



Oahu Development Conference.

CZC

THE COMPREHENSIVE ZONING CODE OF THE CITY AND COUNTY OF HONOLULU



KFX1512.7
024

INTRODUCTION

This summary describes in general terms the provisions of the new Comprehensive Zoning Code for the City and County of Honolulu. This Code, which became effective on January 2, 1969, replaces the Zoning Ordinance of 1922, and all its subsequent amendments. The chart on page 9 gives the conversion of district names from the previous code to the current Code.

In the process of simplifying the 154-page Code into this 8-page summary, many minor regulations were necessarily omitted. An example of this is the omission of the many Accessory and Conditional Uses, as well as the Special Permit uses and Transitional uses which are applicable to each zoning district. If the reader needs clarification or interpretation of any particular provision, he should refer to the detailed text of the Code, which is obtainable at the office of the City Finance Department, or contact the City Planning Department for items needing specific interpretation.

Some of the notable and innovative provisions of the new Code are:

- LUI Scale; The provisions of a Land Use Intensity scale for all Apartment and Hotel districts make possible a means of permitting higher density on lots of good environmental quality. The environmental factors which allow higher densities are: proximity to major streets, parks, playgrounds, and public open space, as well as beaches and oceanfront.
- Planned Development Districts; Three kinds of "Planned," or "Planned Unit" districts offer flexibility in the development of lots of 2 acres or more. In these special districts, a wide variety of housing types may be mixed and commercial establishments may be included.
- Preservation District; Makes possible the protection and preservation of park lands, wilderness areas, open range and watershed areas.
- Historic, Cultural and Scenic District; Makes possible the protection of land areas, structures, and objects of historic, cultural or scenic value.
- Flood Hazard; Makes possible the protection of life and property in areas susceptible to flooding.
- Performance Standards; All Industrial districts are required to conform to specific standards regulating noise and vibration.
- Height Regulations; These are usually given here as a simple measurement such as 350 ft. However, all height regulations are further governed by specific envelopes which originate at the property lines and slope into the lot.

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RESIDENTIAL DISTRICTS

NAME OF DISTRICT	PERMITTED PRINCIPAL USES	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM YARDS		MAXIMUM LOT COVERAGE	DWELLING UNITS ⁽³⁾ PER ACRE	PARKING SPACES REQUIRED	MAXIMUM HEIGHT ALLOWED
				FRONT	OTHER				
R-1 Estate Residential	Single-family detached dwellings and guest cottages; agriculture excluding livestock; stables; golf courses; schools; churches; colleges.	1 acre	125 ft.	30 ft.	15 ft.	50%	1	2 spaces per unit	25 ft.
R-2 Estate Residential	Same as R-1; but prohibiting stables.	1/2 acre	100 ft.	30 ft.	10 ft.	50%	2	2 spaces per unit	25 ft.
R-3 Suburban Residential	Same as R-2; but prohibiting guest cottages.	10,000 sq. ft.	75 ft.	15 ft.	6 ft.	50%	4	2 spaces per unit	25 ft.
R-4 Suburban Residential	Same as R-3; plus semi-detached dwellings; two family detached dwellings.	Single-family detached 7,500 sq. ft. 70 ft.		15 ft.	6 ft.	50%	5	2 spaces per unit	25 ft.
		Two-family detached ⁽²⁾ 14,000 sq. ft. 80 ft.					6		
R-5 Urban Residential	Same as R-4.	Single-family detached 6,000 sq. ft. 60 ft.		10 ft.	6 ft.	50%	7	2 spaces per unit	25 ft.
		Two-family detached ⁽²⁾ 11,000 sq. ft. 80 ft.					8		
R-6 Urban Residential	Same as R-4.	Single-family detached 5,000 sq. ft. 50 ft.		10 ft.	5 ft.	50%	9	2 spaces per unit	25 ft.
		Two-family detached ⁽²⁾ 9,000 sq. ft. 70 ft.					10		
R-7 Urban Residential ⁽¹⁾	Same as R-4; but prohibiting special permit uses allowed in R-6.	Single-family detached 3,500 sq. ft. 50 ft.		10 ft.	5 ft.	50%	12	2 spaces per unit	25 ft.
		Two-family detached ⁽²⁾ 7,000 sq. ft. 70 ft.					12		

