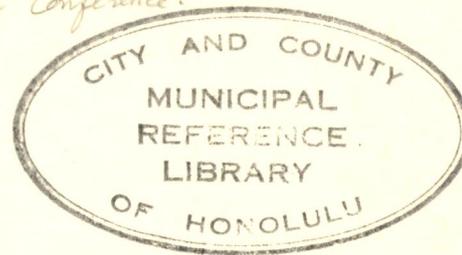


THE COMPREHENSIVE ZONING ORDINANCE
PROPOSED FOR THE CITY AND COUNTY OF HONOLULU

Oahu Development Conference.



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THE COMPREHENSIVE ZONING ORDINANCE PROPOSED FOR THE CITY AND COUNTY OF HONOLULU

The purpose of zoning is to regulate for the public benefit the use of land, and the arrangement, size and use of buildings placed on the land. Originating in New York City in 1916, zoning was enacted in Honolulu in 1919. However, the first comprehensive zoning was adopted here in 1922. The zoning in effect today is a much-amended version of that ordinance. Since then, high-rise buildings, large apartment houses, new subdivisions, major hotels, shopping centers, industrial developments, tourist areas and great use of the automobile have made dramatic changes in our living patterns.

The City Planning Department is proposing a comprehensive revision of the zoning ordinance to replace the existing districts with more specific zones and some zoning innovations to better meet current conditions and to attain future community goals.

To inform the citizens of Honolulu of the new zoning proposals that will affect the entire Island, this summary of the proposed ordinance has been prepared by the Oahu Development Conference as part of its community education program. For more detailed information, one should refer to the text of the proposed ordinance at the City Planning Department.

COMPARISON OF PROPOSED AND EXISTING ZONING DISTRICTS

TYPE OF DISTRICT	IN PROPOSED ORDINANCE		IN EXISTING ORDINANCE
SINGLE AND TWO-FAMILY RESIDENTIAL	R-1	Residential Estate	AAAA and AAA Residential
	R-2	Residential	AA Residential
	R-3	Residential	A-1 Residential
	R-4	Residential	A-2 Residential
	R-5	Residential	A and Unrestricted Residential
	R-6	Residential	B Residential
	R-7	Residential	
MULTI-FAMILY RESIDENTIAL	A-1	Apartment	B Apartment
	A-2	Apartment	C Apartment
	A-3	Apartment	C Apartment
	A-4	Apartment	Hotel - Apartment
HOTEL	H-1	Resort-Hotel	Resort - Hotel I
	H-2	Hotel	Hotel - Apartment
BUSINESS	B-1	Neighborhood Business	Restricted Business
	B-2	Community Business	Business and Off-Street Parking
	B-3	Central Business	Business
	B-4	Resort Commercial	Business
INDUSTRIAL	I-1	Light Industrial	Semi-Industrial; Limited Industrial; Industrial; Airport
	I-2	Heavy Industrial	Noxious Industrial
	I-3	Waterfront Industrial	— — — —
PLANNED DEVELOPMENT	PD-H	Planned Development — Housing	— — — —
	PD-R	Planned Development — Resort	Resort Hotel 2
	PD-SC	Planned Development — Shopping Center	— — — —
AGRICULTURAL	AG-1	Restricted Agricultural	Agriculture A
	AG-2	General Agricultural	Farming; Rural Agricultural B
CONSERVATION	HC	Historic and Cultural Conservation	— — — —
	FH	Flood Hazard	— — — —
	P-1	Preservation	State Conservation District

