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LAND USE ORDINANCE OF THE CITY AND COUNTY OF HONOLULU

SUMMARY

MUNICIPAL REFERENCE & RECORDS CENTER
City & County of Honolulu
City Hall Annex, 558 S. King Street
Honolulu, Hawaii 96813

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This ODC report summarizes the new Land Use Ordinance for Honolulu. Effective October 22, 1986, the ordinance replaces the Comprehensive Zoning Code of 1969.

Not all the provisions of the ordinance are described in this summary. Parking requirements, accessory uses, sign regulations, optional development standards, administrative procedures, conditional uses and definitions are not included.

For detailed information and interpretation of the regulations, one should refer to the complete text of the Land Use Ordinance. It is available for inspection at the City Department of Land Utilization or obtainable at the City Finance Department.

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

DEC 12 '86 DSG12021:19

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SOME INNOVATIVE FEATURES OF THE NEW LAND USE ORDINANCE

● **Number of Zoning Districts:** Whereas the comprehensive zoning code consisted of 22 districts, the Land Use Ordinance contains 26 districts. 2 Preservation districts and 6 Mixed Use districts have been added. Deleted are the former R-1 Residential district for one-acre lots and the R-5 Residential district applicable to parcels of 6,000 sq. ft.

● **Residential Districts:** The designation of Residential districts corresponds to the applicable minimum lot size. The R-20 Residential district applies to 20,000 sq. ft. residential lots. R-10 is for 10,000 sq. ft. parcels and R-7.5 pertains to lots of 7,500 sq. ft.

● **Agricultural Zoning:** The minimum lot size requirement for Agricultural districts has been increased to 5 acres.

● **Rural Zoning:** The Country district is a new category for rural type areas. It permits fewer agricultural activities and more urban uses. It allows a cluster housing option with the possibility of smaller lot sizes than Agricultural districts require.

● **Mixed Uses:** Acknowledging the desirability of mixed land uses under certain conditions, the ordinance contains 6 Mixed Use districts. Typical is the new Apartment Mixed Use district which restricts commercial uses to the first two floors of the development and requires separate entrances.

● **Limited Industrial:** The new Limited Industrial district, I-1, is intended to accommodate light manufacturing, including handcrafted goods and high technology, and has a lower floor-area ratio of 1.0

● **Churches, Private Schools and Day-care Centers:** They are allowed as a Principal Use in Residential, Apartment and Country districts and are required to obtain a Site Review Permit which applies to mitigation of their external effects on the community.

● **Special District Regulations:** The previous special design districts, historic-cultural-scenic districts and the zones subject to flooding danger are grouped under two broad categories.

● **Flood Hazard Districts include:**
Floodway district
Flood Fringe district
Coastal High Hazard district
General Flood Plain district

● **Special Districts consist of:**
Hawaii Capital district
Diamond Head district
Punchbowl district
Chinatown district
Thomas Square/Academy of Arts district
Haleiwa
Waikiki district

● **Streamlining the Public Agency Review:** To shorten the administrative process, the period for processing zone changes is reduced from 180 days to 90. And the 120-day period allowed for the Department of Land Utilization report to the Honolulu Planning Commission has been deleted.

● **A comparison of the new Land Use Ordinance districts with the former Comprehensive Zoning Code districts is provided on the last page of this summary report.**

RESIDENTIAL DISTRICTS

NAME OF DISTRICT	PERMITTED PRINCIPAL USES	MINIMUM LOT AREA	MINIMUM LOT WIDTH AND DEPTH	MINIMUM YARDS REQUIRED		MAXIMUM BUILDING AREA	MAXIMUM HEIGHT
				FRONT	OTHER		
R-20 RESIDENTIAL	Single-family detached dwellings; utility installations, Type A; public uses and structures.	20,000 sq. ft.	100 ft.	10 ft. for dwelling use. 30 ft. for other uses.	5 ft. for dwelling use. 15 ft. for other uses.	50%	15 ft. up to 25 ft. permitted if height setbacks are provided. (1)
R-10 RESIDENTIAL	same as R-20	10,000 sq. ft.	65 ft. for dwelling use; 100 ft. for other uses	same as R-20	same as R-20	50%	same as R-20
R-7.5 RESIDENTIAL	Dwellings, detached, one-family, two-family; duplex units; utility installations, Type A; public uses and structures	<u>Single-family detached</u> 7,500 sq. ft. 65 ft.		10 ft. for detached dwelling and duplex unit. 30 ft. for other uses	5 ft. for detached dwelling. 15 ft. for other uses	50%	same as R-20
		<u>Two-family detached</u> 14,000 sq. ft. 65 ft.					
		<u>Per duplex unit</u> 7,000 sq. ft. 35 ft.					
R-5 RESIDENTIAL	same as R-7.5	<u>Single-family detached</u> 5,000 sq. ft. 50 ft.		same as R-7.5	same as R-7.5	50%	same as R-20
		<u>Two-family detached</u> 7,500 sq. ft. 50 ft.					
		<u>Per duplex unit</u> 3,750 sq. ft. 30 ft.					
R-3.5 RESIDENTIAL	same as R-7.5	<u>Single-family detached</u> 3,500 sq. ft. 50 ft.		same as R-7.5	same as R-7.5	50%	same as R-20
		<u>Two-family detached</u> 7,000 sq. ft. 50 ft.					
		<u>Per duplex unit</u> 3,500 sq. ft. 30 ft.					