- (1) Intended for the Kapahulu Renewal Area.
- (2) Same for semi-detached dwellings.
- (3) The Code does not regulate densities as such, but the minimum lot sizes produce these approximate densities.

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APARTMENT DISTRICTS

NAME OF DISTRICT	PERMITTED PRINCIPAL USES	MINIMUM LOT AREA ⁽¹⁾	MINIMUM LOT WIDTH ⁽²⁾	MINIMUM YARDS		TYPICAL LUI RATING ⁽⁵⁾	FLOOR AREA RATIO ⁽⁶⁾	MAXIMUM HEIGHT ALLOWED	DWELLING UNITS ⁽⁷⁾ PER ACRE	PARKING SPACES ⁽⁸⁾ REQUIRED
				FRONT	OTHER					
A-1 Low Density Apartment	Apartments; all dwelling types, including town houses; schools; churches; hospitals; recreation facilities.	7,500 sq. ft.	70 ft.	10 ft.	10 ft.	50	40%	30 ft.	20	1¼ space per unit
A-2 Medium Density Apartment	Same as A-1; plus dormitories and nursing homes.	10,000 sq. ft.	70 ft.	10 ft.	10 ft.	63	100%	40 ft.	50	1¼ space per unit
A-3 Medium Density Apartment	Same as A-2.	10,000 sq. ft.	70 ft.	10 ft.	10 ft. ⁽³⁾	68	100%	350 ft.	50	1¼ space per unit
A-4 High Density Apartment	Same as A-2; plus clubs; also minor retail convenience establishments for apartment occupants.	15,000 sq. ft.	70 ft.	10 ft.	10 ft. ⁽⁴⁾	73	200%	350 ft.	100	1¼ space per unit
A-5 High Density Apartment	Same as A-4	15,000 sq. ft.	70 ft.	10 ft.	10 ft. ⁽⁴⁾	79	300%	350 ft.	150	1¼ space per unit

(1) Smaller lots of record may be developed, but at reduced LUI ratings. See the LUI ratings on page 4.

(2) Narrower lots of record may be developed.

(3) Add one foot of additional yard width for every ten feet of additional building height over 30 feet.

(4) Add one foot of additional yard width for every ten feet of additional building height over 40 feet.

(5) Land Use Intensity ratings shown are for the minimum lot sizes. Ratings increase for larger lots. See LUI ratings on page 4.

(6) Floor Area Ratios shown are for minimum lot sizes. See page 5 for larger lots.

(7) The Code does not regulate densities as such, but the allowable floor area for the minimum lot sizes tend to produce these approximate densities.

(8) For single family dwellings built in this district 1 space per dwelling is required.