PROPOSED DISTRICTS FOR RESIDENCE

DISTRICT	PRINCIPAL USES	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM YARDS			MAXIMUM LOT COVERAGE	PARKING REQUIREMENTS
				FRONT	SIDE	REAR		
R-1 Residential Estate	Single-family detached dwellings; churches; orchards; agriculture, except keeping of livestock; golf courses; public recreation facilities; schools and colleges	1 acre	100 ft.	30 ft.	15 ft.	15 ft.	30%	2 spaces per dwelling unit
R-2 Residential	same as R-1	½ acre	80 ft.	30 ft.	10 ft.	10 ft.	same as R-1	same as R-1
R-3 Residential	same as R-1	10,000 sq. ft.	75 ft.	15 ft.	6 ft.	6 ft.	35%	same as R-1
R-4 Residential	same as R-2, and single-family semi-detached dwellings and two-family detached dwellings	Single-family detached:		15 ft.	6 ft.	6 ft.	40%	same as R-1
		7,500 sq. ft.	70 ft.					
		Semi-detached and two-family detached:						
		14,000 sq. ft.	90 ft.					
R-5 Residential	same as R-4	Single-family detached:		10 ft.	6 ft.	6 ft.	45%	same as R-1
		6,000 sq. ft.	60 ft.					
		Semi-detached and two-family detached:						
		11,000 sq. ft.	80 ft.					
R-6 Residential	same as R-4	Single-family detached:		10 ft.	6 ft.	6 ft.	45%	same as R-1
		5,000 sq. ft.	50 ft.					
		Semi-detached and two-family detached:						
		9,000 sq. ft.	70 ft.					
R-7 Residential	same as R-4; primarily for Kapahulu Urban Renewal area	Single-family detached:		10 ft.	6 ft.	6 ft.	50%	same as R-1
		3,500 sq. ft.	50 ft.					
		Semi-detached and two-family detached:						
		7,000 sq. ft.	70 ft.					

PROPOSED DISTRICTS FOR MULTI-FAMILY RESIDENCE

DISTRICT	PRINCIPAL USES	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM YARDS			MAXIMUM LOT COVERAGE	(FAR) FLOOR AREA- LOT AREA RATIO	PARKING REQUIREMENTS
				FRONT	SIDE	REAR			
A-1 Apartment	Single-family detached dwellings; semi-detached dwellings; two-family detached dwellings; town houses; apartments; day nurseries; consulates	6,500 sq. ft.	50 ft.	10 ft.	10 ft.	10 ft.	50%	40%	District of Honolulu 1.25 per dwelling unit; Outside the District 1.5 per dwelling unit
A-2 Apartment	same as A-1; apartment hotels; residence hotels; fraternities; dormitories; nursing homes; rooming houses	10,000 sq. ft.	60 ft.	10 ft.	10 ft.	10 ft.	50%	100%	District of Honolulu 1 per dwelling unit; Outside the District 1.25 per dwelling unit
A-3 Apartment	same as A-2	10,000 sq. ft.	60 ft.	10 ft.	10 ft.	10 ft.	50%	100%	same as A-2
A-4 Apartment	same as A-2, and clubs	15,000 sq. ft.	70 ft.	10 ft.	10 ft.	10 ft.	50%	200%	same as A-2

PROPOSED DISTRICTS FOR HOTELS

H-1 Resort Hotel	Hotels; rooming houses; parks; playgrounds	10,000 sq. ft.	60 ft.	25 ft.	20 ft.	20 ft.	50%	100%	District of Honolulu .5 per unit; Outside the District .75 per unit
H-2 Hotel	same as H-1, and apartments; apartment hotels; all dwelling types; churches; clubs	15,000 sq. ft.	70 ft.	10 ft.	10 ft.	10 ft.	50%	350% for transient apartments and hotels containing more than 20 units; 300% for others	Transient .25 per unit; Residence 1 per unit

