. In the case of planned development projects to be executed in increments, a schedule showing the time within which applications for approval of the various parts are intended to be filed shall also be attached.

Whenever applicable, documents indicating compliance and approval of mandated State statutes or other laws, shall be obtained and submitted as part of the application.

(b) Action of the Director of Land Utilization.

Upon receipt of 40 copies of the complete application, the Director of Land Utilization shall:

(1) Within 5 days:

(i) Submit one set of application documents to the City Council and one set to the Executive Secretary of the Planning Commission for their information.

(ii) Request in writing, for comments and recommendations from all pertinent agencies on the application.

(2) Within 60 days prepare and submit a report on the application recommending (a) approval of the proposal in the form submitted, or (b) approval with recommended modifications, or (c) disapproval of the proposal. The recommendation of the Director shall include findings of fact and shall set forth the reasons for the recommendations specifying with particularity in what respects the plan would or would not be in the public interest, including but not limited to findings of facts and conclusions on the following:

(i) The extent to which the Plan departs from zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to density, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest.

(ii) The nature and extent of the common open space in the planned development project, the reliability of the proposals for maintenance and conservation of the common open space, and the adequacy or inadequacy of the amount and function of the open space in terms of the densities and dwelling types proposed in the Plan;

(iii) The manner in which said Plan does or does not make adequate provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment;

(iv) The relationship, beneficial or adverse, of the planned development project upon the neighborhood in which it is proposed to be established;

(v) In the case of a Plan which proposes development over a period of years, the sufficiency of the terms and conditions proposed to protect and maintain the integrity of the Plan which findings shall be made only after consultation with the Corporation Counsel of the City;

(vi) Conformity with all applicable provisions of this Article.

(3) Such time limit stated herein may be extended subject to the City Council's approval, by the applicant who shall submit, in writing a request and justification for extension of time to the Council, at least two weeks in advance of the requested effective date of the extension.

(c) Action by Agencies.

The agencies shall within 30 days of receipt of the request, submit their comments and recommendations on the application to the Director of Land Utilization. The agencies that fail to make a recommendation within 30 days, shall send written reports to the Planning Commission and the City Council prior to, or make oral testimonies at the respective public hearings of the Commission and the Council.

(d) Action by Planning Commission.

Within 30 days after receiving the Director's report, the Planning Commission shall:

- (1) Hold a public hearing on the application, notice of which shall be published at least 10 days prior to such hearing; and
- (2) Submit its recommendations to the City Council through the Mayor. The Commission may recommend approval in whole or in part, with or without modifications, or recommend disapproval.

(e) Action by City Council.

The City Council shall either grant the application, with or without modification, or deny such application. If the application is granted, the area of land involved shall be redesignated as a planned development district by ordinance and such ordinance shall incorporate the Plan, including any condition or restriction that may be imposed by the Council.

(f) Effect of Approval.

The Plan as approved together with the conditions and restrictions imposed, shall constitute the zoning for the district; provided that general zoning regulations which were applicable to the land involved prior to approval of the Plan and which are not inconsistent with the Plan shall continue to be applicable.

No building permit shall be issued for any structure within the district unless and until the Director certifies that it conforms to the provisions of the Plan and other applicable zoning requirements. (Sec. 21-1004, R.O. 1969; Am. Ord. 4539)

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

Am. 7/12/78
Ord. 78-65

Sec. 21-1011. Planned Development-Housing Districts, Creation.

Planned Development-Housing districts may be established only in existing R-2 residential through R-7 residential and A-1 apartment through A-5 apartment districts, subject to the general requirements and according to the procedure specified herein. (Sec. 21-1011, R.O. 1969; Am. Ord. 3741*)

* Am. Ord. 3741 (Effective date of Ord. 3741 - See Ord. 3775)

Sec. 21-1013. Land Area Requirements.

Except as otherwise provided herein, the minimum land area required for a Planned Development-Housing shall be 1 acre. (Sec. 21-1013, R.O. 1969; Am. Ord. 3741*)

In determining whether minimum area requirements for a Planned Development-Housing district have been met, computations shall include the entire area within the proposed boundaries of the district, including the area of streets. Lands in such districts may be divided by streets, but shall be so located, dimensioned and arranged as to permit unified planning and development, to meet all requirements for Planned Development-Housing districts, and to provide adequate protection for uses within the district and in surrounding areas. (Am. Ord. 3234)

Am. 7/26/78
Ord. 78-73
Sec. 21-1014. Land Use Intensity (LUI) for Planned Development-Housing Districts.

The following land use intensity (LUI) ratings shall apply with respect to Planned Development-Housing districts created from the "Residential" or "Apartment" districts indicated, and related standard ratios as indicated shall apply.

	<u>Residential</u>						<u>Apartment</u>			
Districts created from:	R-2	R-3	R-4	R-5	R-6	R-7	A-1	A-2,3	A-4	A-5
Land Use Intensity rating of Planned Development-Housing district:	30	39	41	43	45	47	60	70	79	83

Application of the land use intensity ratings shall be as set forth in Sections 21-211 and 21-212. (Sec. 21-1014, R.O. 1969; Am. Ord. 3741*)

C. Planned Development-Resort (PD-R).

Sec. 21-1020. Legislative Intent.

The intent of Planned Development-Resort districts is to provide for low density resort areas. It is further intended that these areas be developed as attractive hotel accommodations and visitor oriented facilities. (Am. Ord. 4532)

Sec. 21-1021. Planned Development-Resort Districts, Creation.

Planned Development-Resort districts may be established in any district provided the district created is designated as a Resort land use on the adopted General Plan/DLUM. Establishment of such districts shall be in accordance with the general requirements of this Article. (Sec. 21-1021, R.O. 1969; Am. Ord. 4532)

* Am. Ord. 3741 (Effective date of Ord. 3741 - See Ord. 3775)

Sec. 21-1022. Use Regulations.

- (a) Principal uses and structures. The following principal uses and structures and others of a similar nature shall be permissible in Planned Development-Resort district:
- (1) Hotels, vacation cabins and guest ranches;
 - (2) Camping facilities for tents, tent trailers, pickup campers and travel trailers;
 - (3) Golf courses, including par-3, miniature and putting greens and driving ranges; tennis courts, shuffleboard courts and swimming pools;
 - (4) Cultural or historical museums, exhibits or displays; botanical or zoological gardens;
 - (5) Bridle paths and stables, provided that no stable shall be located within 300 feet of any residential, agricultural or hotel district boundary;
 - (6) Small boat harbors, marinas and docks;
 - (7) Community centers for use by visitors to the district, luau and hukilau facilities, amphitheatres, churches;
 - (8) Eating and drinking establishments;
 - (9) Grocery and general stores, sporting goods stores, drug stores, camera stores, gift shops, barber shops, beauty shops, laundry and dry cleaning facilities or agencies and other convenience establishments; provided that such commercial or service uses shall be designed to serve the needs of the district and shall not constitute general facilities to serve surrounding areas;
 - (10) Dwellings, one or two family, detached, semi-detached, or attached;
 - (11) Multiple-family dwellings.

- (b) Accessory uses and structures. Uses and structures incidental and subordinate to and reasonably necessary for support of principal uses and structures shall be permitted. Accessory uses may include management and maintenance structures and facilities, utilities installations required for the district and public buildings requiring location in the district. Housing for persons engaged in management or operation of the district may be permitted as an accessory use, but no other housing or long-term occupancy shall be provided. (Sec. 21-1022, R.O. 1969; Am. Ord. 4532)

Sec. 21-1023. Area Requirements.

Minimum lot area required for the establishment of a Planned Development-Resort district shall be one acre. (Sec. 21-1023, R.O. 1969; Am. Ord. 4532)

Sec. 21-1024. Land Occupancy by Buildings.

Not more than 50% of the lot area within the district may be covered by buildings. (Sec. 21-1024, R.O. 1969; Am. Ord. 4532)

Am. 7/28/78
Ord. 78-73
Sec. 21-1025. Density Regulations.

Maximum floor area ratio shall not exceed the area calculated based on the following LUI factors and in accordance with Sections 21-212(b) (1) and (2) of this Chapter.

<u>Zoning Lot Area in acres</u>	<u>LUI rating</u>
1.00 - 1.25	63 - 64
1.25 - 1.50	64 - 65
1.50 - 1.75	65 - 66
1.75 - 2.00	66 - 67
2.00 - 2.25	67 - 68
2.25 - over	68

(Sec. 21-1025, R.O. 1969; Am. Ord. 4532)

Sec. 21-1026. Open Space Requirements.

Open area equal to at least 40% of the lot area, which shall not be used or occupied by automotive vehicles shall be provided. Such space shall be reserved for outdoor living and recreation and for landscaping, and its location, use, landscaping and other improvements shall be consistent with the character of the site and its relation to the general area in which it is located. (Sec. 21-1026, R.O. 1969; Am. Ord. 4532)

Sec. 21-1028. Off-Street Parking and Loading Regulations.

Off-street parking and loading requirements shall be as required by the Planned Development-Resort Ordinance. However, unless extenuating justifications are shown, no less than one space per dwelling or lodging unit should be considered a minimum requirement.

Buildings and activity centers shall be so grouped as to maximize use of central parking facilities and minimize vehicular movement from one building or activity to another.

Off-street loading spaces shall be provided, located and scaled to meet the anticipated needs of all establishments and activities likely to require such spaces. In general, off-street loading spaces shall be located in service areas at the rear or sides of establishments in such a way that there will be minimum interference with off-street parking or vehicular movement in off-street parking areas.
(Sec. 21-1028, R.O. 1969; Am. Ord. 4532)

ARTICLE 12. HISTORIC, CULTURAL AND SCENIC
DISTRICTS

Sec. 21-1202. Establishment of Historic, Cultural
and/or Scenic Districts.

(a) Action by Director of Land Utilization.

(1) The Director of Land Utilization shall
prepare written studies analyzing the
primary and ancillary characteristics of
an area that form the basis for establish-
ment of a historic, cultural and/or scenic
district, which shall include:

a. General analysis of existing structures
and other land improvements by period
of construction, significance--historic,
cultural and/or scenic, architectural
style, condition, present and past uses,
assessed valuation, and other pertinent
matters. In addition to a general
analysis, two specific and detailed
classifications shall be established:

1. A classification of individual
structures and premises deemed
desirable for preservation, with
maps, photographs, and other data
indicating why such structures
and premises should be preserved.
2. A classification of existing
structures, premises and uses
likely to have an adverse effect
on the desired character of the
district, with maps, photographs,
and other data indicating the reason
for such classification.

b. General analysis of lands not occupied
by structures and other improvements.
Ownership, use, location and significance--
historic, cultural and/or scenic--of
such land shall be indicated and recom-
mendations made as to possible actions
which should be taken or encouraged to
control development and preserve the
significant character of these lands.

c. Justification of proposed district
boundary lines.

d. Basis for programming, design and construction of all related capital improvements in the district.

(2) The Director of Land Utilization shall prepare proposed ordinances for the establishment of historic, cultural and/or scenic districts applicable thereto in accordance with the analysis, design control system and regulatory procedures set forth in this Article.

(3) The people of the city including those living in an area likely to be affected by establishment of a historic, cultural and/or scenic district under study by the Director of Land Utilization shall be given reasonable opportunity to present facts and arguments relative to the study.

(4) In preparing a study and ordinance for a proposed historic, cultural and/or scenic district, the Director of Land Utilization shall consult with persons responsible for development, conservation or preservation activities of governmental and private organizations operating within or adjacent to, as well as organizations known to be concerned with, the study area.

(b) Action by Planning Commission. The Planning Commission shall review such proposed ordinances and the accompanying report. The Commission shall transmit such ordinances and reports together with its recommendations through the Mayor to the City Council for its consideration and action. The Commission shall recommend approval in whole or in part, with or without modifications, or shall recommend rejection thereof.

(c) Action by City Council. The City Council shall create a Historic, Cultural and/or Scenic District by ordinance, if it finds that the district is in fact of historic, cultural and/or scenic significance. (Sec. 21-1202, R.O. 1969; Am. Ord. 4319)

Sec. 21-1203. Design Control System.

To ensure the preservation and protection of historic, cultural and/or scenic districts, a design control system shall be utilized by each ordinance establishing each such district to set forth explicit design standards and guidelines for the regulation of the district and its subdivisions.

The design control system shall provide a regulatory hierarchy composed of up to three types or levels of design control precincts. The available types of precincts shall be (1) the precise plan precinct, (2) the conceptual plan precinct, and (3) the general criteria precinct. Each historic, cultural and/or scenic district or subdivision thereof shall be assigned a design control precinct designation according to the specificity of control warranted. Design control documents shall be included in the ordinance for each historic, cultural and/or scenic district or subdivision thereof based on the area's precinct designation. A precinct's adopted design control documents, its design standards and guidelines, shall be used in determining the appropriateness of a proposed physical improvement or building project therein.

The design control system for each historic, cultural and/or scenic district or subdivision thereof shall include a circulation plan.

- (a) Precise plan precincts. In precise plan precincts detailed site development, conservation or preservation plans shall form the basis for development decisions within the precinct's designated area. The design control documents for such a precinct shall specify conservation systems, preservation requirements, the natural and man-made landscape to be maintained, street furniture and equipment, as well as building locations, heights, bulk and coverage. Open space and circulation elements in the precinct shall be stipulated and the anticipated location of uses and activities diagrammed. Included in the design control documents for a precise plan precinct shall be a statement regarding the architectural character and vocabulary for buildings within the precinct as well as along its edges. For a certificate of appropriateness in a precise plan precinct, a project shall be shown in the adopted precise plan documents.
- (b) Conceptual plan precincts. In conceptual plan precincts, an environmental design program shall form the basis for development decisions within the precinct's designated area. Components of the program in written and graphic form shall include the following:

- (1) Statement of objectives and design principles.
- (2) Diagram for the area showing type and arrangement of activities anticipated along with major linkages among activities.
- (3) Diagram of physical form for the area indicating character, arrangement, and magnitude of the environment's natural and man-made form, demonstration plan translating the diagrams into a three-dimensional illustration of that form, conceptual sketches illustrating major ideas contained within the diagrams and plan.
- (4) Diagram of general development envelope and controlled outdoor space and a plan that sets forth a landscape framework for the area.
- (5) Diagram describing circulation pattern including but not limited to vehicular flow and storage, public transit, public access, service access and pedestrian areas.

These documents shall provide the basis for evaluating all projects within the precinct.

- (c) General criteria precincts. General criteria precincts mean limited objectives in terms of regulatory control including circulation elements. They shall be used where the control of given aspects of the environment is desired. These precincts do not require a special plan. Rather, performance standards and general design criteria are to be adopted. Typical controls are special height restrictions and open space requirements. Where warranted, general architectural character may be regulated by establishing explicit design guidelines for building within the area.
(Sec. 21-1203, R.O. 1969; Am. Ord. 3947, 4319)

Sec. 21-1204. Nonsignificant Projects.

Certain projects in historic, cultural and/or scenic districts shall not require City Council action as to appropriateness. In all such districts, interior alterations, repairs and renovations as well as exterior repairs of structures or buildings which do not change the character or visual appearance of a building shall fall into the category of nonsignificant projects. Other types of

projects may be added to the nonsignificant category by ordinance creating a specific historic, cultural and/or scenic district and shall apply only to the district established therein. Further, the ordinance creating a specific historic, cultural and/or scenic district may exempt certain nonsignificant projects from the certificate of appropriateness requirement. The Director of Land Utilization shall have authority to issue certificates of appropriateness, where declared appropriate and/or necessary by the City Council, depending upon the type of project designated as nonsignificant either by this Article or by ordinance establishing a special historic, cultural and/or scenic district.

Notwithstanding any provisions contained in this Article or any ordinance establishing a historic, cultural and/or scenic district which authorizes the Director of Land Utilization to issue certificates of appropriateness without prior Council's approval for the type of project designated as nonsignificant, he shall obtain the prior approval of the Council for any City or State projects before he issues certificates of appropriateness for the type of project designated as nonsignificant. (Sec. 21-1204, R.O. 1969; Am. Ord. 3947, 4092, 4319, 4470, 4585)

Sec. 21-1205. Procedural Requirements.

- (a) Certificate of appropriateness for construction, alteration, repair, relocation or demolition within a historic, cultural and/or scenic district. A developer, owner or lessee (holding under a recorded lease the unexpired term of which is more than five years from the date of filing of the application) may file with the Director of Land Utilization an application for a certificate of appropriateness for any proposed construction, alteration, repair, relocation or demolition within a historic, cultural and/or scenic district. The Director shall evaluate the project and determine whether it is a nonsignificant or significant project as set forth either by this Article or by ordinance establishing a historic, cultural and/or scenic district within which the project is proposed.

If the project is determined to be non-significant, the Director of Land Utilization shall issue a certificate of appropriateness.

If the project is determined to be significant, the following procedures shall apply.

- (1) Supporting documents. The supporting documents to an application for a certificate of appropriateness shall consist of data on the building's size, appearance and form with sketches and perspectives. Included shall be plans, elevations, and sections required to fix and describe the project as to architectural character, as well as an outline specification setting forth exterior finishes and colors. An area site plan shall be required indicating location and nature of project site improvements and site relationships to surrounding improvements. The Department of Land Utilization shall prepare a summary report of all the material for the project application, including technical design review, and community input, and shall transmit the report and pertinent documents to the Planning Commission and the Council.
 - (2) Action by the Planning Commission. After receiving the report of the Director, with all pertinent related material, the Planning Commission shall give notice and hold a public hearing. Within 30 days after the hearing, the Commission shall submit its recommendations to the City Council through the Mayor.
 - (3) Design review and action by the City Council. The City Council shall consider the report of the Director, the recommendation of the Planning Commission and any oral and graphic project presentation to the Council which the applicant or his representative may make. The City Council shall act upon the application, either by issuing a certificate of appropriateness granting the application in whole or in part with or without modifications or conditions, or by denying the application.
- (b) Building permit endorsement for significant projects. To protect the special public interest in historic, cultural and/or scenic districts, the Building Superintendent shall refer building permit applications in all such districts to the Department of Land Utilization. No building permit for a significant project shall be issued for the construction, alteration, or repair of any structure within a historic, cultural and/or scenic district and no permit shall be issued for the relocation or demolition of any structure

within such district, except upon a finding by the City Council that the proposed construction, alteration, repair, relocation or demolition is in fact appropriate to the character, appearance and efficient functioning of the district and meets the requirements and objectives established by the City Council in creating such district and an endorsement by the Director of Land Utilization to the effect that the construction documents, as submitted, are in accordance with City Council action. (Sec. 21-1205, R.O. 1969; Am. Ord. 3947, 4319)

Sec. 21-1206. Applicability of Regulations.

In addition to the regulations set forth in the ordinance creating the historic, cultural and/or scenic district, the underlying regulations of the zoning district within which the historic, cultural and/or scenic district is situated shall continue to remain applicable; provided that if any conflict occurs, the more restrictive provisions shall apply. In addition thereto, any proposed development within a historic, cultural and/or scenic district shall be subject to all the provisions of this Article including the requirements of certificates of appropriateness. (Am. Ord. 4319)

Sec. 21-1207. Time Limits.

The Department of Land Utilization's evaluation as to the significance or nonsignificance of a project shall be completed within 15 days after submittal of an application for a certificate of appropriateness. For significant projects the period of review and comment shall be within 30 days thereafter followed by 15 days for preparation of the summary report and recommendations by the Department of Land Utilization for submittal to the Planning Commission.

Referral of the building permit application to the Department of Land Utilization for endorsement as to conformance shall be acted upon within 15 days after submittal of such applications. If an endorsement is neither issued nor denied within that period, the building permit application shall be processed as if endorsed. (Am. Ord. 4319)

Sec. 21-1208. Fees.

The fees for the issuance of a certificate of appropriateness shall be computed in accordance with Table No. 3-A under Section 303 of the Uniform Building Code as adopted by Section 16-1.1 of the Revised Ordinances of Honolulu 1969. (Am. Ord. 4319)

ARTICLE 13. MISCELLANEOUS REGULATIONS

Sec. 21-1301. (Repealed) (Am. Ord. 4328)

ARTICLE 15. SPECIAL DESIGN DISTRICTS

Sec. 21-1500. Legislative Intent.

The purpose for establishment of a Special Design District is to guide the development of certain areas that will have significant potential effect upon the community. The legislative intent of SDD rules and regulations is to implement the purpose and intent of the General Plan of the City and County of Honolulu and to provide a more flexible means to encourage developments that will:

- (a) Promote health, safety and social-economic well-being for the community as a whole;
- (b) Serve to protect the value of private and public investment within the district and its surrounding communities;
- (c) Result in an efficient and well-balanced urban development that:
 - (1) complements the facilities and public services in the immediate area;
 - (2) relates to the functions of the surrounding communities; and
 - (3) enhances and improves the physical and visual aspects of the urban environment.
(Am. Ord. 4541)

Sec. 21-1501. Applicability.

The provisions of this Article shall apply to lands within the State Urban District designation that meet one or more of the following criteria:

- (a) New Satellite Communities.

Large areas of undeveloped land under single ownership or management that are intended for development of a unified planned community may be designated as a Special Design District to ensure (1) development of a well-balanced, self-sustaining community and (2) that the development is compatible and complementary to the surrounding developments.

(b) Underutilized Urban Areas.

Large underutilized land holdings within highly developed urban areas may be designated as a Special Design District to ensure that the future development would alleviate traffic and utilities problems and would prevent detrimental impact on the surrounding developments.

(c) Areas Adjoining Natural Open Space and Recreational Uses.

The land adjacent to ocean front and/or conservation districts that can support high densities but would require sensitive design to minimize the undesirable impact of its development over the natural environment, may be designated a Special Design District as a means by which to restrict and control the development in these areas.

(d) Areas Lacking Public Services.

Areas lacking or severely deficient in public services and/or utilities may be designated as Special Design Districts to ensure provision of off-site improvements either publicly or privately or both, in advance of the new development.

(e) Impact Area of the Proposed Rapid Transit Stations.

The area within 5-minute walking distance of the proposed rapid transit stations may be designated as Special Design Districts (1) to promote appropriate developments that are compatible with the function of transit stations, (2) to provide for convenience and safe movement of pedestrian and vehicular traffic at the station, and (3) to permit proper planning for integration of transit oriented uses and activities with the surrounding developments.

(f) Restoration and Redevelopment Areas.

The Special Design District may be designated over the older communities within Honolulu that are in dire need of major restoration, redevelopment and renovation to guarantee developments that are compatible with the resident's life style and/or maintain a desirable level of urban design throughout the district as a whole.

- (g) Areas of critical economic, social and physical concerns to be of significant effect upon the well-being of the community.
(Am. Ord. 4541)

Sec. 21-1502. Establishment of the Special Design District.

(a) Initiation.

A Special Design District may be proposed pursuant to the rules and regulations contained in this Article by: (1) the City Council, (2) the Director of Land Utilization, (3) a developer or a group of developers authorized by property owners of at least 2/3 of the area in question, and (4) governmental agencies.

(b) Procedures.

(1) Preliminary review by the City Council.

- a. All requests for establishment of a Special Design District shall be submitted to the City Council for review. The request shall be in writing, accompanied by substantial justification for the need to establish such a district. The justification shall include, but not be limited to the following:
 - (i) Description of the proposed district boundary.
 - (ii) Description of how the proposed district meets the applicability of Section 1501.
 - (iii) Description of the objectives to be achieved in the proposed district regulations.
 - (iv) Statement of why the normal CZC regulations cannot fulfill the objectives.
- b. After preliminary review of the request by the Council, the request shall be transmitted for further action to the Director of Land Utilization. Action by the Council shall be recorded and transmitted to appropriate parties.

(2) Action by the Director of Land Utilization.

a. Upon receipt of the Council's Report, the Director of Land Utilization shall prepare and submit to the Planning Commission a written analysis of the request supplemented by studies demonstrating the presence or absence, in an area, of significant characteristics which would or would not justify the establishment of a Special Design District. These analyses and studies may include but not be limited to the following:

- (i) General analysis of district objectives, existing structures and other land improvements, present and past uses, assessed valuation, and other pertinent matters. In addition to a general analysis, two specific and detailed classifications may be established:
 - (a) A classification of individual structures, premises, and uses deemed desirable for preservation, with maps, photographs, and other data indicating why such structures and premises should be preserved.
 - (b) A classification of existing structures, premises, and uses likely to have an adverse effect on the desired objectives of the district, with maps, photographs, and other data indicating the reason for such classification.
- (ii) General analysis of lands not occupied by structures and other improvements. Ownership, location, and potential usage and recommendations may be made as to possible actions which should be taken or encouraged to control development and to pursue the objectives of the district.
- (iii) Justification of proposed district boundary lines.