BUSINESS DISTRICTS

NAME OF DISTRICT	PERMITTED PRINCIPAL USES	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM YARDS REQUIRED	FLOOR AREA RATIO	MAXIMUM HEIGHT ALLOWED ⁽⁵⁾	PARKING SPACES REQUIRED
B-1 Neighborhood Business	Retail neighborhood convenience establishments and associated dwellings; restaurants; child care centers.	5,000 sq. ft.	50 ft.	Adjacent to public street — 10 ft. ⁽¹⁾	None as such — yard, parking and height controls are limiting factors	25 ft.	1 space per 400 sq. ft. of floor area ⁽⁷⁾
B-2 Community Business	General commercial uses and associated dwellings; offices; restaurants; manufacturing of goods for sale on premises; service stations; printing; wholesaling; parking.	5,000 sq. ft.	50 ft.	Adjacent to public street — 5 ft. ⁽¹⁾	250%; plus bonuses: add 5 sq. ft. for each sq. ft. of open space, add 3 sq. ft. for arcade ⁽²⁾	350 ft or 60° angle from center line of the street	Same as B-1
B-3 Business Residential	Same as B-2; plus apartments as per A-3; but prohibiting service stations and auto repair; drive-in restaurants; printing and wholesaling.	5,000 sq. ft.	50 ft.	Same as B-2	Same as B-2 ⁽³⁾	Same as B-2	Same as B-1
B-4 Central Business	Same as B-2; plus hotels as per H-2; apartments as per A-5.	5,000 sq. ft.	50 ft.	Same as B-2	400%; plus bonuses: add 10 sq. ft. for each sq. ft. of open space, add 5 sq. ft. for arcade ⁽⁴⁾	350 ft. or 65° angle from center line of the street ⁽⁶⁾	1 space per 600 sq. ft. of floor area ⁽⁷⁾
B-5 Resort Commercial	Same as B-3; plus hotels as per H-2; apartments as per A-5.	5,000 sq. ft.	50 ft.	Same as B-1	Same as H-2 or A-4; commercial space is limited to 175% x net lot area	350 ft.	Same as B-1

(1) When adjacent to a residential or apartment district, yards are required to be the same width as the residential or apartment district.

(2) Total floor area used for parking shall not exceed 350% of total lot area.

(3) Bonuses may not be applied to apartment buildings.

(4) Bonuses may be added up to a maximum of 750% plus 350% for parking. Bonuses may not be applied to hotel or apartment buildings.

(5) Less when adjacent to residential districts and certain apartment districts.

(6) The 65° angle limits only half the street frontage. The other half of the building may rise vertically from the property line.

(7) For most permitted uses. Higher for restaurants and similar uses. Lower for warehouses and similar uses.

PROCEDURE FOR FINDING THE MAXIMUM ALLOWANCES AND MINIMUM REQUIREMENTS THROUGH THE USE OF THE LUI LAND USE INTENSITY SCALE

STEP 1

By knowing the lot size and zoning district, find a corresponding Land Use Intensity Rating (LUI) in the tables.

Apartment

Hotel

A-1

LOT SIZE	LUI
0-3,500	42
3,501-3,800	43
3,801-4,000	44
4,001-4,500	45
4,501-5,000	46
5,001-5,300	47
5,301-5,600	48
5,601-7,499	49
7,500-14,999	50
15,000-22,499	52
22,500-29,999	54
30,000-37,499	56
37,500-44,999	58
45,000 and over	59

A-2 and A-3

LOT SIZE	LUI
0-3,000	46
3,001-3,200	47
3,201-3,500	48
3,501-3,700	49
3,701-4,000	50
4,001-4,300	51
4,301-4,600	52
4,601-5,000	53
5,001-5,300	54
5,301-5,700	55
5,701-6,100	56
6,101-6,500	57
6,501-7,000	58
7,001-7,500	59
7,501-8,000	60
8,001-8,500	61
8,501-9,999	62
10,000-19,999	63
20,000-29,999	64
30,000-39,999	65
40,000-49,999	66
50,000-59,999	67
60,000-69,999	68
70,000 and over	69

A-4

LOT SIZE	LUI
0-3,000	50
3,001-3,250	51
3,251-3,500	52
3,501-3,750	53
3,751-4,000	54
4,001-4,250	55
4,251-4,500	56
4,501-4,900	57
4,901-5,300	58
5,301-5,700	59
5,701-6,000	60
6,001-6,400	61
6,401-6,800	62
6,801-7,500	63
7,501-8,000	64
8,001-8,500	65
8,501-9,000	66
9,001-9,700	67
9,701-10,500	68
10,501-11,300	69
11,301-12,000	70
12,001-12,800	71
12,801-14,999	72
15,000-29,999	73
30,000-44,999	74
45,000-59,999	75
60,000-74,999	76
75,000-89,000	77
90,000 and over	78