PROPOSED DISTRICTS FOR BUSINESS

DISTRICT	PRINCIPAL USES	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM YARDS	(FAR) FLOOR AREA- LOT AREA RATIO
B-1 Neighborhood Business	Retail neighborhood convenience shops; churches	5,000 sq. ft.	50 ft.	Adjacent to street—10 ft. (same as adjacent residential or apartment district if not separated by a street)	— —
B-2 Community Business	Retail commercial, including manufacturing employing less than 6 persons; automobile service stations; printing; limited wholesaling and distributing; schools; commercial parking; hospitals; churches	5,000 sq. ft.	50 ft.	Adjacent to street—5 ft. (same as adjacent residential or apartment district if not separated by a street)	250%; plus bonuses up to 750%. (to this may be added floor area up to 350% of the lot area for off-street parking.)
B-3 Central Business	Retail commercial; wholesaling from sample stocks only; offices; hotels, apartment hotels and apartments conforming to H-2 regulations; rooming houses conforming to A-4 regulations; schools; commercial parking	5,000 sq. ft.	50 ft.	Adjacent to 50 ft. street or less—5 ft. for 1st floor only (same as adjacent residential or apartment district if not separated by a street)	400%, plus bonuses up to 750%. (to this may be added floor area up to 350% of the lot area for off-street parking.)
B-4 Resort Commercial	Retail and commercial facilities for visitors; hotels, apartment hotels conforming to H-2 regulations; rooming houses conforming to A-4 regulations	5,000 sq. ft.	50 ft.	Adjacent to street—10 ft. for 1st and 2nd story; 35 ft. for 3rd story and higher (same as adjacent residential or apartment district if not separated by a street)	350%, plus bonuses

PROPOSED DISTRICTS FOR INDUSTRY

DISTRICT	PRINCIPAL USES	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM YARDS	(FAR FLOOR AREA-LOT AREA RATIO)
I-1 Light Industrial	Industrial activities that can meet performance standards applied at each lot line	7,500 sq. ft.	60 ft.	Adjacent to street—5 ft. (same as adjacent residential or apartment district if not separated by a street)	250%, plus bonuses
I-2 Heavy Industrial	Industrial activities that can meet performance standards applied at the district boundaries	10,000 sq. ft.	70 ft.	Same as adjacent residential or apartment district if not separated by a street	no limitation
I-3 Waterfront Industrial	Port-related activities that meet performance standards applied at district boundaries	7,500 sq. ft.	60 ft.	Same as adjacent residential or apartment district if not separated by a street	no limitation

PROPOSED PLANNED DEVELOPMENT DISTRICTS

DISTRICT	PRINCIPAL USES	APPLICABLE AREAS	MINIMUM LOT AREA	MAXIMUM LOT COVERAGE	(FAR) FLOOR AREA- LOT AREA RATIO
PD-H Planned Development —Housing	Single-family detached dwellings; semi-detached dwellings; two-family detached dwellings; town houses; apartments; apartment hotels; residence hotels; rooming houses Convenience non-residential uses to serve the district not to exceed 5% of total district area	May be located in any "R-2" to "R-6" or "A-1" to "A-4" district	If applied to "R-2" through "R-6" in District of Honolulu—2 acres; outside District of Honolulu—5 acres. "A-1" district—2 acres; "A-2" through "A-4"—1 acre		
PD-R Planned Development —Resort	Hotels; motels; cabins; ranches; camping facilities; golf courses; swimming pools; tennis courts; museums; stables; boat harbors; community centers; retail convenience shops; restaurants and bars	May be located in Preservation, Residential or Agricultural districts	10 acres	10%	10%
PD-SC Planned Development —Shopping Center	Neighborhood Shopping Centers—same as "B-1" Neighborhood Business district; Community Shopping Centers—same as "B-2" Community Business district; Regional Shopping Center—same as "B-3" Central Business district, excluding hotels	May be located in any district except Preservation, Agricultural or Industrial	Neighborhood Shopping Center—2 acres; Community Shopping Center—8 acres; Regional Shopping Center—20 acres	40%	Neighborhood Shopping Center—50%; Community Shopping Center—75%; Regional Shopping Center—100%