(iv) Basis for programming, design and construction of all related capital improvements in the district.

(v) Analysis of impact of development in the district upon the surrounding areas.

- b. The Director of Land Utilization shall prepare proposed ordinances for the establishment of Special Design Districts when applicable thereto in accordance with the analysis, land use and design control systems and regulatory procedures set forth in this Article.
- c. The people of the city, including those living and working in an area likely to be affected by establishment of a Special Design District under study by the Director of Land Utilization, shall be given reasonable opportunity to present facts and arguments relative to the study at a public informational meeting.
- d. In preparing a study and ordinance for a proposed Special Design District, the Director of Land Utilization shall consult with persons responsible for development, governmental and private organizations operating within or adjacent to, as well as organizations known to be concerned with, the study area.

(3) Action by the Planning Commission.

The Planning Commission shall, within 30 days from the receipt of the Director of Land Utilization's report:

- a. review such proposed ordinances and the accompanying reports;
- b. hold a public hearing on the matter; and
- c. transmit such ordinances and reports together with its recommendations through the Mayor to the City Council for its consideration and action.

The Commission shall recommend approval in whole or in part, with or without modifications, or shall recommend rejection thereof.

(4) Action by the City Council.

The City Council shall, after holding a public hearing, create a Special Design District by ordinance, if it finds that the district is in conformance with the intent of this Article.
(Am. Ord. 4541)

Sec. 21-1503. Land Use Control System.

To ensure realization of district objectives, land use control regulations will be developed for suitability of uses and to recognize the special characteristics and opportunities of the district. Such land use control regulations may supplement or modify underlying zoning district regulations and may be designated on a use precinct map. (Am. Ord. 4541)

Sec. 21-1504. Design Control System.

To ensure the furtherance of district design and land use objectives, a design control system shall be utilized by each ordinance establishing each such district to set forth explicit design standards and guidelines for the regulation of the district and its development and maintenance.

The design control system for each Special Design District may include:

- (a) Statement of objectives and design principles.
- (b) Diagram for the area showing type and arrangement of activities anticipated along with major linkages among activities.
- (c) Diagram of physical form for the area indicating character, arrangement, and magnitude of the environment's natural and man-made form, demonstration plan translating the diagrams into a three-dimensional illustration of that form, conceptual sketches illustrating major ideas contained within the diagrams and plan.
- (d) Diagram of general development envelope and controlled outdoor recreation, open space, and a plan that sets forth a landscape framework for the area.

- (e) Diagram describing circulation pattern including but not limited to vehicular flow and storage, public transit, public access, service access and pedestrian areas.
- (f) Diagram describing utility patterns including sewer, water, electric, gas, telephone, and drainage systems.
- (g) Diagram of physical interrelationship of the district and the surrounding or adjoining areas.
(Am. Ord. 4541)

Sec. 21-1505. Development Conformance Certificate.

All significant and nonsignificant projects within a Special Design District shall require a Development Conformance Certificate. (Am. Ord. 4541)

Sec. 21-1506. Nonsignificant Projects.

- (a) Certain projects in the specific Special Design District may be classified as nonsignificant projects. Such projects shall not require City Council action for issuance of a Development Conformance Certificate.
- (b) Further, the ordinance creating a specific Special Design District may exempt certain projects from the restrictions of this ordinance entirely. The Director of Land Utilization shall have authority to issue within 15 days from the receipt of an application, a Development Conformance Certificate for nonsignificant projects.
(Am. Ord. 4541)

Sec. 21-1507. Application Procedure.

If a project is classified as significant, the following procedures shall apply:

- (a) Initiation.
 - (1) A developer, owner or lessee (holding under a recorded lease the unexpired term of which is more than five years from the date of filing of an application) who desires to initiate a project for any proposed construction, alteration, repair, relocation or demolition within a Special Design District shall submit to the Director of Land Utilization an application for the proposed project.

- (2) The application shall be accompanied by a plan showing:
- a. Location Map showing the project in relation to the surrounding area.
 - b. Site plan showing:
 - (i) Property lines and easements with dimensions and area;
 - (ii) Location, size, spacing, setbacks and dimensions of all existing and proposed buildings, structures, improvements and utilities;
 - (iii) The building elevations, sections and floor plan and site sections to clearly define the character of the project;
 - (iv) Topographic information showing existing features and conditions and proposed grading;
 - (v) Landscaping plans showing open spaces, planting, trees, and recreational areas and facilities;
 - (vi) Existing streets showing access to the project, proposed roads and parking layout with dimensions;
 - (vii) The proposed use of structures and open areas;
 - (viii) Surrounding land uses.
 - c. Submittal of data demonstrating compliance with the Special Design District regulations.
 - d. And other matters, including documents showing consent or authorization where the developer is other than the owner, as may be reasonably required by the Director of Land Utilization to fully evaluate the project. In the case projects are to be executed in increments, a schedule showing the time within which applications for approval of the various parts are intended to be filed shall also be attached.

- (3) The application transmitted to the Department of Land Utilization for action shall be accompanied by (a) a fee of \$100 to cover the costs of publication of notice of public hearing, and (b) a special fee in the amount of \$50 per acre of development or major fraction thereof to defray administrative costs, provided that such special fee shall not exceed \$1000.

(b) Action by the Director of Land Utilization.

- (1) Upon receipt of 30 copies of complete application, the Department of Land Utilization shall:
 - a. Within 5 days submit one set of application documents to the City Council for its information.
 - b. Within 5 days request in writing comments and recommendations of all pertinent agencies on the application.
 - c. Within 60 days from the receipt of application, prepare and submit to the Council a report on the application recommending:
 - (i) Approval of the proposal in the form submitted, or
 - (ii) Approval with recommended modifications, or
 - (iii) Disapproval of the proposal.
- (2) The recommendation of the Director shall include findings of fact and shall set forth the reasons for the recommendation specifying with particularity in what respects the project would or would not be in the public interest, including but not limited to findings of facts and conclusions on the following:
 - a. The extent to which the project conforms to the specific ordinance regulations applicable to the subject property, including but not limited to density, bulk and use, and the reasons why the project is deemed to be in the public interest;

- b. The nature and extent of the off-site improvements in the project, the reliability of the proposals for maintenance of the common facilities, and the adequacy or inadequacy of the amount and function of the open space in terms of the densities and dwelling types proposed in the project;
- c. The manner in which said project does or does not make adequate provision for public services, adequate control over vehicular traffic, and further amenities such as light and air, recreation and visual enjoyment;
- d. The relationship, beneficial or adverse, of the project upon the neighborhood in which it is proposed to be established and the surrounding areas;
- e. In the case of a project which proposes development over a period of years, the sufficiency of the terms and conditions proposed to protect and maintain the integrity of the project which finding shall be made only after consultation with the Corporation Counsel of the City; and
- f. Conformity with all applicable provisions of this Article.

(3) Such time limit stated herein may be extended by the applicant who shall submit, in writing, his request and justification for extension of time to the City Council two weeks in advance of the requested effective date of the extension.

(c) Action by Agencies.

The agencies shall within 30 days of receipt of the request submit their comments and recommendations on the application to the Director of Land Utilization. The agencies that fail to make a recommendation within 30 days, shall send a written report to the Council prior to, or make an oral testimony at the Council's public hearing.

(d) Action by City Council.

- (1) The City Council, after holding a public hearing, shall either grant the application as submitted or with modifications by issuing a Development Conformance Certificate or deny such application.
- (2) The applicant and appropriate governmental agencies shall be advised in writing of the Council's action.
(Am. Ord. 4541)

Sec. 21-1508. Effect of Approval.

No building and/or grading permit shall be issued for any project within the district unless it is reviewed by and receives the approval of the Director of Land Utilization with regard to the conformity with the Development Conformance Certificate. (Am. Ord. 4541)

Sec. 21-1509. Expiration of the Development Conformance Certificate and Building Permit.

- (a) The Development Conformance Certificate shall be null and void upon applicant's failure to secure building permits within two (2) years of the date of issuance of the Development Conformance Certificate.
- (b) Despite any provision to the contrary, any building project issued a building permit under the provision of the ordinance establishing the specific Special Design District and those valid permits in effect at the time such ordinance takes effect, shall be completed within three (3) years from date of issuance of the building permit, or effective date of the ordinance establishing the specific Special Design District, whichever is later.
(Am. Ord. 4541)

APPENDICES

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APPENDIX A

ORDINANCES

GENERAL PLAN
DEVELOPMENT PLAN
Detailed Street Layout
Detailed Land Use

Ord.
No.

1961
to
1969*

- 2034 KALIHI TRIANGLE SHOPPING CENTER. Adopting a Development Plan. 8/24/61.
- 2851 MAKIKI AND PAWAA. Adopting a Detailed Street Layout Plan. 9/16/66.
- 2852 HONOLULU (Central Business District). Adopting a Detailed Street Layout Plan. 9/16/66.
- 2853 PAUOA AND PACIFIC HEIGHTS. Adopting a Detailed Street Layout Plan. 9/16/66.
- 2909 SALT LAKE, MOANALUA Amending a portion of Detailed Land Use Plan by changing the land uses for a certain area of land. 12/22/66.
- 2934 NUUANU, PUUNUI AND ALEWA. Adopting a Detailed Street Layout Plan. 2/24/67.
- 2935 KAKAAKO AND KEWALO. Adopting a Detailed Street Layout Plan. 2/24/67.
- 2942 PAWAA, KEWALO AND ALA MOANA. Adopting a Detailed Street Layout Plan. 3/3/67.
- 2952 KAHUKU-KAWELA BAY-PUPUKEA. Adopting a Development Plan (Being a relatively detailed scheme for the placement of public facilities, streets, parks, and utilities). 3/16/67..

* To include Development Plan Ordinances (Detailed Street Layout, Detailed Land Use) which were omitted in the 1969 Comprehensive Zoning Code.

- Ord.
No.
- 2971 MANOA, MOILIILI, McCULLY AND PAWAA. Adopting a Detailed Street Layout Plan. 5/4/67.
- 3193 KAILUA, KOOLAUPOKO. Amending a portion of General Plan Detailed Land Use Map for Kailua, Lanikai, Maunawili, and Waimanalo from apartment use to commercial use. 6/6/68.
- 3194 KAILUA, KOOLAUPOKO. Amending a portion of General Plan by changing the land use for a certain area of land from apartment use to commercial use. 6/6/68.
- 3195 ALA MOANA-KEWALO. Amending a portion of General Plan Development Plan by increasing the radius of the property line. 6/6/68.
- 3196 PUUNUI-NUUANU-DOWSETT. Adopting a Development Plan (Being a relatively detailed scheme for the placement of public facilities, streets, parks and utilities). 6/6/68.
- 3197 PUUNUI-NUUANU-DOWSETT. Adopting a Detailed Land Use Plan (Being elaborations of the land use pattern indicated on the General Plan Map). 6/6/68.
- 3255 MOILIILI-UNIVERSITY-MANOA. Amending map designated "Development Plan Map, Street Pattern and Layout" by changing the street pattern and layout of: 1) Vancouver Place and 2) Vancouver Drive, ewa of McKinley Street. 10/3/68.
- 3284 ALA MOANA-KEWALO. Amending map designated "Development Plan, Street Pattern and Layout" by changing the street pattern of: 1) Rycroft Street between Sheridan and Keeaumoku Streets and 2) Cedar Street makai of Rycroft Street. 11/8/68.
- 3290 MOILIILI-UNIVERSITY-MANOA. Amending a portion of map designated "Development Plan, Street Pattern and Layout" by changing the street pattern by closing of Farrington Street at Wilder Avenue. 11/8/68.
- 3341 ALIAMANU-SALT LAKE. Amending a portion of map designated "Development Plan" by establishing a new public facilities site (fire station site) at Salt Lake Boulevard. 1/8/69.
- 3487 WAHIAWA. Amending a portion of Detailed Land Use Map of Wahiawa-Whitmore Village, Wahiawa, by changing Alawaini Way to park use. 10/24/69.

Ord.
No.

1970

- 3610 MOILIILI-UNIVERSITY-MANOA. Amending a portion of the Development Plan Map, Street Pattern and Layout, by changing the alignment and width of Makiki Ditch and deleting proposed extension of Lime Street to Fern Street. 10/7/70.
- 3611 MOILIILI-UNIVERSITY-MANOA. Amending a portion of General Plan Detailed Land Use Map by changing the alignment and width of Makiki Ditch and deleting proposed extension of Lime Street to Fern Street. 10/7/70.
- 3612 HONOLULU. Amending a portion of General Plan by changing the alignment and width of Makiki Ditch and deleting proposed extension of Lime Street to Fern Street. 10/7/70.
- 3620 MAUNALUA, HAWAII-KAI. Amending a portion of General Plan Detailed Land Use Map by changing the land uses for certain areas of land from park use to public facilities use (Hawaii Kai High School Site). 10/22/70.
- 3630 HEEIA, KOOLAUPOKO. Amending a portion of General Plan Detailed Land Use Map by changing street pattern and layout for certain parcels and by changing land uses for certain areas of land from industrial use to commercial use and from commercial use to industrial use. 11/11/70.
- 3631 HEEIA, KOOLAUPOKO. Amending a portion of General Plan by changing the street pattern and layout for certain parcels of land and by changing the land uses for certain areas of land from industrial use to commercial use and from commercial use to industrial use. 11/11/70.
- 3633 WAIPIO, EWA. Amending a portion of General Plan by changing the land uses for certain areas of land. 11/11/70.
- 3634 WAIPIO, EWA. Amending a portion of General Plan Detailed Land Use Map by changing the land uses for certain areas of land. 11/11/70.

Ord.
No.

- 3642 KAIPAPAU, KOOLAULOA. Amending a portion of General Plan Detailed Land Use Map by changing the land use for a certain area of land from residential use to commercial use. 12/3/70.
- 3643 KAIPAPAU, KOOLAULOA. Amending a portion of General Plan by changing the land use for a certain area of land from residential use to commercial use. 12/3/70.
- 3655 HONOLULU. Amending a portion of 1968 General Plan Development Plan, Central Business District by deleting an off-street parking lot from the Municipal Office Building site. 12/3/70.
- 3656 KALAUAO, EWA. Amending a portion of General Plan by changing the land use for a certain area of land from park use to a street right-of-way and from park use to public facility. 12/31/70.
- 3657 AIEA; KALAUAO, EWA. Amending a portion of General Plan Detailed Land Use Map by changing the land use designation from park use to a street right-of-way and also designation of additional park use remnant as public facility. 12/31/70.
- 1971
- 3672 WAIKIKI, HONOLULU. Amending a portion of General Plan Development Plan, Waikiki-Diamond Head (Section A) by changing the street pattern for a certain area of land. 1/13/71.
- 3673 WAIKIKI, HONOLULU. Amending a portion of General Plan by changing the land use for a certain area of land from apartment and park use to public facilities use (Elementary school). 1/13/71.
- 3674 WAIKIKI, HONOLULU. Amending a portion of General Plan Detailed Land Use Map, Waikiki-Diamond Head (Section A) by changing the land use for a certain area of land from high density apartment and park use to public facilities use (Elementary school). 1/13/71.
- 3679 WAIPIO, EWA. Amending Ord. No. 3633 which provided for an amendment to a portion of the General Plan for certain areas of land by adding "Oahu" following "Ewa" in the title and by amending the description of the land uses. 1/28/71.

- Ord.
No.
- 3680 WAIPIO, EWA. Amending Ord. No. 3634 which provided for an amendment to a portion of the General Plan Detailed Land Use Map by adding "Oahu" following "Ewa" throughout the ordinance and by amending the description of the land uses. 1/28/71.
- 3688 HONOLULU. Amending a portion of General Plan Development Plan for Makiki-Kewalo-Ala Moana, Section "A" by reducing the proposed width for a portion of Pensacola Street between Lunalilo Freeway and King Street. 2/4/71.
- 3689 KAILUA, KOOLAUPOKO. Adopting a development plan (being a relatively detailed scheme for the placement of public facilities, streets and utilities). 2/16/71.
- 3690 PUNAHOU, HONOLULU. Amending a portion of General Plan Detailed Land Use Map of the University Community Plan from medium density to high density apartment use. 2/16/71.
- 3694 HONUAKAHA, HONOLULU. Amending a portion of the 1967 General Plan Development Plan, Central Business District, by designating a certain area of land to public facilities use (Fire Station Site). 2/24/71.
- 3695 HONUAKAHA, HONOLULU. Amending a portion of General Plan by changing the land use for a certain area of land from industrial use to public facilities use (Fire Station Site). 2/24/71.
- 3717 HAWAII KAI, MAUNALUA. Amending a portion of General Plan by changing the land use for a certain area of land from residential to public facilities use (proposed Hawaii Kai Community Library Site). 4/1/71.
- 3718 HAWAII KAI, MAUNALUA. Amending a portion of General Plan Detailed Land Use Map by changing the land use for a certain area of land from residential to public facilities use (proposed Hawaii Kai Community Library Site). 4/1/71.
- 3726 KALAUAO, EWA. Amending a portion of General Plan Detailed Land Use Map by changing the land use designation from low density apartment to commercial use for a certain area of land. 4/29/71.
- 3727 KALAUAO, EWA. Amending a portion of General Plan by changing the land use for a certain area of land from park use and residential use to commercial use. 4/29/71.

- Ord.
No.
- 3728 HANAKAOE, KOOLAULOA. Amending a portion of the General Plan Development Plan for Kahuku-Kawela Bay-Pupukea by designating park and golf course uses for a certain area of land. 5/5/71.
- 3729 HANAKAOE, KOOLAULOA. Amending a portion of General Plan Detailed Land Use Map for Kahuku-Kawela Bay-Pupukea, by changing certain land uses. 5/5/71.
- 3730 HANAKAOE, KOOLAULOA. Amending the Kahuku portion of General Plan by changing certain land uses. 5/5/71.
- 3734 WAIKELE, EWA. Amending a portion of General Plan Detailed Land Use Map by changing the land use designation from agricultural use to commercial, low density apartment, school and park, and residential uses for a certain area of land. 5/20/71.
- 3735 WAIKELE, EWA. Amending a portion of General Plan by changing land use designation from agricultural use to school and park, residential, commercial, and apartment uses for a certain area of land. 5/20/71.
- 3759 KAPALAMA, HONOLULU. Amending a portion of General Plan by changing the land use for a certain area of land from apartment use to park use. 7/14/71.
- 3763 HONOLULU. Amending a portion of General Plan development Plan for the Central Business District by deleting the street setback for a portion of land on the makai side of Queen Street between Fort Street and Bishop Street. 7/22/71.
- 3770 WAIPAHU, EWA. Amending a portion of General Plan by changing the land use for a certain area of land from institutional and elementary school use to apartment use. 7/28/71.
- 3771 WAIPAHU, EWA. Amending a portion of General Plan Detailed Land Use Map of Waipahu by changing the land use designation from institutional and elementary school use to medium density apartment use for a certain area of land. 7/28/71.
- 3780 HAWAII-KAI, MAUNALUA. Amending a portion of General Plan Detailed Land Use Map by changing the land use for a certain area of land from residential to park use. (Proposed Koko Head Dist. Park Access). 8/30/71.
- 3781 HAWAII-KAI, MAUNALUA. Amending a portion of General Plan by changing the land use for a certain area of land from residential to park use. (Proposed Koko Head Dist. Park Access). 8/30/71.

- Ord.
No.
- 3790 MAKIKI, HONOLULU. Amending a portion of General Plan Detailed Land Use Map for Ala Moana-Makiki-Kewalo by changing the land use for a certain area of land from school use to park use. 9/9/71.
- 3791 MAKIKI, HONOLULU. Amending a portion of General Plan by changing the land use for a certain area of land from school use to park use. 9/9/71.
- 3792 MAKIKI, HONOLULU. Amending a portion of General Plan Development Plan for Ala Moana-Makiki-Kewalo by changing the land use for a certain area of land from school use to park use. 9/9/71.
- 3796 WAIPIO, EWA. Amending a portion of General Plan Detailed Land Use Map by changing the land uses for a certain area of land. 9/15/71.
- 3797 WAIPIO, EWA. Amending the Waipio portion of the General Plan by changing the land uses for a certain area of land. 9/15/71.
- 3801 HONOLULU. Amending a portion of General Plan Detailed Land Use Map for Waikiki-Diamond Head by varving the alignment of a portion of Kuhio Avenue between Kaiulani Avenue and Paoakalani Avenue. 9/24/71.
- 3802 HONOLULU. Amending a portion of General Plan Development Plan for Waikiki-Diamond Head by varying the alignment of a portion of Kuhio Avenue between Kaiulani Avenue and Paoakalani Avenue. 9/24/71.
- 3806 MAKAHA, WAIANAE. Amending a portion of General Plan by changing the land use for a certain area of land from residential to commercial use. 10/6/71.
- 3807 MAKAHA, WAIANAE. Amending a portion of General Plan Detailed Land Use Map by changing the land use for a certain area of land from residential to commercial use. 10/6/71.
- 3816 KALAUAO, EWA. Amending a portion of General Plan by changing the land use for a certain area of land from residential use to park use. 10/14/71.
- 3817 KALAUAO, EWA. Amending a portion of General Plan Detailed Land Use Map by changing the land use for certain areas of land from residential use to park use, from park use to residential use, and changing the street pattern. 10/14/71.

- Ord.
No.
- 3821 HALAWA, EWA. Amending the Halawa portion of the General Plan by changing certain land uses. 10/21/71
- 3822 HALAWA, EWA. Amending a portion of General Plan Detailed Land Use Map by changing the land use designation from golf course to light industrial, preservation, residential, agricultural, park, road and freeway uses for a certain area of land. 10/21/71.
- 3839 WAIKIKI. Amending a portion of General Plan by changing the land use for a certain area of land from residential and school use to commercial use. 11/23/71.
- 3841 WAIPIO, EWA. Amending a portion of General Plan by changing the land use designation from school use to apartment use for a certain area of land. 11/30/71.
- 3842 WAIPIO, EWA. Amending a portion of General Plan Detailed Land Use Map by changing the land use designation from public facility, junior college site, to medium density apartment use for a certain area of land. 11/30/71.
- 3843 LAIE. Amending the Laie portion of the General Plan by changing certain land uses. 11/30/71.
- 3844 KOOLAULOA. Amending a portion of General Plan Detailed Land Use Map for Laie, Kaipapau, Hauula, Makao, Kapaka, Kaluanui, Punaluu, Kahana and Kaaawa by changing certain land uses. 11/30/71.
- 3846 WAIAWA, EWA. Amending the Waiawa portion of the General Plan by changing certain land uses. 12/8/71.
- 3847 WAIAWA, EWA. Amending a portion of General Plan Detailed Land Use Map by changing the land uses for certain areas of land. 12/8/71.
- 1972
- 3860 PEARL CITY. Amending a portion of General Plan Detailed Land Use Map by reducing the right-of-way of Waimano Home Road from 80 feet to 60 feet. 1/13/72.
- 3880 HONOULIULI, EWA. Amending a portion of General Plan by changing the land uses for certain areas of land. 2/7/72.
- 3884 WAIANAE. Amending a portion of General Plan by re-aligning the mauka-makai roadway by deleting a portion of Farrington Highway realignment, and by changing the land use designation from street right-of-way, school and public facility (sewage treatment plant) uses to residential use for a certain area of land. 2/14/72.

Ord.
No.

- 3885 WAIANAЕ. Amending a portion of General Plan Detailed Land Use Map by realigning the mauka-makai road, by deleting a portion of the Farrington Highway realignment, and by changing the land use designation from street right-of-way, school, and public facility use to residential use for a certain area of land. 2/14/72.
- 3895 HONOLULU. Amending a portion of General Plan Detailed Land Use Map by deleting a portion of the proposed extension of Bethshan Road and realigning and changing the street layout of a portion of Crater Road and Crater Place. 3/3/72.
- 3896 HONOLULU. Amending a portion of General Plan Development Plan by deleting the proposed extension of Bethshan Road between Crater Place and Ocean View Drive, and by realigning and changing the street layout of a portion of Crater Road and Crater Place. 3/3/72.
- 3910 WAIАU AND WAIMALU, EWA. Amending a portion of General Plan by changing the land use designation from residential, school, playground, and agricultural use to industrial, apartment, residential, school, preservation, and park use for a certain area of land. 3/23/72.
- 3911 WAIАU AND WAIMALU, EWA. Amending a portion of General Plan Detailed Land Use Map by changing the land use designation from residential, high school, elementary school, playground, and agricultural use to industrial, low density apartment, residential, elementary school, high and intermediate school, park and preservation uses for a certain area of land. 3/23/72.
- 3918 WAIKIKI, HONOLULU. Amending a portion of General Plan by changing the land use for a certain area of land from residential and school use to commercial use. 4/13/72.
- 3923 KAILUA, KOOLAUPOKO. Amending a portion of General Plan Detailed Land Use Map by realigning portions of Keolu Drive Extension and Ulumanu Drive Extension and changing the land use for a certain area of land from residential use to public facility (school) use. 4/14/72.
- 3924 KAILUA, KOOLAUPOKO. Amending a portion of General Plan by changing the land use for a certain area of land from residential use to public facility (school) use. 4/14/72.