A-5

LOT SIZE	LUI
0-2,000	50
2,001-2,150	51
2,151-2,300	52
2,301-2,500	53
2,501-2,650	54
2,651-2,800	55
2,801-3,000	56
3,001-3,250	57
3,251-3,500	58
3,501-3,750	59
3,751-4,000	60
4,001-4,300	61
4,301-4,600	62
4,601-5,000	63
5,001-5,400	64
5,401-5,700	65
5,701-6,000	66
6,001-6,500	67
6,501-7,000	68
7,001-7,500	69
7,501-8,000	70
8,001-8,500	71
8,501-9,000	72
9,001-10,000	73
10,001-10,500	74
10,501-11,500	75
11,501-12,500	76
12,501-13,000	77
13,001-14,999	78
15,000-29,999	79
30,000-44,999	80
45,000-59,999	81
60,000-74,999	82
75,000 and over	83

H-2

LOT SIZE	LUI	LOT SIZE	LUI
0-2,100	53	6,501-6,800	70
2,101-2,200	54	6,801-7,200	71
2,201-2,400	55	7,201-7,800	72
2,401-2,600	56	7,801-8,500	73
2,601-2,800	57	8,501-9,000	74
2,801-3,000	58	9,001-9,800	75
3,001-3,100	59	9,801-10,750	76
3,101-3,300	60	10,751-11,200	77
3,301-3,600	61	11,201-12,000	78
3,601-3,900	62	12,001-12,800	79
3,901-4,200	63	12,801-14,999	80
4,201-4,700	64	15,000-29,999	81
4,701-5,000	65	30,000-44,999	82
5,001-5,200	66	45,000-59,999	83
5,201-5,500	67	60,000-74,999	84
5,501-6,000	68	75,000 and over	85
6,001-6,500	69		

H-1

LOT SIZE	LUI	LOT SIZE	LUI
0-4,000	45	9,101-9,750	57
4,001-4,500	46	9,751-10,500	58
4,501-5,000	47	10,501-11,400	59
5,001-5,300	48	11,401-12,000	60
5,301-5,600	49	12,001-12,600	61
5,601-6,000	50	12,601-14,999	62
6,001-6,300	51	15,000-29,999	63
6,301-6,800	52	30,000-44,999	64
6,801-7,500	53	45,000-59,999	65
7,501-8,000	54	60,000-74,999	66
8,001-8,500	55	75,000-89,999	67
8,501-9,100	56	90,000 and over	68