(1) Additional height is possible for sloping lots.

APARTMENT DISTRICTS

NAME OF DISTRICT	PERMITTED PRINCIPAL USES	MINIMUM LOT AREA	MINIMUM LOT WIDTH AND DEPTH	MINIMUM YARDS REQUIRED		MAXIMUM DENSITY (1)	MAXIMUM BUILDING AREA	
				FRONT	OTHER		Lot area(sq.ft.)	Requirement
A-1 LOW DENSITY APARTMENT	Dwellings, multi-family; detached, one-family, two-family; duplex units; boarding facilities; consulates; utility installations, Type A; public uses and structures	7,500 sq. ft.	70 ft.	10 ft.	5 ft. for off-site parking facilities; 10 ft. for other:	FAR 0.3 to 0.9	less than 7,500 7,500 to 20,000 over 20,000	60% of zoning lot 50% of zoning lot 40% of zoning lot
A-2 MEDIUM DENSITY APARTMENT	Same as A-1	10,000 sq. ft.	70 ft.	10 ft.	same as A-1	FAR 0.4 to 1.9	same as A-1	Maximum height: as shown on Zoning Maps
A-3 HIGH DENSITY APARTMENT	Same as A-1	15,000 sq. ft.	70 ft.	10 ft.	same as A-1	FAR 0.6 to 2.0	same as A-1	Maximum height: as shown on Zoning Maps

APARTMENT MIXED USE DISTRICTS

NAME OF DISTRICT	PERMITTED PRINCIPAL USES	MINIMUM LOT AREA	MINIMUM LOT WIDTH AND DEPTH	MINIMUM YARDS REQUIRED	MAXIMUM DENSITY	COMMERCIAL USE DENSITY (2)	MAXIMUM BUILDING AREA	MAXIMUM HEIGHT
AMX-1 LOW DENSITY APARTMENT and MIXED USE	same as Apartment districts plus Commercial uses on a conditional basis (3)	7,500 sq. ft.	70 ft.	10 ft.	FAR 0.3 to 0.9	shall not exceed FAR of 0.3	same as A-1	30 ft.
AMX-2 MEDIUM DENSITY APARTMENT and MIXED USE	same as AMX-1	10,000 sq. ft.	70 ft.	10 ft.	FAR 0.4 to 1.9	shall not exceed FAR of 0.4	same as A-1	as shown on Zoning Maps
AMX-3 HIGH DENSITY APARTMENT and MIXED USE	same as AMX-1	15,000 sq. ft.	70 ft.	10 ft.	FAR 0.6 to 2.0	shall not exceed FAR of 0.6	same as A-1	as shown on Zoning Maps

(1) FAR (Floor Area-Lot Area Ratio) range depends on lot size

(2) counted as part of total FAR

(3) commercial uses shall only be located on the first two floors of any structure

BUSINESS DISTRICTS

NAME OF DISTRICT	PERMITTED PRINCIPAL USES	MINIMUM LOT AREA	MINIMUM LOT WIDTH AND DEPTH	MINIMUM YARDS REQUIRED		MAXIMUM DENSITY	MAXIMUM HEIGHT
				FRONT	REAR		
B-1 NEIGHBORHOOD BUSINESS	Convenience stores, business services, retail establishments and thirty other uses to serve the daily retail and other business needs of the surrounding residential area.	5,000 sq. ft.	50 ft.	10 ft.	5 ft.	Floor Area Ratio (FAR) 1.0	40 ft.
B-2 COMMUNITY BUSINESS	Community-wide business establishments serving several neighborhoods and offering a wider range of uses than those permitted in B-1. Over forty different uses are permitted.	5,000 sq. ft.	50 ft.	5 ft.	5 ft.	Floor Area Ratio (FAR) 2.5 Plus bonuses 5 sq.ft. of floor area for each sq.ft. of public open space; 3 sq.ft. of floor area for each sq.ft. of arcade area. Maximum density with open space bonuses shall not exceed FAR of 3.5	as shown on zoning maps