- Ord.
No.
- 3928 KOKO KAI, OAHU. Amending a portion of General Plan Detailed Land Use Map by redesignating the land use for two parcels of land from residential to park use. 5/9/72.
- 3929 KOKO KAI, OAHU. Amending a portion of General Plan by redesignating the land use for two parcels of land from residential to park use. 5/9/72.
- 3931 KAHALUU, KOOLAUPOKO. Amending a portion of General Plan Detailed Land Use Map by changing the land uses for certain areas of land. 5/9/72.
- 3932 KAHALUU, KOOLAUPOKO. Amending a portion of General Plan by changing the land use for a certain area of land from residential to public facility (fire station) use. 5/9/72.
- 3937 KAILUA, KOOLAUPOKO. Amending a portion of General Plan Detailed Land Use Map by redesignating the land use for a certain area of land from open space to residential use. 5/22/72.
- 3942 NUUANU. Amending a portion of General Plan by changing the land use for a certain area of land from residential to apartment use. 6/6/72.
- 3943 NUUANU. Amending a portion of General Plan Detailed Land Use Map by changing the land use for a certain area of land from residential to medium density apartment use. 6/6/72.
- 3952 WAIPIO, EWA. Amending a portion of General Plan by changing the land use for a certain area of land from agricultural use to park use. 6/23/72.
- 3953 WAIPIO, EWA. Amending a portion of General Plan Detailed Land Use Map by changing the land use for a certain area of land from agricultural use to park use. 6/23/72.
- 3954 KANEOHE, KOOLAUPOKO. Amending a portion of General Plan Detailed Land Use Map by changing the land uses for certain areas of land from residential to park use and from park to residential use. 6/23/72.

Ord.
No.

- 3955 KANEOHE, KOOLAUPOKO. Amending a portion of General Plan by changing the land use for a certain area of land from residential to park use. 6/23/72.
- 3956 WAIPAHAU. Amending a portion of General Plan Detailed Land Use Map by deleting a portion of the proposed Hikimoe Street Extension and by realigning a portion of Mokuola Street. 6/28/72.
- 3977 KANEOHE, KOOLAUPOKO. Amending a portion of General Plan Detailed Land Use Map by changing the land use for a certain area of land from institutional to park use. 8/8/72.
- 3978 KANEOHE, KOOLAUPOKO. Amending a portion of General Plan by changing the land use for a certain area of land from institutional to park use. 8/8/72.
- 3988 WAIPAHAU. Amending a portion of General Plan Detailed Land Use Map by changing the land uses for certain areas of land. 8/15/72.
- 3989 WAIPAHAU. Amending a portion of General Plan by changing the land uses for certain areas of land from school and residential to park use. 8/15/72.
- 3990 KANEOHE, KOOLAUPOKO. Amending a portion of General Plan Detailed Land Use Map by changing the land uses for certain areas of land from residential to park use and from park to residential use. 8/15/72.
- 3991 KANEOHE, KOOLAUPOKO. Amending a portion of General Plan by changing the land uses for a certain area of land from residential to park use and from park to residential use. 8/15/72.
- 4006 AINA HAINA. Amending a portion of General Plan by changing the land use for a certain area of land from residential to park use. 9/18/72.
- 4013 MOANALUA AND KAHAIKI, HONOLULU. Amending a portion of General Plan by changing the land uses for certain areas of land. 10/3/72.
- 4014 MOANALUA. Amending a portion of General Plan Detailed Land Use Map for Hickam-Honolulu International Airport by changing the land uses for certain areas of land. 10/3/72.

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- 4015 MOANALUA. Amending a portion of General Plan Development Plan for Hickam-Honolulu International Airport by changing the land uses for certain areas of land. 10/3/72.
- 4016 MOANALUA. Amending a portion of General Plan Detailed Land Use Map for Radford Terrace-Camp Catlin by changing the land uses for certain areas of land from Military and Industrial to Public Facilities. 10/3/72.
- 4017 MOANALUA. Amending a portion of General Plan Development Plan for Radford Terrace-Camp Catlin by designating a certain area of land for public facility use. 10/3/72.
- 4018 WAIPIO, EWA. Amending a portion of General Plan by changing the land uses for certain areas of land. 10/3/72.
- 4019 WAIPIO, EWA. Amending a portion of General Plan Detailed Land Use Map by changing the land uses for certain areas of land. 10/3/72.
- 4032 WAIPIO, EWA. Amending a portion of General Plan by changing the land use for a certain area of land from residential to apartment use. 10/30/72.
- 4033 WAIPIO, EWA. Amending a portion of General Plan Detailed Land Use Map by changing the land use for a certain area of land from residential to low density apartment use. 10/30/72.
- 4034 KANEOHE, KOOLAUPOKO. Amending a portion of General Plan by changing the land use for a certain area of land from residential to public facility-sewage pump station use. 10/30/72.
- 4035 KANEOHE, KOOLAUPOKO. Amending a portion of General Plan Detailed Land Use Map for Kaneohe-Kualoa by changing the land uses for a certain area of land. 10/30/72.
- 4042 HEEIA, KOOLAUPOKO. Amending a portion of General Plan Detailed Land Use Map by changing the land use for a certain area of land from resort to residential use. 11/6/72.
- 4043 HEEIA, KOOLAUPOKO. Amending a portion of General Plan by changing the land use for a certain area of land from resort to residential use. 11/6/72.

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- 4044 WAIANAE. Amending a portion of General Plan Detailed Land Use Map by changing the land use for a certain area of land from public facility to park use. 11/6/72.
- 4045 WAIANAE. Amending a portion of General Plan by changing the land use for a certain area of land from civic center to park use. 11/6/72.
- 4059 WAIMANALO, KOOLAUPOKO. Amending a portion of General Plan by changing the land use for a certain area of land from residential to public facility-fire station use. 12/21/72.
- 4060 WAIMANALO, KOOLAUPOKO. Amending a portion of General Plan Detailed Land Use Map by changing the land use for a certain area of land from residential to public facility-fire station use. 12/21/72.
- 4061 NUUANU. Amending a portion of General Plan by changing the land uses for certain areas of land. 12/21/72.
- 4062 NUUANU. Amending a portion of General Plan Detailed Land Use Map for Puunui-Nuuanu-Dowsett by changing the land uses for certain areas of land. 12/21/72.
- 4063 NUUANU. Amending a portion of General Plan Development Plan for Puunui-Nuuanu-Dowsett by changing the layout of Stillman Lane. 12/21/72.
- 4064 KAHUKU, KOOLAULO. Amending a portion of General Plan by changing the land uses for a certain area of land from agricultural to hospital and from residential to hospital use. 12/21/72.
- 4065 KAHUKU, KOOLAULO. Amending a portion of General Plan Detailed Land Use Map by changing the land uses for a certain area of land from agricultural and residential use to hospital use. 12/21/72.
- 4066 KAHUKU, KOOLAULO. Amending a portion of General Plan Development Plan by expanding the existing hospital. 12/21/72.

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- 4072 HEEIA, KOOLAUPOKO. Amending a portion of the General Plan by changing the land use for a certain area of land. 1/15/73
- 4073 HEEIA, KOOLAUPOKO. Amending a portion of the General Plan Detailed Land Use Map for Kaneohe-Kualoa by changing the land uses for a certain area of land. 1/15/73
- 4077 LUALUALEI, WAIANAЕ. Amending a portion of the General Plan by changing the land use for a certain area of land from residential to commercial use. 1/18/73
- 4078 LUALUALEI, WAIANAЕ. Amending a portion of the General Plan Detailed Land Use Map, Nanakuli-Lualualei-Maili-Waianae-Makaha, by changing the land use for a certain area of land from residential to commercial use. 1/18/73
- 4079 WAIANAЕ. Amending a portion of the General Plan by changing the land use for a certain area of land from resort to commercial use. 1/18/73
- 4080 WAIANAЕ. Amending a portion of the General Plan Detailed Land Use Map for Waianae by changing the land use for a certain area of land from resort to commercial use. 1/18/73
- 4081 KAPAHULU, HONOLULU. Amending a portion of the General Plan by changing the land use for a certain area of land. 1/18/73
- 4082 DOWSETT HIGHLANDS, HONOLULU. Amending a portion of the General Plan Detailed Land Use Map for Nuuanu-Dowsett by changing the land use for a certain area of land from preservation to residential use. 1/18/73
- 4104 WAIMALU, EWA. Amending a portion of the General Plan by changing the land uses for a certain area of land. 2/23/73
- 4105 WAIMALU, EWA. Amending a portion of the General Plan Detailed Land Use Map for Waimalu, Ewa by changing the land uses for certain areas of land. 2/23/73

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- 4114 KAHALUU, KOOLAUPOKO. Amending a portion of the General Plan by changing the land use for a certain area of land from residential to preservation use. 3/16/73
- 4115 KAHALUU, KOOLAUPOKO. Amending a portion of the General Plan Detailed Land Use Map, Kaneohe-Heeia-Kahaluu-Waihee-Kaalaea-Hakipuu-Kualoa, by changing the land use for a certain area of land from residential to preservation use. 3/16/73
- 4123 WAIAWA, EWA. Amending a portion of the General Plan by changing the land use for a certain area of land from agriculture to apartment use. 4/6/73
- 4124 WAIAWA, EWA. Amending a portion of the General Plan Detailed Land Use Map for Waiawa by changing the land use for a certain area of land from agriculture to medium density apartment use. 4/6/73
- 4133 SUNSET BEACH, KOOLAULOA. Amending a portion of the General Plan by changing the land uses for a certain area of land. 4/16/73
- 4134 SUNSET BEACH, KOOLAULOA. Amending a portion of the General Plan Detailed Land Use Map for Sunset Beach by relocating a collector road and changing the land uses for a certain area of land. 4/16/73
- 4135 SUNSET BEACH, KOOLAULOA. Amending a portion of the General Plan Development Plan for Sunset Beach by deleting a flood control channel, relocating a collector road, and changing the land uses for a certain area of land. 4/16/73
- 4136 EWA, OAHU. Amending a portion of the General Plan by changing the land uses from military and agriculture to public facility and from public facility to agriculture for certain areas of land. 4/16/73
- 4137 EWA, OAHU. Amending a portion of the General Plan Detailed Land Use Map for Ewa by changing the land use from agriculture to public facility and from public facility to agriculture for certain areas of land. 4/16/73
- 4138 EWA, OAHU. Amending portions of the General Plan Development Plan for Ewa by relocating a proposed sewage treatment plant site. 4/16/73

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- 4139 PUULOA, EWA. Amending a portion of the General Plan by changing the land use for a certain area of land from park and military to school use. 4/16/73
- 4140 EWA, OAHU. Amending a portion of the General Plan Detailed Land Use Map for Ewa by changing the land uses for a certain area of land. 4/16/73
- 4141 EWA, OAHU. Amending a portion of the General Plan Development Plan for Ewa by changing the land uses for a certain area of land. 4/16/73
- 4152 KAIMUKI, HONOLULU. Amending a portion of the General Plan by changing the land uses for a certain area of land. 5/15/73
- 4153 KAIMUKI, HONOLULU. Amending a portion of the General Plan Development Plan for Kaimuki by changing the land uses for certain areas of land. 5/15/73
- 4154 KAIMUKI, HONOLULU. Amending a portion of the General Plan Detailed Land Use Map for Kaimuki by changing the land uses for certain areas of land. 5/15/73
- 4158 KANEOHE, KOOLAUPOKO. Amending a portion of the General Plan by changing the land uses for a certain area of land. 5/17/73
- 4159 KANEOHE, KOOLAUPOKO. Amending a portion of the General Plan Detailed Land Use Map for Kaneohe by changing the land uses for a certain area of land. 5/17/73
- 4175 LUALUALEI, WAIANAE. Amending a portion of the General Plan Detailed Land Use Map for Lualualei by changing the land uses for certain areas of land. 6/8/73
- 4176 LUALUALEI, WAIANAE. Amending a portion of the General Plan by changing the land uses for a certain area of land. 6/8/73
- 4178 PALOLO, HONOLULU. Amending a portion of the General Plan by changing the land use for a certain area of land. 6/8/73

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- 4179 PALOLO, HONOLULU. Amending a portion of the General Plan Detailed Land Use Map for Palolo by changing the land use for a certain area of land. 6/8/73
- 4180 PALOLO, HONOLULU. Amending a portion of the General Plan-Development Plan for Palolo by changing the land use for a certain area of land from park to elementary school use. 6/8/73
- 4182 PUULOA, EWA. Amending a portion of the General Plan Development Plan for Ewa Beach, Iroquois Point, Puuloa and Honouliuli, Ewa, by designating a certain area of land for public facility-sewage pump station use. 6/8/73
- 4183 PUULOA, EWA. Amending a portion of the General Plan by changing the land use for a certain area of land from residential to public facility-sewage pump station use. 6/8/73
- 4184 PUULOA, EWA. Amending a portion of the General Plan Detailed Land Use Map for Ewa Beach-Iroquois Point by changing the land use for a certain area of land from residential to public facility-sewage pump station use. 6/8/73
- 4188 WAIANAЕ, OAHU. Amending a portion of the General Plan by changing the land use for a certain area of land from industrial to commercial use. 6/19/73
- 4189 WAIANAЕ, OAHU. Amending a portion of the General Plan Detailed Land Use Map, Nanakuli-Lualualei-Maili-Waianae-Makaha, by changing the land use for a certain area of land from light industrial to commercial use. 6/19/73
- 4194 CENTRAL BUSINESS DISTRICT, HONOLULU. Amending a portion of the General Plan Development Plan for the Central Business District by changing the land uses for certain areas of land. 6/25/73
- 4237 KAILUA, KOOLAUPOKO. Amending a portion of the General Plan by changing the land uses for a certain area of land. 11/13/73
- 4238 KAILUA, KOOLAUPOKO. Amending a portion of the General Plan Detailed Land Use Map for Kailua by changing the land uses for a certain area of land. 11/13/73

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- 4239 KAPALAMA, HONOLULU. Amending a portion of the General Plan by changing the land use for a certain area of land from residential to park use. 11/13/73
- 4240 MAKAHA, WAIANAE. Amending a portion of the General Plan Detailed Land Use Map for Makaha by changing the land uses for a certain area of land. 11/13/73
- 4246 KALIHI, HONOLULU. Amending a portion of the General Plan by changing the land use for a certain area of land from apartment to commercial use. 11/21/73
- 4253 KEWALO, HONOLULU. Amending a portion of the General Plan by changing the land use for a certain area from apartment to park use. 12/18/73
- 4254 KEWALO, HONOLULU. Amending a portion of the General Plan Detailed Land Use Map for Makiki-Kewalo-Ala Moana by changing the land use for a certain area of land from medium density apartment use to park use. 12/18/73
- 4255 KEWALO, HONOLULU. Amending a portion of the General Plan Development Plan for Makiki-Kewalo-Ala Moana by designating a certain area of land for park use. 12/18/73
- 4258 KAILUA, KOOLAUPOKO. Amending a portion of the General Plan by changing the land uses for certain areas of land. 12/24/73
- 4259 KAILUA, KOOLAUPOKO. Amending a portion of the General Plan Detailed Land Use Map of Kailua by changing the land uses for certain areas of land. 12/24/73

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- 4266 HALAWA, EWA. Amending a portion of the General Plan by changing the land use for certain parcels of land. 1/17/74
- 4267 HALAWA, EWA. Amending a portion of the General Plan Detailed Land Use Map of Waiawa, Pearl City, Waiiau, Waimalu, Aiea, and Halawa by changing the land use for certain parcels of land. 1/17/74
- 4305 MAKIKI, HONOLULU. Amending a portion of the General Plan Detailed Land Use Map for Makiki-Kewalo-Ala Moana by changing the land use for a certain area of land from roadway to hospital and high density apartment uses. 5/17/74
- 4306 MAKIKI, HONOLULU. Amending a portion of the General Plan Development Plan for Makiki-Kewalo-Ala Moana by deleting the extension of Kinau Street between Waiiau Place and Punahou Street. 5/17/74
- 4323 VARIOUS (H-1, H-2 AND H-3 HIGHWAYS). Amending a portion of the General Plan by indicating the H-3 rights-of-way, and changing the alignment and road rights-of-way and other land use designations for the H-1 and H-2 Highways and other related road improvements. 6/18/74
- 4324 VARIOUS (H-1, H-2 AND H-3 HIGHWAYS). Amending portions of the General Plan Detailed Land Use Maps by changing the highway and road rights-of-way, and other land use designations. 6/18/74
- 4325 VARIOUS (H-1, H-2 AND H-3 HIGHWAYS). Amending portions of the General Plan Development Plans by changing the highway and road rights-of-way, and certain public facility sites. 6/18/74

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4326	WHITMORE VILLAGE, WAHIAWA. Amending a portion of the General Plan Detailed Land Use Map of Wahiawa and Whitmore Village by changing the land use for certain parcels of land from commercial to public facility use. 6/24/74
4327	WHITMORE VILLAGE, WAHIAWA. Amending a portion of the General Plan by changing the land use for a certain area of land from commercial to public facility use. 6/24/74
4344	KAHUKU, KOOLAULOA. Amending a portion of the General Plan by changing the land uses for certain areas of land. 8/12/74
4345	KAHUKU, KOOLAULOA. Amending a portion of the General Plan Detailed Land Use Map for Kahuku by changing the land uses for certain areas of land. 8/12/74
4346	KAHUKU, KOOLAULOA. Amending a portion of the General Plan Development Plan for Kahuku by deleting a portion of a planned park. 8/12/74
4366	WAHIAWA-WHITMORE VILLAGE. Amending a portion of the General Plan Detailed Land Use Map for Wahiawa and Whitmore Village by changing the planned street pattern in the northeasterly portion of Wahiawa. 10/15/74
4369	AHUIMANU, KAHALUU, KOOLAUPOKO. Amending a portion of the General Plan by changing the land uses for certain areas of land. 10/18/74
4370	AHUIMANU, KAHALUU, KOOLAUPOKO. Amending a portion of the General Plan Detailed Land Use Map of Kaneohe, Heeia, Kahaluu, Waihee, Kaalaea, Hakipuu, and Kualoa by changing the land uses for certain areas of land. 10/18/74
4372	MCCULLY, HONOLULU. Amending a portion of the General Plan by changing the land use for a certain area of land from apartment to park use. 10/18/74
4373	MCCULLY, HONOLULU. Amending a portion of the General Plan Detailed Land Use Map for the University Community by changing the land use for a certain area of land from high density apartment to park use. 10/18/74

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- 4374 McCULLY, HONOLULU. Amending a portion of the General Plan Development Plan for the University Community by designating a certain area of land for park use. 10/18/74
- 4384 KAIMUKI, HONOLULU. Amending a portion of the General Plan by changing the land use for a certain parcel of land from public facilities use to apartment use. 11/1/74
- 4385 KAIMUKI, HONOLULU. Amending a portion of the General Plan Detailed Land Use Map of St. Louis Heights-Palolo by changing the land use for a certain parcel of land from quasi-public facilities use to low density apartment use. 11/1/74
- 4393 KAHALA HEIGHTS, PALOLO, HONOLULU. Amending a portion of the General Plan by changing the land uses for certain areas of land. 11/21/74
- 4394 KANEOHE. Amending a portion of the General Plan by changing the land use for certain parcels of land. 12/9/74
- 4395 KANEOHE. Amending a portion of the General Plan Detailed Land Use Map of Kaneohe, Heeia, Kahaluu, Waihee, Kaalawa, Hakipuu, Kualoa by changing the land use for certain parcels of land. 12/9/74
- 4407 WAIPAHU. Amending a portion of the General Plan by changing the land use designation for certain parcels of land. 12/30/74
- 4408 WAIPAHU. Amending a portion of the General Plan Detailed Land Use Map of Waipahu by changing the land use designation for certain parcels of land. 12/30/74

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- 4411 MOILIILI, HONOLULU. Amending a portion of the General Plan Detailed Land Use Map of the University Community by changing the land use for a certain parcel of land from commercial to high density apartment use. 2/3/75
- 4415 AIEA, EWA. Amending a portion of the General Plan by changing the land use designations for certain parcels of land. 2/20/75
- 4416 AIEA, EWA. Amending a portion of the General Plan Detailed Land Use Map of Waiawa, Pearl City, Waiiau, Waimalu, Kalauao, Aiea, and Halawa, by changing the land use designations for certain parcels of land. 2/20/75
- 4438 AHUIMANU, KAHALUU, KOOLAUPOKO. Amending a portion of the General Plan by changing the land use for certain parcels of land. 4/9/75
- 4439 AHUIMANU, KAHALUU, KOOLAUPOKO. Amending a portion of the General Plan Detailed Land Use Map of Kaneohe, Heeia, Kahaluu, Waihee, Kaalaea, Hakipuu, and Kualoa by changing the land use for certain parcels of land. 4/9/75
- 4440 KAHALUU, KOOLAUPOKO. Amending a portion of the General Plan Detailed Land Use Map of Kaneohe, Heeia, Kahaluu, Waihee, Kaalaea, Hakipuu, and Kualoa by changing the land use for a certain parcel of land from open space to residential use. 4/9/75
- 4456 HALAWA, EWA. Amending a portion of the General Plan by changing the land use for certain parcels of land from golf course use to public facilities, agriculture, and military uses. 5/27/75
- 4457 HALAWA, EWA. Amending a portion of the General Plan Detailed Land Use Map of Waiawa, Pearl City, Waiiau, Waimalu, Kalauao, Aiea, Halawa by changing the land use for certain parcels of land from golf course to public facility use. 5/27/75
- 4462 MAKAKILO CITY, EWA. Amending a portion of the General Plan by changing the land uses for certain areas of land. 6/12/75

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- 4463 MANANA, PEARL CITY, EWA. Amending a portion of the General Plan by changing the land uses for certain areas of land. 6/12/75
- 4464 MANANA, PEARL CITY, EWA. Amending a portion of the General Plan Detailed Land Use Map for Waiawa, Pearl City, Waiiau, Waimalu, Kalauao, Aiea, and Halawa by changing the land uses for an area of land. 6/12/75
- 4465 HALAWA, EWA. Amending a portion of the General Plan by changing the land use designation for a series of land parcels. 6/12/75
- 4466 HALAWA, EWA. Amending a portion of the General Plan Detailed Land Use Map for Waiawa-Pearl City-Waiiau-Waimalu-Kalauao-Aiea-Halawa by changing the land use designation for certain parcels of land. 6/12/75
- 4475 HEEIA, KOOLAUPOKO. Amending a portion of the General Plan by adjusting the residential and preservation land use boundaries for a certain area of land. 6/26/75
- 4476 HEEIA, KOOLAUPOKO. Amending a portion of the General Plan Detailed Land Use Map for Kaneohe, Heeia, Kahaluu, Waihee, Kaalaea, Hakipuu, Kualoa, Koolaupoko, by adjusting the residential and preservation land use boundaries for a certain area of land. 6/26/75
- 4485 PACIFIC PALISADES, MANANA UKA, EWA. Amending a portion of the General Plan by changing the land uses for certain areas of land. 7/21/75
- 4486 PACIFIC PALISADES, MANANA UKA, EWA. Amending a portion of the General Plan Detailed Land Use Map by changing the land uses for certain areas of land and extending the boundaries of the Detailed Land Use Map. 7/21/75
- 4494 MANANA, PEARL CITY, EWA. Amending a portion of the General Plan by changing the land use for a certain area of land from residential to park use. 9/4/75