PROPOSED DISTRICTS FOR AGRICULTURE

DISTRICT	PRINCIPAL USES	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM YARDS			MAXIMUM LOT COVERAGE
				FRONT	SIDE	REAR	
AG-1 Restricted Agricultural	Horticulture; livestock, except swine; single-family detached dwellings; golf courses; schools and colleges	2 acres; 3 acres for raising livestock or poultry	150 ft.	25 ft.	50 ft.	50 ft.	20%
				Spacing between buildings on same lot—25 ft.			
AG-2 General Agricultural	Same as AG-1, and keeping of swine and bees	3 acres	150 ft.	same as AG-1			20%

PROPOSED CONSERVATION DISTRICTS

DISTRICT	PRINCIPAL USES	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM YARDS			MAXIMUM LOT COVERAGE
				FRONT	SIDE	REAR	
P-1 Preservation	Conservation; grazing; orchards; golf courses	5 acres	200 ft.	50 ft.	50 ft.	50 ft.	10%
HC Historic and Cultural Conservation	To protect selected areas or individual structures having historic or cultural importance; and to create transitional districts to visually protect HC districts	no minimum					
FH Flood Hazard	To protect life and property in areas subject to severe periodic flooding, following uses are permitted subject to approval by the Planning Director and Chief Engineer: recreational, carnivals, agricultural, parking, quarrying, dumps, utilities substations	no minimum					

USE REGULATIONS in the PROPOSED ZONING ORDINANCE

The preceding charts list the Principal Uses that would be permitted in each district. In addition, certain Accessory Uses would be allowed. They are uses customarily related to the Principal Use. For example, garages, tool sheds and green-houses are Accessory Uses permitted automatically in Residential Districts.

Three other types of Use regulation are proposed in the new zoning ordinance. One is Con-

ditional Use; another is Special Permit Use. A Conditional Use requires a public hearing and passage of an ordinance by the City Council before it can go into effect. A Special Permit Use needs only a favorable ruling by the City Planning Director. No public hearing is required. The third is Transitional Use within residential and apartment districts which allows certain uses when adjacent to other less restrictive districts.

Approval of all types of use is based on standards spelled out in the new ordinance.

SOME NEW CONCEPTS in the PROPOSED ZONING ORDINANCE

CLUSTER DEVELOPMENT

This concept permits construction of houses on lots smaller than those required in the district, if the reduced area of each lot is then assembled in common open space for the entire housing development.

HEIGHT ENVELOPES

For protection of views, light and air, maximum building heights are determined in this method for each lot by applying a system of planes to produce an envelope above which the structure must not protrude. This method is in contrast to the building height limit being set at a stated number of feet for an entire district.

LAND USE INTENSITY

The intensity rating expresses the relationship between the size of a structure and the open area of its site. It correlates the maximum amount of

floor area permitted in a building with the required open space, recreation space and car storage space, according to the size and location of the property.

PERFORMANCE STANDARDS

Evaluating industry by its actual operations and performance, rather than by the product it produces is the latest method of zoning for industry. This concept measures nuisances such as noise, odor, smoke, vibration, etc., to determine how far the industry should be located from other land uses.

AMORTIZATION OF NON-CONFORMING USES

In order to achieve the purposes of certain districts, uses that are incompatible to the remainder of the district in which they are located would be subject to regulations that would either eliminate them or limit their expansion. For example, junk yards in residential districts would be given a specific period of time in which to leave that district.

The Oahu Development Conference is a citizen organization concerned with long-range planning for the entire Island of Oahu. Consisting of twenty-five business leaders and sixty other interested citizens serving on its committees, the ODC provides an independent and informed citizen viewpoint on the policies, programs and plans of the public agencies.

Through reseach, analysis and discussion with private citizens and public officials, the ODC offers constructive suggestions and helps develop broad community support for sound planning.

November, 1966

OAHU DEVELOPMENT CONFERENCE
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Oahu Development Conference.

The comprehensive zoning ordinance proposed for
the City and County of Honolulu. Honolulu. Nov. 1966.

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