LAND USE INTENSITY SCALE

LUI	FAR	OSR	LSR	RSR
30	0.10	8.00	6.40	.250
31	0.11	7.40	5.90	.240
32	0.11	6.90	5.30	.230
33	0.12	6.40	4.90	.220
34	0.13	6.00	4.50	.200
35	0.14	5.50	4.10	.210
36	0.15	5.10	3.70	.200
37	0.16	4.80	3.30	.200
38	0.17	4.40	3.10	.190
39	0.19	4.10	2.85	.190
40	0.20	3.90	2.60	.180
41	0.21	3.50	2.40	.170
42	0.23	3.30	2.20	.170
43	0.25	3.10	2.00	.160
44	0.26	2.80	1.80	.160
45	0.28	2.60	1.60	.150
46	0.30	2.40	1.50	.150
47	0.32	2.30	1.40	.140
48	0.35	2.10	1.30	.140
49	0.37	1.90	1.10	.130
50	0.40	1.80	1.10	.130
51	0.43	1.70	0.98	.120
52	0.46	1.50	0.92	.120
53	0.50	1.40	0.85	.120
54	0.53	1.30	0.77	.110
55	0.57	1.20	0.72	.110
56	0.61	1.10	0.66	.110
57	0.65	1.10	0.61	.100
58	0.70	1.00	0.57	.100
59	0.75	0.92	0.53	.097
60	0.80	0.86	0.49	.094
61	0.85	0.80	0.46	.092
62	0.91	0.75	0.43	.089
63	1.00	0.70	0.40	.086
64	1.07	0.65	0.38	.083
65	1.13	0.60	0.36	.081
66	1.22	0.55	0.34	.078
67	1.30	0.52	0.32	.076
68	1.40	0.49	0.30	.073
69	1.50	0.45	0.28	.071
70	1.60	0.43	0.27	.070
71	1.70	0.40	0.26	.067
72	1.80	0.38	0.25	.065
73	2.00	0.36	0.24	.063
74	2.10	0.34	0.23	.061
75	2.30	0.32	0.22	.058
76	2.50	0.31	0.21	.057
77	2.60	0.30	0.20	.055
78	2.80	0.29	0.20	.053
79	3.00	0.28	0.19	.052
80	3.20	0.27	0.19	.050
81	3.50	0.26	0.18	.048
82	3.70	0.25	0.18	.046
83	4.00	0.23	0.17	.044
84	4.20	0.22	0.17	.042
85	4.50	0.21	0.16	.040

STEP 2
Using LUI rating, now find the appropriate ratios:
for FAR—
floor area ratio.
for OSR—
open space ratio.
for LSR—
living space ratio.
for RSR—
recreation space ratio.

STEP 3
Compute Land Area:
Land Area is the area of the lot, plus or minus:
— easements,
+ half the street width x frontage,
+ half the LUI rating x frontage on beneficial open space or a park.

STEP 4
Compute maximum allowable Floor Area:
Land Area x FAR
Areas excluded are:
— parking garages and garage ramps,
— machinery rooms,
— lanais, and attics.

STEP 5
Compute minimum required area for Living Space:
Floor Area x LSR
Areas counted are:
+ yard and usable roof areas,
+ 25% of covered open space.

STEP 6
Compute minimum required area for Open Space:
Floor Area x OSR
Areas counted are:
+ yard and usable roof areas,
+ half of covered open space.
+ open parking and street areas

STEP 7
Compute required minimum Recreation Space:
Floor Area x RSR
Areas counted are:
+ active or passive recreation areas on the roof or on the ground.

HOTEL DISTRICTS

NAME OF DISTRICT	PERMITTED PRINCIPAL USES	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM YARDS		TYPICAL LUI ⁽³⁾ RATING	FLOOR AREA RATIO ⁽⁴⁾	MAXIMUM HEIGHT ALLOWED	DWELLING UNITS ⁽⁶⁾ PER ACRE	PARKING SPACES REQUIRED
				FRONT	OTHER					
H-1 Resort Hotel Medium Density	Hotels including convention facilities and retail convenience establishments for guests.	15,000 sq. ft.	70 ft.	25 ft.	20 ft. ⁽¹⁾	63	100%	70 ft.	90 hotel rooms 50 dwelling units	$\frac{3}{4}$ space per hotel room or 1 $\frac{1}{4}$ space per dwelling
H-2 Hotel High Density	Same as H-1; plus apartments as per A-5; all dwelling types; churches; clubs.	15,000 sq. ft.	70 ft.	10 ft.	10 ft. ⁽²⁾	79	350% ⁽⁵⁾	350 ft.	300 hotel rooms 150 dwelling units	$\frac{1}{4}$ space per hotel room or 1 $\frac{1}{4}$ space per dwelling

- (1) Add one foot of additional yard width for every ten feet of additional building height over 30 feet.
(2) Add one foot of additional yard width for every ten feet of additional building height over 40 feet.
(3) Land Use Intensity ratings shown are for the minimum lot sizes. Ratings increase for larger lots. See LUI ratings on page 4.
(4) Floor Area Ratios shown are for minimum lot sizes. See page 5 for larger lots.
(5) 350% for hotel buildings. 300% for apartment buildings.
(6) The Code does not regulate densities as such, but the allowable floor area for the minimum lot sizes tend to produce these approximate densities.