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- 4495 MANANA, PEARL CITY, EWA. Amending a portion of the General Plan Detailed Land Use Map for Waiawa, Pearl City, Waiiau, Waimalu, Kalauao, Aiea, and Halawa by changing the land use for a certain area of land from residential to park use. 9/4/75
- 4500 SALT LAKE, HONOLULU. Amending a portion of the General Plan Detailed Land Use Map for Aliamanu-Salt Lake by changing the land use designation for an area of land. 10/1/75
- 4501 SALT LAKE, HONOLULU. Amending a portion of the General Plan Development Plan for Aliamanu-Salt Lake by changing the land use designation for an area of land. 10/1/75
- 4508 MOILIILI, HONOLULU. Amending a portion of the General Plan by changing the land use designation for certain parcels of land. 10/16/75
- 4509 MOILIILI, HONOLULU. Amending a portion of the University Community Plan Detailed Land Use Map by changing the land uses for certain parcels of land. 10/16/75
- 4510 MOILIILI, HONOLULU. Amending a portion of the University Community Plan Development Plan by designating for park use certain parcels of land. 10/16/75
- 4512 PAUOA AND AUWAIOLIMU, HONOLULU. Amending a portion of the General Plan Detailed Land Use Map for the lower Pauoa-West slope of Punchbowl by deleting a 20-foot wide right-of-way. 10/16/75
- 4513 HONOLULU (Central Business District). Amending a portion of the General Plan Development Plan by deleting a 20-foot wide right-of-way. 10/16/75
- 4517 Amending Ordinance No. 2443 relating to General Plan to clarify the relationship between the General Plan and the Detailed Land Use Map. 10/28/75
- 4518 HONOLULU. Repealing Ordinance No. 3147 relating to the Detailed Land Use Plan and Map for the Kalia, 'Waikiki and Diamond Head areas. 10/28/75

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- 4525 HEEIA, KOOLAUPOKO. Amending the General Plan Detailed Land Use Map for Kaneohe, Heeia, Kahaluu, Waihee, Kaalaea, Hakipuu and Kualoa by reducing designated street right-of-way widths for portions of Haiku Road and Kamehameha Highway. 11/18/75
- 4540 MOILIILI, HONOLULU. Amending a portion of the General Plan Development Plan for the University Community (Moiliili-University-Manoa) by deleting a portion of Kalei Road, deleting Maliko Road, and designating a turn. 12/31/75
- 1976
- 4554 MOILIILI, HONOLULU. Amending a portion of the Development Plan Map - street pattern layout - University Community Plan (Moiliili-University-Manoa), pertaining to street widths in the area generally bounded by Vancouver Drive, University Avenue, Metcalf Street, Wilder Avenue and Clement Street. 1/27/76
- 4555 NUUANU. Amending a portion of the General Plan Development Plan for Puunui-Nuuanu-Dowsett, by realignment of McGrew and Kaena Lanes and reducing the width of Kaena Lane. 1/27/76
- 4557 AINA HAINA. Amending a portion of the General Plan by changing the land use for a certain area of land at Aina Haina, Honolulu, from residential to commercial use. 2/4/76
- 4619 WAIPIO, EWA. Amending a portion of the General Plan Ordinance No. 2443, from agricultural to certain urban use designations for land in Waipio, Ewa. 8/11/76
- 4620 WAIPIO, EWA. Amending a portion of the General Plan Detailed Land Use Map Ordinance No. 2473, from agricultural to certain urban use designations for land in Waipio, Ewa. 8/11/76
- 4639 MILILANI TOWN, WAIPIO, EWA. Amending a portion of the General Plan by changing the land uses for certain areas of land. 10/14/76

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- 4640 MILILANI TOWN, WAIPIO, EWA. Amending a portion of the General Plan Detailed Land Use Map for Waipio, by changing the land uses for certain areas of land. 10/14/76
- 4646 HONOLULU. Amending Ordinance No. 3217 relating to Development Plan of the Central Business District with respect to the area bounded by King, Alapai, Beretania, and Punchbowl Streets. 11/5/76
- 4658 MAKAHA VALLEY, MAKAHA, WAIANAE. Amending a portion of the General Plan by deleting a portion of the mauka Farrington and Kili Drive right-of-way and minor readjustment of land use designation boundaries to conform to the existing uses and property lines. 12/22/76
- 4659 MAKAHA VALLEY, MAKAHA, WAIANAE. Amending a portion of the General Plan Detailed Land Use Map for Makaha by changing the land uses for certain areas of land. 12/22/76
- 4661 MANOA, HONOLULU. Amending a portion of the General Plan by changing the land use for a certain area of land. 12/22/76
- 4662 LOWER MANOA, HONOLULU. Amending a portion of the General Plan Detailed Land Use Map for the University Community, by changing the land use for an area of land. 12/22/76

1977

- 77-8 Repealing Ordinance No. 2443 dated May 7, 1964 and all amendments thereto relating to the General Plan. 2/1/77
- 77-24 AIEA, EWA. Amending a portion of the General Plan Detailed Land Use Map for Waiawa, Pearl City, Waiiau, Waimalu, Kalauao, Aiea, and Halawa by changing the land use designation for certain parcels of land. 3/15/77
- 77-26 KALAUAO, EWA. Amending a portion of the General Plan Detailed Land Use Map of Waiawa-Halawa by changing certain land uses. 3/15/77
- 77-28 PAUOA, HONOLULU. Amending a portion of the General Plan Development Plan for Pauoa-Pacific Heights by changing the street pattern for a certain area of land. 3/15/77
- 77-34 KAILUA, KOOLAUPOKO. Amending a portion of the General Plan Detailed Land Use Map for Kailua, by changing the land uses for certain areas of land. 4/1/77
- 77-39 KAIMUKI-KAPAHULU, HONOLULU. Amending a portion of Ordinance No. 3178 relating to the Development Plan for the Kaimuki-Kapahulu area. 4/1/77
- 77-93 KAIMUKI-KAPAHULU, HONOLULU. Amending portions of the General Plan Detailed Land Use Map for Kaimuki-Kapahulu by changing certain land use designations as shown on the map marked Exhibit A. 9/29/77
- 77-94 HONOLULU. Amending portions of the General Plan Development Plans of the University Community Plan, Kaimuki-Kapahulu and Waikiki-Diamond Head by changing certain land use designations as shown on the maps marked Exhibits A, B and C. 9/29/77

APPENDIX B

ORDINANCES

ZONING

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1970

- 3510 A portion of AG-1 RESTRICTED AGRICULTURAL DISTRICT NO. 1, Maunaloa, Honolulu to R-6 RESIDENTIAL DISTRICT NO. 37. 1/15/70
- 3513 A portion of B-1 NEIGHBORHOOD BUSINESS DISTRICT NO. 8, Kewalo, Honolulu to B-3 BUSINESS-RESIDENTIAL DISTRICT NO. 356. 1/28/70
- 3517 Amend Ordinance Nos. 3506 and 3507, portions of R-3 RESIDENTIAL DISTRICT NO. 18 to I-1 LIGHT INDUSTRIAL DISTRICT NO. R-33; AND, R-6 RESIDENTIAL DISTRICT, R-5 RESIDENTIAL DISTRICT NO. 18 AND R-3 DISTRICT NO. 18 to A-3 APARTMENT DISTRICT NOS. R-30-A AND R-30-B, Kaneohe-Heeia. 2/24/70
- 3530 A portion of A-2 APARTMENT DISTRICT NO. R-15A, Kaonohi, Kalauao, Ewa to A-3 APARTMENT DISTRICT NO. R-32. 3/31/70
- 3531 A portion of A-2 APARTMENT DISTRICT NO. R-15C, Kaonohi, Kalauao, Ewa to A-3 APARTMENT DISTRICT NO. R-33. 3/31/70
- 3532 A portion of A-2 APARTMENT DISTRICT NO. R-15B, Kaonohi, Kalauao, Ewa to A-3 APARTMENT DISTRICT NO. R-31. 3/31/70
- 3533 A portion of R-6 RESIDENTIAL DISTRICT, Waianae-Kai, Waianae to B-2 COMMUNITY BUSINESS DISTRICT NOS. R-250A AND R-250B AND THEREBY REDEFINING THE BOUNDARIES AND AREAS OF SAID B-2 COMMUNITY BUSINESS DISTRICT NOS. R-250A AND R-250B. 3/31/70
- 3536 A portion of R-4 RESIDENTIAL DISTRICT NO. 12, Kaneohe, Koolaupoko to B-2 COMMUNITY BUSINESS DISTRICT NO. R-251. 4/1/70

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3539	A portion of I-1 LIGHT INDUSTRIAL DISTRICT NO. 2-B, Kewalo, Honolulu to B-2 COMMUNITY BUSINESS DISTRICT NO. 355. 4/9/70
3543	A portion of R-6 RESIDENTIAL DISTRICT, Maili, Waianae to B-2 COMMUNITY BUSINESS DISTRICT NO. R-252. 4/22/70
3545	A portion of I-1 INDUSTRIAL DISTRICT NO. 2-B, Kewalo, Honolulu to B-2 COMMUNITY BUSINESS DISTRICT NO. 357. 4/22/70
3553	A portion of R-6 RESIDENTIAL DISTRICT AND B-2 COMMUNITY BUSINESS DISTRICT NOS. 120-A AND 120-B, Waipio, Ewa to B-2 COMMUNITY BUSINESS DISTRICT NO. R-254. 5/20/70
3554	A portion of R-6 RESIDENTIAL DISTRICT, Makaha, Waianae to B-2 COMMUNITY BUSINESS DISTRICT NO. R-253. 5/20/70
3555	A portion of H-2 HOTEL DISTRICT "A", Waikiki, Honolulu to B-5 RESORT COMMERCIAL DISTRICT NO. 358. 5/28/70
3556	A portion of R-6 RESIDENTIAL DISTRICT NO. 14, Kewalo, Honolulu to A-3 APARTMENT DISTRICT NO. 64. 5/28/70
3558	A portion of R-6 RESIDENTIAL DISTRICT, Kailua, Koolaupoko to I-1 LIGHT INDUSTRIAL DISTRICT NO. R-34. 6/3/70
3559	A portion of R-6 RESIDENTIAL DISTRICT, Maunalua, Honolulu to A-1 APARTMENT DISTRICT NO. 19. 6/3/70
3562	A portion of R-5 RESIDENTIAL DISTRICT NO. R-31A, Puuloa, Ewa to R-6 RESIDENTIAL DISTRICT NO. R-36. 6/3/70
3575	A portion of A-4 APARTMENT DISTRICT B, Makiki, Honolulu to B-2 COMMUNITY BUSINESS DISTRICT NO. 359. 7/1/70
3576	A portion of R-6 RESIDENTIAL DISTRICT, Kaluaao, Ewa to I-1 LIGHT INDUSTRIAL DISTRICT NOS. R-35A, B & C. 7/1/70

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3588	A portion of AG-1 RESTRICTED AGRICULTURAL DISTRICT, Waiiau, Ewa to R-6 RESIDENTIAL DISTRICT NO. R-37. 8/5/70
3603	A portion of H-2 HOTEL DISTRICT "A", Waikiki, Honolulu to B-5 RESORT COMMERCIAL DISTRICT NO. 360. 9/21/70
3626	A portion of R-6 RESIDENTIAL DISTRICT, Makaha, Waianae to B-2 COMMUNITY BUSINESS DISTRICT NO. R-255. 10/28/70
3632	A portion of H-2 HOTEL DISTRICT, Waikiki, Honolulu to B-5 RESORT COMMERCIAL DISTRICT NO. 361. 11/11/70
3644	A portion of A-4 APARTMENT DISTRICT "C" AND R-6 RESIDENTIAL DISTRICT NO. 15, Punahou, Honolulu to A-3 APARTMENT DISTRICT NO. 66. 12/3/70
3645	A portion of R-6 RESIDENTIAL DISTRICT NO. 12 AND A-4 APARTMENT DISTRICT NO. 10, Makiki, Honolulu to A-4 APARTMENT DISTRICT NO. 67. 12/3/70
3650	A portion of A-4 APARTMENT DISTRICT "H", B-2 COMMUNITY BUSINESS DISTRICT NO. 159, B-2 COMMUNITY BUSINESS DISTRICT NO. 220, B-2 COMMUNITY BUSINESS DISTRICT NO. 24, AND B-2 COMMUNITY BUSINESS DISTRICT NO. 92, Kaluaolohe, Waikiki to B-2 COMMUNITY BUSINESS DISTRICT NO. 362. 12/16/70
3651	A portion of R-4 RESIDENTIAL DISTRICT NO. R-6, Kaneohe, Koolaupoko to B-2 COMMUNITY BUSINESS DISTRICT NO. R-256. 12/21/70
3658	A portion of I-1 LIGHT INDUSTRIAL DISTRICT 1-B AND R-6 RESIDENTIAL DISTRICT, Kalihi, Honolulu to I-3 WATERFRONT INDUSTRIAL DISTRICT NO. 27. 12/31/70
3661	A portion of H-2 HOTEL DISTRICT "A", Kalia, Honolulu to B-5 RESORT COMMERCIAL DISTRICT NO. 365. 12/31/70
3662	A portion of R-7 RESIDENTIAL DISTRICT NO. 4, Kaimuki, Honolulu to B-2 COMMUNITY BUSINESS DISTRICT NO. 363. 12/31/70

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- 3663 A portion of R-6 RESIDENTIAL DISTRICT, Lualualei, Waianae to B-2 COMMUNITY BUSINESS DISTRICT NO. R-257. 12/31/70
- 3664 A portion of R-6 RESIDENTIAL DISTRICT NO. 21, Palolo, Honolulu to B-2 COMMUNITY BUSINESS DISTRICT NO. 364. 12/31/70
- 3665 A portion of AG-1 RESTRICTED AGRICULTURAL DISTRICT NO. 1, Maunaloa, Honolulu to R-6 RESIDENTIAL DISTRICT NO. 38. 12/31/70
- 3666 A portion of AG-1 RESTRICTED AGRICULTURAL DISTRICT, Waimalu, Ewa to R-5 RESIDENTIAL DISTRICT NO. R-38. 12/31/70
- 1971
- 3676 A portion of R-6 RESIDENTIAL DISTRICT NO. 10, Aiea, Ewa, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-258. 1/13/71
- 3677 A portion of R-6 RESIDENTIAL DISTRICT NO. 19, Waipahu, Ewa, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-249 AND THEREBY REDEFINING THE BOUNDARIES AND AREA OF SAID B-2 COMMUNITY BUSINESS DISTRICT NO. R-249. 1/13/71
- 3681 A portion of R-6 RESIDENTIAL DISTRICT, Makaha, Waianae, to H-1 RESORT HOTEL DISTRICT NO. R-10. 1/28/71
- 3682 A portion of B-2 COMMUNITY BUSINESS DISTRICT NO. R-343 AND R-6 RESIDENTIAL DISTRICT, Kalauao, Ewa, to AG-1 RESTRICTED AGRICULTURAL DISTRICT NO. R-6. 1/28/71
- 3700 A portion of R-6 RESIDENTIAL DISTRICT, Kaholona, Manana, Ewa, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-259. 3/11/71
- 3701 A portion of R-6 RESIDENTIAL DISTRICT, Kaholona, Manana, Ewa, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-260. 3/11/71
- 3712 A portion of R-6 RESIDENTIAL DISTRICT, Waianae-Kai, Waianae, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-261. 3/19/71

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- 3720 A portion of R-6 RESIDENTIAL DISTRICT, Lualualei, Waianae, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-262. 4/19/71
- 3733 A portion of AG-1 RESTRICTED AGRICULTURAL DISTRICT, Lualualei, Waianae, to AG-2 GENERAL AGRICULTURAL DISTRICT NO. R-7. 5/19/71
- 3736 Amending Ordinance No. 3700, a portion of R-6 RESIDENTIAL DISTRICT, Kaholona, Manana, Ewa, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-259. 5/20/71
- 3745 A portion of A-1 APARTMENT DISTRICT and a portion of R-6 RESIDENTIAL DISTRICT, Kalauao, Ewa, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-264. 6/29/71
- 3752 A portion of R-6 RESIDENTIAL DISTRICT, Hawaii-Kai, Maunaloa, to B-2 COMMUNITY BUSINESS DISTRICT NO. 265. 7/14/71
- 3753 A portion of R-6 RESIDENTIAL DISTRICT AND REDEFINE B-2 COMMUNITY BUSINESS DISTRICT NO. 82-A AND NO. 82-B, Waipio, Ewa, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-263. 7/14/71
- 3754 A portion of A-4 APARTMENT DISTRICT, Kulaokahua, Honolulu, to B-2 COMMUNITY BUSINESS DISTRICT NO. 366. 7/14/71
- 3755 A portion of I-1 LIGHT INDUSTRIAL ZONE, Hoaeae, Ewa, to A-2 APARTMENT DISTRICT NO. R-36. 7/14/71
3756. A portion of A-1 APARTMENT DISTRICT, Wahiawa, Oahu, to R-6 RESIDENTIAL DISTRICT NO. R-39. 7/14/71
- 3757 R-4 RESIDENTIAL DISTRICT, Wahiawa, Oahu, to R-6 RESIDENTIAL DISTRICT NO. R-41. 7/14/71
- 3758 A portion of R-6 RESIDENTIAL DISTRICT; A portion of B-2 COMMUNITY BUSINESS DISTRICT NO. 82-B; AND A-3 APARTMENT DISTRICTS NO. 30, NO. 17-A, NO. 17-B, AND NO. 20, Waipio, Ewa, to A-2 APARTMENT DISTRICT NO. R-37. 7/14/71
- 3760 A portion of R-3 RESIDENTIAL DISTRICT NO. 19, Heeia, Koolaupoko, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-266. 7/14/71

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3761	A portion of R-3 RESIDENTIAL DISTRICT NO. 19, Heeia, Koolaupoko, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-267. 7/14/71
3772	A portion of R-4 RESIDENTIAL DISTRICT, Waikele, Ewa, to A-2 APARTMENT DISTRICT NO. R-35. 7/28/71
3773	Five portions of R-6 RESIDENTIAL DISTRICT, Waiau and Waimano, Ewa, to I-1 LIGHT INDUSTRIAL DISTRICT NOS. R-36A, R-36B, R-36C, R-36D, and R-36E. 7/28/71
3774	A portion of R-3 RESIDENTIAL DISTRICT NO. 19, Heeia, Koolaupoko, to I-1 LIGHT INDUSTRIAL DISTRICT NO. R-37. 7/28/71
3776	A portion of R-6 RESIDENTIAL DISTRICT, Waipio, Ewa, to A-1 APARTMENT DISTRICT AND TO PLANNED DEVELOPMENT-HOUSING DISTRICT NO. 9. 8/6/71
3779	A portion of R-4 RESIDENTIAL DISTRICT, Wahiawa, Oahu, to R-6 RESIDENTIAL DISTRICT NO. R-40. 8/6/71
3782	A portion of R-6 RESIDENTIAL DISTRICT, Punahou, Honolulu, to A-4 APARTMENT DISTRICT NO. 68. 8/30/71
3784	Portions of R-6 RESIDENTIAL DISTRICT, Waipio, Ewa, to A-1 APARTMENT DISTRICT NOS. R-38A AND R-38B. 9/7/71
3785	A portion of R-6 RESIDENTIAL DISTRICT, Waipio, Ewa, to A-1 APARTMENT DISTRICT NO. R-39. 9/7/71
3786	A portion of R-6 RESIDENTIAL DISTRICT, Waipio, Ewa, to A-1 APARTMENT DISTRICT NO. R-41. 9/7/71
3787	A portion of R-6 RESIDENTIAL DISTRICT, Waipio, Ewa, to A-2 APARTMENT DISTRICT NO. R-40. 9/7/71
3788	A portion of R-6 RESIDENTIAL DISTRICT, Waipio, Ewa, to A-1 APARTMENT DISTRICT NO. R-42. 9/7/71
3803	A portion of R-6 RESIDENTIAL DISTRICT, Kaipapau, Koolauloa, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-269. 9/24/71
3811	A portion of H-2 HOTEL DISTRICT, Waikiki, Honolulu, to B-5 RESORT COMMERCIAL DISTRICT NO. 367. 10/7/71

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3812	A portion of R-7 RESIDENTIAL DISTRICT, Pauoa, Honolulu, to A-2 APARTMENT DISTRICT NO. 70. 10/7/71
3815	A portion of R-6 RESIDENTIAL DISTRICT, Wahiawa, Oahu, to I-1 LIGHT INDUSTRIAL DISTRICT NO. R-38. 10/14/71
3820	A portion of R-6 RESIDENTIAL DISTRICT, Kaliu, Honolulu, to A-2 APARTMENT DISTRICT NO. 69. 10/21/71
3825	A portion of H-2 HOTEL DISTRICT, Niukukahi, Kaihikapu, Kalia, Waikiki, to B-5 RESORT COMMERCIAL DISTRICT NO. 368. 10/29/71
3826	A portion of AG-1 RESTRICTED AGRICULTURAL DISTRICT, Waipio, Ewa, to R-6 RESIDENTIAL DISTRICT NO. R-43. 10/29/71
3827	A portion of A-3 APARTMENT DISTRICT, Waikele, Waipahu, Ewa, to A-2 APARTMENT DISTRICT NO. R-43. 10/29/71
3828	A portion of R-6 RESIDENTIAL DISTRICT, Niu Estates, Niu, Honolulu, to B-2 COMMUNITY BUSINESS DISTRICT NO. 369. 10/29/71
3832	A portion of B-2 COMMUNITY BUSINESS DISTRICT NO. 5, Alewa, Honolulu, to R-7 RESIDENTIAL DISTRICT NO. 39. 11/9/71
3833	A portion of R-6 RESIDENTIAL DISTRICT, Mokauea and Kaholaloa, Honolulu, to I-3 WATERFRONT INDUSTRIAL DISTRICT NO. 28. 11/11/71
3840	A portion of AG-1 RESTRICTED AGRICULTURAL DISTRICT, Waimano-Uka, Ewa, to R-6 RESIDENTIAL DISTRICT NO. R-44. 11/30/71
3845	A portion of R-6 RESIDENTIAL DISTRICT, Waianae-Kai, Waianae, to A-1 APARTMENT DISTRICT NO. R-34. 12/8/71
3848	A portion of R-6 RESIDENTIAL DISTRICT, Halawa, Ewa, to A-3 APARTMENT DISTRICT NO. R-46. 12/8/71
3850	A portion of R-6 RESIDENTIAL DISTRICT, Maunaloa, Honolulu, to A-1 APARTMENT DISTRICT NO. 71. 12/21/71

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- 3851 A portion of R-6 RESIDENTIAL DISTRICT, Waianae-Kai, Waianae, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-271. 12/21/71
- 3852 A portion of R-6 RESIDENTIAL DISTRICT, Waianae-Kai, Waianae, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-270. 12/21/71
- 3853 A portion of I-1 LIGHT INDUSTRIAL DISTRICT, Wahiawa, Oahu, to A-2 APARTMENT DISTRICT NO. R-45. 12/21/71
- 3854 A portion of B-2 COMMUNITY BUSINESS DISTRICT, Wahiawa, Oahu, to B-3 BUSINESS-RESIDENTIAL DISTRICT NO. R-272. 12/21/71
- 3855 A portion of AG-1 RESTRICTED AGRICULTURAL DISTRICT, Kahuku, Koolauloa, to H-1 RESORT-HOTEL DISTRICT NO. R-11. 12/21/71
- 3856 Portions of R-6 RESIDENTIAL DISTRICT AND AG-1 RESTRICTED AGRICULTURAL DISTRICT, Kahuku, Koolauloa, to A-1 APARTMENT DISTRICT NOS. R-44A, B, C, D, AND E. 12/21/71
- 3858 A portion of R-6 RESIDENTIAL DISTRICT, Kalihi, Honolulu, to I-1 LIGHT INDUSTRIAL DISTRICT NO. 29. 12/23/71
- 1972
- 3861 A portion of R-6 RESIDENTIAL DISTRICT, Manana, Ewa, to A-3 APARTMENT DISTRICT NO. R-47. 1/13/72
- 3862 A portion of AG-1 RESTRICTED AGRICULTURAL DISTRICT, Waipio, Ewa, to R-6 RESIDENTIAL DISTRICT NO. R-45. 1/13/72
- 3867 A portion of R-6 RESIDENTIAL DISTRICT, Waianae-Kai, Waianae, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-273. 1/14/72
- 3868 A portion of R-6 RESIDENTIAL DISTRICT, Waikiki, Honolulu, to B-2 COMMUNITY BUSINESS DISTRICT NO. 370. 1/18/72
- 3871 A portion of R-4 RESIDENTIAL DISTRICT NOS. 2 AND 9, Manoa Valley, Honolulu, to P-1 PRESERVATION DISTRICT NO. 1. 1/31/72

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3872 A portion of R-6 RESIDENTIAL DISTRICT, Waianae-Kai, Waianae, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-274. 1/31/72

3873 A portion of R-6 RESIDENTIAL DISTRICT, Kalihi, Honolulu, to I-3 WATERFRONT INDUSTRIAL DISTRICT NO. 29. 1/31/72

3881 REDEFINE BOUNDARIES OF H-1 RESORT HOTEL DISTRICT NO. R-9, Kahuku, Koolauloa. 2/7/72

3892 REDEFINE BOUNDARIES OF A-1 APARTMENT DISTRICT NO. R-12, A-3 APARTMENT DISTRICT NO. R-28B, AND B-2 COMMUNITY BUSINESS DISTRICT NOS. R-237A AND R-237B AND TO REZONE A PORTION OF R-6 RESIDENTIAL DISTRICT, Waiawa, Ewa, to P-1 PRESERVATION DISTRICT NO. R-2. 2/24/72