BUSINESS MIXED USE DISTRICTS

NAME OF DISTRICT	PERMITTED PRINCIPAL USES	MINIMUM LOT AREA	MINIMUM LOT WIDTH AND DEPTH	MINIMUM YARDS REQUIRED		MAXIMUM DENSITY	MAXIMUM HEIGHT
				FRONT	REAR		
BMX-3 COMMUNITY BUSINESS	Dwellings of all types, schools and thirty commercial uses are listed for this district intended for areas of lower intensity outside the central business mixed use district.	5,000 sq. ft.	50 ft.	10 ft. for dwelling use; 5 ft. for other uses	5 ft. for detached dwellings and duplex units; 10 ft. for multi-family dwellings	FAR: 2.5 Open space bonus same as B-2	as shown on zoning maps
BMX-4 CENTRAL BUSINESS	Multi-family dwellings, hotels, office buildings, schools and colleges, theaters and forty commercial uses are listed for this highest land use intensity district intended solely for commerce, business and housing in the downtown Honolulu area.	15,000 sq. ft. for lots containing multi-family dwellings; 5,000 sq. ft. for other uses	70 ft. for lots containing multi-family dwellings; 50 ft. for other uses	depend upon width of adjacent street and adjoining land use		FAR: 4.0 Plus bonuses: 10 sq.ft. of floor area for each sq.ft. of public open space; 5 sq.ft. of floor area for each sq.ft. of arcade area. Maximum density with open space bonuses shall not exceed FAR of 7.5	as shown on zoning maps

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

INDUSTRIAL DISTRICTS

NAME OF DISTRICT	PERMITTED PRINCIPAL USES	MINIMUM LOT AREA	MINIMUM LOT WIDTH AND DEPTH	MINIMUM YARDS REQUIRED	MAXIMUM DENSITY	MAXIMUM HEIGHT
I-1 LIMITED INDUSTRIAL	Uses to accommodate light manufacturing; low environmental impact	7,500 sq. ft.	60 ft.	Front yard: 10 ft. (1)	Floor Area Ratio (FAR) 1.0	40 ft.
I-2 GENERAL INDUSTRIAL	A full range of industrial uses necessary to support the city.	same as I-1	same as I-1	Front yard 5 ft. (1)	Floor Area Ratio (FAR) 2.5	as shown on zoning maps
I-3 WATERFRONT INDUSTRIAL	Port-related uses	same as I-1	same as I-1	Except for zoning lots adjacent to residential, apartment or resort districts, no front yard shall be required. (1) When adjoining those districts, side and rear yards shall be not less than 15 ft.	same as I-2	as shown on zoning maps

(1) When adjacent to a residential, apartment or resort district, yards are required to be the same width as in those districts. Also a 6 ft. high solid wall is required along side and rear property lines.

INDUSTRIAL COMMERCIAL MIXED USE DISTRICT

NAME OF DISTRICT	PERMITTED PRINCIPAL USES	MINIMUM LOT AREA	MINIMUM LOT WIDTH AND DEPTH	MINIMUM YARDS REQUIRED	MAXIMUM DENSITY	MAXIMUM HEIGHT
IMX-1 INDUSTRIAL COMMERCIAL and MIXED USE	A broad range of industrial and commercial uses are permitted along with a limited number of dwelling units as a special accessory use. The district reflects existing conditions of mixed use.	5,000 sq. ft.	50 ft.	Front yard: 5 ft. (1)	FAR: 2.5	as shown on zoning maps

AGRICULTURAL DISTRICTS

NAME OF DISTRICT	PERMITTED PRINCIPAL USES	MINIMUM LOT AREA	MINIMUM LOT WIDTH AND DEPTH	MINIMUM YARDS REQUIRED		MAXIMUM HEIGHT
				FRONT	OTHER	
AG-1 RESTRICTED AGRICULTURAL	Farm dwellings; aquaculture; crop production; forestry; livestock grazing, minor production and veterinary services; utility installations, Type A; public uses and structures	5 acres	150 ft.	15 ft.	10 ft.	15 ft. for non-agricultural structures and dwellings. Up to 25 ft. if height setbacks are provided
AG-2 GENERAL AGRICULTURAL	Same as AG-1; plus kennels	3 acres for livestock production, intensive; 2 acres for all other uses	150 ft.	15 ft.	10 ft.	same as AG-1