INDUSTRIAL DISTRICTS

NAME OF DISTRICT	PERMITTED PRINCIPAL USES	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM YARDS REQUIRED	FLOOR AREA RATIO	MAXIMUM HEIGHT ALLOWED	PARKING SPACES REQUIRED
I-1 Light Industrial	General industrial uses which conform to specific performance standards; retail convenience establishments; restaurants; banks; auto sales and service.	7,500 sq. ft.	60 ft.	Adjacent to public street — 5 ft. ⁽¹⁾	250%; plus bonuses, add 4 sq. ft. for each sq. ft. of open space	350 ft. or 60° angle from center line of the street ⁽²⁾	1 space per 2 employees or 1 space per 600 sq. ft. ⁽³⁾
I-2 Heavy Industrial	Same as I-1; (plus conditional uses which involve explosives; petroleum; junk yards and dumps).	10,000 sq. ft.	70 ft.	Adjacent to public street — same as the adjacent district ⁽¹⁾	Same as I-1	Same as I-1	Same as I-1
I-3 Waterfront Industrial	Port-related uses which conform to performance standards; also restaurants.	7,500 sq. ft.	60 ft.	Same as I-2	Same as I-1	Same as I-1	1 space per 2 employees or 1 space per 1,000 sq. ft. ⁽³⁾

- (1) When adjacent to a residential or apartment district, yards are required to be the same width as the residential or apartment district but not less than 15 ft. Also an 6 ft. high solid wall is required.
(2) Less if adjacent to a residential or apartment district.
(3) Whichever is greater.

PLANNED DEVELOPMENT DISTRICTS

NAME OF DISTRICT	PERMITTED PRINCIPAL USES	DISTRICTS WHERE APPLICABLE	MINIMUM LOT AREA	MAXIMUM LOT COVERAGE	FLOOR AREA RATIO	LAND USE INTENSITY RATING	
PD-H Planned Development —Housing	Apartments; all dwelling types including town houses; dormitories; nursing homes; schools; churches; retail convenience establishments for occupants up to 2.5% of lot.	R-2 A-1	For apartment districts anywhere on Oahu—2 acres		See LUI rating	R-2:30	A-1:60
		R-3 A-2	For residential districts in Honolulu ⁽¹⁾ —2 acres			R-3:39	A-2:70
		R-4 A-3				R-4:41	A-3:70
		R-5 A-4	For residential districts outside Honolulu ⁽¹⁾ —5 acres			R-5:43	A-4:79
		R-6 A-5				R-6:45	A-5:83
PD-R Planned Development —Resort	Hotels; motels; cabins, ranches and camping facilities; golf courses; swimming pools; tennis courts; stables; museums; boat harbors; retail convenience establishments.	R-1 AG-1 P-1 R-2 AG-2 R-3 R-4 R-5 R-6 R-7	10 acres	20%	20%	—	
PD-SC Planned Development —Shopping Center	Neighborhood Shopping Centers as per B-1; plus service stations.	R-1 A-1 B-1 H-1 R-2 A-2 B-2 H-2	Neighborhood Shopping Center—2 acres	40%	50%	—	
	Community Shopping Centers as per B-2.	R-3 A-3 B-3 R-4 A-4 B-4 R-5 A-5 B-5	Community Shopping Center—8 acres	60%	75%		
	Regional Shopping Centers as per B-4; plus service stations; but excluding hotels.	R-6 R-7	Regional Shopping Center—20 acres	60%	100%		

(1) Honolulu is considered as the area from Salt Lake-Moanalua to Koko Head.