3897 A portion of R-4 RESIDENTIAL DISTRICT NO. 21, Wahiawa, Oahu, to R-6 RESIDENTIAL DISTRICT NOS. R-46A AND R-46B. 3/3/72

3898 A portion of A-3 APARTMENT DISTRICT NO. 20, Waipio and Waikakalua, Ewa, to A-2 APARTMENT DISTRICT NO. R-50. 3/3/72

3899 A portion of R-6 RESIDENTIAL DISTRICT, Manana, Ewa, to A-2 APARTMENT DISTRICT NO. R-53. 3/3/72

3915 Amending Ordinance No. 3776, a portion of R-6 RESIDENTIAL DISTRICT, Waipio, Ewa, to A-1 APARTMENT DISTRICT AND TO PLANNED DEVELOPMENT-HOUSING DISTRICT NO. 3, BY AMENDING THE CONDITIONS OF SECTION III OF ORDINANCE NO. 3776. 4/10/72

3916 A portion of R-6 RESIDENTIAL DISTRICT, Waipio, Ewa, to A-2 APARTMENT DISTRICT NO. R-48. 4/10/72

3917 Portions of R-6 RESIDENTIAL AND AG-1 RESTRICTED AGRICULTURAL DISTRICTS, Waipio, Ewa, to P-1 PRESERVATION DISTRICT NO. R-14 AND A-2 APARTMENT DISTRICT NOS. R-49A, R-49B, R-49C, AND R-49D. 4/10/72

3919 A portion of R-6 RESIDENTIAL DISTRICT AND B-2 COMMUNITY DISTRICT NO. 370, Waikiki, Honolulu, to B-2 COMMUNITY BUSINESS DISTRICT NO. 371. 4/13/72

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3927	A portion of B-2 COMMUNITY BUSINESS DISTRICT NO. 17, Kauluwela, Honolulu, to A-4 APARTMENT DISTRICT NO. 72. 4/25/72
3938	A portion of R-6 RESIDENTIAL DISTRICT, Makaha, Waianae, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-276. 5/31/72
3940	A portion of R-6 RESIDENTIAL DISTRICT, Halawa, Ewa, to I-1 LIGHT INDUSTRIAL DISTRICT NO. R-39. 5/31/72
3945	A portion of P-1 PRESERVATION DISTRICT, Kailua, Koolaupoko, to R-6 RESIDENTIAL DISTRICT AND REDEFINING BOUNDARIES OF SAID PORTION OF R-6 RESIDENTIAL DISTRICT TO R-6 RESIDENTIAL DISTRICT NO. R-48. 6/13/72
3946	A portion of R-6 RESIDENTIAL DISTRICT, Honouliuli, Ewa, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-277, A-1 APARTMENT DISTRICT NOS. R-55A, R-55B, AND R-55C, AND A-2 APARTMENT DISTRICT NO. R-56. 6/13/72
3957	A portion of R-6 RESIDENTIAL DISTRICT, Waiiau, Ewa, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-278. 6/28/72
3965	A portion of R-6 RESIDENTIAL DISTRICT, Waiawa, Ewa, to I-1 LIGHT INDUSTRIAL DISTRICT NO. R-40 AND P-1 PRESERVATION DISTRICT NOS. R-3A AND R-3B. 7/6/72
3974	A portion of R-3 RESIDENTIAL DISTRICT NO. 27, Kahaluu, Koolaupoko, to R-6 RESIDENTIAL DISTRICT NO. R-47. 8/8/72
3975	A portion of R-6 RESIDENTIAL DISTRICT, Manana-Nui, Ewa, to A-2 APARTMENT DISTRICT NO. R-57. 8/8/72
3976	A portion of R-6 RESIDENTIAL DISTRICT, Manana-Nui, Ewa, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-279. 8/8/72
3987	A portion of R-7 RESIDENTIAL DISTRICT NO. 4, Kapahulu, Honolulu, to B-2 COMMUNITY BUSINESS DISTRICT NO. 372. 8/15/72

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- 3992 A portion of AG-1 AGRICULTURAL DISTRICT, Waimalu, Ewa, to R-5 RESIDENTIAL DISTRICT NO. R-49 AND P-1 PRESERVATION DISTRICT NOS. R-6C, R-6A, AND R-6B. 8/15/72
- 3993 A portion of R-6 RESIDENTIAL DISTRICT, Waimalu, Ewa, to I-1 LIGHT INDUSTRIAL DISTRICT NO. R-41. 8/15/72
- 3994 A portion of AG-1 AGRICULTURAL DISTRICT, Waimalu, Ewa, to A-1 APARTMENT DISTRICT NOS. R-59A, R-59B, R-59C, AND R-59D. 8/15/72
- 3995 Portions of R-6 RESIDENTIAL AND AG-1 RESTRICTED AGRICULTURAL DISTRICTS, Waiau, Ewa, to A-1 APARTMENT DISTRICT NO. R-61 AND P-1 PRESERVATION DISTRICT NO. R-5. 8/15/72
- 3996 A portion of AG-1 AGRICULTURAL DISTRICT, Waiau, Ewa, to A-1 APARTMENT DISTRICT NO. R-60 AND P-1 PRESERVATION DISTRICT NO. R-4. 8/15/72
- 3997 Portions of AG-1 AGRICULTURAL AND R-6 RESIDENTIAL DISTRICTS, Waiau, Ewa, to I-1 LIGHT INDUSTRIAL DISTRICT NO. R-44. 8/15/72
- 3998 A portion of R-6 RESIDENTIAL DISTRICT, Waiau, Waimalu, Ewa, to I-1 LIGHT INDUSTRIAL DISTRICT NO. R-43. 8/15/72
- 3999 A portion of R-6 RESIDENTIAL DISTRICT, Waiau, Ewa, to I-1 LIGHT INDUSTRIAL DISTRICT NO. R-42. 8/15/72
- 4000 A portion of R-6 RESIDENTIAL DISTRICT, Waiau, Ewa, to P-1 PRESERVATION DISTRICT NO. R-7. 8/15/72
- 4012 A portion of R-6 RESIDENTIAL DISTRICT, Wahiawa, Oahu, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-280. 10/3/72
- 4036 B-2 COMMUNITY BUSINESS DISTRICT, Laie, Koolauloa, to R-6 RESIDENTIAL DISTRICT NO. R-50. 10/30/72
- 4037 A portion of R-6 RESIDENTIAL DISTRICT NO. 16, Nuuanu, Honolulu, to A-3 APARTMENT DISTRICT NO. 76. 10/30/72

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- 4038 A portion of R-6 RESIDENTIAL DISTRICT, Waianae-Kai, Waianae, to B-2 COMMUNITY BUSINESS DISTRICT NOS. R-282A AND R-282B. 10/30/72
- 4039 A portion of R-6 RESIDENTIAL DISTRICT, Waianae-Kai, Waianae, to B-2 COMMUNITY BUSINESS DISTRICT NOS. R-281A AND R-281B. 10/30/72
- 4040 A portion of R-6 RESIDENTIAL DISTRICT, Wahiawa, Oahu, to A-2 APARTMENT DISTRICT NO. R-54 AND DESIGNATION OF SAID A-2 APARTMENT DISTRICT NO. R-54 AND A PORTION OF P-1 PRESERVATION DISTRICT AS PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-24. 10/30/72
- 4041 A portion of B-2 COMMUNITY BUSINESS DISTRICT, Kewalo, Honolulu, to A-4 APARTMENT DISTRICT NO. 75. 11/6/72
- 4049 A portion of B-2 COMMUNITY BUSINESS DISTRICT, Kulaokahua, Honolulu, to A-4 APARTMENT DISTRICT NO. 77. 11/28/72
- 4052 A portion of A-2 APARTMENT DISTRICT NO. 42, Auwaiolimu and Puowaina, Honolulu, to B-2 COMMUNITY BUSINESS DISTRICT NO. 375. 12/7/72
- 4053 Portions of A-4 APARTMENT AND I-1 LIGHT INDUSTRIAL DISTRICTS, Kewalo, Honolulu, to B-2 COMMUNITY BUSINESS DISTRICT NOS. 374A AND 374B. 12/7/72
- 4054 A portion of P-1 PRESERVATION DISTRICT, Waialae-Nui, Honolulu, to R-6 RESIDENTIAL DISTRICT NO. 41. 12/7/72
- 1973
- 4084 A portion of AG-1 AGRICULTURAL DISTRICT, Hoaeae and Waikele, Ewa, to A-1 APARTMENT DISTRICT NO. R-58 AND R-6 RESIDENTIAL DISTRICT NO. R-48 AND TO PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-22. 1/31/73
- 4085 A portion of R-6 RESIDENTIAL DISTRICT, Manana-Nui, Ewa, to A-2 APARTMENT DISTRICT NO. R-62. 1/31/73
- 4095 A portion of R-7 RESIDENTIAL DISTRICT NO. 7, Kewalo, Honolulu, to A-3 APARTMENT DISTRICT NO. 80A. 2/16/73

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4096	A portion of R-7 RESIDENTIAL DISTRICT NO. 7, Kewalo, Honolulu, to A-3 APARTMENT DISTRICT NO. 80B. 2/16/73
4097	A portion of R-7 RESIDENTIAL DISTRICT NO. 7, Kewalo, Honolulu, to A-3 APARTMENT DISTRICT NO. 80C. 2/16/73
4098	A portion of R-7 RESIDENTIAL DISTRICT NO. 7, Kewalo, Honolulu, to A-3 APARTMENT DISTRICT NO. 80D. 2/16/73
4100	A portion of R-6 RESIDENTIAL DISTRICT NO. 26, Kapalama, Honolulu, to A-3 APARTMENT DISTRICT NO. 79. 2/16/73
4103	A portion of R-6 RESIDENTIAL AND B-2 COMMUNITY BUSINESS DISTRICTS, Palolo Valley, Honolulu, to B-1 NEIGHBORHOOD BUSINESS DISTRICT NO. 376. 2/23/73
4107	A portion of P-1 PRESERVATION DISTRICT, Kailua, Koolaupoko, to R-3 RESIDENTIAL DISTRICT NO. R-52. 3/12/73
4108	A portion of AG-1 RESTRICTED AGRICULTURAL DISTRICT, Waipio, Ewa, to A-1 APARTMENT DISTRICT NO. R-63. 3/12/73
4113	A portion of R-6 RESIDENTIAL DISTRICT NO. 6, Kalihi, Honolulu, to B-2 COMMUNITY BUSINESS DISTRICT NO. 377. 3/16/73
4120	Portions of P-1 PRESERVATION DISTRICTS, Kailua, Koolaupoko, to R-6 RESIDENTIAL DISTRICTS AND RE-DEFINING THE BOUNDARIES OF SAID R-6 RESIDENTIAL DISTRICTS TO R-6 RESIDENTIAL DISTRICT NOS. R-53A, R-53B AND R-53C. 3/23/73
4121	A portion of AG-1 RESTRICTED AGRICULTURAL DISTRICT, Lualualei, Waianae, to R-6 RESIDENTIAL DISTRICT NO. R-51 AND DESIGNATION TO PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-29. 4/6/73
4128	Various A-4 APARTMENT DISTRICTS to A-3 APARTMENT DISTRICT NO. 73, Kewalo, Honolulu, SUBJECT TO CERTAIN EXCEPTIONS AS PROVIDED BELOW. 4/12/73
4142	A portion of R-6 RESIDENTIAL DISTRICT to B-2 COMMUNITY BUSINESS DISTRICT NO. R-283, Haleaha, Koolauloa. 4/23/73

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- 4145 A-3 APARTMENT DISTRICT NO. R-19 AND A-3 APARTMENT DISTRICT NO. R-8, Kamananui, Waialua, to A-2 APARTMENT DISTRICT NO. R-64. 5/15/73
- 4149 Portions of R-5 RESIDENTIAL DISTRICT NO. 18 AND R-3 RESIDENTIAL DISTRICT NO. 19 to I-1 LIGHT INDUSTRIAL DISTRICT NO. R-45, Heeia, Koolaupoko. 5/15/73
- 4151 A portion of R-6 RESIDENTIAL DISTRICT to I-1 LIGHT INDUSTRIAL DISTRICT NO. 31, Moanalua, Honolulu. 5/15/73
- 4155 A portion of R-6 RESIDENTIAL DISTRICT to I-1 LIGHT INDUSTRIAL DISTRICT NO. R-46 AND P-1 PRESERVATION DISTRICT NO. R-9, Honouliuli, Ewa. 5/15/73
- 4163 A portion of R-6 RESIDENTIAL DISTRICT NO. 5, Makiki, Honolulu, to A-4 APARTMENT DISTRICT NO. 74. 5/23/73
- 4168 A portion of existing R-6 RESIDENTIAL DISTRICT NO. 18 to A-3 APARTMENT DISTRICT NO. 81, Kewalo, Honolulu. 5/31/73
- 4169 A portion of an existing R-6 RESIDENTIAL DISTRICT to A-2 APARTMENT DISTRICT NO. R-65, Makaha, Waianae. 5/31/73
- 4170 Portions of an existing R-6 RESIDENTIAL DISTRICT to I-3 WATERFRONT INDUSTRIAL DISTRICT NOS. 30A AND 30B, Mokauea, Honolulu. 5/31/73
- 4174 A portion of R-6 RESIDENTIAL DISTRICT AND REDEFINE THE BOUNDARIES OF B-2 COMMUNITY BUSINESS DISTRICT NOS. R-99, R-147 AND R-224 to B-2 COMMUNITY BUSINESS DISTRICT NO. R-284, Lualualei, Waianae. 6/8/73
- 4177 A portion of R-6 RESIDENTIAL DISTRICT to B-2 COMMUNITY BUSINESS DISTRICT NO. R-285, Paalaa, Waialua. 6/8/73
- 4181 A portion of an existing P-1 PRESERVATION DISTRICT to R-3 RESIDENTIAL DISTRICT NO. R-54, Kailua, Koolaupoko. 6/8/73
- 4185 A portion of R-6 RESIDENTIAL DISTRICT NO. 18 to A-3 APARTMENT DISTRICT NO. 142, Kewalo, Honolulu. 6/12/73

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- 4193 A-2 APARTMENT DISTRICTS "N" AND NO. 48, Puunui, Honolulu, to R-6 RESIDENTIAL DISTRICT NO. 42. 6/25/73
- 4195 A portion of AG-1 RESTRICTED AGRICULTURAL DISTRICT to R-6 RESIDENTIAL DISTRICT AND DESIGNATION OF PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-32, Heeia, Koolaupoko. 6/25/73
- 4196 A portion of R-4 RESIDENTIAL DISTRICT NO. R-48, AND AG-1 RESTRICTED AGRICULTURAL DISTRICT NO. 2B to R-6 RESIDENTIAL DISTRICT AND REDEFINING THE BOUNDARIES OF SAID R-6 RESIDENTIAL DISTRICT to R-6 RESIDENTIAL DISTRICT NO. R-57 AND DESIGNATION TO PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-33, Heeia, Koolaupoko, known as Haiku Gardens. 6/25/73
- 4207 A portion of R-3 RESIDENTIAL DISTRICT NO. R-27 to R-6 RESIDENTIAL DISTRICT NO. R-55, Kahaluu, Koolaupoko. 8/14/73
- 4211 A portion of R-6 RESIDENTIAL DISTRICT NO. 26 to A-2 APARTMENT DISTRICT NO. 143, Kapalama, Honolulu. 9/13/73
- 4212 A portion of R-6 RESIDENTIAL DISTRICT to B-2 COMMUNITY BUSINESS DISTRICT NO. R-286, Wahiawa. 9/13/73
- 4214 A portion of R-3 RESIDENTIAL DISTRICT NO. R-27, to R-6 RESIDENTIAL DISTRICT NO. R-58, Kahaluu, Koolaupoko. 9/13/73
- 4217 Portions of R-6 RESIDENTIAL AND AG-1 RESTRICTED AGRICULTURAL DISTRICTS to R-6 RESIDENTIAL DISTRICT NO. R-56; A-1 APARTMENT DISTRICT NOS. R-66A, B, AND C; A-2 APARTMENT DISTRICT NOS. R-67A AND B; AND P-1 PRESERVATION DISTRICT NOS. R-10A, B, AND C, Waipio, Ewa. 9/21/73
- 4218 A portion of R-6 RESIDENTIAL DISTRICT NO. 12 to A-4 APARTMENT DISTRICT NO. 144, Makiki, Honolulu. 9/21/73
- 4219 A portion of existing R-7 RESIDENTIAL DISTRICT NO. 7 to A-3 APARTMENT DISTRICT NO. 145, Kewalo, Honolulu. 9/21/73

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4226	A portion of R-6 RESIDENTIAL DISTRICT and a portion of A-1 APARTMENT DISTRICT NO. R-10, Waimalu, Ewa, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-287. 9/27/73
4227	REDEFINE THE BOUNDARIES OF A PORTION OF A-1 APARTMENT DISTRICT NO. R-10, Waimalu, Ewa, to A-1 APARTMENT DISTRICT NO. R-10 (Redefined). 9/27/73
4231	A portion of R-4 RESIDENTIAL DISTRICT, Kalihi-Uka, Honolulu, to R-5 RESIDENTIAL DISTRICT NO. 40 AND DESIGNATION OF SAID R-5 RESIDENTIAL DISTRICT NO. 40 AS PLANNED DEVELOPMENT-HOUSING DISTRICT NO. 37, known as "Kuikahi Gardens." 10/9/73
4234	A portion of R-6 RESIDENTIAL DISTRICT, Waianae-Kai, Waianae, to A-2 APARTMENT DISTRICT NOS. R-68A AND R-68B. 11/2/73
4235	A portion of R-6 RESIDENTIAL DISTRICT, Waianae-Kai, Waianae, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-288. 11/2/73
4241	A portion of AG-1 FARM DISTRICT NO. 5, Lualualei, Waianae, to R-6 RESIDENTIAL DISTRICT NO. R-59. 11/19/73
4243	A portion of R-6 RESIDENTIAL DISTRICT, Kaimuki, Honolulu, to B-2 COMMUNITY BUSINESS DISTRICT NO. 378. 11/19/73
4244	A portion of R-6 RESIDENTIAL DISTRICT and a portion of B-2 COMMUNITY BUSINESS DISTRICT, Kapalama, Honolulu, to A-2 APARTMENT DISTRICT NO. 147. 11/19/73
4245	A portion of R-6 RESIDENTIAL DISTRICT AND I-1 LIGHT INDUSTRIAL DISTRICT NO. R-13, Lualualei, Waianae, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-289. 11/19/73
4247	A portion of H-2 HOTEL DISTRICT "A", Waikiki, to B-5 RESORT COMMERCIAL DISTRICT NOS. 373A AND 373B. 11/27/73
4256	A portion of A-2 APARTMENT DISTRICT to A-3 APARTMENT DISTRICT NO. R-69, Kaonohi, Kalauao, Ewa. 12/18/73
4257	A portion of B-2 COMMUNITY BUSINESS DISTRICT to A-4 APARTMENT DISTRICT NO. 149, Kulaokahua, Honolulu. 12/18/73

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- 4261 A portion of R-6 RESIDENTIAL DISTRICT, Kailua, Koolauloko, to P-1 PRESERVATION DISTRICT NO. R-8. 12/24/73
- 4262 A portion of R-7 RESIDENTIAL DISTRICT to A-2 APARTMENT DISTRICT NO. 148, Auwaiolimu, Honolulu. 12/24/73
- 1974
- 4263 A portion of existing H-2 RESORT HOTEL DISTRICT to B-5 RESORT COMMERCIAL DISTRICT NO. 380, Waikiki, Honolulu. 1/14/74
- 4270 A portion of R-6 RESIDENTIAL DISTRICT, Waiiau, Ewa, to I-1 LIGHT INDUSTRIAL DISTRICT NO. R-47. 1/17/74
- 4279 A portion of R-4 RESIDENTIAL DISTRICT NO. 18, Moanalua, Honolulu, to A-4 APARTMENT DISTRICT NO. 150. 2/19/74
- 4280 A portion of R-7 RESIDENTIAL DISTRICT NO. 7, Makiki, Kewalo, Honolulu, to A-3 APARTMENT DISTRICT NO. 152. 2/19/74
- 4282 A portion of H-2 HOTEL DISTRICT "A", Waikiki, Honolulu, to B-5 RESORT COMMERCIAL DISTRICT NO. 379 2/22/74
- 4283 A portion of R-6 RESIDENTIAL DISTRICT to A-2 APARTMENT DISTRICT NO. R-70, Manana, Ewa. 2/22/74
- 4289 A portion of I-1 LIGHT INDUSTRIAL DISTRICT, Kewalo, Honolulu, to B-2 COMMUNITY BUSINESS DISTRICT NO. 381. 3/12/74
- 4290 A portion of H-2 HOTEL DISTRICT, Waikiki, Honolulu, to B-5 RESORT COMMERCIAL DISTRICT NO. 382. 3/12/74
- 4292 A portion of existing AG-1 RESTRICTED AGRICULTURAL DISTRICT AND R-6 RESIDENTIAL DISTRICT NO. R-45 to R-6 RESIDENTIAL DISTRICT NO. R-60; A-1 APARTMENT DISTRICT NOS. R-71A, R-71B, R-71C AND R-71D; B-2 COMMUNITY BUSINESS DISTRICT NO. R-290; AND P-1 PRESERVATION DISTRICT NOS. R-11A, R-11B, AND R-11C, Waipio, Ewa. 3/22/74
- 4293 A portion of R-6 RESIDENTIAL DISTRICT, Kalihi, Honolulu, to B-2 COMMUNITY BUSINESS DISTRICT NO. 383 3/22/74

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- 4304 A portion of AG-1 AGRICULTURAL DISTRICT, Honouliuli, Ewa, to I-2 HEAVY INDUSTRIAL DISTRICT NO. R-48. 5/17/74
- 4307 A portion of R-6 RESIDENTIAL DISTRICT, Kapahulu, Honolulu, to A-1 APARTMENT DISTRICT NO. 153. 5/17/74
- 4320 A portion of R-6 RESIDENTIAL DISTRICT, Aiea, Ewa, to I-1 LIGHT INDUSTRIAL DISTRICT NO. R-49. 5/31/74
- 4333 A portion of R-6 RESIDENTIAL DISTRICT, Waipio, Ewa, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-291. 7/9/74
- 4334 A portion of B-2 COMMUNITY BUSINESS DISTRICT AND A-4 APARTMENT DISTRICT, Pawaa, Honolulu, to A-4 APARTMENT DISTRICT NOS. 154-A AND 154-B AND B-2 COMMUNITY BUSINESS DISTRICT NO. 384. 7/9/74
- 4335 A portion of LIGHT INDUSTRIAL DISTRICT, Kewalo, Honolulu, to B-2 COMMUNITY BUSINESS DISTRICT NO. 385. 7/9/74
- 4343 A portion of R-6 RESIDENTIAL DISTRICT AND B-2 COMMUNITY BUSINESS DISTRICT, Kapalama, Honolulu, to A-2 APARTMENT DISTRICT NO. 155. 8/5/74
- 4353 A portion of R-6 RESIDENTIAL AND B-2 COMMUNITY BUSINESS DISTRICTS, Wahiawa, Oahu, to A-2 APARTMENT DISTRICT and designation of said A-2 APARTMENT DISTRICT as PLANNED DEVELOPMENT-HOUSING DISTRICT, known as "Wilikina Apartments." 8/12/74
- 4354 A portion of AG-1 RESTRICTED AGRICULTURAL DISTRICT, Maili, Waianae, to R-6 RESIDENTIAL DISTRICT NO. R-62. 8/12/74
- 4357 A portion of A-4 APARTMENT DISTRICT AND B-2 COMMUNITY BUSINESS DISTRICT, Kalawahine, Honolulu, to P-1 PRESERVATION DISTRICT NO. 2. 9/13/74
- 4358 A portion of B-2 COMMUNITY BUSINESS DISTRICT, Kalawahine, Honolulu, to A-3 APARTMENT DISTRICT NO. 156. 9/13/74
- 4359 A portion of R-6 RESIDENTIAL DISTRICT NO. 22 to I-1 LIGHT INDUSTRIAL DISTRICT NO. 32, Kalihi, Honolulu. 9/23/74