COUNTRY DISTRICT

NAME OF DISTRICT	PERMITTED PRINCIPAL USES	MINIMUM LOT AREA	MINIMUM LOT WIDTH AND DEPTH	MINIMUM YARDS REQUIRED		MAXIMUM BUILDING AREA	MAXIMUM HEIGHT
				FRONT	OTHER		
COUNTRY	Same as AG-2, except no forestry or game preserves. Detached one-family dwellings are permitted	1 acre	100 ft.	15 ft.	10 ft.	25% of the zoning lot	15 ft. up to 25 ft. if height setbacks are provided

RESORT DISTRICT

NAME OF DISTRICT	PERMITTED PRINCIPAL USES	MINIMUM LOT AREA	MINIMUM LOT WIDTH AND DEPTH	MINIMUM YARDS REQUIRED		MAXIMUM DENSITY	MAXIMUM BUILDING AREA	MAXIMUM HEIGHT
				FRONT	OTHER			
RESORT	Hotels; lodging units; multi-family dwellings; eating, drinking and dancing facilities; theaters; outdoor recreation facilities; commercial parking lots and garages; public uses and structures; utility installations, Type A	15,000 sq. ft.	70 ft.	25 ft.	20 ft.	variable for lots less than 30,000 sq. ft. for lots more than 30,000 sq. ft.: (FAR) 1.4	50% of the zoning lot	as shown on zoning maps

PRESERVATION DISTRICTS

NAME OF DISTRICT	PERMITTED PRINCIPAL USES	STANDARDS FOR STRUCTURES AND DEVELOPMENT					
		MINIMUM LOT AREA	MINIMUM LOT WIDTH AND DEPTH	MINIMUM YARDS REQUIRED		MAXIMUM BUILDING AREA	MAXIMUM HEIGHT
F-1 MILITARY and FEDERAL PRESERVATION	all military and federal uses and structures shall be permitted						
P-1 RESTRICTED PRESERVATION	all lands within a State-designated Conservation District shall be zoned P-1. All uses, structures and development standards shall be governed by the appropriate State agencies.						
P-2 GENERAL PRESERVATION	Aquaculture; cemeteries; crop production; forestry; game preserves; livestock grazing; recreation facilities, outdoor; utility installations, Type A; public uses and structures.	5 acres	200 ft.	30 ft.	15 ft.	5% of the zoning lot	15 ft. up to 25 ft. if height setbacks are provided

COMPARISON OF THE LAND USE ORDINANCE DISTRICTS WITH THE FORMER ZONING CODE DISTRICTS

<u>TYPE OF DISTRICT</u>	<u>NEW LAND USE ORDINANCE</u>	<u>FORMER ZONING CODE</u>
PRESERVATION	F-1 Military and Federal P-1 Restricted Preservation P-2 General Preservation	(no comparable district) P-1 P-2
AGRICULTURAL	AG-1 Restricted Agricultural AG-2 General Agricultural	AG-1 AG-2
COUNTRY	Country	(no comparable district)
SINGLE & TWO FAMILY RESIDENTIAL	(no comparable district) R-20 Residential R-10 Residential R-7.5 Residential (no comparable district) R-5 Residential R-3.5 Residential	R-1 R-2 R-3 R-4 R-5 R-6 R-7
APARTMENT	A-1 Low Density Apartment A-2 Medium Density Apartment A-3 High Density Apartment	A-1 A-2 A-3
APARTMENT MIXED USE	AMX-1 Low Density Apartment and mixed use AMX-2 Medium Density Apartment and mixed use AMX-3 High Density Apartment and mixed use	(no comparable district) (no comparable district) (no comparable district)
RESORT	Resort	H-1
BUSINESS	B-1 Neighborhood Business B-2 Community Business	B-1 B-2
BUSINESS MIXED USE	BMX-3 Community Business and mixed use BMX-4 Central Business and mixed use	B-3 B-4
INDUSTRIAL	I-1 Limited Industrial I-2 General Industrial I-3 Waterfront Industrial	(no comparable district) I-1 and I-2 I-3
INDUSTRIAL COMMERCIAL MIXED USE	IMX-1 Industrial Commercial and mixed use	(no comparable district)

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October 1986
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