SPECIAL DISTRICTS

NAME OF DISTRICT	PURPOSE OF DISTRICT	MINIMUM LOT AREA
HCS Historic, Cultural, Scenic	The purpose of the district is to provide for the protection and conservation of areas, structures, and objects that have historic, cultural, or scenic significance.	none
FH Flood Hazard	The purpose of the district is to protect life and property and to reduce public costs for flood control and rescue and relief efforts. Permitted uses include open agricultural uses such as grazing.	none

AGRICULTURE AND PRESERVATION DISTRICTS

NAME OF DISTRICT	PERMITTED PRINCIPAL USES	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM YARDS		MAXIMUM LOT COVERAGE	MAXIMUM HEIGHT ALLOWED	PARKING SPACES REQUIRED	SIGNS ⁽¹⁾ PERMITTED ON PREMISES
				FRONT	OTHER				
AG-1 Restricted Agriculture	Agriculture and horticulture; livestock except the keeping of bees and swine; single family detached dwellings; golf courses; also schools and colleges.	2 acres; 3 acres for livestock or poultry	150 ft.	25 ft.; on highway 50 ft.	15 ft.; on highway 50 ft.	20%	25 ft.	2 spaces per unit	One sign of 12 sq. ft. or less, no closer to property line than 10 ft., no higher above grade than 8 ft.
AG-2 General Agriculture	Same as AG-1; plus the keeping of bees and swine.	3 acres	150 ft.	25 ft.; on highway 50 ft.	15 ft.; on highway 50 ft.	20%	25 ft.	2 spaces per unit	Same as AG-1
P-1 Preservation District	Forests; grazing; orchards; public recreation facilities.	5 acres	200 ft.	50 ft.; on highway 100 ft.	50 ft.; on highway 100 ft.	10%	25 ft.		Same as AG-1

(1) Sign must relate to a permitted use or activity on the site.

**CONVERSION OF ZONING DISTRICT NAMES
to the current Code from the previous Ordinance**

TYPE OF DISTRICT	CURRENT CODE 1969	PREVIOUS ORDINANCE
SINGLE AND TWO-FAMILY RESIDENTIAL	R-1 Residential	no comparable district
	R-2 Residential	AAAA and AAA Residential
	R-3 Residential	AA Residential
	R-4 Residential	A-1 Residential
	R-5 Residential	A-2 Residential
	R-6 Residential	A and Unrestricted Residential
	R-7 Residential	B Residential
MULTI-FAMILY RESIDENTIAL	A-1 Apartment	B Apartment; Hotel-Apartment
	A-2 Apartment	C Apartment; Hotel-Apartment
	A-3 Apartment	C Apartment; Hotel-Apartment
	A-4 Apartment	Hotel-Apartment
	A-5 Apartment	no comparable district
HOTEL	H-1 Resort-Hotel	Resort-Hotel 1; Hotel-Apartment
	H-2 Hotel	Hotel-Apartment
BUSINESS	B-1 Neighborhood Business	Restricted Business
	B-2 Community Business	Business
	B-3 Business Residential	no comparable district
	B-4 Central Business	Business
	B-5 Resort Commercial	Business
INDUSTRIAL	I-1 Light Industrial	Semi-Industrial; Limited Industrial; Industrial; Airport
	I-2 Heavy Industrial	Noxious Industrial
	I-3 Waterfront Industrial	no comparable district
PLANNED DEVELOPMENT	PD-H Planned Development —Housing	no comparable district
	PD-R Planned Development —Resort	Resort Hotel 2
	PD-SC Planned Development —Shopping Center	no comparable district
AGRICULTURAL	AG-1 Restricted Agricultural	Agricultural A; Farming; Rural
	AG-2 General Agricultural	Agricultural B;
CONSERVATION	HCS Historic, Cultural and Scenic	no comparable district
	FH Flood Hazard	no comparable district
	P-1 Preservation	no comparable district

This summary has been prepared by the Oahu Development Conference as part of its community education program.

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