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- 4363 Certain land in GOLF COURSE USE to P-1 PRESERVATION DISTRICT. 9/27/74
- 4375 A portion of R-6 RESIDENTIAL DISTRICT NO. 19, Kalaepohaku, Paho, Honolulu, to B-2 COMMUNITY BUSINESS DISTRICT NO. 386. 10/18/74
- 4386 A portion of R-4 RESIDENTIAL DISTRICT NO. 8, Kamananui, Waialua, to R-6 RESIDENTIAL DISTRICT NO. R-60. 11/1/74
- 4387 A portion of AG-1 AGRICULTURAL DISTRICT, Waipio, Ewa, to R-6 RESIDENTIAL DISTRICT. 11/1/74
- 4390 The Ala Wai Golf Course from R-6 RESIDENTIAL DISTRICT to P-1 PRESERVATION DISTRICT. 11/18/74
- 4391 A portion of R-6 RESIDENTIAL DISTRICT, Halawa, Ewa, to AG-1 RESTRICTED AGRICULTURAL DISTRICT NO. R-8. 11/18/74
- 4401 A portion of R-5 RESIDENTIAL DISTRICT NO. R-18, Heeia, Koolaupoko, to A-2 APARTMENT DISTRICT NO. R-73. 12/16/74

1975

- 4409 A portion of R-6 RESIDENTIAL AND B-2 COMMUNITY BUSINESS DISTRICTS, Waianae-Kai, Waianae, to B-2 COMMUNITY BUSINESS DISTRICT NOS. R-292A AND R-292B. 1/23/75
- 4414 A portion of R-3 RESIDENTIAL AND B-2 COMMUNITY BUSINESS DISTRICTS to A-2 APARTMENT DISTRICT NO. R-74, Kaneohe, Koolaupoko. 2/20/75
- 4433 A portion of R-3 RESIDENTIAL DISTRICT NO. R-27, Kahaluu, Koolaupoko, to R-6 RESIDENTIAL DISTRICT NO. R-65. 3/18/75
- 4441 A portion of B-2 COMMUNITY BUSINESS DISTRICT NO. 11-C, Wahiawa, Oahu, to R-6 RESIDENTIAL DISTRICT NO. R-64. 4/23/75
- 4446 A portion of R-6 RESIDENTIAL DISTRICT NO. 18, Kewalo, Honolulu, to A-3 APARTMENT DISTRICT NO. 159. 5/20/75

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- 4452 A portion of R-6 RESIDENTIAL DISTRICT NO. 26, Kapalama, Honolulu, to A-2 APARTMENT DISTRICT NO. 157. 5/20/75
- 4453 A portion of R-6 RESIDENTIAL DISTRICT, Kapalama, Honolulu, to A-3 APARTMENT DISTRICT NO. 122 (Redefined). 5/20/75
- 4467 A portion of existing R-4 RESIDENTIAL DISTRICT to P-1 PRESERVATION DISTRICT NO. 3, Wailupe, Honolulu. 6/25/75
- 4468 Existing B-2 COMMUNITY BUSINESS DISTRICT NO. 111, Kapaakea, Honolulu, to A-4 APARTMENT DISTRICT NO. 158. 6/25/75
- 4477 A portion of P-1 PRESERVATION DISTRICT to R-6 RESIDENTIAL DISTRICT NO. R-66, Kaiwa, Koolaupoko. 6/26/75
- 4483 A portion of R-3 RESIDENTIAL DISTRICT NO. 19 AND R-4 RESIDENTIAL DISTRICT NO. 24, Kaneohe, Koolaupoko, to B-2 COMMUNITY BUSINESS DISTRICT NOS. R-294A AND R-294B. 7/21/75
- 4519 A portion of R-6 RESIDENTIAL DISTRICT, Waimalu, Ewa, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-295. 10/30/75
- 4522 A portion of AG-1 RESTRICTED AGRICULTURAL DISTRICT, Waipio, Ewa, to R-6 RESIDENTIAL DISTRICT NO. R-67, P-1 PRESERVATION DISTRICT NOS. R-12-A, R-12-B, R-12-C, R-12-D, B-2 COMMUNITY BUSINESS DISTRICT NO. R-296, A-1 APARTMENT DISTRICT NOS. R-75-A, R-75-B, R-75-C, AND A-2 APARTMENT DISTRICT NO. R-76. 10/30/75
- 4527 A portion of existing R-7 RESIDENTIAL DISTRICT, Kahookane, Honolulu, to A-4 APARTMENT DISTRICT NO. 167. 11/18/75
- 4536 A portion of existing R-3 RESIDENTIAL DISTRICT, Kaneohe, Koolaupoko, to A-2 APARTMENT DISTRICT NO. R-77. 12/11/75
- 4542 A portion of existing I-1 LIGHT INDUSTRIAL DISTRICT, Kahaluu, Koolaupoko, to P-1 PRESERVATION DISTRICT NOS. R-13A AND R-13B. 12/31/75

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4543 A portion of B-2 COMMUNITY BUSINESS DISTRICT NO. 354, Manana-Uka, Ewa, to R-6 RESIDENTIAL DISTRICT NOS. R-68A AND R-68B. 12/31/75

1976

4552 A portion of R-6 RESIDENTIAL DISTRICT, Kawaiiki, Honolulu, to A-2 APARTMENT DISTRICT NO. 161. 1/23/76

4558 A portion of existing R-6 RESIDENTIAL DISTRICT and designation of existing B-2 COMMUNITY BUSINESS DISTRICT NO. 78, Kawaiiloa, Waialua, Oahu, to B-2 COMMUNITY BUSINESS DISTRICT NO. 297. 2/4/76

4567 A portion of existing R-6 RESIDENTIAL DISTRICT, Honolulu, to A-3 APARTMENT DISTRICT NO. 160. 2/18/76

4576 A portion of existing R-4 RESIDENTIAL DISTRICT, Kaneohe, Koolaupoko, to I-1 LIGHT INDUSTRIAL DISTRICT NO. R-50. 3/19/76

4606 A portion of R-6 RESIDENTIAL DISTRICT, Makiki, Honolulu, to A-2 APARTMENT DISTRICT NO. 168. 6/30/76

4607 A portion of R-6 RESIDENTIAL DISTRICT, Makiki, Honolulu, to A-2 APARTMENT DISTRICT NO. 169. 6/30/76

4612 Existing I-1 LIGHT INDUSTRIAL DISTRICT NOS. 5-A AND 5-B, Wahiawa, Oahu, to A-2 APARTMENT DISTRICT NOS. R-78A AND R-78B. 7/28/76

4613 Certain land in Golf Course Use to P-1 PRESERVATION DISTRICT. 7/28/76

4615 Existing R-6 RESIDENTIAL DISTRICT, Wailupe, Honolulu, to B-2 COMMUNITY BUSINESS DISTRICT NO. 389. 8/9/76

4622 A portion of AG-1 RESTRICTED AGRICULTURAL DISTRICT, Waimalu, Ewa, to A-1 LOW-DENSITY APARTMENT DISTRICT NO. R-79. 8/17/76

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4623	A portion of AG-1 RESTRICTED AGRICULTURAL DISTRICT, Waiiau, Ewa, to A-1 LOW-DENSITY APARTMENT DISTRICT NO. R-80. 8/17/76
4624	A portion of an existing R-7 RESIDENTIAL DISTRICT, Honolulu, to B-2 COMMUNITY BUSINESS DISTRICT NO. 387. 8/17/76
4629	A portion of R-6 RESIDENTIAL DISTRICT, Halawa, Ewa, to I-1 LIGHT INDUSTRIAL DISTRICT NO. R-51. 9/15/76
4630	A portion of existing R-3 RESIDENTIAL DISTRICT, Heeia, Koolaupoko, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-298. 9/22/76
4632	Amending Ordinance No. 4353, relating to the concurrent rezoning of a portion of R-6 RESIDENTIAL AND B-2 COMMUNITY BUSINESS DISTRICTS, Wahiawa, Oahu, to A-2 APARTMENT DISTRICT and designation of said A-2 APARTMENT DISTRICT as PLANNED DEVELOPMENT HOUSING DISTRICT, known as "Wilikina Apartments." 9/22/76
4644	A portion of existing R-6 RESIDENTIAL DISTRICT, Wahiawa, Oahu, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-299. 11/5/76
4647	A portion of B-2 COMMUNITY BUSINESS DISTRICT NO. 1 AND R-7 RESIDENTIAL DISTRICT NO. 2, Kalihi, to B-3 BUSINESS-RESIDENTIAL DISTRICT NO. 391. 11/5/76
4666	A portion of R-6 RESIDENTIAL DISTRICT, Kawaiiki, Honolulu, to A-2 APARTMENT DISTRICT NO. 170. 12/22/76
4667	A portion of existing R-4 RESIDENTIAL DISTRICT, Kaneohe, Koolaupoko, to I-1 LIGHT INDUSTRIAL DISTRICT NO. R-53. 12/22/76

1977

- 77-7 A portion of existing R-4 RESIDENTIAL DISTRICT, Kaneohe, Koolaupoko, to I-1 LIGHT INDUSTRIAL DISTRICT NO. R-52. 2/1/77
- 77-14 A portion of existing R-6 RESIDENTIAL DISTRICT, Aiea, Ewa, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-301. 2/17/77
- 77-17 A portion of existing R-6 RESIDENTIAL DISTRICT, Kalihi-Kali, Honolulu, to I-2 HEAVY INDUSTRIAL DISTRICT NO. 33. 3/15/77
- 77-18 A portion of existing R-6 RESIDENTIAL DISTRICT, Makiki, Honolulu, to A-3 APARTMENT DISTRICT NO. 171. 3/15/77
- 77-19 A portion of R-7 RESIDENTIAL DISTRICT NO. 2, Kalihi, Honolulu, to B-2 COMMUNITY BUSINESS DISTRICT NO. 392 3/15/77
- 77-27 A portion of existing R-3 RESIDENTIAL DISTRICT, Heeia, Koolaupoko, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-302. 3/15/77
- 77-32 A portion of AG-1 RESTRICTED AGRICULTURAL DISTRICT NO. R-5, Lualualei, Waianae, to I-2 HEAVY INDUSTRIAL DISTRICT NO. R-54. 4/1/77
- 77-37 A portion of existing R-4 RESIDENTIAL DISTRICT, Kanohuluivua, Kaneohe, Koolaupoko, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-300. 4/1/77
- 77-41 Existing B-2 COMMUNITY BUSINESS DISTRICT and a portion of existing R-4 RESIDENTIAL DISTRICT, Wailupe, Honolulu, to B-1 NEIGHBORHOOD BUSINESS DISTRICT NOS. 390A AND 390B and R-3 RESIDENTIAL DISTRICT NO. 30. 5/2/77
- 77-42 Portions of B-2 COMMUNITY BUSINESS DISTRICT NOS. 315, 196, 307, 340, 248 AND 10 and R-4 RESIDENTIAL DISTRICT NO. 9, Manoa Valley, Honolulu, to B-1 NEIGHBORHOOD BUSINESS DISTRICT NOS. 393-A, 393-B, 393-C AND 393-D, and R-4 RESIDENTIAL DISTRICT NOS. 43-A AND 43-B. 5/2/77
- 77-45 A portion of R-6 RESIDENTIAL DISTRICT, Aiea, Ewa, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-303. 5/2/77

- 77-56 A portion of existing R-6 RESIDENTIAL DISTRICT, Wahiawa, Oahu, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-305
6/7/77
- 77-57 A portion of R-6 RESIDENTIAL DISTRICT, Waiiau, Ewa, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-304. 6/7/77
- 77-58 A portion of existing R-6 RESIDENTIAL DISTRICT, Kalihi, Honolulu, to I-1 LIGHT INDUSTRIAL DISTRICT NO. 34.
6/7/77
- 77-75 A portion of B-2 COMMUNITY BUSINESS DISTRICT NO. 130 and R-6 RESIDENTIAL DISTRICT NO. 29, Palolo, Honolulu, to A-2 MEDIUM-DENSITY APARTMENT DISTRICT NO. 174.
9/12/77
- 77-79 Existing B-2 COMMUNITY BUSINESS DISTRICT NOS. 33-A, 33-B, 33-C, 206 AND R-340, Kailua, Koolaupoko, to B-1 NEIGHBORHOOD BUSINESS DISTRICT NOS. R-306A, R-306B AND R-306C. 9/12/77
- 77-80 Existing B-2 COMMUNITY BUSINESS DISTRICT NO. 60 and a portion of existing R-3 RESIDENTIAL DISTRICT NO. 1, Kailua, Koolaupoko, to B-1 NEIGHBORHOOD BUSINESS DISTRICT NO. R-307. 9/12/77
- 77-81 Existing B-2 COMMUNITY BUSINESS DISTRICT NOS. 9-B, and R-333 to B-1 NEIGHBORHOOD BUSINESS DISTRICT NOS. R-308A AND R-308B and a portion of existing R-3 RESIDENTIAL DISTRICT NO. 16 to R-4 RESIDENTIAL DISTRICT NO. 73, Kailua and Aikahi, Kaneohe, Koolaupoko.
9/12/77
- 77-82 A portion of existing R-6 RESIDENTIAL DISTRICT to B-1 NEIGHBORHOOD BUSINESS DISTRICT NO. R-309 and existing B-2 COMMUNITY BUSINESS DISTRICT NO. 43 to R-4 RESIDENTIAL DISTRICT NO. R-74, Pohakupu and Kukanono, Kailua, Koolaupoko. 9/12/77
- 77-86 A portion of R-6 RESIDENTIAL DISTRICT NO. 19, Kalaepohaku and Pahoia, Oahu, to A-1 APARTMENT DISTRICT NO. 173. 9/13/77
- 77-87 A portion of AG-1 RESTRICTED AGRICULTURAL DISTRICT, Waipio, Ewa, to P-1 PRESERVATION DISTRICT NOS. R-15A, R-15B, R-15C, AND R-15D; R-6 RESIDENTIAL DISTRICT NOS. R-76A, R-76B, AND R-76C; A-1 LOW DENSITY APARTMENT DISTRICT NOS. R-81A, R-81B, AND R-81C; A-2 MEDIUM DENSITY APARTMENT DISTRICT NO. R-82; B-1 NEIGHBORHOOD BUSINESS DISTRICT NO. R-311; AND I-1 LIGHT INDUSTRIAL DISTRICT NO. R-55. 9/21/77

- 77-105 A portion of B-2 COMMUNITY BUSINESS DISTRICT NO. 22, Moiliili, Oahu, to B-3 BUSINESS-RESIDENTIAL DISTRICT NO. 394. 11/16/77
- 77-114 A portion of existing P-1 PRESERVATION DISTRICT, Heeia, Koolaupoko, to R-6 RESIDENTIAL DISTRICT NO. R-75. 11/16/77
- 77-126 A portion of existing R-6 RESIDENTIAL DISTRICT, Lualualei Waianae, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-310. 12/30/77
- 77-130 A portion of existing AG-1 RESTRICTED AGRICULTURAL DISTRICT, Waialua, Oahu, to R-6 RESIDENTIAL DISTRICT NO. R-77. 12/30/77
- 77-131 A portion of R-6 RESIDENTIAL DISTRICT, Paalaa, Waialua, Oahu, to B-1 NEIGHBORHOOD BUSINESS DISTRICT NO. R-317. 12/30/77
- 77-132 A portion of existing R-4 RESIDENTIAL DISTRICT, Kaneohe, Koolaupoko, to B-2 COMMUNITY BUSINESS DISTRICT NO. R-314. 12/30/77

APPENDIX C

RESOLUTIONS

CONDITIONAL USE PERMITS
AND
CLUSTER DEVELOPMENTS

Res.
No.

1970

- 12 Issued to Inscon Development Company to construct and operate an 18-hole private golf course at Kuilima Point, Kahuku. January 13, 1970.
- 13 Issued to Inscon Development Company to construct and operate an interim sewage treatment plant at Kuilima Point, Kahuku. January 13, 1970.
- 15 Issued to Care Animal Center for the construction and operation of an off-street parking facility at Kapahulu. January 13, 1970.
- 33 Issued to the Church of the Epiphany for the construction and maintenance of a columbarium at its church in Kaimuki. January 27, 1970.
- 67 Issued to the Warren Corporation for the continuation and expansion of quarry operations at Haleiwa. February 24, 1970.
- 118 Issued to Clifford Miller Jr. for the construction and operation of a new addition to the Ann Pearl Care Home at Kaneohe. April 7, 1970.
- 154 Issued to Rose Guillermo for the construction and operation of a care home in Kahaluu. May 12, 1970.
- 204 Issued to Vincent H. Yano for the construction and operation of union headquarters and meeting hall in Kalihi. June 16, 1970.
- 206 Issued to James Yee Marn and Hung Ngo Marn for the construction and operation of an off-street parking facility in Kaimuki. June 16, 1970.
- 227 Issued to Tajiri Lumber Company for the operation of a yard for storage, processing, and sale of used building materials at 2356 Kamehameha Highway. July 7, 1970.

- Res.
No.
- 228 Issued to Elizabeth F. Gomes for the operation of a child care center in Makaha, Waianae. July 7, 1970.
- 250 Issued to Hawaii Kai Community Services Company for the construction of the Hawaii Kai Sewage Treatment Plant, Phases III, IV, and V at Maunalua, Hawaii Kai. July 28, 1970.
- 281 Issued to Palolo Chinese Home for an addition to the existing home for the aged in Palolo. September 1, 1970.
- 306 Issued to Miho, Higa, Young and Young for the construction and operation of a private sewage treatment plant at Ewa Beach. September 15, 1970.
- 307 Issued to Uyeda and Island Investment, Inc., for the construction and operation of a private sewage treatment plant at Ewa Beach. September 15, 1970.
- 308 Issued to Edmund Young for the construction and operation of a private sewage treatment plant at Ewa Beach. September 15, 1970.
- 312 Issued to Castle Memorial Hospital for the expansion of the existing hospital facilities in Kailua. September 22, 1970.
- 328 Issued to SCOPE Corporation for the construction and operation of dormitories on the St. Louis Chaminade campus, Palolo. October 6, 1970.
- 335 Issued to Standard Oil of California for the construction and operation of a car wash facility in Kakaako. October 20, 1970.
- 339 Issued to the Honolulu Academy of Arts for the establishment of a branch museum facility in Makiki Heights. October 27, 1970.
- 347 Issued to Church of the Epiphany for the construction and maintenance of a columbarium at its church in Kaimuki. November 4, 1970.
- 359 Issued to Hawaii Kai Community Services Company for the construction and operation of boat docking and fuel sales facilities in Kuapa Pond. November 24, 1970.

Res.
No.

- 375 Issued to Honolulu Gas Company Limited, for a storage yard in Kailua. December 8, 1970.
- 390 Issued to Pacific Concrete and Rock Company, Ltd., to continue the operation of a quarry, rock crushing, sand and batching plant at Waimanalo. December 29, 1970.
- 1971
- 50 Issued to QUALPAC, INC., for the construction of a sewage treatment plant to be situated at Ewa Beach, Fort Weaver Road. February 23, 1971.
- 66 Issued to Hawaiian Independent Refinery, Inc., for construction of a refinery for petroleum processing situated in Campbell Industrial Park at Barber's Point. March 16, 1971.
- 112 Issued to Duerksen Landscaping and Sprinkler Contractor to operate a quarry for the excavation and removal of sand on land situated mauka of Wahinepee Street in Laie. April 20, 1971.
- 113 Issued to Marvin B. Budreau to construct a dog kennel facility on Puuhulu Road in Waianae. April 20, 1971.
- 114 Issued to Hikoharu Uyesato to operate a car wash facility at 45-620 Kamehameha Highway in Kaneohe. April 20, 1971.
- 146 Issued to St. Francis Hospital to expand its facilities by the construction of a radiation therapy unit on land situated at 2260 Liliha Street. May 18, 1971.
- 197 Issued to Kaiser Hawaii Kai Development Company to modify existing recreational facilities and to construct and operate child care facilities on land situated at 6808 Hawaii Kai Drive. July 6, 1971.
- 201 Issued to Ala Wai Properties, Ltd. for construction of an addition to an existing rest home on land situated at 99-1657 Aiea Heights Drive in Aiea. July 13, 1971.
- 210 Issued to the State Department of Land and Natural Resources on behalf of The Valiants, an eleemosynary youth group, for construction and operation of a private recreation camp situated in Waimanalo. July 27, 1971.

- Res.
No.
- 258 Issued to Arthur H. Hunt, Inc., for expansion of an existing hotel within I-1 Light Industrial District situated at the makai side of Nimitz Highway adjacent to the Honolulu International Airport. September 28, 1971.
- 260 Issued to Trustees of Lunalilo Home for the expansion of Lunalilo Home, home for aged Hawaiians, situated 650 feet west of Lunalilo Home Road in Maunaloa Farm Lots, Hawaii Kai. October 5, 1971.
- 261 Issued to Liliuokalani Trust for a counselling service in an R-6 Residential District on land situated on the mauka side of Farrington Highway between Kahau Street and Auyong Homestead Road in Nanakuli. October 12, 1971.
- 275 Issued to First Hawaiian Bank to construct and operate a private recreation camp for its employees situated mauka of Farrington Highway on Keaau Homestead Road in Waianae. November 9, 1971.
- 293 Issued to Castle Memorial Hospital to construct nurses' quarters on the hospital grounds situated at Kailua. November 23, 1971.
- 294 Issued to Charles S. Marek for the removal and sale of topsoil in an R-3 Residential District in Kalihi Valley. November 23, 1971.
- 302 Issued to Bengé Corporation and B. L. Snow Enterprises, Inc., to construct and operate a private sewage treatment plant for land situated at Ewa Beach. December 7, 1971.
- 306 Issued to K&M Associates to construct and operate a private sewage treatment plant. December 21, 1971.
- 307 Issued to Midpac Development, Ltd. and SGP Ventures to construct and operate a private sewage treatment plant. December 21, 1971.
- 308 Issued to Ahuimanu Investment Company for cemetery use of land adjoining the Valley of the Temples Memorial Park at Ahuimanu, Kaneohe. December 21, 1971.
- 312 Issued to Harry B. Kronick to use portions of R-6 Residential zoned properties for off-street parking purposes in Halawa, Aiea. December 28, 1971.

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1972

- 15 Issued to Makaha Valley, Inc., to locate and operate a television line-of-sight relay facility on land at Makaha, Waianae. January 18, 1972.
- 16 Issued to Makaha Valley, Inc., to locate and operate a television line-of-sight relay facility at Kahe Point, Ewa. January 18, 1972.
- 34 Issued to Hawaii Performing Arts Co., Ltd., to establish a facility for live theater production and education in the theater arts, on land in Manoa. February 8, 1972.
- 35 Issued to Oceanic Properties, Inc., to continue operation of a private refuse dump/sanitary fill facility at Waipio, near Kipapa Gulch. February 8, 1972.
- 65 Issued to Hawaii Association To Help Retarded Children to establish and operate a school for retarded children at Diamond Head Road. March 28, 1972.
- 70 Issued to Pacific Group, Ltd., to construct and operate a recreational and amusement facility of an outdoor nature at Kamehameha Highway, Kahuku. April 25, 1972.
- 100 Issued to Warner Brothers, Inc., to allow a film studio facility at 3139 Diamond Head Road. May 9, 1972.
- 133 Issued to Kiyoko Akase to establish and operate a nursing/care home at Makaha, Waianae. June 27, 1972.
- 134 Amending conditions 8 and 9 of Resolution 50 (1971) which authorized the issuance of C.U.P. to Qualpac, Inc., to construct a sewage treatment plant at Ewa Beach, Fort Weaver Road. June 27, 1972.
- 139 Amending, in its entirety, Resolution 113 (1971) which authorized the issuance of a C.U.P. to Marvin B. Budreau, and to issue a new C.U.P. to said Marvin B. Budreau to construct a dog kennel facility on Puuhulu Road in Waianae. July 5, 1972.
- 148 Issued to Sheridan Ing to construct and operate a private sewage treatment plant at Haleiwa. July 11, 1972.

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- 160 Issued to Mililani Town, Inc., to construct a private swim and recreational facility in Waipio. July 18, 1972.
- 220 Issued to Dr. Henry Manayan to rebuild and continue operation of an intermediate nursing home at 2670 Pacific Hts. Road. October 3, 1972.
- 243 Issued to Operation Kokua, Inc., to establish and operate a day care center in an R-6 Residential District, Nanakuli. October 17, 1972.
- 244 Issued to Shigeru Horita, et al., for outdoor recreational use of an AG-1 Restricted Agricultural Zoned property situated at Waimalu, Ewa. October 17, 1972.
- 247 Issued to Pioneer Service Corp. to construct a temporary private sewage treatment plant at Kaunala, Koolauloa, Haleiwa. November 14, 1972.
- 251 Issued to Edward and Olivia Au to establish and operate a child care center at 6172 May Way, Honolulu. October 31, 1972.
- 269 Issued to David A. P. Lew to continue Crawford's Care Home operations and construct on-site improvements at Waialea, Koolauloa, Haleiwa. November 21, 1972.
- 296 Issued to Environmental Control Systems of Hawaii, Inc., to operate an Industrial Liquid Waste Incinerator at Kaomi Loop within Campbell Industrial Park, Ewa. December 12, 1972.

1973

- 1 Issued to Warner Brothers, Inc., to allow a film studio facility at 3139 Diamond Head Road in Honolulu. January 2, 1973.
- 4 Issued to Lewers & Cooke, Inc., to construct and operate a private recreational center within the Ewa Estate Subdivision. January 9, 1973.
- 77 Issued to Kahuku Hospital Association to expand the use of the existing Kahuku General Hospital site and facilities in Kahuku, Koolauloa. April 3, 1973.

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- 94 Issued to Pacific Concrete and Rock Company, Limited, to conduct sanitary landfill operations at the existing quarry site in "Puu Palailai," Honouliuli, Ewa. April 17, 1973.
- 95 Issued to Pacific Concrete and Rock Company, Limited, to establish and conduct rock quarrying operations on a total of approximately 295 acres of land in "Puu Makakilo," Honouliuli, Ewa. April 17, 1973.
- 96 Issued to Mokuleia Ranch and Land Company, Ltd., to conduct a sand mining operation on approximately 152 acres of land in Mokuleia, Waialua. April 17, 1973.
- 115 Issued to Makaha Valley, Inc., to increase the capacity of an existing temporary sewage treatment system in Makaha, Waianae. May 8, 1973.
- 197 Issued to Conoco-Dillingham Oil Company to establish a petroleum refinery and to conduct petroleum processing on a site containing an area of approximately 126 acres in Campbell Industrial Park, Honouliuli, Ewa. August 14, 1973.
- 217 Issued to Dr. Marc Shlacter to establish a medical doctor's office in Kaipaupau, Hauula. September 25, 1973.
- 231 Issued to Central Hawaiian for off-street parking purposes in Halawa. October 9, 1973.
- 234 Issued to Oahu Gas Service, Inc., to construct a facility for the storage and distribution of liquid propane gas in Ewa Beach. October 16, 1973.
- 271 Issued to St. Francis Hospital to permit off-street parking in Liliha, Honolulu. December 11, 1973.

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No.

1974

- 56 Issued to Castle Memorial Hospital to expand its existing facilities by the construction of a new office building, additional laundry and maintenance facilities, and a new nurses' quarters building in Kailua. April 16, 1974.
- 136 Issued to Oceanic Cablevision, Inc. to establish a television microwave communications station to provide Cable TV service to the North Shore. June 18, 1974.
- 159 Issued to Kiyoko Akase to amend Resolution No. 133, dated June 7, 1972, to establish and operate a nursing/care home at Makaha, Waianae. July 23, 1974.
- 160 Issued to Dr. Guy S. Tucker to establish and operate an animal clinic at Kawailoa, Waialua. July 23, 1974.
- 238 Issued to Foster Village Community Association to operate a child care center. October 22, 1974.
- 239 Issued to Community Systems Corporation, on behalf of Hawaiian Telephone Company, to construct and operate a telephone company baseyard in Whitmore Village, Wahiawa, Oahu. October 22, 1974.
- 240 Issued to Lone Star Industries, Inc., to continue an existing quarry operation. October 22, 1974.
- 262 Issued to Pacific Concrete and Rock Company, Ltd., amending Resolution No. 390 dated December 29, 1970 by the addition of Condition No. 18. November 12, 1974.
- 271 Issued to Mr. and Mrs. Hesos Asentista to operate an off-street parking facility in Kalihi. December 3, 1974.
- 294 Issued to GTE Satellite Corporation to establish and construct a domestic communications satellite system earth station. December 17, 1974.

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1975

- 18 Issued to Kaneohe Ranch Company, Ltd. for Hawaiian Business News, Ltd., dba Radio Station K-LEI, to continue the operation of the existing radio station and broadcasting tower within an R-3 Residential District at Kaneohe. January 29, 1975.
- 19 Issued to Domestic Satellite Corporation to establish and operate a transmitting and receiving station within an AG-1 Restricted Agricultural District on two separate sites within Kipapa Gulch, Waipio. January 29, 1975.
- 20 Issued to The Western Union Realty Corporation to establish and operate a transmitting and receiving station within an AG-1 Restricted Agricultural District on two separate sites within Kipapa Gulch, Waipio. January 29, 1975.
- 21 Issued to Diamond Head Memorial Park Association, Ltd., to expand the cemetery use. January 29, 1975.
- 85 Issued to James MacArthur, authorized agent for The Church of Jesus Christ of Latter Day Saints, to allow the construction and operation of a private tennis club within an R-3 Residential District at Wailupe. April 16, 1975.
- 110 Issued to Dr. Henry Manayan to rebuild and continue operation of an intermediate nursing home. May 21, 1975.
- 133 Issued to W and C, Ltd. to allow Off-Street Parking Uses in Adjoining Districts in Punaluu. June 4, 1975.
- 134 Issued to Beken Corporation to expand the tennis facility by adding a practice lane and warm-up area in Waiialae-Kahala. June 4, 1975.
- 146 Issued to Ser Cam Kennels, Inc. to construct and operate a commercial dog kennel facility for 100 dogs at Waianae. June 18, 1975.

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- 182 Issued to Oceanic Properties, Inc. to establish and operate a sanitary landfill facility within an AG-1 Restricted Agricultural District in Waipio, Ewa. July 30, 1975.
- 183 Issued to Lone Star Industries, Inc. to continue an existing quarry operation. July 30, 1975.
- 203 Issued to Riverside Development Corporation to use portions of R-6 Residential zoned properties for off-street parking and recreation purposes in Halawa. August 27, 1975.
- 243 Issued to The Uluniu Swimming Club to establish a recreation facility of an outdoor nature in Laie. October 8, 1975.
- 260 Issued to the Kailua Racquet Club, Ltd. for a recreational and amusement facility of an outdoor nature to permit expansion and improvement of an existing nonconforming tennis club facility established in 1938 at Kailua. October 22, 1975.
- 261 Issued to Phillip Lyon, Gordon and Company to permit the construction of six new tennis courts, a clubhouse facility containing women and men's lockers, toilet and shower facilities, kitchen and bar facilities, a lounge area, a spectator seating area, and a pro shop and office in Waiau. October 22, 1975.
- 269 Issued to Bayview Tennis Club to construct and operate a recreational facility of an outdoor nature (tennis courts) and certain accessory uses in Kaneohe. November 11, 1975.
- 270 Issued to Community Systems Corporation to allow off-street parking uses in adjoining districts in Kalihi. November 11, 1975.
- 293 Issued to Hookele Community Association to establish a private recreation center facility in Waianae. November 26, 1975.
- 309 Issued to Haleiwa Super Market, Ltd. to use portions of R-6 Residential zoned properties for off-street parking purposes in Haleiwa. December 17, 1975.

Res.
No.

1976

- 3 Issued to Valley of the Temples Corporation to use P-1 Preservation zoned property for pet cemetery purposes and minor cemetery expansion in Kahaluu. 1/14/76
- 18 Issued to Construction and General Laborers Union, Local 368, to construct and operate in accordance with the Comprehensive Zoning Code a headquarters and meeting hall facility for a labor union at the corner of Palama and Panalaaau Streets, Palama. 1/28/76
- 49 Issued to Queen's Medical Center to permit installation of a rooftop helistop on Queen's Medical Center's off-street parking structure in the Central Business District. 2/11/76
- 68 Issued to Honolulu Academy of Arts to establish a branch museum facility in Makiki Heights. 3/10/76
- 99 Issued to Mokuleia Ranch and Land Company, Ltd. to conduct a sand mining operation on approximately 152 acres of land zoned AG-1 Restricted Agricultural District in Mokuleia, Waialua. 4/14/76
- 147 Issued to CBS Television Network, a Division of CBS, Inc., on behalf of the University of Hawaii, to establish and operate a facility for movie and television program production within a residential district on property at northwest corner of Diamond Head Road and 18th Avenue. 4/28/76
- 297 Issued to Haines, Jones, Farrell, White, Gima, Architects, Ltd., to establish and operate a private tennis park within a residential district on approximately 85 acres at the mauka end of Hind Iuka Drive. 7/28/76
- 298 Issued to Lewers & Cooke, Inc., et al., to permit the excavation, grading, and quarrying operation to eliminate hazardous condition and eroded area caused by landslide in 1969, in Kahaluu. 7/28/76
- 299 Issued to Honolulu Academy of Arts to expand the existing academy facilities at 900 South Beretania Street and provide additional off-street parking on two separate parcels. 7/28/76

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- 373 Issued to Waiiau Warehouse Partners to permit the conversion of warehouse areas into general office uses at 98-747 and 98-751 Kuahao Place in Waiiau. 10/6/76
- 416 Issued to Citizens for Rohlfing for Congress to allow the establishment of a temporary political campaign office within an existing structure in an I-1 Light Industrial District at 404 Piikoi Street. 10/26/76
- 417 Issued to Richard Hart and Hiroshi Tagami to permit the construction of an art gallery at 47-754 Lamaula Road in Kahaluu. 10/26/76
- 418 Issued to Consolidated Fibres, Inc. to use portions of I-2 Heavy Industrial zoned properties for a waste paper recycling plant on land located in Kalihi. 10/26/76
- 456 Issued to Investor Exchange, Inc. to allow the construction of a cluster development within an R-4 Residential District in Manoa. 11/17/76

1977

- 77-70 Issued to Mililani Town, Inc. to permit the construction of Swim-Recreation Center No. 3 at 95-303 Kaloapau Street in Waipio. 2/9/77
- 77-103 Issued to American Association of University Women, Honolulu Branch, Inc. to permit the retention of the existing private club facility at 1802 Keeaumoku Street in Makiki. 3/2/77
- 77-104 Issued to Frederic Constant, President, KPOI and KHSS Radio to use portions of R-4 Residential-zoned properties for an unmanned radio station tower in Kalihi. 3/2/77
- 77-105 Issued to Mililani Town, Inc. to allow the construction of a cluster development within an R-6 Residential District and P-1 Preservation District in Waipio. 3/2/77
- 77-106 Issued to Karin E. Stroud to establish and operate a Child Care Center on an R-3 Residential-zoned property located in Nuuanu. 5/11/77
- 77-142 Issued to Ainamalu Associates and Julia Brown Trust to allow the construction of a cluster development within an R-4 Residential District in Diamond Head. 3/23/77
- 77-177 Issued to Civic Development to allow the construction of a cluster development within an R-4 Residential District in Kaneohe. 4/20/77
- 77-178 Issued to Kaiser Aetna to allow the construction of a cluster development within an R-6 Residential District in Hawaii Kai. 5/11/77
- 77-224 Issued to Standard Oil Company of California and Mineso Kuroda to construct and operate a car wash facility at 99-245 Moanalua Road in Aiea. 5/11/77
- 77-299 Issued to Harold L. Child, Jr. to allow the construction of a cluster development within an R-4 Residential District in Wahiawa. 6/21/77
- 77-300 Issued to Union Oil of California to permit the construction and operation of a mechanical car wash facility at the Mauka-Ewa corner of Beretania and Makiki Streets. 6/21/77

- 77-425 Issued to Devex Corporation to allow the construction of a cluster development in the Ahuimanu area. 9/21/77
- 77-426 Issued to Finance Realty Co., Ltd., to allow the construction of a cluster development within an R-6 Residential District in Honoouliuli, Ewa. 9/21/77
- 77-427 Issued to Mililani Town, Inc. to allow the construction of a cluster development within an R-6 Residential District in Waipio, Ewa. 9/21/77
- 77-428 Issued to Hale Kipa to permit expansion of an existing rehabilitation and group care home for youths on an R-6 Residential-zoned property at 2468 Bingham Street in Moiliili. 9/21/77
- 77-487 Issued to Daniel and Beatrice Pacheco to permit the retention of an existing rehabilitation and convalescent home operated by Habilitat, Inc. on an R-3 Residential-zoned property at 47-062 Okana Place in Kahaluu. 10/12/77
- 77-502 Issued to B. P. Bishop Estate to permit the installation of a light system for the illumination of the existing driving range within the Pearl Country Club Golf Course at 98-535 Kaonohi Street in Kalauao-Waiiau. 11/2/77
- 77-544 Amending Resolution No. 77-106. 11/30/77
- 77-545 Amending Resolution No. 77-425. 11/30/77
- 77-546 Amending Resolution No. 77-487. 11/30/77
- 77-547 Issued to Child and Family Service to permit the expansion of an existing community group home for girls on an R-4 Residential-zoned property at 1002 Lunaai Street in Maunawili, Kailua. 11/30/77
- 77-548 Issued to Oahu Corporation to establish a Recreational Theme Park on AG-1 Restricted Agriculture District-zoned property at Kahe Point. 12/14/77
- 77-570 Issued to Lawrence, Nancy and Shizue Takenaka to use portions of R-6 Residential-zoned properties for off-street parking purposes in Haleiwa. 12/14/77

APPENDIX D

ORDINANCES

PLANNED UNIT DEVELOPMENT

Ord.
No.

1970

- 3538 A Portion of R-3 RESIDENTIAL DISTRICT, Kaneohe Koolaupoko, to PLANNED DEVELOPMENT-HOUSING (PD-H) DISTRICT NO. 2. 4/9/70
- 3589 A Portion of R-4 RESIDENTIAL DISTRICT NO. R-48, Heeia, Koolaupoko, to PLANNED DEVELOPMENT-HOUSING (PD-H) DISTRICT NO. 3. 8/5/70
- 3616 A Portion of R-6 RESIDENTIAL DISTRICT, Waipio, Ewa, to PLANNED DEVELOPMENT-HOUSING (PD-H) DISTRICT NO. 6. 10/14/70
- 3622 A Portion of R-5 RESIDENTIAL DISTRICT, Heeia, Ahuimanu, and Kahaluu, Koolaupoko, to PLANNED DEVELOPMENT-HOUSING (PD-H) DISTRICT NO. 4. 10/27/70
- 3628 A Portion of R-4 RESIDENTIAL DISTRICT NO. 19 AND R-5 RESIDENTIAL DISTRICT NO. 12, Kuliouou, Honolulu, to PLANNED DEVELOPMENT-HOUSING (PD-H) DISTRICT NO. 5A AND 5B. 11/5/70
- 3639 A Portion of R-6 RESIDENTIAL DISTRICT, Waimanalo, Koolaupoko, to PLANNED DEVELOPMENT-HOUSING (PD-H) DISTRICT NO. 7. 11/19/70

1971

- 3702 Amending Ordinance No. 3589, a Portion of R-4 RESIDENTIAL DISTRICT NO. R-48, Heeia, Koolaupoko, to PLANNED DEVELOPMENT-HOUSING (PD-H) DISTRICT NO. 3, BY AMENDING THE CONDITIONS OF SECTION II. 3/11/71
- 3710 Amending a Part of Section II of Ordinance No. 3410, Bill No. 62 (1969), a Portion of A-4 APARTMENT DISTRICT, Kalia, Waikiki, to PLANNED DEVELOPMENT (PD-H) DISTRICT NO. 1. 3/19/71

Ord.
No.

- 3719 Amending Ordinance No. 3622, a Portion of R-5 RESIDENTIAL DISTRICT, Heeia, Ahuimanu, and Kahaluu, Koolaupoko, to PLANNED DEVELOPMENT-HOUSING (PD-H) DISTRICT NO. 4. 4/15/71
- 3731 A Portion of R-6 RESIDENTIAL DISTRICT, Kailua, Koolaupoko, to PLANNED DEVELOPMENT-HOUSING (PD-H) DISTRICT NO. 8. 5/6/71
- 3776 A Portion of R-6 RESIDENTIAL DISTRICT, Waipio, Ewa, to A-1-APARTMENT DISTRICT AND TO PLANNED DEVELOPMENT-HOUSING DISTRICT NO. 9. 8/6/71
- 3813 A Portion of R-5 RESIDENTIAL DISTRICT, Moanalua, Honolulu, to PLANNED DEVELOPMENT-SHOPPING CENTER (PD-SC) DISTRICT NO. 1. 10/14/71
- 3838 A Portion of R-6 RESIDENTIAL DISTRICT, Maunaloa, Honolulu, to PLANNED DEVELOPMENT-HOUSING (PD-H) DISTRICT NO. 10. 11/19/71
- 3859 A Portion of R-3 RESIDENTIAL DISTRICT, Kaneohe, Koolaupoko, to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-11. 12/23/71
- 1972
- 3883 A Portion of R-6 RESIDENTIAL DISTRICT, Lualualei, Waianae, to PLANNED DEVELOPMENT-HOUSING (PD-H) DISTRICT NOS. R-12A, R-12B, AND R-12C. 2/14/72
- 3891 A Portion of R-3 RESIDENTIAL DISTRICT NO. 9, Nuuanu Valley, Honolulu, to PLANNED DEVELOPMENT-HOUSING (PD-H) DISTRICT NO. 13. 2/24/72
- 3907 A Portion of R-6 RESIDENTIAL DISTRICT, Waipio, Ewa, to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-16. 3/13/72
- 3908 A Portion of R-6 RESIDENTIAL DISTRICT, Waianae-Kai, Waianae, to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-15. 3/17/72

Ord.
No.

- 3915 Amending Ordinance No. 3776, a portion of R-6 RESIDENTIAL DISTRICT, Waipio, Ewa, to A-1 APARTMENT DISTRICT AND TO PLANNED DEVELOPMENT-HOUSING DISTRICT NO. 3, BY AMENDING THE CONDITIONS OF SECTION III OF ORDINANCE NO. 3776. 4/10/72
- 3926 A Portion of R-6 RESIDENTIAL DISTRICT, Waipio, Ewa, to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-17. 4/25/72
- 3936 A Portion of R-6 RESIDENTIAL DISTRICT, Waipio, Ewa, to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-18 (FAIRWAY VILLA). 5/22/72
- 3958 Amending PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-11, Kaneohe, Koolaupoko, BY REDEFINING THE BOUNDARIES THEREOF. 6/28/72
- 3973 A Portion of R-6 RESIDENTIAL DISTRICT, Makaua, Koolauloa, to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-21. 8/8/72
- 4001 REDEFINE THE BOUNDARIES OF PLANNED DEVELOPMENT-RESORT DISTRICT NO. R-2, Laie, Koolauloa. 8/15/72
- 4026 A Portion of R-6 RESIDENTIAL DISTRICT, Lualualei, Waianae, to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-23. 10/13/72
- 4040 A Portion of R-6 RESIDENTIAL DISTRICT, Wahiawa, Oahu, to A-2 APARTMENT DISTRICT NO. R-54 AND DESIGNATION OF SAID A-2 APARTMENT DISTRICT NO. R-54 AND A PORTION OF P-1 PRESERVATION DISTRICT AS PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-24. 10/30/72
- 4047 A Portion of R-6 RESIDENTIAL DISTRICT, Waipio, Ewa, to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-25. 11/17/72
- 1973
- 4084 A Portion of AG-1 AGRICULTURAL DISTRICT, Hoaeae and Waikele, Ewa, to A-1 APARTMENT DISTRICT NO. R-58 AND R-6 RESIDENTIAL DISTRICT NO. R-48 AND TO PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-22. 1/31/73

Ord.
No.

- 4094 A Portion of AG-1 RESTRICTED AGRICULTURAL DISTRICT, Laie, Koolauloa, to PLANNED DEVELOPMENT-RESORT DISTRICT NO. R-3. 2/9/73
- 4099 A Portion of R-3 RESIDENTIAL DISTRICT, Aiea, Ewa, to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-26. 2/16/73
- 4121 A Portion of AG-1 RESTRICTED AGRICULTURAL DISTRICT, Lualualei, Waianae, to R-6 RESIDENTIAL DISTRICT NO. R-51 AND DESIGNATION TO PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-29. 4/6/73
- 4122 A Portion of R-3 RESIDENTIAL DISTRICT NO. 16, Kaneohe, Koolaupoko, to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-28. 4/6/73
- 4150 A Portion of R-3 RESIDENTIAL DISTRICT NO. 2 to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. 19, Kuliouou, Honolulu. 5/15/73
- 4167 Portions of R-3 RESIDENTIAL DISTRICT NO. 21 and R-4 RESIDENTIAL DISTRICT NO. 14 to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-30, Kaneohe, Koolaupoko. 5/31/73
- 4187 A Portion of R-4 RESIDENTIAL DISTRICT NO. 19 AND R-5 RESIDENTIAL DISTRICT NO. 12, Kuliouou, Honolulu, to PLANNED DEVELOPMENT-HOUSING (PD-H) DISTRICT NO. 5A AND 5B. 6/19/73
- 4195 A Portion of AG-1 RESTRICTED AGRICULTURAL DISTRICT to R-6 RESIDENTIAL DISTRICT AND DESIGNATION OF PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-32, Heeia, Koolaupoko. 6/25/73
- 4196 A Portion of R-4 RESIDENTIAL DISTRICT NO. R-48 AND AG-1 RESTRICTED AGRICULTURAL DISTRICT NO. 2B to R-6 RESIDENTIAL DISTRICT AND REDEFINING THE BOUNDARIES OF SAID R-6 RESIDENTIAL DISTRICT to R-6 RESIDENTIAL DISTRICT NO. R-57 AND DESIGNATION TO PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-33, Heeia, Koolaupoko, known as Haiku Gardens. 6/25/73
- 4208 A Portion of R-6 RESIDENTIAL DISTRICT, Makakilo, to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-31, known as "Kapolei". 8/14/73

Ord.
No.

- 4213 Amending Ordinance No. 3731, Portion of R-6 RESIDENTIAL DISTRICT Kailua, Koolaupoko to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. 8. 9/13/73
- 4223 A Portion of R-6 RESIDENTIAL DISTRICT to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-36, Waihee, Koolaupoko, known as "Parklane". 9/27/73
- 4229 A Portion of R-3 RESIDENTIAL DISTRICT to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-39, Kaneohe, Koolaupoko, known as "Makani Kai Marina". 10/9/73
- 4230 A Portion of R-3 RESIDENTIAL DISTRICT to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-38, Kaneohe, Koolaupoko, known as "Mahalani Place". 10/9/73
- 4231 A Portion of R-4 RESIDENTIAL DISTRICT, Kalihi-Uka, Honolulu, to R-5 RESIDENTIAL DISTRICT NO. 40 AND DESIGNATION OF SAID R-5 RESIDENTIAL DISTRICT NO. 40 AS PLANNED DEVELOPMENT-HOUSING DISTRICT NO. 37, known as "Kuikahi Gardens". 10/9/73
- 4242 A Portion of R-6 RESIDENTIAL DISTRICT NO. R-59, Lualualei, to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-35. 11/19/73
- 4260 A Portion of R-6 RESIDENTIAL DISTRICT, Kailua, Koolaupoko, to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-34, known as "Kaiwa Ridge". 12/24/73

Ord.
No.

1974

- 4271 A portion of R-6 RESIDENTIAL DISTRICT to PLANNED DEVELOPMENT-HOUSING DISTRICT NOS. R-40A AND R-40B, Honouliuli, Ewa, known as Palehua, Project 1. 1/23/74
- 4275 A portion of R-6 RESIDENTIAL DISTRICT to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-27, Waipio, Ewa, known as "Melemanu Woodlands, Unit II." 2/19/74
- 4336 A portion of R-6 RESIDENTIAL DISTRICT to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-41, Kaunala, Koolauloa, known as Sunset, 7/9/74
- 4347 A portion of R-6 RESIDENTIAL DISTRICT to PLANNED DEVELOPMENT-SHOPPING CENTER DISTRICT, known as Kahuku Mill, Kahuku, Koolauloa. 8/12/74
- 4353 A portion of R-6 RESIDENTIAL and B-2 COMMUNITY BUSINESS DISTRICTS, Wahiawa, Oahu, to A-2 APARTMENT DISTRICT and designation of said A-2 APARTMENT DISTRICT as PLANNED DEVELOPMENT-HOUSING DISTRICT, known as "Wilikina Apartments." 8/12/74
- 4355 Amending Ordinance No. 4229, a portion of R-3 RESIDENTIAL DISTRICT to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-39, Kaneohe, Koolaupoko, known as "Makani Kai Marina." 8/12/74
- 4365 Amending Ordinance No. 4275, a portion of R-6 RESIDENTIAL DISTRICT to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-27, Waipio, Ewa, known as "Melemanu Woodlands, Unit II." 10/15/74
- 4371 A portion of R-3 RESIDENTIAL DISTRICT to PLANNED DEVELOPMENT-HOUSING DISTRICT, known as "Pioneer Plantation," Wahiawa, Oahu. 10/18/74
- 4392 A portion of R-6 RESIDENTIAL DISTRICT to PLANNED DEVELOPMENT-HOUSING DISTRICT, Waipio, Ewa, known as "MF 27 Lanikuhana." 11/18/74

Ord.
No.

1975

- 4418 A portion of R-6 RESIDENTIAL DISTRICT to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-47, known as Waialua Elderly Housing, Kamananui, Waialua. 2/20/75
- 4421 A portion of R-3 RESIDENTIAL AND A-2 APARTMENT DISTRICTS, Kaneohe, Koolaupoko, to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-45, known as "Lilipuna Hillside." 3/3/75
- 4482 A portion of R-6 RESIDENTIAL DISTRICT, Kailua, Koolaupoko, to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-49, known as "Kaopa III-C." 7/14/75
- 4484 Portions of R-3 and R-6 RESIDENTIAL DISTRICTS to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-46, known as Pulama Gardens, Kaalaea, Koolaupoko. 7/21/75
- 4511 A portion of R-4 RESIDENTIAL DISTRICT NO. 1B AND R-4 RESIDENTIAL DISTRICT NO. 21 to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-51, Wahiawa, Oahu, known as "Hopper Estate." 10/16/75
- 4520 Amending Ordinance No. 3891, relating to the designation of a portion of R-3 RESIDENTIAL DISTRICT, Nuuanu Valley, Honolulu, to PLANNED DEVELOPMENT-HOUSING (PD-H) DISTRICT NO. 13. 10/30/75

Ord.
No.

1976

- 4556 Amending Ordinance No. 4275, relating to the designation of a portion of R-6 RESIDENTIAL DISTRICT to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-27, Waipio, Ewa, known as "Melemanu Woodlands, Unit II." 2/4/76
- 4575 Amending Ordinance No. 3639 relating to the designation of an R-6 RESIDENTIAL DISTRICT, Waimanalo, Koolaupoko, to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. 7. 3/19/76
- 4625 A portion of R-6 RESIDENTIAL DISTRICT to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-52, Waipio, Ewa, known as "Unit 34." 8/17/76
- 4632 Amending Ordinance No. 4353, relating to the concurrent rezoning of a portion of R-6 RESIDENTIAL AND B-2 COMMUNITY BUSINESS DISTRICTS, to A-2 APARTMENT DISTRICT AND DESIGNATION OF SAID A-2 APARTMENT DISTRICT AS PLANNED DEVELOPMENT-HOUSING DISTRICT, Wahiawa, Oahu, known as "Wilikina Apartments." 9/22/76

1977

- 77-13 Amending Ordinance No. 3622, relating to the designation of an R-5 RESIDENTIAL DISTRICT, Heeia, Ahuimanu and Kahaluu, Koolaupoko, to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. 4. 2/17/77
- 77-15 A portion of existing R-4 RESIDENTIAL DISTRICT to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. R-55, Kaneohe, Koolaupoko, known as "Ann Pearl Care Home." 2/17/77
- 77-88 The whole of A-1 APARTMENT DISTRICT NO. 173 to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. 54, Kalaepohaku and Pahoa, Honolulu, known as "St. Louis-Chaminade Education Center Apartment Development." 9/29/77
- 77-99 A portion of existing R-6 RESIDENTIAL DISTRICT to PLANNED DEVELOPMENT-HOUSING DISTRICT NO. 56, Waipio, Ewa, known as "MF-33 Kealohi Hale." 10/19/77

APPENDIX E

ORDINANCES

HISTORIC, CULTURAL AND SCENIC DISTRICTS

Ord.
No.

1972

3947 To Establish HISTORIC, CULTURAL AND SCENIC DISTRICT
NO. 1, THE HAWAII CAPITAL DISTRICT. June 14, 1972.

1973

4092 R.O. 21-1204(c). February 1, 1973.

4224 Amending Ordinance No. 3947 (Replacing Map).
September 27, 1973.

1974

4319 R.O. 21-1202, 1203, 1204, 1205, 1206, 1207, 1208.
May 24, 1974.

1975

4470 R.O. 21-1204. June 25, 1975.

4487 Amending Ordinance No. 3947 by deleting certain
areas at the foot and slopes of the Punchbowl
Crater which are now included in said Ordinance.
August 4, 1975.

4488 To Establish HISTORIC, CULTURAL AND SCENIC
DISTRICT NO. 3, THE PUNCHBOWL DISTRICT.
August 4, 1975.

4507 To Establish HISTORIC, CULTURAL AND SCENIC
DISTRICT NO. 2, THE DIAMOND HEAD DISTRICT.
October 16, 1975.

4521 Amending Ordinance No. 3947 by amending Section
14 relating to Non-Significant Projects.
October 30, 1975.

Ord.
No.

1976

4585 R.O. 21-1204., May 10, 1976.

4643 To Establish HISTORIC, CULTURAL AND SCENIC DISTRICT
NO. 4, THE CHINATOWN DISTRICT. November 5, 1976.

1977

77-60 Amending Ordinance No. 3947
June 17, 1977.

77-123 Amending Ordinance No. 4507
December 14, 1977.

APPENDIX F

INTERIM ZONING ORDINANCE

Ord.
No.

1974

- 4362 Issuance of Building Permit for Waikiki
(Effective September 25, 1974 until December 31,
1974)
- 4402 Amending Ordinance No. 4362
(Closing date extended to June 30, 1975)

1975

- 4436 To provide for an interim development control of
the slopes of Punchbowl. March 18, 1975.
- 4455 Issuance of Building Permit for Diamond Head
(Effective May 27, 1975 until December 31, 1975)
May 27, 1975.
- 4469 Amending Ordinance No. 4402
(Closing date extended to September 30, 1975)
June 25, 1975.
- 4497 Amending Ordinance No. 4469
(Closing date extended to December 31, 1975)
September 25, 1975.
- 4529 To establish the area and rules and regulations
for an Interim Shoreline Protection District for
Oahu. November 18, 1975.
- 4534 Amending Ordinance No. 4497
(Closing date extended to March 31, 1976)
December 11, 1975.

Ord.
No.

1976

- 4551 Issuance of Building Permits for Kakaako
(Effective January 23, 1976 until November 28, 1976)
January 23, 1976.
- 4590 Issuance of Building Permits for Punchbowl
(Effective May 20, 1976 until February 19, 1977)
May 20, 1976.
- 4591 Issuance of Building Permits in the B-2 COMMUNITY
BUSINESS ZONING DISTRICT for Upper Manoa Valley
(Effective May 26, 1976 until September 30, 1976)
May 26, 1976.
- 4602 Issuance of Building and/or Demolition Permits for
the Chinatown Historic District
(Effective June 23, 1976 until December 22, 1976)
June 23, 1976.
- 4603 Amending Ordinance 4529 pertaining to an Interim
Shoreline Protection District for Oahu.
June 23, 1976.
- 4631 Designating the Department of Land Utilization to
carry out certain functions prescribed in Ordinance
No. 4529. September 22, 1976.
- 4633 Amending Ordinance No. 4591
(Closing date extended to December 31, 1976)
September 22, 1976.
- 4654 Amending Ordinance No. 4551
(Closing date extended to May 28, 1977)
November 26, 1976.
- 4655 Issuance of Building Permits for Kaneohe Town Center
Area, Kaneohe
(Effective December 21, 1976 until December 31, 1977)
December 21, 1976.
- 4656 Issuance of Building Permits for Kailua Town Center
Area, Kailua
(Effective December 21, 1976 until December 31, 1977)
December 21, 1976.
- 4668 Amending Ordinance No. 4591
(Closing date extended to June 30, 1977)
December 22, 1976.

1977

- 77-6 Amending Ordinance No. 4590
(Closing date extended to May 20, 1977)
February 1, 1977.
- 77-9 Regulating rezoning of land parcels pending adoption
of all Development Plans mandated by the Revised
City Charter. February 1, 1977.
- 77-23 Amending a portion of the Oahu Interim Zoning Control
Map Exhibit A-1, Ordinance No. 77-9, by changing
the land use designation for certain parcels of
land at Aiea. March 15, 1977.
- 77-25 Amending a portion of the Oahu Interim Zoning Control
Map Exhibit A-1, Ordinance No. 77-9, by changing
certain land uses at Kalauao. March 15, 1977.
- 77-33 Amending a portion of the Oahu Interim Zoning Control
Map Exhibit A-1, Ordinance No. 77-9, by changing
certain land uses at Kailua. April 1, 1977.
- 77-50 Amending Ordinance No. 77-6
(Closing date extended to November 21, 1977)
May 17, 1977.
- 77-51 Amending Ordinance No. 4654
(Closing date extended to November 30, 1977)
May 17, 1977.
- 77-72 Amending Ordinance No. 4551 by adding (d), (e) and
(f) to Section 3-A(2).
July 27, 1977.
- 77-84 Issuance of Building Permits for Dwellings, Churches,
and Vacation Cabins within Agricultural Zoning
Districts. (Effective September 12, 1977 until
April 1, 1978)
September 12, 1977.
- 77-95 Amending Section I of Ordinance No. 77-33 by changing the
land area description for a certain area of land in
Kailua.
September 29, 1977.

- 77-100 Amending Ordinance No. 4529 pertaining to an Interim Shoreline Protection District for Oahu. October 19, 1977.
- 77-101 Amending Ordinance No. 4656 (Closing date extended to June 30, 1979) October 19, 1977.
- 77-102 Amending Ordinance No. 4655 (Closing date extended to June 30, 1979) October 19, 1977.
- 77-103 Issuance of Building Permits in the I-1 LIGHT INDUSTRIAL DISTRICT in Pohakupu, Kailua. (Effective October 19, 1977 until June 30, 1978) October 19, 1977.
- 77-112 Amending Ordinance No. 77-50 (Closing date extended to May 21, 1978) November 16, 1977.
- 77-113 Amending Ordinance No 4551 and Ordinance No. 77-51 (Closing date extended to June 30, 1979) November 16, 1977.

APPENDIX G
ORDINANCES
SPECIAL DESIGN DISTRICTS

Ord.
No.

1976

- 4573 To Establish THE WAIKIKI SPECIAL DESIGN DISTRICT
(WSDD). April 1, 1976.
- 4671 Amending Ordinance No. 4573, by revising Exhibit C,
Urban Design Controls to change the height restriction
on the land bounded by Kalakaua Avenue, Ala Wai
Boulevard and McCully Street, referred to as MCCULLY
TRIANGLE. December 23, 1976.

TABLES OF DISPOSITION

Table I. Disposition of Sections in Comprehensive Zoning Code 1969.

Table II. Disposition of Ordinances from January 1, 1970 to December 31, 1977 Pertaining to Chapter 21 (CZC).

TABLES OF DISPOSITION

The following symbols are used in this Table:

- A - Appropriation and Supplementary Appropriation Ordinances
- B - Bond Ordinances
- C - Curb, Grade, Curbline and Setback Ordinances
- I - Improvement District and Frontage Improvement Ordinances
- F - Functus
- GP - General Plan Ordinances
- PUD - Planned Unit Development Ordinances
- R - Repealed
- S - Salary Ordinances
- T - Traffic Code
- Z - Zoning Ordinances

TABLE I

DISPOSITION OF SECTIONS IN COMPREHENSIVE ZONING CODE 1969

<u>1969</u>	<u>1978</u>
21-101 to 21-106	21-101 to 21-106
21-107	Am. Ord. 3741*
21-108 and 21-109	21-108 and 21-109
21-110	Am. Ord. 3534, 3921, 4298, 4451, 4581, 4648, 4657, 77-38, 77-46
21-111	21-111
21-201	Am. Ord. 3741*, 4264, 4451, 4498
21-202	Am. Ord. 3525, 3596, 3741*, 4102 4298, 4581, 4648
21-203	Am. Ord. 4091, 4648
21-204	Am. Ord. 3741*, 3789, 77-74
21-205	21-205
21-211	Am. Ord. 77-10
21-212	Am. Ord. 3741*, 3921
21-221	Am. Ord. 3534
21-222	21-222
21-223	Am. Ord. 3534
21-224	Am. Ord. 3508, 3534
21-225	21-225
21-231 to 21-233	21-231 to 21-233
21-241	21-241
21-242	Am. Ord. 4083
21-243 to 21-249	21-243 to 21-249
21-250 to 21-252	21-250 to 21-252
21-253	Deleted (Am. Ord. 4412)
21-254	Am. Ord. 4412
21-255	Am. Ord. 3741*, 4412, Repealed by Ord. 4451
21-256	Am. Ord. 4412, 4451
21-270 to 21-279	21-270 to 21-279
21-280	Am. Ord. 3741*, Repealed by Ord. 4593, Am. Ord. 77-70
21-300	21-300
21-301	Am. Ord. 3906, 4412
21-302 to 21-305	21-302 to 21-305
21-400	21-400
21-401	Am. Ord. 3906, 4364, 4412, 77-46
21-402	Am. Ord. 3582
21-403 to 21-404	21-403 to 21-404
21-405	Am. Ord. 4493
21-410 to 21-412	21-410 to 21-412
21-500	21-500
21-501	Am. Ord. 3654, 3906, 4020, 4364, 4412, 4593, 77-46

*Effective date of Ord. 3741 - See Ord. 3775.

1969

21-502 and 21-503
21-504
21-505
21-506
21-510 to 21-512
21-513
21-520 to 21-522
21-523
21-530
21-531
21-532
21-533
21-540 to 21-542
21-543
21-550 to 21-552
21-553
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21-561
21-562
21-563
21-600
21-601
21-602
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21-604
21-605

21-610 and 21-611
21-612
21-613 to 21-615
21-620 to 21-624
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21-631
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21-633
21-640 to 21-643
21-700
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21-702 to 21-705
21-706
21-707
21-710
21-711
21-712 to 21-715
21-716
21-717
21-800
21-801
21-802 and 21-803

1978

21-502 and 21-503
Am. Ord. 3534
21-505
Am. Ord. 3922, 4437
21-510 to 21-512
Am. Ord. 3741*
21-520 to 21-522
Am. Ord. 3741*
21-530
Am. Ord. 4581, 77-78
21-532
Am. Ord. 3741*, 4581
21-540 to 21-542
Am. Ord. 3741*, 4581
21-550 to 21-552
Am. Ord. 3741*, 3799, 4581
21-560
Am. Ord. 4593
21-562
Am. Ord. 3741*, 4581
21-600
Am. Ord. 3906, 4364, 4412, 77-46
Am. Ord. 3615
21-603
Am. Ord. 3534
Am. Ord. 3741*, 3818, 4297,
4399, 4645
21-610 and 21-611
Am. Ord. 3615
21-613 to 21-615
21-620 to 21-624
21-630
Am. Ord. 4399
21-632
Am. Ord. 3615
21-640 to 21-643
21-700
Am. Ord. 3523, 3890, 3906, 4412
21-702 to 21-705
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Am. Ord. 4399
21-710
Am. Ord. 3523, 4399, 4412
21-712 to 21-715
Am. Ord. 3534
21-717
Am. Ord. 4649
Am. Ord. 3906, 4412, 4649
Am. Ord. 4649

*Effective date of Ord. 3741 - See Ord. 3775.

19691977

21-804	Am. Ord. 3534, 4445, 4649
21-805	Am. Ord. 4649
21-810	21-810
21-811	Am. Ord. 3906, 4399, 4412, 4444, 77-46
21-812 and 21-813	21-812 and 21-813
21-814	Am. Ord. 3534, 4445
21-815	Am. Ord. 3523, 4399
21-820	Am. Ord. 77-10
21-821	Am. Ord. 4399, 77-10
21-822	Am. Ord. 77-10
21-823 and 21-824	21-823 and 21-824
21-825	Am. Ord. 77-10
21-830	21-830
21-831	Am. Ord. 4399
21-832 and 21-833	21-832 and 21-833
21-834	Am. Ord. 3534, 4445
21-835	Am. Ord. 3523
21-840	21-840
21-841	Am. Ord. 4399
21-842 and 21-843	21-842 and 21-843
21-844	Am. Ord. 3534, 4445
21-845	21-845
21-900	21-900
21-901	Am. Ord. 3551, 4399, 4528, 4531
21-902 to 21-904	21-902 to 21-904
21-905	Am. Ord. 3534, 4445
21-906	21-906
21-910	21-910
21-911	Am. Ord. 4399
21-912 to 21-916	21-912 to 21-916
21-920	21-920
21-921	Am. Ord. 4399
21-922 to 21-925	21-922 to 21-925
21-926	Am. Ord. 4399
21-1001 to 21-1003	21-1001 to 21-1003
21-1004	Am. Ord. 4539
21-1005	21-1005
21-1011	Am. Ord. 3741*
21-1012	21-1012
21-1013 and 21-1014	Am. Ord. 3741*
21-1015 to 21-1018	21-1015 to 21-1018
21-1021 to 21-1026	Am. Ord. 4532
21-1027	21-1027
21-1028	Am. Ord. 4532
21-1029	21-1029
21-1031 to 21-1039	21-1031 to 21-1039
21-1101 to 21-1104	21-1101 to 21-1104

*Effective date of Ord. 3741 - See Ord. 3775

1969

21-1201
21-1202
21-1203
21-1204

21-1205

21-1301
21-1401 to 21-1406

1978

21-1201
Am. Ord. 4319
Am. Ord. 3947, 4319
Am. Ord. 3947, 4092, 4319, 4470,
4585
(Repealed by Ord. 3947) (Reenacted
by Ord. 4319)
Repealed (Am. Ord. 4328)
21-1401 to 21-1406

TABLE II

DISPOSITION OF ORDINANCES FROM
JANUARY 1, 1970 TO DECEMBER 31, 1977
PERTAINING TO CHAPTER 21 (CZC)

Ord.
No.

1970

3508 R.O. 21-224(f).
3523 R.O. 21-701(b)(1), 711(b), 815(e), 835(e).
3525 R.O. 21-202(d).
3534 R.O. 21-110, 200, 221, 221(h), 221(i), 223(f),
224(a), 224(e), 224(f), 226, 227, 228, 504,
604, 706, 716, 804(a), 804(b), 804(c), 814(a),
814(b), 814(c), 834(a), 834(b), 834(c),
844(a), 844(b), 844(c), 905(a), 905(b),
905(c).
repealing Article 26 of Chapter 13.
3551 R.O. 21-901(a)(2).
3582 R.O. 21-402(a), 402(g).
3596 R.O. 21-206.
repealing 21-202(f) R.
3615 R.O. 21-602(a), 612(a), 633(a).
3654 R.O. 21-501(a)(8).

1971

3741 R.O. 21-201(a), 201(c), 202(a), 204(a), 212(b)(2),
255(b), 280(a), 513(a), 523(a), 523(b), 533(a),
533(b), 543(a), 543(b), 553(a), 553(b), 563(a),
563(b), 605(e), 1011, 1013, 1014;
deleting 21-107(e)(5).
3775 Amending ordinance no. 3741 (effective date of
ord. 3741).
3789 R.O. 21-204(a)(8).
3799 R.O. 21-553(a)(2).
3818 R.O. 21-605(e).

1972

3890 R.O. 21-701(c)(6).
3906 R.O. 21-301(c), 401(c), 501(c), 601(c), 701(c),
801(c), 811(c).
3921 R.O. 21-110, 212(b)(vii), (viii).
3922 R.O. 21-506.

Ord.
No.

3947 R.O. 21-1203, 1204, repealing 21-1205.
4020 R.O. 21-257, 501(c) (16).

1973

4083 R.O. 21-242.
4091 R.O. 21-203.
4092 R.O. 21-1204(c).
4102 R.O. 21-202(d).

1974

4264 R.O. 21-201(b).
4297 R.O. 21-605(e).
4298 R.O. 21-110, 202(a), 202(b).
4300 R.O. 21-112.
4319 R.O. 21-1202, 1203, 1204; adding 21-1205, 1207,
1208; renumbering 21-1203 to 21-1206.
4328 Repealing 21-1301 R.
4364 R.O. 21-401(a) (8), 401(c) (7); adding 21-501(c) (17),
601(c) (14); renumbering 21-501(a) (5), (a) (6),
(a) (7) and (a) (8) to (a) (4), (a) (5), (a) (6)
and (a) (7), respectively; 21-601(a) (9),
(a) (10), (a) (11) and (a) (12) to (a) (8),
(a) (9), (a) (10) and (a) (11), respectively;
repealing 21-501(a) (4), 601(a) (8).
4399 R.O. 21-605(o), 631(a), 711(d), 926; adding
21-707(h), 811(d), 815(q), 821(d), 831(d),
841(d), 901(d), 911(d), 921(d); renumbering
21-711(a) (8) to 711(a) (7), 21-811(a) (9)
through (a) (26) to 811(a) (8) through (a) (24);
deleting 21-711(a) (7), 811(a) (8), 811(a) (20).

1975

4412 R.O. 21-301(b), 401(b), 501(b), 601(b), 701(b),
711(b), 801(b), 811(b); deleting 21-253,
301(c) (5), 401(c) (14), 501(c) (11), 601(c) (9),
701(c) (6), 801(c) (2), 811(c) (2); renumbering
21-254, 255, 256, 257 to 253, 254, 255, 256;
301(c) (6) through (c) (11) to 301(c) (5) through
(c) (10), respectively; 401(c) (15) through
(c) (21) to 401(c) (14) through (c) (20),
respectively; 501(c) (12) through (c) (17)
to 501(c) (11) through (c) (16), respectively;
601(c) (10) through (c) (14) to 601(c) (9)

Ord.
No.

- through (c) (13), respectively; 701(c) (7) to 701(c) (6); 21-801(c) (3) to 801(c) (2); 811(c) (3) through (c) (6) to 811(c) (2) through (c) (5), respectively.
- 4437 R.O. 21-506.
4444 R.O. 21-811(a) (3).
4445 Adding 21-804(d), 814(d), 834(d), 844(d), 905(d).
4451 R.O. 21-110; adding 21-201(d), 281; deleting 21-254; renumbering 21-255 and 256 to 21-254 and 255.
- 4470 R.O. 21-1204.
4493 R.O. 21-405(c).
4498 R.O. 21-201(c) (1) (vi).
4528 Adding 21-901(a) (16), 901(c) (2).
4531 Adding 21-901(c) (3).
4532 R.O. 21-1021, 1022, 1023, 1024, 1025, 1026, 1028; adding 21-1020.
4539 R.O. 21-1004(a) (1), (b) and (c); renumbering 21-1004(d) and (e) to 1004(e) and (f).
4541 Adding Article 15.
- 1976
- 4581 R.O. 21-110, 531(a), 533(a) (2), 533(b) (1), 533(b) (2), 533(c), 533(d), 543(a) (2), 543(b) (1), 543(b) (2), 543(d), 553(a) (2), 553(b) (1), 553(b) (2), 563(a) (1), 563(a) (2), 563(b) (1), 563(b) (2); adding 21-202(f), 533(a) (4), 543(a) (4), 553(a) (4).
- 4585 R.O. 21-1204.
- 4593 R.O. 21-561; adding 21-282G; deleting 21-280F, 501(d) (2); renumbering 21-501(d) (3), (4), (5) and (6) to (d) (2), (3), (4) and (5), respectively.
- 4645 R.O. 21-605(e).
- 4648 R.O. 21-110, 203; adding 21-202(g).
- 4649 R.O. 21-800, through 21-805, inclusive.
- 4657 R.O. 21-110.

1977

- 77-10 R.O. 21-211, 820, 821, 822, 823, 824, 825;
adding 21-825(b), (c); deleting 21-821(c);
redesignating 21-821(d) to 21-821(c)
- 77-38 R.O. 21-110
- 77-46 R.O. 21-110, 401(c)(9), 501(c)(6), 601(a)(7);
adding 21-290, 291; deleting 21-811(a)(12);
renumbering 21-811(a)(13) through (a)(24) to
(a)(12) through (a)(23), respectively.
- 77-70 Adding 21-280
- 77-74 Adding 21-204(d)
- 77-78 R.O. 21-531(b)

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A

ACCESS DRIVE

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ACCESSORY USE

Definition of, § 21-110.

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Minimum lot area, lot width, yard spacing and maximum lot coverage regulations, § 21-402.

Off-street parking requirements, § 21-405.

Use regulations, § 21-401.

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A-1 Apartment District.

Minimum lot area, lot width, yard spacing, land use intensity and maximum density regulations, § 21-602.

Off-street parking regulations, § 21-605.

Sign regulations, § 21-604.

Use regulations, § 21-601.

A-2 Apartment District.

Minimum lot area, lot width, yard spacing, land use intensity and maximum density regulations, § 21-612.

A-4 Apartment District.

Minimum lot area, lot width, yard spacing, land use intensity and maximum density regulations, § 21-633.

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BOUNDARY WALL

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BUILDABLE AREA

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